***BANNON LAKES***

*Community Development District*

*January 25, 2021*

# *Bannon Lakes*

## *Community Development District*

*475 West Town Place, Suite 114, St. Augustine, Florida 32092*
*Phone: 904-940-5850 - Fax: 904-940-5899*


January 18, 2021

Board of Supervisors
Bannon Lakes
Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Board of Supervisors Special Meeting is scheduled for **Monday, January 25, 2021 at 11:00 a.m.** at the **World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, FL 32092**. Following is the advance agenda for the meeting:

I. Call to Order
II. Public Comment (regarding agenda items)
III. Affidavit of Publication of Meeting Notice
IV. Update Regarding Issuance of 2021 Bonds
V. Consideration of Resolution 2021-03, Supplemental Assessment Resolution for 2021 Bonds
VI. Engineer's Report Regarding Support Documentation for Initial Requisitions for Series 2021 Bonds
VII. Consideration of Resolution 2021-04, Approving Request for Proposal Documents for the District's Infrastructure Improvement Project
VIII. Supervisors' Requests and Audience Comments
IX. Next Scheduled Meeting – February 3, 2021 at 1:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092.
X. Adjournment

The fifth order of business is the consideration of resolution 2021-03, supplemental assessment resolution for 2021 bonds. A copy of the resolution is enclosed for your review.

The sixth order of business is the Engineer's report regarding support documentation for initial requisitions for Series 2021 bonds. A copy of the documents will be provided under separate cover.

The seventh order of business is the consideration of resolution 2021-04, approving request for proposal documents for the District's infrastructure improvement project. A copy of the resolution is enclosed for your review.

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850.

Sincerely,

*James Oliver*

James Oliver
District Manager

*AGENDA*

*Bannon Lakes*
*Community Development District*
*Revised Special Meeting Agenda*

Monday
January 25, 2021
11:00 a.m.

World Golf Village Renaissance Hotel
500 S. Legacy Trail
St. Augustine, Florida 32092
**Website:** www.bannonlakescdd.com

I. Call to Order

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X. Adjournment

*THIRD ORDER OF BUSINESS*

THE ST. AUGUSTINE RECORD
Affidavit of Publication

**BANNON LAKES CDD - GMS**
**475 W TOWN PLACE, STE 114**

**SAINT AUGUSTINE, FL 32092**

ACCT: 15652
AD# 0003332074-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS SPEC MTG 1/25/21** was published in said newspaper on **01/15/2021.**

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

Sworn to (or affirmed) and subscribed before me by means of

[X] physical presence or
[ ] online notarization

this _____ day of JAN 1 5 2021

by M J Rinehart who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)

Notary Public State of Florida
Kimberly M Reese
My Commission GG 312209
Expires 03/17/2023

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING**

A special meeting of the Board of Supervisors ("Board") of the Bannon Lakes Community Development District will be held on **January 25, 2021 at 11:00 a.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092.** The purpose of the meeting is to consider such matters as may properly come before the Board, including but not limited to action relating to the issuance of special assessment revenue bonds. A copy of the agenda for this meeting may be obtained from the District Manager at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Office").

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at least two calendar days 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 action taken at these meetings 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.

James Oliver
District Manager
0003332074 January 15, 2021

*FIFTH ORDER OF BUSINESS*

# RESOLUTION 2021-03

**A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021; MAKING CERTAIN FINDINGS AND CONFIRMING AND ADOPTING AN ENGINEER'S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING 2021 BONDS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE 2021 BONDS; ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Bannon Lakes Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

**WHEREAS**, on November 23, 2015, the District's Board of Supervisors ("**Board**") previously adopted, after notice and public hearing, Resolution 2016-31, relating to the imposition, levy, collection and enforcement of such special assessments; and

**WHEREAS**, pursuant to and consistent with the terms of Resolution 2016-31, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

**WHEREAS**, on January 20, 2021, the District entered into that certain Bond Purchase Agreement with FMSbonds, Inc., whereby the District agreed to sell its Bannon Lakes Community Development District Special Assessment Revenue Bonds, Series 2021 ("**2021 Bonds**") in the par amount of $7,415,000; and

**WHEREAS**, pursuant to and consistent with Resolution 2016-31, the District desires to set forth the particular terms of the sale of the 2021 Bonds and confirm the lien of the levy of special assessments securing the 2021 Bonds.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

**SECTION 1. INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, Florida Statutes, and Resolution 2016-31.

**SECTION 3. FINDINGS; ADOPTION OF ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board of Supervisors of the Bannon Lakes Community Development District hereby finds and determines as follows:

(a) On November 23, 2015, the District, after due notice and public hearing, adopted Resolution 2016-31, which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's improvements, a supplemental resolution would be adopted to set forth the specific terms of the bond and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any true-up amounts and the application of receipt of any true-up proceeds.

(b) The Bannon Lakes Community Development District Supplemental Engineer's Report for Master Infrastructure – Phase 2 Improvement Capital Improvement Plan issued November 16, 2020, revised December 16, 2020 and January 5, 2020, attached to this Resolution as **Exhibit A** ("**Engineer's Report**"), identifies and describes the presently expected components of the infrastructure improvements to be financed in part with the 2021 Bonds ("**2021 Project**"), and the estimated costs of the 2021 Project as $8,078,697. The District hereby confirms that the 2021 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the 2021 Bonds.

(c) The Bannon Lakes Community Development District Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds Series 2021 - Phase 2 – Final Numbers dated January 20, 2021, attached to this Resolution as **Exhibit B** ("**Supplemental Assessment Report**"), applies the adopted Master and Neighborhood Special Assessment Methodology Report dated October 19, 2015, for the District, to the 2021 Project and the actual terms of the 2021 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the 2021 Bonds.

(d) The 2021 Project will specially benefit all developable property within the District. It is reasonable, proper, just and right to assess the portion of the costs of the 2021 Project financed with the 2021 Bonds to the specially benefited properties within the District as set forth in Resolution 2016-31 and this Resolution.

**SECTION 4. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING 2021 BONDS.** As provided in Resolution 2016-31, this Resolution is intended to set forth the terms of the 2021 Bonds and the final amount of the lien of the special assessments securing those bonds. The 2021 Bonds, in a par amount of $7,415,000, shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The estimated sources and uses of funds of the 2021 Bonds shall be as set forth in **Exhibit D**. The debt service due on the 2021

Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the 2021 Bonds shall be the principal amount due on the 2021 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection.

**SECTION 5. ALLOCATION OF ASSESSMENTS SECURING 2021 BONDS.**

(a) The special assessments for the 2021 Bonds ("**2021 Assessments**") shall be allocated in accordance with **Exhibit B**, which allocation shall be to all 81 single family platted units in Parcel B and initially on all unsold and unplatted property on an equal acreage basis for Parcel 2A to be further allocated as set forth in the Supplemental Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's 2021 Bonds. The estimated costs of collection of the 2021 Assessments are as set forth in the Supplemental Assessment Report.

(b) To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the 2021 Project and reallocate the 2021 Assessments and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and Second Supplemental Trust Indenture, the District shall begin annual collection of the 2021 Assessments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**.

(d) Section 7 of Resolution 2016-31 sets forth the terms for collection and enforcement of the 2021 Assessments. The District hereby certifies the 2021 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by St. Johns County for collection and other Florida law. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

**SECTION 6. APPLICATION OF TRUE-UP PAYMENTS.** Pursuant to Resolution 2016-31, there may be required from time to time certain True-Up Payments (as defined in Resolution 2016-31 and set forth in more detail herein). As noted in the Supplemental Assessment Report, Parcel B is fully platted with 81 single family units and 2021 Assessments will be equally levied against each of the 81 units. A true up payment for Parcel B will be required if the majority landowner within Parcen B replats the property with fewer than 81 single family units and such payment shall be in the amount of 2021 Assessments allocated to the units no longer being platted within Parcel B. Parcel 2A has not been platted, however, it has been sold to a homebuilder with assigned development rights for 154 single family units. 2021 Debt Assessments will be allocated to Parcel 2A equally for the 154 single family units and, if fewer than 154 single family units are platted within Parcel 2A, a true up payment will be required in the amount of 2021 Assessments allocated to the units no longer being platted within Parcel 2A. The District shall apply all True-

Up Payments related to the 2021 Bonds only to the credit of the 2021 Bonds. All True-Up Payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Second Supplemental Indenture, dated as of January 1, 2021, governing the 2021 Bonds. True up payments, if any, shall be part of the 2021 Assessments and shall be collected and enforced in the same manner as the 2021 Assessments.

**SECTION 7. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the 2021 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The 2021 Assessments shall be and shall remain a legal, valid, and binding first lien against all benefitted property as described in **Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 8. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a Notice of 2021 Assessments in the Official Records of St. Johns County, Florida, or such other instrument evidencing the actions taken by the District.

**SECTION 9. CONFLICTS**. This Resolution is intended to supplement Resolution 2016-31, which remains in full force and effect. This Resolution and Resolution 2016-31 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 10. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, 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 it clearly appears that 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 11. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED** and **ADOPTED** this 25th day of January, 2021.

ATTEST:

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT**

______________________________
Secretary

______________________________
Chairman

**Exhibit A:** Engineer's Report Plan issued November 16, 2020, revised December 16, 2020 and January 5, 2020
**Exhibit B:** Supplemental Assessment Methodology Report dated January 20, 2021

**Exhibit C:** Maturities and Coupons of 2021 Bonds
**Exhibit D:** Sources and Uses of Funds for 2021 Bonds
**Exhibit E:** Annual Debt Service Payment Due on 2021 Bonds

# Exhibit A

# BANNON LAKES
# COMMUNITY DEVELOPMENT DISTRICT

# SUPPLEMENTAL ENGINEER'S REPORT
# FOR
# MASTER INFRASTRUCTURE – PHASE 2
# IMPROVEMENT
# CAPITAL IMPROVEMENT PLAN

***Prepared for***

**Board of Supervisors**
**Bannon Lakes**
**Community Development District**

Prepared by
England, Thims & Miller, Inc.
14775 St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

ETM 13-061

Issued November 16, 2020
Revised December 16, 2020
Revised January 5, 2021

## ***BACKGROUND***

This is a report that serves as a supplemental addendum to the adopted Bannon Lakes Community Development District report dated November 23, 2015.

Bannon Lakes Community Development District (The "Bannon CDD" or the "District") is presently a 559-acre community development district located in the St. Johns County, Florida (See **Exhibit 1** for the Location Map). The CDD is being developed by a master developer Eastland Partners (Developer) as "Bannon Lakes Subdivision". The land within the District consists of undeveloped areas, which lie within the Bannon Lakes PUD Ord. 2013-16. Land uses within the District could include single family residential units, multi-family residential units, associated amenities, retail/commercial, open space and other common areas including wetlands.
Refer to **Exhibit 3** for a current District Boundary as shown on the CDD Master Site Plan and **Exhibit 2** for the current Metes and Bounds description of the CDD boundary.

In order to serve the residents of the Bannon Lakes Community Development District, the District has developed and adopted an Improvement Plan dated November 23, 2015, to allow it to finance and construct certain infrastructure, transportation and recreational facilities within and adjacent to the District.

This supplemental report reflects the anticipated capital improvements for the Master Infrastructure – Phase 2 Improvements. **Table 1** and the following is a description of the anticipated Master Infrastructure – Phase 2 Improvements:

- Bannon Lakes Blvd. Extension
- Duran Drive
- SJCUD Utilities (Water, Sewer and Reuse) within Bannon Lakes Blvd. extension and Duran Drive including the following:
    - Water, Sewer, Reclaim and Force Mains along Bannon Lakes Blvd. extension and along Duran Drive
- Electrical Service and Lighting
- Stormwater facilities and drainage collection system to support the Master Infrastructure (Ponds 3 and 4)
- Amenity Center
- International Golf Parkway Improvements
- Land Acquisition for road right-of-way and reclaim water station
- Wetland mitigation to offset environmental impacts
- Payment to St. Johns County for Community Park/Soccer Fields required by the development approval for the project
- Off-site Forcemain
- Appropriate design and permit fees as required to design and construct the CDD improvements

Bannon Lakes Phase 2 Master Infrastructure will support two (2) Neighborhood development tracts, Parcels B and Phase 2A. The information in the table below depicts the number of units by product type for the two (2) planned development phases. The Parcel B lots were previously developed by Lennar Homes, LLC. The Phase 2A lots are currently under development by Pulte Home Company, LLC.

| Product Type | Parcel B | Phase 2A | Total |
|---|---|---|---|
| Single Family 43’ | 81 | 0 | 81 |
| Single Family 40’ | 0 | 69 | 69 |
| Single Family 50’ | 0 | 62 | 62 |
| Single Family 60’ | 0 | 23 | 23 |
| **Total** | **81** | **154** | **235** |

| | Parcel B | Phase 2A |
|---|---|---|
| Acreage | 16.94 Ac | 47.94 Ac |

The Improvement Plan contained in this report reflects the present intentions of the Bannon Lakes Community Development District. However, the Improvement Plan may be subject to modification in the future. The implementation of any improvement outlined within the plan requires final approval by the Bannon Lakes Community Development District Board of Supervisors.

Cost estimates contained in this report are based upon year 2020 dollars, and have been prepared based on commonly acceptable information. An inflation factor has not been utilized but is considered to be a part of the improvements budget contingency factor. England, Thims & Miller, Inc. believes the enclosed estimates to be adequate for the improvements based upon the available information. Actual costs will vary based on final engineering, planning and approvals from regulatory authorities. Improvements deeded over to the City, County or State may be considered a part of the CIP plan.

