

Lakehaven
Community Development District

Meeting Agenda

January 28, 2026

AGENDA

Lakehaven

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

January 21, 2026

Board of Supervisors
Lakehaven Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Lakehaven Community Development District will be held **Wednesday, January 28, 2026 at 2:00 p.m., or shortly thereafter as reasonably possible, at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 22, 2025 Board of Supervisors Meeting and Acceptances of Minutes of the October 22, 2025 Landowners' Meeting
4. Ranking of Proposals for District Engineering Services and Selection of District Engineer
5. Public Hearings
 - A. Rules of Procedure
 - i. Consideration of Resolution 2026-06 Adopting the District's Rules of Procedure
 - B. Uniform Method of Collection
 - i. Consideration of Resolution 2026-07 Expressing the District's Intent to Utilize the Uniform Method of Collection
 - C. FY2025 & FY2026 Budgets
 - i. Consideration of Resolution 2026-08 Adopting the Remainder of Fiscal Year 2025 Budget and Relating to the Annual Appropriations
 - ii. Consideration of Resolution 2026-09 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
 - D. Assessments
 - i. Consideration of Engineer's Report
 - ii. Consideration of Master Assessment Methodology Report
 - iii. Public Comment and Testimony
 - iv. Consideration of Resolution 2026-10 Levying Assessments
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #2 - #3
7. Other Business
8. Supervisor's Requests
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Tucker Mackie, District Counsel
John Powell, Interim District Engineer
Steve Sanford, Bond Counsel
Jon Kessler, Underwriter
Scott Schuhle, Trustee

Enclosures

MINUTES

BOARD MEETING MINUTES

MINUTES OF MEETING
LAKEHAVEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakehaven Community Development District was held on Wednesday, October 22, 2025, at 2:00 p.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Maleia Smiferguso	Chair
Mary Burns	Vice Chair
Bernard Sullivan	Assistant Secretary
Dan Edwards	Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan <i>by phone</i>	District Counsel
John Prowell <i>by phone</i>	Interim District Engineer
Steve Sanford <i>by phone</i>	Bond Counsel
Ashley Hilyard	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted there were no members of the public participating in the meeting today.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint stated that prior to the Board meeting there was a Landowners' meeting and he administered the oaths of office to the elected Board members.

B. Consideration of Resolution 2026-01 Canvassing and Certifying the Results of Landowners' Election

Mr. Flint presented the resolution and noted that the Board sits as the canvassing Board for purposes of certifying the election results. At the election Ms. Smiferguso and Ms. Burns both received 100 votes all will serve for four-year terms and Mr. Sullivan, Mr. Edwards, and Mr. Jerman each received 99 votes and will serve two-year terms.

On MOTION by Mr. Sullivan, seconded by Mr. Edwards, with all in favor, Resolution 2026-01 Canvassing and Certifying the Results of Landowners' Election, was approved.

C. Election of Officers

Mr. Flint stated that after each election Statutes require the Board to consider officers.

D. Consideration of Resolution 2026-02 Electing Officers

Board consensus was that Ms. Smiferguso would serve as Chair, Ms. Burns as Vice Chair, and Mr. Sullivan, Mr. Edwards, and Mr. Jerman as Assistant Secretaries. Mr. Flint asked that he be appointed as Secretary, Jill Burns as Treasurer, and Katie Costa and Darrin Mossing as Assistant Treasurers.

On MOTION by Ms. Smiferguso, seconded by Ms. Burns, with all in favor, Resolution 2026-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 24, 2025 Meeting

Mr. Flint presented the minutes from the September 24, 2025 Board of Supervisor's meeting and asked if there were any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, the Minutes of the September 24, 2025 Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Resolution 2026-03 Authorizing the Issuance of Bonds

Mr. Flint stated this resolution is the initial bond resolution prepared by Bond Counsel Steve Sanford. To get the bond into circuit court, the Board has to authorize the bond and principal

amount which is not to exceed \$90,365,000. Mr. Sanford summarized the resolution and offered to answer any Board questions.

On MOTION by Ms. Smiferguso, seconded by Ms. Burns, with all in favor, Resolution 2026-03 Authorizing Issuance of Bonds, was approved.

B. Consideration of Engineer’s Report

Mr. Prowell, the interim District Engineer, presented the Engineer’s Report to the Board and summarized its contents. A copy of the Engineer’s Report was provided in the agenda for review. There were no Board questions and there was a motion of approval for the Engineer’s report.

On MOTION by Mr. Edwards, seconded by Ms. Burns, with all in favor, the Engineer’s Report, was approved.

C. Consideration of Master Assessment Methodology Report

Mr. Flint presented the Master Assessment Methodology Report to the Board and summarized the tables in the report for the Board. Table 1 shows the development program with 1,274 units with townhomes and five different single-family product types. Table 2 is the Capital Improvement Plan totaling \$68,390,000. Table 3 is a preliminary bond sizing. Table 4 shows the allocation of benefit based on improvement costs. Table 5 shows the allocation of benefit based on par debt. Table 6 shows what the annual assessments would be. Table 7 is the preliminary assessment roll which will be revised to include the two owners in Lakehaven. Mr. Flint asked the Board to approve this report subject to revision of the preliminary assessment roll. Mr. Flint offered to answer any Board questions.