The summary of costs that follows outlines the total contemplated improvements. It is the intent of the District to secure funds through the issuance of capital improvement revenue bonds to fund or acquire the Initial Phase Improvements. Once the funds are exhausted the remaining improvements will be funded by an additional bond issuance or by the Developer.

| TABLE 1 | | |
|---|---|---|
| SUMMARY OF COSTS | | |
| BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT | | |
| MASTER INFRASTRUCTURE - PHASE 2 IMPROVEMENTS | | |
| | | |
| **DESCRIPTION** | | **Total Bond** |
| **ON-SITE INFRASTRUCTURE - PHASE 2 - BANNON LAKES BLVD & DURAN DR.** | | |
| **Transportation** | | |
| Stormwater Management Facilities | $ | 550,000 |
| Roadway Improvements | $ | 487,109 |
| Landscape/Hardscape/Irrigation | $ | 1,478,325 |
| Subtotal (Transportation) | $ | 2,515,434 |
| **Utility Improvements** | | |
| Water System | $ | 238,605 |
| Sewer System | $ | 900,443 |
| Reuse Water System | $ | 287,530 |
| Subtotal (Utility Improvement) | $ | 1,426,578 |
| **Wetland Mitigation** | $ | - |
| Subtotal (Wetland Mitigation) | $ | - |
| **Recreation/Utility Facility** | | |
| Reuse Pump Site | $ | 20,000 |
| Amenity Area | $ | - |
| Subtotal (Recreation/Utility Facility) | $ | 20,000 |
| | | |
| **TOTAL ON-SITE INFRASTRUCTURE** | **$** | **3,962,012** |
| **OFF-SITE INFRASTRUCTURE** | | |
| **Transportation (International Golf Parkway)** | | |
| Roadway Improvements | $ | - |
| Right-of-way Acquisition | $ | - |
| Landscape | $ | - |
| Subtotal (Transportation) | $ | - |
| **Utility Improvements** | | |
| Off-Site Forcemains | $ | 1,000,000 |
| Directional Drill Under I-95 | $ | 250,000 |
| Reuse Watermain Connection to IGP | $ | 100,000 |
| Subtotal (Utility Improvement) | $ | 1,350,000 |
| **Recreation** | | |
| Payment to St. Johns County for Community Park/Soccer Fields | $ | 500,000.00 |
| | | |
| **TOTAL OFF-SITE INFRASTRUCTURE** | **$** | **1,850,000** |
| | | |
| **PROJECT SUBTOTAL** | **$** | **5,812,012** |
| **Management Fees (5% of Const)** | **$** | **290,601** |
| **20% Contingency** | **$** | **1,162,402** |
| **Design and Permitting Cost (14% Total Cost)** | **$** | **813,682** |
| **PROJECT GRAND TOTAL** | **$** | **8,078,697** |
| Notes | | |
| Based upon the most current Preliminary Site Plans as of 11/16/20. | | |
| No costs included for pocket/neighborhood parks. | | |
| Based upon SJCUD Availability Letter dated January 5, 2015. | | |
| Unit prices obtained from recent bids. | | |
| Costs have been included for the payment of construction management fees. | | |

*BASIS OF COST ESTIMATES*

The following is the basis for the infrastructure cost estimates:

- Water, Sewer and Reuse Facilities are designed in accordance with SJCUD, and Florida Department of Environmental Protection (FDEP) Standards.

- Stormwater design was prepared in accordance with St. Johns River Water Management District (SJRWMD) requirements.

- Costs utilized for infrastructure opinions of probable construction costs were obtained from recent historical bids for similar work in this area or commonly acceptable information for the industry.

- Jurisdictional wetland determinations have been completed for these projects. Wetland impacts and the required mitigation have been permitted and completed for the SJRWMD and USACOE.

- Estimated costs have been included for excavation of material, which may be unsuitable, and for the replacement of structural fill. These are based on estimates of wetland impact areas and not actual Geotechnical reports or investigations.

- The engineering design fees, including geotechnical engineering and environmental services are included in the estimate.

- For the purposes of this report, a 20% contingency factor has been included for master infrastructure.

- Cost estimates contained in this report are based upon year 2020 dollars and have been prepared based upon commonly acceptable information. England-Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

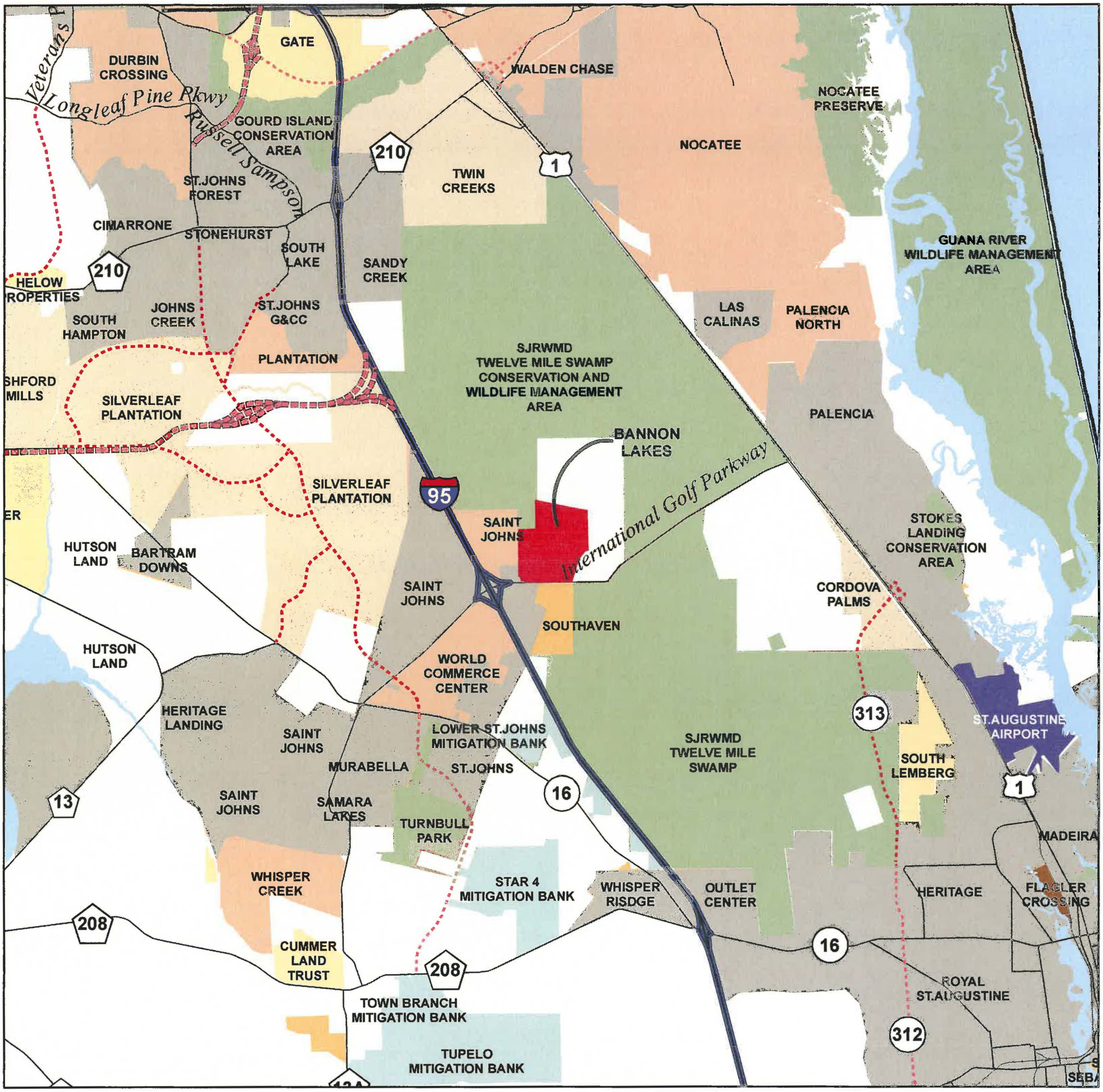
- Costs have been included for the payment of construction management fees.

# APPENDIX

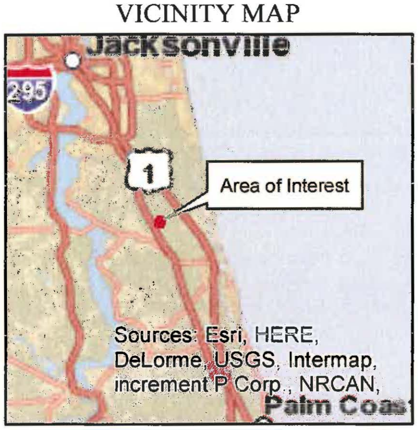
## Description

Exhibit No.

1. Location Map
2. CDD Metes and Bounds Description
3. CDD Master Site Plan
4. Master Infrastructure Stormwater System
5. Master Infrastructure Water System
6. Master Infrastructure Sewer System
7. Master Infrastructure Reuse System
8. Parcel B Sketch and Legal Description
9. Phase 2A Sketch and Legal Description




VICINITY MAP




Source: ETM, St.Johns County

# BANNON LAKES

## Exhibit 1 General Location

**LEGEND**

- AIRPORT - MARINE PORTS
- COMMERCIAL DEVELOPMENT
- DRI - IN DEVELOPMENT
- DRI NOT DEVELOPED
- GOVERNMENT FACILITIES
- INSTITUTIONAL DEVELOPMENT
- LARGE LAND HOLDING
- MAJOR COMMUNITY DEVELOPMENT
- MILITARY
- PARKS / PRESERVE

N W E S

1 " = 10,000 '

0 10,000 20,000

FEET


England-Thims & Miller, Inc.




VISION • EXPERIENCE • RESULTS


14775 Old St. Augustine Road Jacksonville, FL 32258
904-642-8990 • Fax: 904-646-9485 • www.etminc.com


M:\GIS_Crew\StephenS\DonaldSmith\BannonLakes\New\RevisedForScottLand\GeneralLocation_AsExhibit1.mxd

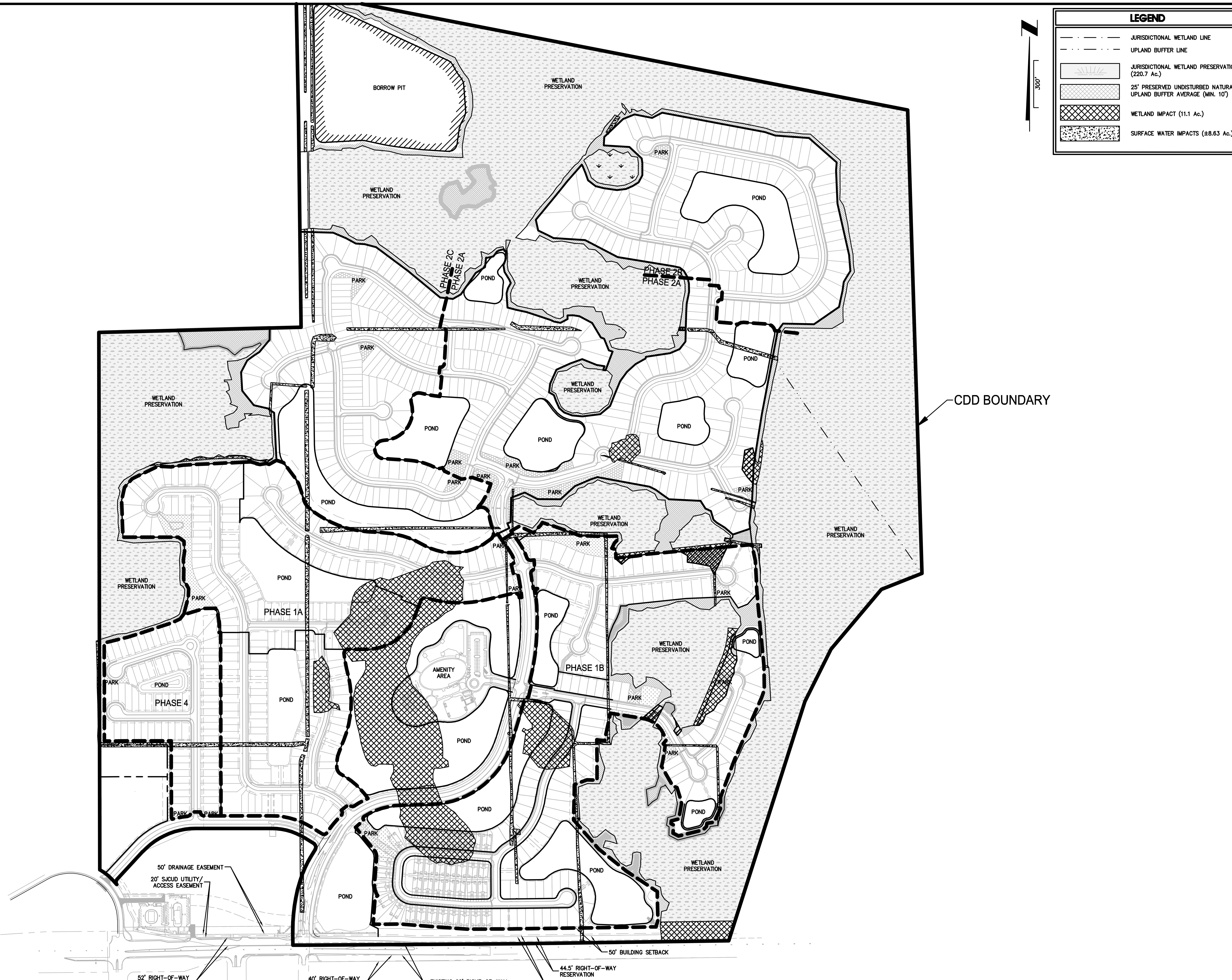
CDD PARCEL

A PORTION OF SECTIONS 1, 2, 11 AND 12, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SECTION 45, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE; THENCE SOUTH 01°39'23" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, SECTION 46, THE LORENZO CAPO GRANT, SAID TOWNSHIP AND RANGE AND SECTION 48, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE, A DISTANCE OF 5397.43 FEET; THENCE SOUTH 01°37'40" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 48, A DISTANCE OF 3800.99 FEET, TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY, (ALSO KNOWN AS NINE MILE ROAD, A 66 FOOT RIGHT OF WAY PER EXISTING MONUMENTATION AND LOCAL RECOGNITION); THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 54°09'58" WEST, 398.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1009.18 FEET, AN ARC DISTANCE OF 308.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°24'41" WEST, 307.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 36°39'24" WEST, 1152.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 228.69 FEET, AN ARC DISTANCE OF 209.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°55'41" WEST, 202.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 89°11'58" WEST, 3820.90 FEET; COURSE NO. 6: SOUTH 89°36'40" WEST, 1465.21 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY); THENCE NORTHERLY AND NORTHEASTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°23'20" WEST, 52.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY, AND THE POINT OF BEGINNING; COURSE NO. 2: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 4: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 32°16'01" EAST, 57.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 6: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE,

CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°43'59" WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, AND THE NORTHWESTERLY PROLONGATION THEREOF, 67.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 199.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°59'31" WEST, 197.04 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°01'20" EAST, 50.02 FEET; THENCE SOUTH 89°58'40" WEST, 40.00 FEET; THENCE NORTH 00°01'20" WEST, 50.89 FEET; THENCE SOUTH 89°58'40" WEST, 469.19 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 378.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°24'43" WEST, 367.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42°50'45" WEST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°31'19" WEST, 32.36 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3510, PAGE 1291, OF SAID PUBLIC RECORDS, AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 142.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°42'35" WEST, 141.92 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2612, PAGE 557, OF SAID PUBLIC RECORDS; THENCE NORTH 00°05'36" WEST, ALONG LAST SAID LINE, AND ALONG THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3510, PAGE 1291, OF SAID PUBLIC RECORDS, 3415.24 FEET, TO A SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL "A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1568, PAGE 482, OF SAID PUBLIC RECORDS; THENCE EASTERLY AND NORTHERLY, ALONG SAID SOUTHERLY LINE OF LAST SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: <u>COURSE NO. 1</u>: NORTH 88°34'18" EAST, 1285.97 FEET; <u>COURSE NO. 2</u>: NORTH 00°42'21" WEST, 1320.72 FEET; <u>COURSE NO. 3</u>: NORTH 01°10'41" WEST, 818.85 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3573, PAGE 179, OF SAID PUBLIC RECORDS; THENCE EASTERLY, SOUTHERLY, AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: <u>COURSE NO. 1</u>: SOUTH 78°58'32" EAST, 3960.19 FEET; <u>COURSE NO. 2</u>: SOUTH 01°45'29" EAST, 2946.05 FEET; <u>COURSE NO. 3</u>: SOUTH 68°22'34" WEST, 277.24 FEET; <u>COURSE NO. 4</u>: SOUTH 40°04'55" WEST, 496.47 FEET; <u>COURSE NO. 5</u>: SOUTH 26°34'20" WEST, 372.68 FEET; <u>COURSE NO. 6</u>: SOUTH 17°38'33" WEST, 1548.72 FEET; THENCE SOUTH 89°11'58" WEST, 1359.86 FEET; THENCE SOUTH 89°36'40" WEST, 652.37 FEET; THENCE NORTH 85°37'59" WEST, 90.46 FEET; THENCE SOUTH 89°36'40" WEST, 722.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 559.24 ACRES, MORE OR LESS.




PLANS PREPARED UNDER THE DIRECTION OF:

W. SCOTT LAND
P.E. NUMBER: 47077

REVISIONS:

ETM NO. 13-061-06
DRAWN BY: A.G.D.
DESIGNED BY: W.S.L. & C.M.
CHECKED BY: J.A.T.
DATE: MARCH 2015

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
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VISION • EXPERIENCE • RESULTS

# MASTER INFRASTRUCTURE SITE PLAN

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# BANNON LAKES SUBDIVISION CDD

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DRAWING NUMBER
**3**

PLOTTED: December 28, 2020 – 2:21 PM, BY: Josh Nyberg

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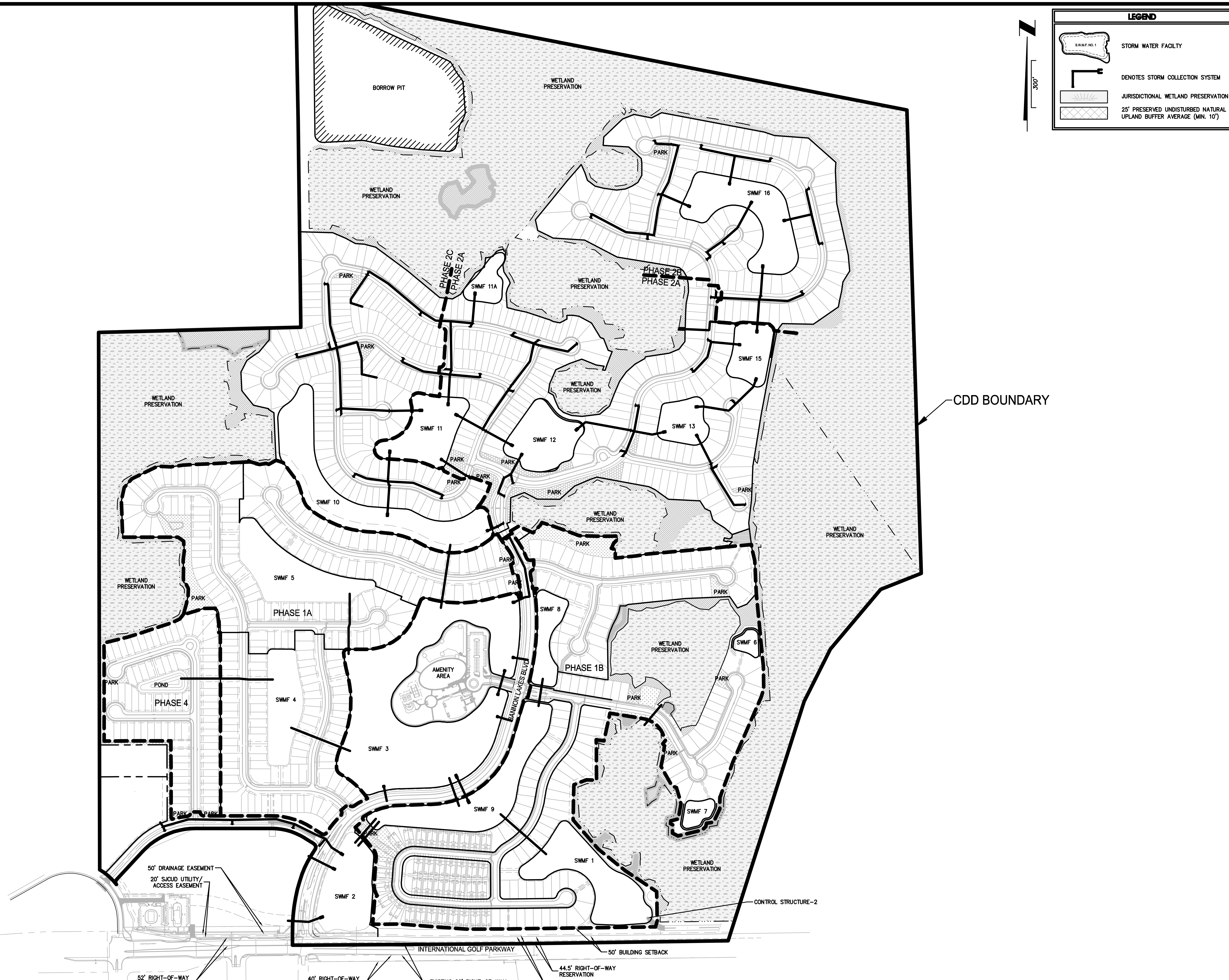


PLANS PREPARED UNDER THE DIRECTION OF:

W. SCOTT LAND
P.E. NUMBER: 47077

PLOTTED: December 28, 2020 — 2:22 PM, BY: Josh Nyberg

REVISIONS:

ETM NO. 13-061-06
DRAWN BY: A.G.D.
DESIGNED BY: W.S.L. & C.M.
CHECKED BY: J.A.T.
DATE: MARCH 2015

ETM
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# MASTER INFRASTRUCTURE STORMWATER SYSTEM

## BANNON LAKES SUBDIVISION CDD

DRAWING NUMBER
4

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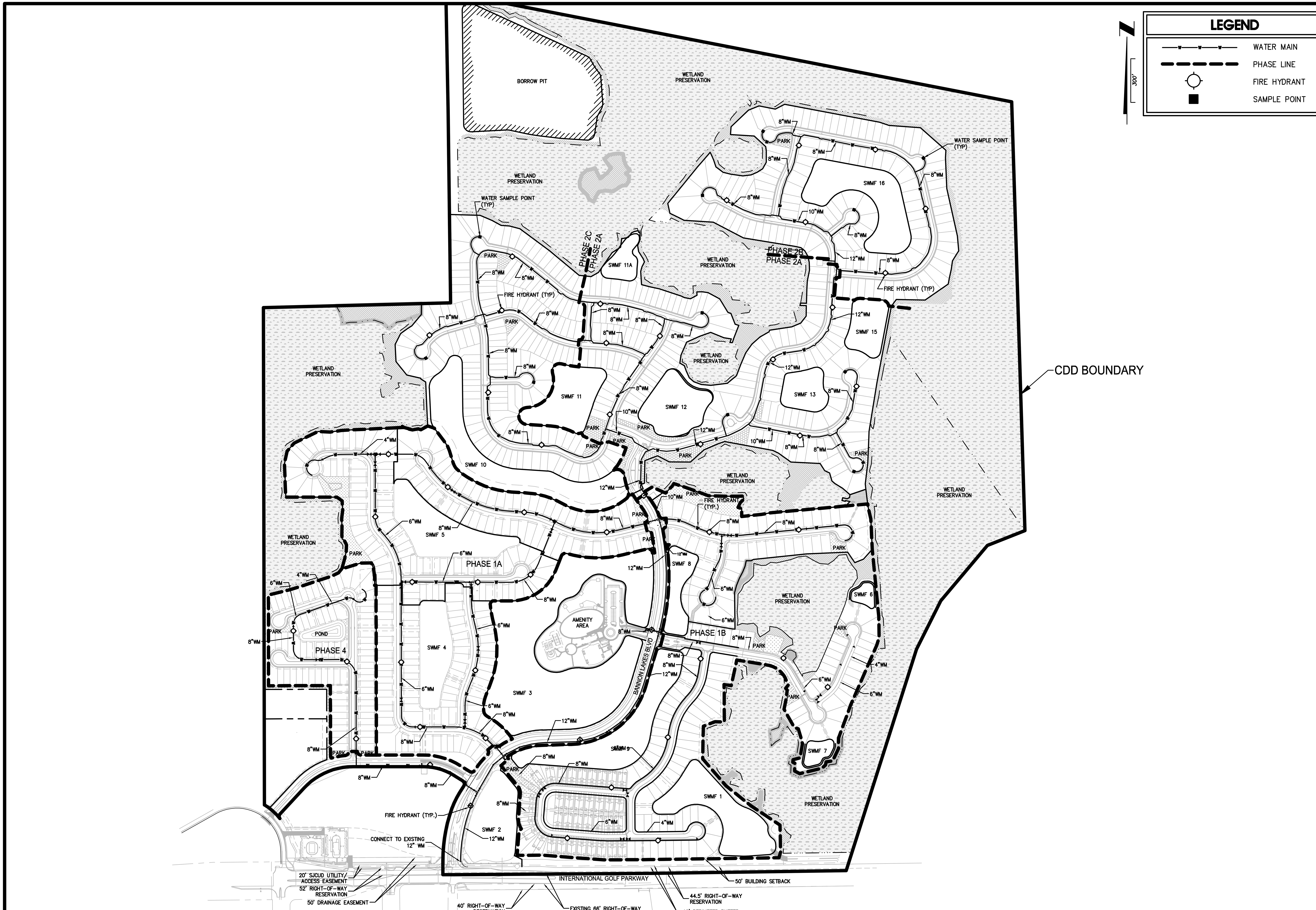


PLANS PREPARED UNDER THE DIRECTION OF:

W. SCOTT LAND
P.E. NUMBER: 47077

PLOTTED: December 28, 2020 - 2:23 PM, BY: Josh Nyberg

REVISIONS:

ETM NO. 13-061-06
DRAWN BY: A.G.D.
DESIGNED BY: W.S.L. & C.M.
CHECKED BY: J.A.T.
DATE: MARCH 2015

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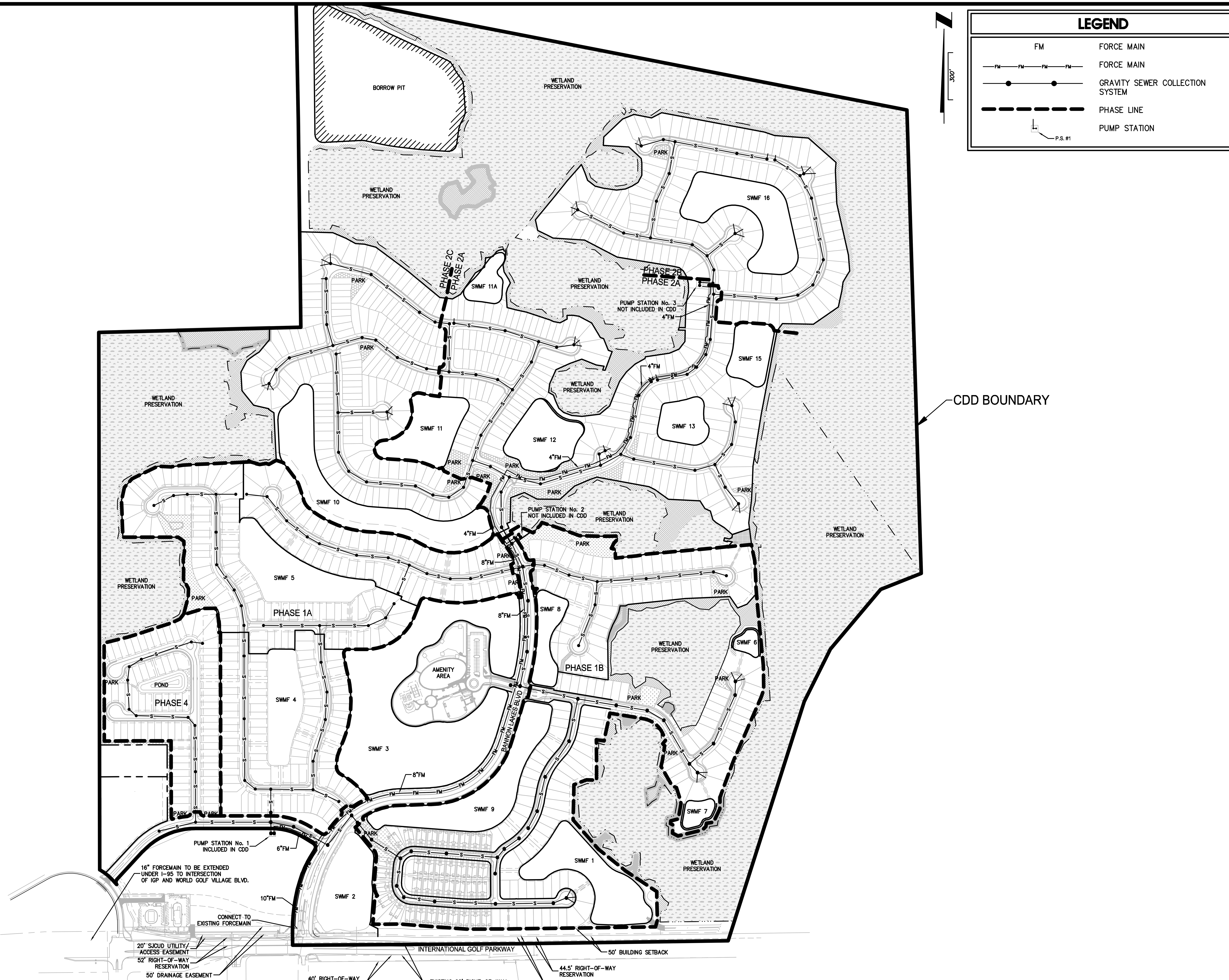
# MASTER INFRASTRUCTURE WATER SYSTEM

## BANNON LAKES SUBDIVISION CDD

DRAWING NUMBER
5

G:\13-061\13-061-12 - CDD\Civil\Design\Plot\Exhibit\Master Infrastructure\MI-MWtr-13-061-12.dwg




PLANS PREPARED UNDER THE DIRECTION OF:

W. SCOTT LAND
P.E. NUMBER: 47077

PLOTTED: December 28, 2020 – 2:25 PM, BY: Josh Nyberg

REVISIONS:

ETM NO. 13-061-06
DRAWN BY: A.G.D.
DESIGNED BY: W.S.L. & C.M.
CHECKED BY: J.A.T.
DATE: MARCH 2015

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ETM
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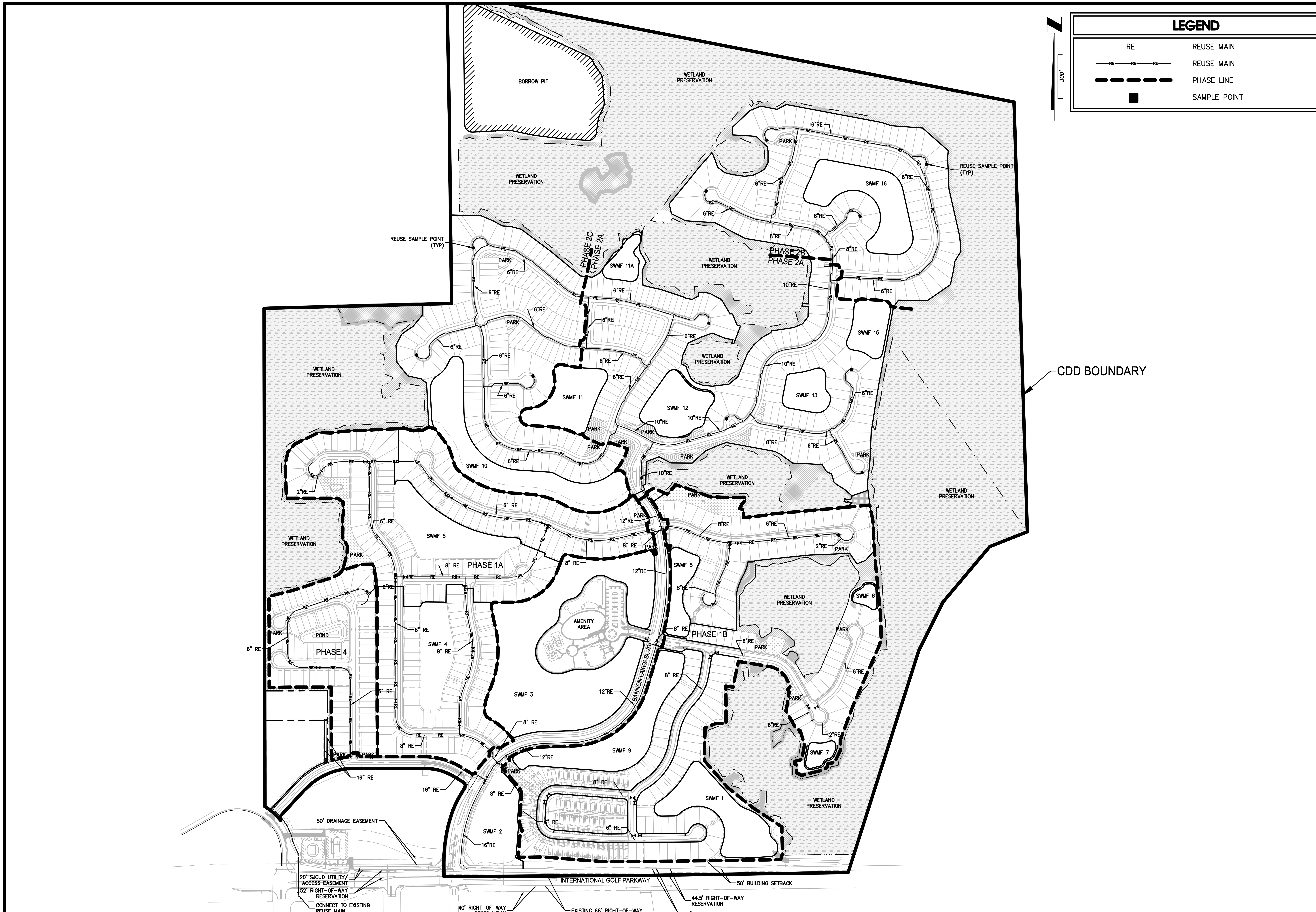
# MASTER INFRASTRUCTURE SEWER SYSTEM

## BANNON LAKES SUBDIVISION CDD

DRAWING NUMBER
6

G:\13-061\13-061-12 – CDD\Civil\Design\Plot\Exhibit\Master Infrastructure\MI-MSwr-13-061-12.dwg




PLANS PREPARED UNDER THE DIRECTION OF:

W. SCOTT LAND
P.E. NUMBER: 47077

REVISIONS:

ETM NO. 13-061-06
DRAWN BY: A.G.D.
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CHECKED BY: J.A.T.
DATE: MARCH 2015

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# MASTER INFRASTRUCTURE REUSE SYSTEM

# BANNON LAKES SUBDIVISION CDD

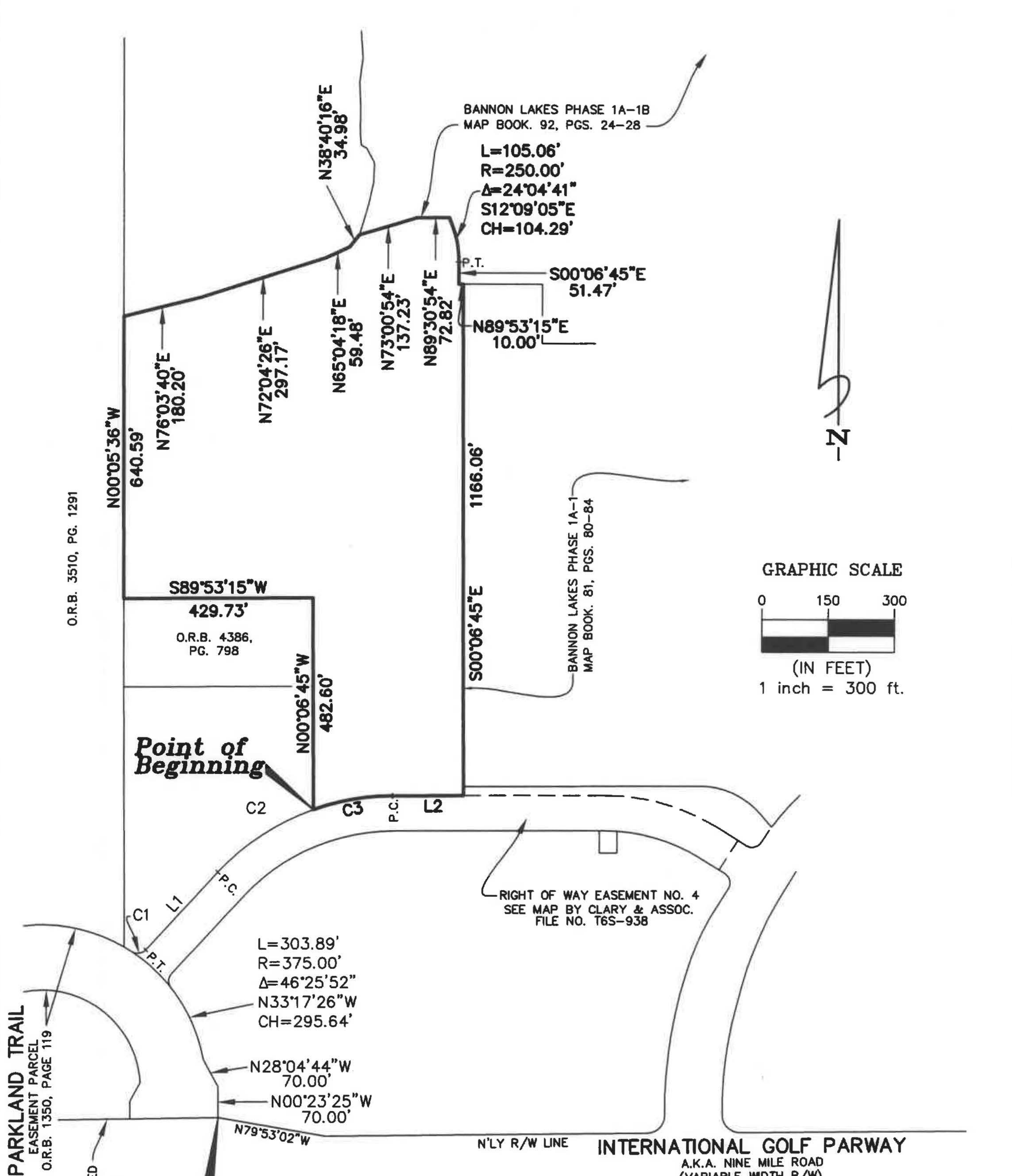
DRAWING NUMBER
7

PLOTTED: December 28, 2020 - 2:27 PM, BY: Josh Nyberg

G:\13-061\13-061-12 - CDD\Civil\Design\Plot\Exhibit\Master Infrastructure\MI-MReUse-13-061-12.dwg

# MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA




## GENERAL NOTES

1. *BEARINGS SHOWN HEREON ARE BASED ON THE N'LY R/W LINE OF INTERNATIONAL GOLF PARKWAY AS N79°53'02"E. (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1990 NGS ADJUSTMENT.)*
2. *THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.*
3. *THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.*
4. *THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.*
5. *CROSS REFERENCE: SURVEYS BY CLARY & ASSOCIATES, INC., FILE NO. R8-16E, T6S-321.*

## LEGEND

R/W = RIGHT-OF-WAY
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R = RADIUS
Δ = DELTA ANGLE
L = ARC LENGTH
CH = CHORD DISTANCE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE

*REVISED 8/21/2018, REVISE LIMITS (2018-434-2)*
*REVISED 8/17/2018, PER COMMENTS*
*REVISED 8/13/2018, PER COMMENTS*

SHEET 1 OF 2

JOB NO. 2018-434
DRAFTER MJC
DATE 6-26-18
SCALE 1"=300'
CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

GREGORY B. CLARY, P.S.M. CERT. NO. 3377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# MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NINE MILE ROAD, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, DATED 9-15-89, ALSO BEING THE NORTHERLY BOUNDARY OF PARCEL 101, PART "A," DEEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1059, PG. 1524 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE EASTERLY LINE OF PARKLAND TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK, 1350, PAGE 119 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EASTERLY AND NORTHEASTERLY LINES OF SAID PARKLAND TRAIL, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 00°23'25" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 303.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°17'26" WEST, 295.64 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°10'11" EAST, 32.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 240.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 261.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°42'14" EAST, 258.68 FEET TO SOUTHERLY PROLONGATON OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4386, PAGE 798 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 00°06'45" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4386, PAGE 798, A DISTANCE OF 482.60 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°53'15" WEST, ALONG LAST SAID LINE, 429.73 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK, 3510, PAGE 1291 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00°05'36" WEST, ALONG LAST SAID LINE, 640.59 FEET; THENCE NORTH 76°03'40" EAST, 180.20 FEET; THENCE NORTH 72°04'26" EAST, 297.17 FEET; THENCE NORTH 65°04'18" EAST, 59.48 FEET; THENCE NORTH 38°40'16" EAST, 34.98 FEET TO THE SOUTHERLY LINE OF BANNON LAKES PHASE 1A-1B, AS RECORDED IN MAP BOOK 92, PAGES 24 THROUGH 28, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE EASTERLY AND SOUTHERLY, ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID BANNON LAKES PHASE 1A-1B, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 73°00'54" EAST, 137.23 FEET; COURSE NO. 2: NORTH 89°30'54" EAST, 72.82 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 105.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°09'05" EAST, 104.29 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 00°06'45" EAST, 51.47 FEET; COURSE NO. 5: NORTH 89°53'15" EAST, 10.00 FEET TO THE WESTERLY LINE OF BANNON LAKES PHASE 1A-1, AS RECORDED IN MAP BOOK 81, PAGES 80 THROUGH 84, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTH 00°06'45" EAST, ALONG LAST SAID LINE AND THE SOUTHERLY PROLONGATION THEREOF, 1166.06 FEET; THENCE SOUTH 89°58'40" WEST, 160.62 FEET TO THE POINT OF CURVATURE OF A CURVE WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 182.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°16'12" WEST, 182.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.94 ACRES, MORE OR LESS.

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 240.83' | N42°50'45"E |
| L2 | 160.62' | S89°58'40"W |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 35.19' | 25.00' | 80°38'53" | 32.36' | N83°10'11"E |
| C2 | 261.22' | 540.00' | 27°42'58" | 258.68' | N56°42'14"E |
| C3 | 182.99' | 540.00' | 19°24'57" | 182.12' | S80°16'12"W |

*REVISED 8/21/2018, REVISE LIMITS (2018-434-2)*
*REVISED 8/17/2018, PER COMMENTS*
*REVISED 8/13/2018, PER COMMENTS*

SHEET 2 OF 2

JOB NO. 2018-434

DRAFTER MJC

DATE 6-26-18

SCALE 1"=300'

CHECKED BY: GS

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Gregory B. Clary

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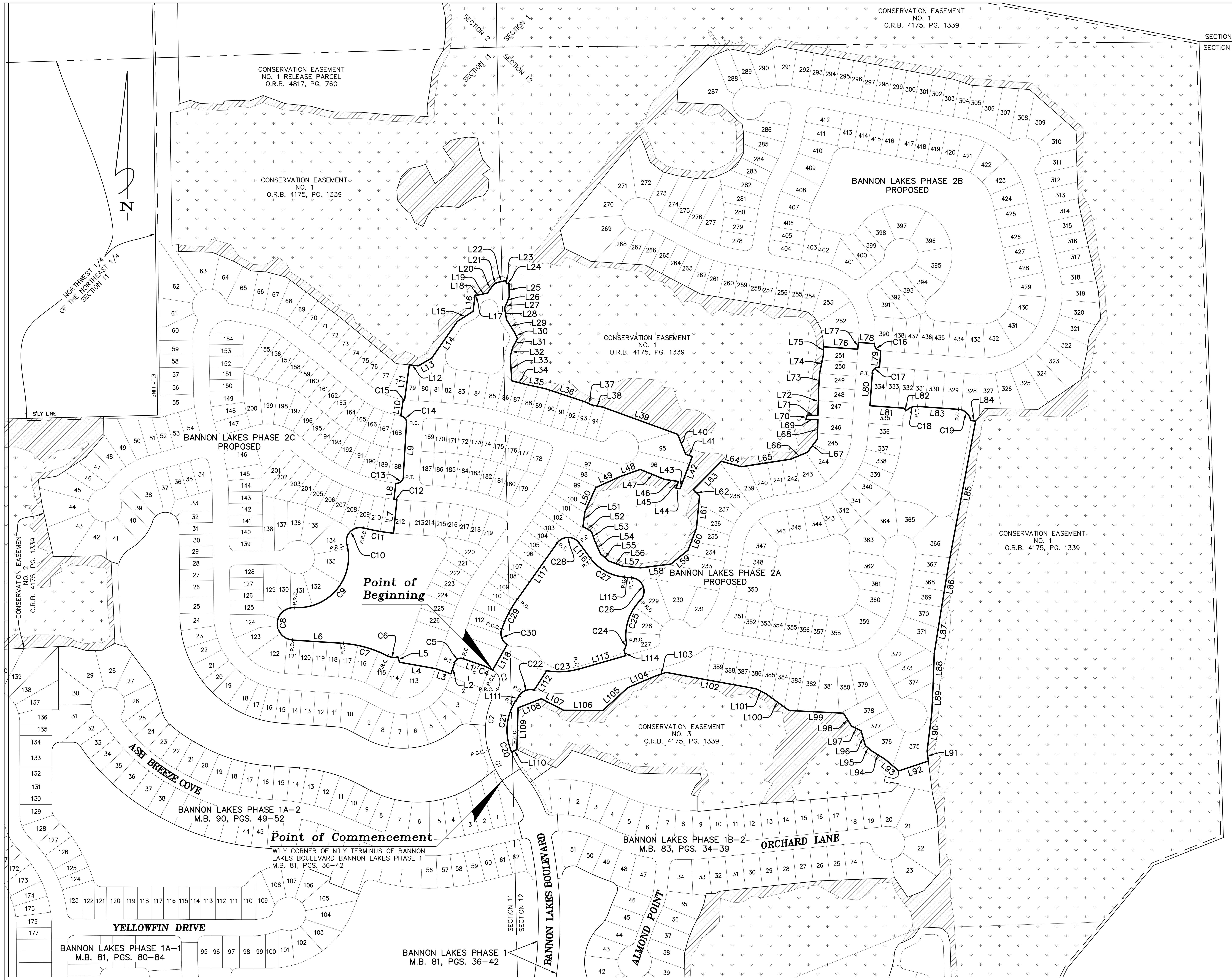


# Map Showing

SECTION 1
SECTION 12

BANNON LAKES PHASE 2A

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY CORNER OF THE NORTHERLY TERMINUS OF BANNON LAKES BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 125.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°15'41" WEST, 124.73 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 233.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°51'24" EAST, 227.03 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 82.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°18'24" WEST, 73.23 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 53.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°17'02" WEST, 52.93 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°10'53" WEST, 64.38 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°49'07" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 18°49'07" WEST, 42.56 FEET; THENCE NORTH 71°10'53" WEST, 60.00 FEET; THENCE NORTH 79°54'41" WEST, 135.70 FEET; THENCE NORTH 16°52'35" WEST, 20.05 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 39.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°30'07" WEST, 38.07 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 172.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°11'18" WEST, 171.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°14'55" WEST, 187.31 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 188.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°45'05" EAST, 120.00 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 187.00 FEET, AN ARC DISTANCE OF 353.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°37'16" EAST, 303.07 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 103.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°52'28" EAST, 86.06 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 765.00 FEET, AN ARC DISTANCE OF 113.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°58'59" EAST, 113.15 FEET; THENCE NORTH 05°46'33" EAST, 125.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 640.00 FEET, AN ARC DISTANCE OF 11.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°43'28" WEST, 11.16 FEET; THENCE NORTH 06°46'30" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°05'24" EAST, 36.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°24'18" EAST, 200.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°57'30" WEST, 33.69 FEET; THENCE NORTH 08°40'41" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 4.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°51'00" EAST, 4.98 FEET; THENCE NORTH 07°37'19" EAST, 130.80 FEET; THENCE SOUTH 83°37'19" EAST, 32.81 FEET; THENCE NORTH 60°31'45" EAST, 58.41 FEET; THENCE NORTH 34°47'14" EAST, 165.10 FEET; THENCE NORTH 57°22'07" EAST, 69.28 FEET; THENCE NORTH 07°02'29" EAST, 61.08 FEET; THENCE SOUTH 69°51'08" EAST, 3.81 FEET; THENCE NORTH 80°46'09" EAST, 14.84 FEET; THENCE NORTH 77°17'36" EAST, 28.08 FEET; THENCE NORTH 36°06'01" EAST, 39.08 FEET; THENCE NORTH 63°26'06" EAST, 17.08 FEET; THENCE NORTH 77°30'30" EAST, 29.81 FEET; THENCE SOUTH 18°17'17" EAST, 12.04 FEET; THENCE NORTH 81°38'43" EAST, 8.90 FEET; THENCE SOUTH 00°46'52" EAST, 49.78 FEET; THENCE SOUTH 21°09'41" WEST, 23.08 FEET; THENCE SOUTH 24°15'03" WEST, 21.07 FEET; THENCE SOUTH 09°18'26" EAST, 43.34 FEET; THENCE SOUTH 31°41'21" EAST, 58.26 FEET; THENCE SOUTH 24°13'37" EAST, 23.67 FEET; THENCE SOUTH 27°50'48" WEST, 37.25 FEET; THENCE SOUTH 15°54'43" WEST, 33.44 FEET; THENCE SOUTH 03°42'22" EAST, 91.04 FEET; THENCE SOUTH 75°47'42" EAST, 55.36 FEET; THENCE SOUTH 77°38'41" EAST, 71.31 FEET; THENCE SOUTH 71°43'45" EAST, 158.84 FEET; THENCE SOUTH 63°00'53" EAST, 22.89 FEET; THENCE SOUTH 79°05'45" EAST, 42.97 FEET; THENCE SOUTH 70°02'58" EAST, 294.93 FEET; THENCE SOUTH 21°38'16" EAST, 79.81 FEET; THENCE SOUTH 71°56'27" EAST, 25.65 FEET; THENCE SOUTH 20°42'56" WEST, 101.83 FEET; THENCE SOUTH 20°06'48" WEST, 25.67 FEET; THENCE NORTH 82°59'14" WEST, 15.43 FEET; THENCE NORTH 20°35'40" EAST, 26.59 FEET; THENCE NORTH 81°23'10" WEST, 51.18 FEET; THENCE NORTH 67°55'05" WEST, 98.48 FEET; THENCE SOUTH 70°21'03" WEST, 80.38 FEET; THENCE SOUTH 65°52'07" WEST, 97.23 FEET; THENCE SOUTH 24°01'31" WEST, 97.82 FEET; THENCE SOUTH 07°40'31" WEST, 55.40 FEET; THENCE SOUTH 59°29'05" EAST, 36.28 FEET; THENCE SOUTH 19°42'50" EAST, 37.66 FEET; THENCE SOUTH 23°57'29" EAST, 51.68 FEET; THENCE SOUTH 49°18'53" EAST, 40.91 FEET; THENCE SOUTH 69°23'29" EAST, 54.72 FEET; THENCE SOUTH 84°57'13" EAST, 65.80 FEET; THENCE NORTH 82°53'12" EAST, 113.52 FEET; THENCE NORTH 50°51'02" EAST, 81.72 FEET; THENCE NORTH 21°03'03" EAST, 86.83 FEET; THENCE NORTH 05°22'38" EAST, 120.77 FEET; THENCE NORTH 45°07'28" WEST, 31.92 FEET; THENCE NORTH 44°52'32" EAST, 147.33 FEET; THENCE SOUTH 74°46'26" EAST, 75.59 FEET; THENCE NORTH 81°23'56" EAST, 185.56 FEET; THENCE NORTH 67°17'18" EAST, 66.80 FEET; THENCE NORTH 37°14'40" EAST, 60.73 FEET; THENCE NORTH 01°28'12" EAST, 71.83 FEET; THENCE NORTH 88°31'41" WEST, 44.20 FEET; THENCE NORTH 17°01'27" EAST, 16.62 FEET; THENCE SOUTH 88°40'37" EAST, 39.74 FEET; THENCE NORTH 01°28'12" EAST, 103.71 FEET; THENCE NORTH 03°27'04" EAST, 50.65 FEET; THENCE NORTH 11°40'06" EAST, 74.79 FEET; THENCE NORTH 01°32'34" WEST, 26.69 FEET; THENCE SOUTH 85°48'45" EAST, 127.66 FEET; THENCE NORTH 04°11'15" EAST, 25.36 FEET; THENCE SOUTH 85°48'45" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°48'45" EAST, 35.36 FEET; THENCE SOUTH 04°11'15" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°11'15" WEST, 35.36 FEET; THENCE SOUTH 04°11'15" WEST, 120.20 FEET; THENCE SOUTH 85°48'45" EAST, 125.00 FEET; THENCE SOUTH 47°17'42" EAST, 13.90 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 44.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°26'46" EAST, 43.43 FEET; THENCE SOUTH 85°48'45" EAST, 152.66 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 66.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°43'13" EAST, 61.69 FEET; THENCE SOUTH 83°28'52" EAST, 18.16 FEET; THENCE SOUTH 10°42'23" WEST, 535.05 FEET; THENCE SOUTH 09°21'08" WEST, 168.47 FEET; THENCE SOUTH 08°55'58" WEST, 168.92 FEET; THENCE SOUTH 02°08'15" WEST, 109.52 FEET; THENCE SOUTH 02°46'08" WEST, 110.57 FEET; THENCE SOUTH 06°55'58" WEST, 142.33 FEET; THENCE SOUTH 07°06'44" EAST, 37.19 FEET; THENCE SOUTH 71°23'48" WEST, 115.60 FEET; THENCE NORTH 49°29'26" WEST, 67.29 FEET; THENCE NORTH 58°01'21" WEST, 61.02 FEET; THENCE NORTH 48°09'38" WEST, 27.60 FEET; THENCE NORTH 16°17'26" WEST, 56.90 FEET; THENCE NORTH 65°11'55" WEST, 37.97 FEET; THENCE NORTH 32°20'53" WEST, 57.77 FEET; THENCE NORTH 87°11'00" WEST, 201.45 FEET; THENCE NORTH 54°10'10" WEST, 104.69 FEET; THENCE NORTH 63°26'55" WEST, 43.03 FEET; THENCE NORTH 79°38'10" WEST, 337.18 FEET; THENCE SOUTH 70°48'16" WEST, 43.03 FEET; THENCE SOUTH 67°13'24" WEST, 109.79 FEET; THENCE SOUTH 47°34'05" WEST, 125.35 FEET; THENCE NORTH 89°30'02" WEST, 145.25 FEET; THENCE NORTH 62°34'30" WEST, 91.66 FEET; THENCE SOUTH 68°56'38" WEST, 92.86 FEET; THENCE SOUTH 01°35'08" WEST, 155.34 FEET; THENCE SOUTH 69°34'14" WEST, 21.63 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 29.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°44'42" WEST, 29.05 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 166.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°51'24" EAST, 162.16 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 32°46'23" EAST, 22.55 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 63.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°16'07" EAST, 59.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 32°46'23" EAST, 84.90 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 260.00 FEET, AN ARC DISTANCE OF 119.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°09'32" EAST, 118.07 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°02'07" EAST, 181.53 FEET; THENCE NORTH 15°57'53" WEST, 21.71 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 34.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°00'52" EAST, 34.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 187.00 FEET, AN ARC DISTANCE OF 163.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°04'25" EAST, 158.45 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 113.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°38'30" WEST, 90.47 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85°25'22" WEST, 25.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 174.00 FEET, AN ARC DISTANCE OF 147.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°05'35" WEST, 143.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°45'48" WEST, 72.07 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 94.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°19'42" WEST, 80.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°25'11" WEST, 255.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 445.00 FEET, AN ARC DISTANCE OF 123.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°27'40" WEST, 123.23 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 66.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°29'12" EAST, 61.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 29°36'45" WEST, 107.96 FEET, TO THE POINT OF BEGINNING.

CONTAINING 47.94 ACRES, MORE OR LESS.

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE N'LY TERMINUS OF BANNON LAKES BOULEVARD AS S56°32'13"W (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1990 NGS ADJUSTMENT).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE: CLARY MAP FILE # T6S-321H
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N71°10'53"W | 64.38' |
| L2 | S18°49'07"W | 42.56' |
| L3 | N71°10'53"W | 60.00' |
| L4 | N79°54'41"W | 135.70' |
| L5 | N16°52'35"W | 20.05' |
| L6 | N86°14'55"W | 187.31' |
| L7 | N05°46'33"E | 125.00' |
| L8 | N06°46'30"E | 60.00' |
| L9 | N03°24'18"E | 200.54' |
| L10 | N08°40'41"E | 60.00' |
| L11 | N07°37'19"E | 130.80' |
| L12 | S83°37'19"E | 32.81' |
| L13 | N60°31'45"E | 58.41' |
| L14 | N34°47'14"E | 165.10' |
| L15 | N57°22'07"E | 69.28' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L16 | N07°02'29"E | 61.08' |
| L17 | S69°51'08"E | 3.81' |
| L18 | N80°46'09"E | 14.84' |
| L19 | N77°17'36"E | 28.08' |
| L20 | N36°06'01"E | 39.08' |
| L21 | N63°26'06"E | 17.08' |
| L22 | N77°30'30"E | 29.81' |
| L23 | S18°17'17"E | 12.04' |
| L24 | N81°38'43"E | 8.90' |
| L25 | S00°46'52"E | 49.78' |
| L26 | S21°09'41"W | 23.08' |
| L27 | S24°15'03"W | 21.07' |
| L28 | S09°18'26"E | 43.34' |
| L29 | S31°41'21"E | 58.26' |
| L30 | S24°13'37"E | 23.67' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L31 | S27°50'48"W | 37.25' |
| L32 | S15°54'43"W | 33.44' |
| L33 | S03°42'22"E | 91.04' |
| L34 | S75°47'42"E | 55.36' |
| L35 | S77°38'41"E | 71.31' |
| L36 | S71°43'45"E | 158.84' |
| L37 | S63°00'53"E | 22.89' |
| L38 | S79°05'45"E | 42.97' |
| L39 | S70°02'58"E | 294.93' |
| L40 | S21°38'16"E | 79.81' |
| L41 | S71°56'27"E | 25.65' |
| L42 | S20°42'56"W | 101.83' |
| L43 | S20°06'48"W | 25.67' |
| L44 | N82°59'14"W | 15.43' |
| L45 | N20°35'40"E | 26.59' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L46 | N81°23'10"W | 51.18' |
| L47 | N67°55'05"W | 98.48' |
| L48 | S70°21'03"W | 80.38' |
| L49 | S65°52'07"W | 97.23' |
| L50 | S24°01'31"W | 97.82' |
| L51 | S07°40'31"W | 55.40' |
| L52 | S59°29'05"E | 36.28' |
| L53 | S19°42'50"E | 37.66' |
| L54 | S23°57'29"E | 51.68' |
| L55 | S49°18'53"E | 40.91' |
| L56 | S69°23'29"E | 54.72' |
| L57 | S84°57'13"E | 65.80' |
| L58 | N82°53'12"E | 113.52' |
| L59 | N50°51'02"E | 81.72' |
| L60 | N21°03'03"E | 86.83' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L61 | N05°22'38"E | 120.77' |
| L62 | N45°07'28"W | 31.92' |
| L63 | N44°52'32"E | 147.33' |
| L64 | S74°46'26"E | 75.59' |
| L65 | N81°23'56"E | 185.56' |
| L66 | N67°17'18"E | 66.80' |
| L67 | N37°14'40"E | 60.73' |
| L68 | N01°28'12"E | 71.83' |
| L69 | N88°31'41"W | 44.20' |
| L70 | N17°01'27"E | 16.62' |
| L71 | S88°40'37"E | 39.74' |
| L72 | N01°28'12"E | 103.71' |
| L73 | N03°27'04"E | 50.65' |
| L74 | N11°40'06"E | 74.79' |
| L75 | N01°32'34"W | 26.69' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L76 | S85°48'45"E | 127.66' |
| L77 | N04°11'15"E | 25.36' |
| L78 | S85°48'45"E | 60.00' |
| L79 | S04°11'15"W | 60.00' |
| L80 | S04°11'15"W | 120.20' |
| L81 | S85°48'45"E | 125.00' |
| L82 | S47°17'42"E | 13.90' |
| L83 | S85°48'45"E | 152.66' |
| L84 | S83°28'52"E | 18.16' |
| L85 | S10°42'23"W | 535.05' |
| L86 | S09°21'08"W | 168.47' |
| L87 | S08°55'58"W | 168.92' |
| L88 | S02°08'15"W | 109.52' |
| L89 | S02°46'08"W | 110.57' |
| L90 | S06°55'58"W | 142.33' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L91 | S07°06'44"E | 37.19' |
| L92 | S71°23'48"W | 115.60' |
| L93 | N49°29'26"W | 67.29' |
| L94 | N58°01'21"W | 61.02' |
| L95 | N48°09'38"W | 27.60' |
| L96 | N16°17'26"W | 56.90' |
| L97 | N65°11'55"W | 37.97' |
| L98 | N32°20'53"W | 57.77' |
| L99 | N87°11'00"W | 201.45' |
| L100 | N54°10'10"W | 104.69' |
| L101 | N63°26'55"W | 43.03' |
| L102 | N79°38'10"W | 337.18' |
| L103 | S70°48'16"W | 43.03' |
| L104 | S67°13'24"W | 109.79' |
| L105 | S47°34'05"W | 125.35' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L106 | N89°30'02"W | 145.25' |
| L107 | N62°34'30"W | 91.66' |
| L108 | S68°56'38"W | 92.86' |
| L109 | S01°35'08"W | 155.34' |
| L110 | S69°34'14"W | 21.63' |
| L111 | N32°46'23"E | 22.55' |
| L112 | N32°46'23"E | 84.90' |
| L113 | N74°02'07"E | 181.53' |
| L114 | N15°57'53"W | 21.71' |
| L115 | N85°25'22"W | 25.88' |
| L116 | N36°45'48"W | 72.07' |
| L117 | S35°25'11"W | 255.21' |
| L118 | S29°36'45"W | 107.96' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 390.00' | 125.27' | 18°24'13" | N24°15'41"W | 124.73' |
| C2 | 280.00' | 233.75' | 47°49'58" | N08°51'24"E | 227.03' |
| C3 | 50.00' | 82.17' | 94°09'34" | N14°18'24"W | 73.23' |
| C4 | 310.00' | 53.00' | 9°47'42" | N66°17'02"W | 52.93' |
| C5 | 25.00' | 39.27' | 90°00'00" | S63°49'07"W | 35.36' |
| C6 | 50.00' | 39.05' | 44°44'55" | N84°30'07"W | 38.07' |
| C7 | 410.00' | 172.61' | 24°07'15" | N74°11'18"W | 171.33' |
| C8 | 60.00' | 188.50' | 180°00'00" | N03°45'05"E | 120.00' |
| C9 | 187.00' | 353.34' | 108°15'37" | N39°37'16"E | 303.07' |
| C10 | 50.00' | 103.64' | 118°46'00" | N44°52'28"E | 86.06' |
| C11 | 765.00' | 113.25' | 8°28'55" | S79°58'59"E | 113.15' |
| C12 | 640.00' | 11.16' | 0°59'57" | N83°43'28"W | 11.16' |
| C13 | 25.00' | 40.74' | 93°22'12" | N50°05'24"E | 36.38' |
| C14 | 25.00' | 36.97' | 84°43'37" | N38°57'30"W | 33.69' |
| C15 | 270.00' | 4.98' | 1°03'22" | S81°51'00"E | 4.98' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C16 | 25.00' | 39.27' | 90°00'00" | S40°48'45"E | 35.36' |
| C17 | 25.00' | 39.27' | 90°00'00" | S49°11'15"W | 35.36' |
| C18 | 50.00' | 44.93' | 51°28'57" | N68°26'46"E | 43.43' |
| C19 | 50.00' | 66.48' | 76°11'06" | S47°43'13"E | 61.69' |
| C20 | 310.00' | 29.06' | 5°22'14" | N17°44'42"W | 29.05' |
| C21 | 200.00' | 166.97' | 47°49'58" | N08°51'24"E | 162.16' |
| C22 | 50.00' | 63.70' | 72°59'27" | N69°16'07"E | 59.48' |
| C23 | 260.00' | 119.11' | 26°14'51" | N87°09'32"E | 118.07' |
| C24 | 50.00' | 34.92' | 40°00'50" | N14°00'52"E | 34.21' |
| C25 | 187.00' | 163.62' | 50°07'56" | N19°04'25"E | 158.45' |
| C26 | 50.00' | 113.06' | 129°33'45" | N20°38'30"W | 90.47' |
| C27 | 174.00' | 147.77' | 48°39'35" | N61°05'35"W | 143.37' |
| C28 | 50.00' | 94.09' | 107°49'02" | S89°19'42"W | 80.81' |
| C29 | 445.00' | 123.62' | 15°55'02" | S27°27'40"W | 123.23' |
| C30 | 50.00' | 66.30' | 75°58'42" | S18°29'12"E | 61.55' |

## LEGEND

R/W = RIGHT OF WAY
CH = CHORD
R = RADIUS
L = LENGTH
Δ = DELTA
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
N.T. = POINT OF NON-TANGENT CURVE
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE

DENOTES WETLANDS
DENOTES UPLAND BUFFER

GRAPHIC SCALE
0 100 200
(IN FEET)
1" = 200'

BANNON LAKES PHASE 2A

| REVISION DATE | DRAFTER | WORK ORDER NO. | REASON FOR REVISION |
|---|---|---|---|
| 10/27/2020 | SPB | 2020-594-2 | PER COMMENTS |
| 10/14/2020 | SPB | 2020-594-2 | REVISE LIMITS |

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**Exhibit B**

# Bannon Lakes Community Development District Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds Series 2021- Phase 2 Final Numbers

**January 20, 2021**

**Prepared by**

**Governmental Management Services, LLC**

## Table of Contents

# 1.0 Introduction

## 1.1 Purpose

This report provides a methodology for allocating the debt to be incurred by the Bannon Lakes Community Development District ("Bannon Lakes CDD" or "District") to phase 2 properties in the District and for allocating the par amount of bonds being issued by the District to fund a portion of the master infrastructure improvements. The development plan for phase 2 is 235 single-family units. The District's debt will fund a portion of the master infrastructure improvements that benefit all property within the District and allows the development of property in the District. The methodology allocates this debt to properties based upon the special benefits each receives from the infrastructure program. In this case the phase 2 property located within the District includes approximately 64.88 acres located in St. Johns County Florida. The Phase 2 properties include two parcels referred to as Parcel B and Parcel 2A comprised of 16.94 and 47.94 acres respectively. This report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject. This report supplements the Master and Neighborhood Special Assessment Methodology Report dated October 19, 2015 as adopted by the Board of Supervisors.

## 1.2 Scope of the Report

This Report provides for financing a portion of the District's capital requirements necessary to provide the community infrastructure improvements described in the Bannon Lakes CDD District Engineers Report Capital Improvement Plan dated November 23, 2015, as supplemented by the Bannon Lakes CDD Supplemental Engineers Report for Master Infrastructure - Phase 2 Improvement Capital Improvement Plan issued November 16, 2020 and revised on January 5, 2021. This Report also describes the apportionment of benefits and special assessments resulting from the provision of improvements to the lands within the District.

## 1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The infrastructure program of the District enables properties within its boundaries to be developed. Without the District's Capital Improvement Program, there would be no infrastructure to support development of land within the District. Without these improvements, state law would prohibit development of property within the District.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of District infrastructure. However, these are incidental to the District's infrastructure program, which is designed solely to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the District's Capital Improvement Program as defined herein to obtain, or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries. Even though the exact value of the benefits provided by the District's Capital Improvement Program is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing same.

## 1.4 Organization of this Report

*Section One* describes the purpose of the report along with the scope and benefits of the Capital Improvement Program.

*Section Two* describes the development program as proposed by the Developer.

*Section Three* provides a summary of the Capital Improvement Program for the District as determined by the District Engineer.

*Section Four* discusses the financing program for the District.

*Section Five* introduces the Assessment Methodology.

## 2.0 Development Program for Bannon Lakes CDD- Phase 2

### 2.1 Overview

The Bannon Lakes CDD consists of approximately 559.24 acres in St. Johns County and the development is designed as a mixed use project. The District was originally established with 579.53 acres and was amended to remove a parcel consisting of 20.29 acres. The proposed land use within the District is consistent with the St. Johns County, Florida Land Use and Comprehensive Plans.

### 2.2 The Development Program- Phase 2

The planned development program for Phase 2 will consist of 235 single family residential units, located within St. Johns County. Parcel B contains 81 single family units which have been platted and Parcel 2A is planned for 154 single family units.

## 3.0 The Capital Improvement Program for Bannon Lakes CDD- Phase 2

### 3.1 Engineering Report

The infrastructure costs to be funded by the Bannon Lakes CDD are determined by the District Engineer in their District Engineer's Report. The Engineer's Report provides for the master infrastructure improvements, which are planned for construction. Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates.

### 3.2 Capital Improvement Program

The proposed phase 2 master infrastructure improvements to serve the development consist of certain roadway improvements, master potable water/wastewater/reuse improvements, stormwater, recreation and off-site infrastructure (the "Capital Improvement Program" or CIP). The community infrastructure, which will be constructed, will represent a system of improvements that irrespective of certain exceptions described further in Section 5.1 of this Report, will provide benefits to all lands within the District. **Table 2** provides for the cost estimates of the capital master infrastructure improvements for Phase 2.

The total costs for the phase 2 Capital Improvement Program that will be provided by the District are calculated by adding to the construction costs the costs for design, permitting, construction management and contingencies total $8,078,697.

## 4.0 Financing Program for Bannon Lakes CDD

### 4.1 Overview

As noted above, the District is embarking on a program of capital improvements, which will facilitate the development of a portion of lands within the District. Construction of certain improvements of the Capital Improvement Program may be funded by the Developer and acquired by the District under an agreement between the District and the Developer, or maybe funded directly by the District.

The District will finance a portion of its Capital Improvement Program with Special Assessment Revenue Bonds. The financing plan for the District includes the issuance of Special Assessment Revenue Bonds Series 2021 (the "Series 2021 Bonds") in the principal amount of $7,415,000 to fund a portion of the District's Capital Improvement Program, as shown in **Table 2**. The District may issue additional bonds for development of future phases.

### 4.2 Series 2021 Bonds

The Series 2021 Bonds will have interest payments capitalized through November 1, 2021. The Series 2021 Bonds will be repaid with thirty principal installments commencing on November 1, 2022 with interest paid semi annually every November and May 1.

The Series 2021 Bonds will be issued at a par amount of \$7,415,000 and an average coupon interest rate of 3.78 % and provide for construction funds of \$6,777,925. The Series 2021 bonds have a thirty-year term with annual payments. The net maximum annual debt service for the Series 2021 Bonds is \$414,300.

The difference between the par amount of bonds and the construction funds are comprised of costs of issuance including underwriter's discount and professional fees associated with debt issuance, capitalized interest costs through November 1,2021 as the District will be borrowing funds with which it will pay the early interest payments, and debt service reserve.

Sources and uses of the Series 2021 Bond funding are presented in **Table 3** in the Appendix.

## 5.0 Assessment Methodology

### 5.1 Overview

The Series 2021 Bonds provide the District with funds to construct a portion of the CIP outlined in *Section 3.2*. These improvements lead to special and general benefits, with special benefits accruing generally to the properties within the boundaries of the District and general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred in financing infrastructure construction will be paid off by assessing properties that derive special and peculiar benefits from the proposed projects. All properties that receive special benefits from the District's Capital Improvement Program will be assessed except for the commercial / office space lands. As noted herein, the Developer has made contributions of infrastructure equal to or more than the benefit received on these commercial / office space lands and such lands will not be subject to debt assessments.

## 5.2 Assigning Debt

The planned development plan for the District projects construction of infrastructure for the development or which will allow development of approximately 985 single family residential units. The Developer has made contributions of infrastructure for the commercial / office space development units equal to the benefit received from the CIP related to such lands which were removed from the District with a boundary amendment approved by the County on January 18, 2018. The Developer paid for portions of the project without reimbursement or payment by the CDD. Specifically, these improvements were for International Golf Parkway in the amount of $5,033,338 and, as a result, a contribution of infrastructure in lieu of assessments will be recognized for the value of the improvements. Thus, the lands on which these units are constructed will not be subject to debt assessments imposed by the District.

The Master Infrastructure provided by the District will include roadway improvements, potablewater / wastewater / reuse improvements, wetland mitigation, stormwater improvements, recreation and off site improvements. All development within the District will benefit from all Master Infrastructure improvement categories, as the improvements provide basic infrastructure to all lands within the District and benefit all lands within the District as an integrated system of improvements.

As the provision of the above listed improvements by the District will make the lands in the District developable, the land will become more valuable to their owners. The increase in the value of the land provides the logical benefit of improvements that accrues to the developable parcels within the District.

The Bond Series 2021 Debt Assessments will be allocated on all assessable lands within Phase 2. As noted herein, the improvements being funded with the Series 2021 Bonds benefits all of the developable property within the District, however, the Bond series 2021 Debt Assessments are being allocated to only the Phase 2 Property because such property was not allocated debt from the Districts 2016 Bonds and the property has been platted or sold to a homebuilder with assigned development rights. The levy will be based upon development units assigned to Parcel B of 81 units and Parcel 2A of 154 single family units.

The debt incurred by the District to fund the CIP is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the land within the District, as it may be classified within each of the land use categories. For the purpose of determining the special benefit accruing to the lands within District, the proposed public Capital Improvement Program costs have been allocated to each residential unit in on an equal basis.

## 5.3 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in Section 1.3, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property. The special and peculiar benefits resulting from each improvement undertaken by the District are:

a. Roadway Improvements result in special and peculiar benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.
b. Utility – Potable Water/Wastewater/Reuse Improvements result in special and peculiar benefits such as the added use of the property, added enjoyment of the property,

and likely increased marketability and value of the property.

c. Stormwater Improvements result in special and peculiar benefits such as the added enjoyment of the property, and likely increased marketability and value of the property.
d. Recreational improvements result in special and peculiar benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value, however, each is more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

### 5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvements is delineated in **Table 4** (expressed as Allocation of Total Par Debt).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and or construction of the District's improvements (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

In accordance with the benefit allocation in **Table 4**, Total Par Debt has been calculated on an equal residential unit basis.

## 5.5 True-Up Mechanism

As noted herein, the Bond series 2021 Debt Assessments are being allocated to only the Phase 2 Property because such property was not allocated debt from the District's 2016 Bonds and the property has been platted or sold to a homebuilder with assigned development rights. The Phase 2 Property consists of two parcels, Parcel B and Parcel 2A. Parcel B is fully platted with 81 single family units and Bond Series 2021 Debt Assessments will be equally levied against each of the 81 units. A true up payment for Parcel B will be required if the majority landowner within Parcen B replats the property with fewer than 81 single family units and such payment shall be in the amount of Bond series 2021 Debt Assessments allocated to the units no longer being platted within Parcel B. Parcel 2A has not been platted, however, it has been sold to a homebuilder with assigned development rights for 154 single family units. Bond series 2021 Debt Assessments will be allocated to Parcel 2A equally for the 154 single family units and, if fewer than 154 single family units are platted within Parcel 2A, a true up payment will be required in the amount of Bond series 2021 Debt Assessments allocated to the units no longer being platted within Parcel 2A. True up payments, if any, are part of the Bond Series 2021 Debt Assessments and shall be collected and enforced in the same manner as the Bond series 2021 Debt Assessments.

**TABLE 1**
**Bannon Lakes CDD**
**Planned Development Program**
**Phase 2**

| Development Type : | Number of Planned Units | |
|---|---|---|
| Parcel B - Residential Single Family | 81 | (1) |
| Parcel 2A - Residential Single Family | 154 | |
| Total | 235 | |

(1) These units have been platted.

**Prepared By**

**Governmental Management Services, LLC**

**TABLE 2**
**Bannon Lakes CDD**
**Master Infrastructure Cost Estimates**
**Phase 2**

| **Master Infrastructure Improvements :** | **Total Cost Estimates** |
|---|---|
| Transportation | $2,515,434 |
| Recreation | $520,000 |
| Utilities | $1,426,578 |
| Wetland Mitigation | $0 |
| Offsite Utilities | $1,350,000 |
| Contingency | $1,162,402 |
| Design, Permitting & Construction Management | $1,104,283 |
| Total | $8,078,697 |

Above costs include contingency, design and permitting for each functional category.

Information provided by England, Thims & Miller Inc. Master Infrastructiure Phase 2
Plan Report dated 12/ 8/ 2020

**Prepared By**

**Governmental Management Services, LLC**

**TABLE 3**
**Bannon Lakes CDD**
**Bond Series 2021**
**Sources & Uses**

**Sources**

| | |
|---|---|
| Bond Proceeds - par | $7,415,000 |
| Premium | $86,224 |
| **Total Sources** | $7,501,224 |

**Uses**

| | |
|---|---|
| Construction funds | $6,777,925 |
| Debt Service Reserve Fund (1) | 207,150 |
| Capitalized Interest (2) | 199,599 |
| Cost of Issuance (3) | 316,550 |
| **Total Uses** | $7,501,224 |

| | |
|---|---|
| **Principal Amortization Installments** | **30** |
| **Average Coupon Rate** | **3.78%** |
| **Par Amount** | **$7,415,000** |
| **Maximum Annual Debt Service (net)** | **$414,300** |

**(1) Based on 1/2 maximum annual debt service.**
**(2) Interest capitalized thru 11/1/21**
**(3) Includes Underwriter's Discount.**

**Prepared By**

**Governmental Management Services, LLC**

**TABLE 4**
**Bannon Lakes CDD**
**Estimated Par Debt and Debt Service**
**Allocation 2021 Series Bonds - Phase 2**

| Development Type : | Number of Planned Units | Allocated Par Debt | Par Debt per Unit or ft | Annual Net Assessment Per Unit | Total Annual Net Assessment | Annual Gross Assessment Per Unit (1) |
|---|---|---|---|---|---|---|
| Residential Single Family | 235 | $7,415,000 | $31,553 | $1,763 | $414,300 | $1,875 |
| | **Total** | **$7,415,000** | | | **$414,300** | **$1,875** |

(1) include 2% collection costs of St Johns County and maximum early payment discount of 4%.

**Prepared By**

**Governmental Management Services, LLC**

**TABLE 5**
**Bannon Lakes CDD**
**Legal Description of Assessment Lands**

1. **Attaced is an assessment roll for the platted 81 lots and a legal description of the lands for Phase 2A within the District subject to the Series 2021 Bond assessment levy and lien for 154 single family lots..**

**TABLE 5**
**BANNON LAKES CDD**
**SERIES 2021 ASSESSMENT ROLL**

| NEIGHBORHOOD | PHASE | LOT | PRODUCT TYPE | ASMT UNITS | PAR DEBT | DEBT ASMT GROSS TAX BILL |
|---|---|---|---|---|---|---|
| SEACREST AT BANNON LAKES | 4B | 1 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 2 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 3 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 4 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 5 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 6 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 7 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 8 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 9 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 10 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 11 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 12 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 13 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 14 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 15 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 16 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 17 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 18 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 19 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 20 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 21 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 22 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 23 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 24 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 25 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 26 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 27 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 28 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 29 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 30 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 31 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 32 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 33 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 34 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 35 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 36 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 37 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 38 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 39 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 40 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 41 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 42 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 43 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 44 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 45 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 46 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 47 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 48 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 49 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 50 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 51 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 52 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 53 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 54 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 55 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 56 | SF | 1 | 31,553.19 | 1,875.46 |

| NEIGHBORHOOD | PHASE | LOT | PRODUCT TYPE | ASMT UNITS | PAR DEBT | DEBT ASMT GROSS TAX BILL |
|---|---|---|---|---|---|---|
| SEACREST AT BANNON LAKES | 4B | 57 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 58 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 59 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 60 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 61 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 62 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 63 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 64 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 65 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 66 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 67 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 68 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 69 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 70 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 71 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 72 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 73 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 74 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 75 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 76 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 77 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 78 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 79 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 80 | SF | 1 | 31,553.19 | 1,875.46 |
| SEACREST AT BANNON LAKES | 4B | 81 | SF | 1 | 31,553.19 | 1,875.46 |
| **TOTAL PLATTED** | | | | **81** | **2,555,808.51** | **151,912.00** |
| | | | | | | |
| **BULK LANDS** | | | ACRES | | | |
| BULK ACRES - FUTURE SINGLE FAMILY | | | 47.94 | 154 | 4,859,191.49 | 288,820.34 |
| **TOTAL BULK LANDS** | | | **47.94** | **154** | **4,859,191.49** | **288,820.34** |
| | | | | | | |
| **TOTAL DISTRICT** | | | | **235** | **7,415,000.00** | **440,732.34** |

## Exhibit C

Maturities and Coupon of Series 2021 Bonds

| Bond Component | Maturity Date | Amount | Rate | Yield | Price | Call Date | Call Price |
|---|---|---|---|---|---|---|---|
| Term 1: | | | | | | | |
| | 05/01/2026 | 785,000 | 2.500% | 2.500% | 100.000 | | |
| Term 2: | | | | | | | |
| | 05/01/2031 | 900,000 | 3.000% | 3.000% | 100.000 | | |
| Term 3: | | | | | | | |
| | 05/01/2041 | 2,330,000 | 3.500% | 3.500% | 100.000 | | |
| Term 4: | | | | | | | |
| | 05/01/2051 | 3,400,000 | 4.000% | 3.700% | 102.536 C | 05/01/2031 | 100.000 |
| | | 7,415,000 | | | | | |

**Exhibit D**

Sources and Uses of Series 2021 Bonds

SOURCES AND USES OF FUNDS

Bannon Lakes Community Development District
Special Assessment Revenue Bonds, Series 2021

| | | |
|---|---|---|
| Sources: | | |
| Bond Proceeds: | | |
| Par Amount | | 7,415,000.00 |
| Premium | | 86,224.00 |
| | | 7,501,224.00 |
| Uses: | | |
| Other Fund Deposits: | | |
| DSRF (50% MADS) | 207,150.00 | |
| Capitalized Interest Fund (through 11/1/2021) | 199,598.89 | |
| | 406,748.89 | |
| Delivery Date Expenses: | | |
| Cost of Issuance | 168,250.00 | |
| Underwriter's Discount | 148,300.00 | |
| | 316,550.00 | |
| Other Uses of Funds: | | |
| Construction Fund | | 6,777,925.11 |
| | | 7,501,224.00 |

# Exhibit E

Annual Debt Services Payment Due on 2021 Bonds

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---|---|---|---|---|---|
| 05/01/2021 | | | 67,511.39 | 67,511.39 | |
| 11/01/2021 | | | 132,087.50 | 132,087.50 | 199,598.89 |
| 05/01/2022 | 150,000 | 2.500% | 132,087.50 | 282,087.50 | |
| 11/01/2022 | | | 130,212.50 | 130,212.50 | 412,300.00 |
| 05/01/2023 | 155,000 | 2.500% | 130,212.50 | 285,212.50 | |
| 11/01/2023 | | | 128,275.00 | 128,275.00 | 413,487.50 |
| 05/01/2024 | 155,000 | 2.500% | 128,275.00 | 283,275.00 | |
| 11/01/2024 | | | 126,337.50 | 126,337.50 | 409,612.50 |
| 05/01/2025 | 160,000 | 2.500% | 126,337.50 | 286,337.50 | |
| 11/01/2025 | | | 124,337.50 | 124,337.50 | 410,675.00 |
| 05/01/2026 | 165,000 | 2.500% | 124,337.50 | 289,337.50 | |
| 11/01/2026 | | | 122,275.00 | 122,275.00 | 411,612.50 |
| 05/01/2027 | 170,000 | 3.000% | 122,275.00 | 292,275.00 | |
| 11/01/2027 | | | 119,725.00 | 119,725.00 | 412,000.00 |
| 05/01/2028 | 175,000 | 3.000% | 119,725.00 | 294,725.00 | |
| 11/01/2028 | | | 117,100.00 | 117,100.00 | 411,825.00 |
| 05/01/2029 | 180,000 | 3.000% | 117,100.00 | 297,100.00 | |
| 11/01/2029 | | | 114,400.00 | 114,400.00 | 411,500.00 |
| 05/01/2030 | 185,000 | 3.000% | 114,400.00 | 299,400.00 | |
| 11/01/2030 | | | 111,625.00 | 111,625.00 | 411,025.00 |
| 05/01/2031 | 190,000 | 3.000% | 111,625.00 | 301,625.00 | |
| 11/01/2031 | | | 108,775.00 | 108,775.00 | 410,400.00 |
| 05/01/2032 | 200,000 | 3.500% | 108,775.00 | 308,775.00 | |
| 11/01/2032 | | | 105,275.00 | 105,275.00 | 414,050.00 |
| 05/01/2033 | 205,000 | 3.500% | 105,275.00 | 310,275.00 | |
| 11/01/2033 | | | 101,687.50 | 101,687.50 | 411,962.50 |
| 05/01/2034 | 210,000 | 3.500% | 101,687.50 | 311,687.50 | |
| 11/01/2034 | | | 98,012.50 | 98,012.50 | 409,700.00 |
| 05/01/2035 | 220,000 | 3.500% | 98,012.50 | 318,012.50 | |
| 11/01/2035 | | | 94,162.50 | 94,162.50 | 412,175.00 |
| 05/01/2036 | 230,000 | 3.500% | 94,162.50 | 324,162.50 | |
| 11/01/2036 | | | 90,137.50 | 90,137.50 | 414,300.00 |
| 05/01/2037 | 235,000 | 3.500% | 90,137.50 | 325,137.50 | |
| 11/01/2037 | | | 86,025.00 | 86,025.00 | 411,162.50 |
| 05/01/2038 | 245,000 | 3.500% | 86,025.00 | 331,025.00 | |
| 11/01/2038 | | | 81,737.50 | 81,737.50 | 412,762.50 |
| 05/01/2039 | 255,000 | 3.500% | 81,737.50 | 336,737.50 | |
| 11/01/2039 | | | 77,275.00 | 77,275.00 | 414,012.50 |
| 05/01/2040 | 260,000 | 3.500% | 77,275.00 | 337,275.00 | |
| 11/01/2040 | | | 72,725.00 | 72,725.00 | 410,000.00 |
| 05/01/2041 | 270,000 | 3.500% | 72,725.00 | 342,725.00 | |
| 11/01/2041 | | | 68,000.00 | 68,000.00 | 410,725.00 |
| 05/01/2042 | 280,000 | 4.000% | 68,000.00 | 348,000.00 | |
| 11/01/2042 | | | 62,400.00 | 62,400.00 | 410,400.00 |
| 05/01/2043 | 295,000 | 4.000% | 62,400.00 | 357,400.00 | |
| 11/01/2043 | | | 56,500.00 | 56,500.00 | 413,900.00 |
| 05/01/2044 | 305,000 | 4.000% | 56,500.00 | 361,500.00 | |
| 11/01/2044 | | | 50,400.00 | 50,400.00 | 411,900.00 |
| 05/01/2045 | 315,000 | 4.000% | 50,400.00 | 365,400.00 | |
| 11/01/2045 | | | 44,100.00 | 44,100.00 | 409,500.00 |
| 05/01/2046 | 330,000 | 4.000% | 44,100.00 | 374,100.00 | |
| 11/01/2046 | | | 37,500.00 | 37,500.00 | 411,600.00 |
| 05/01/2047 | 345,000 | 4.000% | 37,500.00 | 382,500.00 | |
| 11/01/2047 | | | 30,600.00 | 30,600.00 | 413,100.00 |
| 05/01/2048 | 360,000 | 4.000% | 30,600.00 | 390,600.00 | |

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---|---|---|---|---|---|
| 11/01/2048 | | | 23,400.00 | 23,400.00 | 414,000.00 |
| 05/01/2049 | 375,000 | 4.000% | 23,400.00 | 398,400.00 | |
| 11/01/2049 | | | 15,900.00 | 15,900.00 | 414,300.00 |
| 05/01/2050 | 390,000 | 4.000% | 15,900.00 | 405,900.00 | |
| 11/01/2050 | | | 8,100.00 | 8,100.00 | 414,000.00 |
| 05/01/2051 | 405,000 | 4.000% | 8,100.00 | 413,100.00 | |
| 11/01/2051 | | | | | 413,100.00 |
| | 7,415,000 | | 5,145,686.39 | 12,560,686.39 | 12,560,686.39 |

*SEVENTH ORDER OF BUSINESS*

**RESOLUTION 2021-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING REQUEST FOR PROPOSAL DOCUMENTS FOR THE DISTRICT'S INFRASTRUCTURE IMPROVEMENT PROJECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the Bannon Lakes Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the "Act"); and

**WHEREAS,** the Act authorizes the District to construct, operate, and maintain systems and facilities for certain basic public infrastructure, including roadway, water and sewer utilities, stormwater management and drainage facilities, amenity improvements, landscaping, irrigation, and associated neighborhood infrastructure; and

**WHEREAS**, it is in the District's best interests to competitively solicit proposals through a Request for Proposals ("RFP") process for its ____________ infrastructure improvement project (the "Project"); and

**WHEREAS**, the Board desires to approve in substantial form the RFP notice and Evaluation Criteria for the Project attached hereto as **Exhibit A**; and

**WHEREAS,** the Board desires to authorize the Chairman or Vice Chairman, in consultation with District staff, to effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of the additional documents necessary to prepare a final RFP project manual for the Project, and other documents that are in the best interests of the District;

**WHEREAS**, the Board further desires to authorize the Chairman or Vice Chairman, in consultation with District staff, to approve the scope of the Project that will be subject to the RFP, the timing of the RFP notice, and all procedural matters related to the RFP.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1**. All of the representations, findings and determinations contained above are recognized as true and accurate, and are expressly incorporated into this Resolution.

**SECTION 2.** The Board hereby approves in substantial form the documents attached hereto as **Exhibit A**, and subject to further review and revision by District staff as finally approved by the Chairman or Vice Chairman.

**SECTION 3.** The Board hereby authorizes the Chairman, in consultation with District staff, to 1) effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of the additional documents necessary to prepare the RFP; and 2) approve the scope of the Project that will be subject to the RFP, the timing of the RFP notice, and all procedural matters related to the RFP. Consistent with such approvals, the Chairman, District Manager, District Counsel, District Engineer, Secretary, and Assistant Secretaries are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effect the procurement contemplated by the RFP, and all acts and things that may be desirable or consistent with the RFP's requirements or intent. The Chairman and Secretary are hereby further authorized to execute any and all documents necessary to affect the RFP. The Vice Chairman shall be authorized to undertake any action herein authorized to be taken by the Chairman, in the absence or unavailability of the Chairman, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 25th day of January, 2021.

| | |
|---|---|
| ATTEST: | **BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT** |
| ______________________________ | ______________________________ |
| Secretary | Chairman/Vice Chairman |

**Exhibit A:** RFP Notice and Evaluation Criteria

# <u>**Exhibit A**</u>

## RFP Notice and Evaluation Criteria

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT**
**REQUEST FOR PROPOSAL FOR**
**BANNON LAKES __________ INFRASTRUCTURE PROJECT**

Notice is hereby given that the Bannon Lakes Community Development District ("District") will receive proposals for the following District project:

**BANNON LAKES __________ INFRASTRUCTURE PROJECT**

The contract will require contractors to provide for the construction, labor, materials, and equipment necessary to construct (<u>Insert description of improvements subject to RFP</u>) and other associated scopes as more particularly described in the Project Manual and in accordance with the plans and specifications.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available for public inspection and may be obtained beginning ____________ __, 202_ at __:00 _.m. from England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258 (904) 642-8990. Plans may be obtained only as full size (24x36). It is recommended that prospective proposers email orders to ____________, P.E. (insert e-mail address) in advance to avoid printing delay and for cost information. Proposers may purchase as many Project Manuals as they would like. No partial Project Manual or plans will be available. The Project Manual will be available for pickup at the offices of England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

There will be a <u>**pre-bid proposal conference**</u> at England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258, on _____________ __, 202_ at __:__ _.m.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. <u>**The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so.**</u> Any protest of the Project Manual, including the terms and specifications, must be filed with the District within 72 hours of pickup of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of $10,00.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law.

Firms desiring to provide construction services for the referenced project must submit one original and eight copies of the required proposal no later than 5:00 p.m. on __________ __, 202_ at the offices of England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258. The District's Engineer will conduct a special public meeting at that place and time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, Florida Statutes. A copy of the agenda for the meeting may be obtained from the District Engineer, at England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258, or ____________, P.E. (insert e-mail address). The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting Governmental Management Services, LLC, the District Manager, at (904) 940-5850, or at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. The District reserves the right to return unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred and twenty (120) days after the proposal opening.

The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a Surety acceptable to the District, in accordance with section 255.05, Florida Statutes.

All questions regarding the Project Manual or this project shall be directed in writing only to England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258, or _____________, P.E. (insert e-mail address). No phone inquiries please.

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT**
Request for Proposals – __________ Infrastructure Construction Project
**Evaluation Criteria**

*1. Personnel.* (10 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to appropriately staff and manage this project; evaluation of existing workload; proposed staffing levels, etc.)

*2. Proposer's Experience.* (20 Points)

(E.g. past record and experience of the respondent with Bannon Lakes CDD; past record and experience in similar projects and with other CDD's and units of government; volume of work previously performed by the firm; character, integrity, reputation, of respondent, etc.)

*3. Understanding of Scope of Work.* (10 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

*4. Financial Capability.* (10 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity, necessary to complete the services required.

*5. Price.* (25 Total Points)

Points available for price will be allocated as follows:

<u>15 Points</u> will be awarded to the Proposer submitting the lowest cost proposal , (i.e., the summation of the unit price extensions using quantity estimates provided, the allowances shown, plus the proposal contractor's fee) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid.

<u>10 Points</u> are allocated for the reasonableness of unit prices and balance of bid.

*6. Schedule.* (25 Points)

Points available for schedule will be allocated as follows:

<u>15 Points</u> will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e. the fewest number of days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's timeline and the most expedited construction schedule.

<u>10 Points</u> will be allocated based on the Proposer's ability to credibly complete the project within the Proposer's schedule without a premium cost for accelerated work and demonstrate on-time performance. These points will also take into account the demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates and the delivery approach outlined in the Project Manual.