On MOTION by Mr. Sullivan, seconded by Ms. Smiferguso, with all in favor, the Master Assessment Methodology Report, was approved in substantial form.

D. Consideration of Resolution 2026-04 Declaring Special Assessments

Mr. Flint noted that this item will initiate the Master Assessment process that involves declaring the District’s intent to levy assessments and Mr. Dugan summarized the resolution for the Board.

On MOTION by Mr. Sullivan, seconded by Ms. Smiferguso, with all in favor, Resolution 2026-04 Declaring Special Assessments, was approved.

E. Consideration of Resolution 2026-05 Setting a Public Hearing for Special Assessments

Mr. Flint noted that the public hearing will be held at the regularly scheduled January 28, 2026 meeting at 2:00 p.m. and Mr. Flint asked for a motion of approval.

On MOTION by Mr. Sullivan, seconded by Mr. Edwards, with all in favor, Resolution 2026-05 Setting a Public Hearing for Special Assessments, was approved.

F. Consideration of Master Acquisition Agreement with Pulte Home Company, LLC

Mr. Dugan presented the agreement and offered to answer any Board questions. There being no questions from the Board, there was a motion of approval.

On MOTION by Ms. Smiferguso, seconded by Mr. Edwards, with all in favor, the Master Acquisition Agreement with Pulte Home Company, LLC, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan noted that he would like to try to get on the courts calendar for the validation process after the January public hearing.

B. Engineer

There being no comments, the next item followed.

C. District Manager’s Report

Mr. Flint had nothing additional to report to the Board.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked the Board for a motion to adjourn the meeting.

On MOTION by Ms. Smiferguso, seconded by Ms. Burns, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**LANDOWNERS'
MEETING MINUTES**

MINUTES OF MEETING
LAKEHAVEN
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting of the Lakehaven Community Development District was held on Wednesday, October 22, 2025, at 2:00 p.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present were:

Maleia Smiferguso
George Flint

FIRST ORDER OF BUSINESS

Determination of Number of Voting Units Represented

Mr. Flint stated that Maleia Smiferguso with Pulte Home Company provided information on one parcel representing 303 votes. There were no other landowners present.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Flint called the meeting to order.

THIRD ORDER OF BUSINESS

Election of a Chairman for the Purpose of Conducting the Landowners Meeting

Mr. Flint asked Ms. Smiferguso to recognize him as the Chair to connect the Landowners meeting and she agreed.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Mr. Flint asked for nominations for the position of Supervisor. All five seats are open as this is the initial action after the establishment of the District. Ms. Smiferguso nominated Maleia Smiferguso, Mary Burns, Benard Sullivan, Dan Edwards, and Richard Jerman.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Flint stated that Ms. Smiferguso cast 100 votes for Maleia Smiferguso, 100 votes for Mary Burns, 99 votes for Bernard Sullivan, 99 votes for Dan Edwards, and 99 votes for Richard Jerman.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Mr. Flint stated as a result of the casting of ballots, Ms. Smiferguso and Ms. Burns will serve four-year terms and Mr. Sullivan, Mr. Edwards, and Mr. Jerman will serve two-year terms.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the Landowners' meeting.

SECTION IV



November 21, 2025

Ref: 634036.00

Mr. George Flint
GMS – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801

Re: Lakehaven Community Development District
Response to Request for Qualifications (RFQ) for Engineering Services
Qualification Statement

Dear Mr. Flint,

VHB is pleased to submit this Qualification Statement in response to the RFQ for Engineering Services for the Lakehaven Community Development District.

VHB holds applicable federal, state and local licenses and is authorized to do business in Florida in accordance with Florida law. Please see the attached VHB company profile that includes information about VHB's services and office locations.

VHB has served as District Engineer for other CDD's in Central Florida, most recently serving for the Randal Park CDD, The Ridge at Apopka CDD, the Wellness Ridge CDD, and the Parkside Trails CDD. Please note that if VHB is selected, John Prowell, PE will serve as the District Engineer for the Lakehaven CDD.

Should you have any further questions on VHB's qualifications or services, VHB will be available for questions at the next scheduled CDD meeting.

Sincerely,

VANASSE HANGEN BRUSTLIN, INC.

A handwritten signature in blue ink, appearing to read "JProwell", is positioned above the printed name and title.

John Prowell, P.E.
Director of Land Development
jprowell@vhb.com

Engineers | Scientists | Planners | Designers

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Landmark Center Two
Orlando, Florida 32801
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Company History



Who We Are

VHB's passionate professionals include engineers, scientists, planners, and designers who partner with public and private clients in the transportation, real estate, institutional, and energy industries, as well as federal, state, and local governments.

Together, we work to improve mobility, enhance communities and economic vitality, and balance development and infrastructure needs with environmental stewardship.

We're a team—2,000+ strong—eager to deliver value by embracing our clients' goals, anticipating challenges, building lasting partnerships, and always providing an exceptional experience.

We're passionate about making meaningful contributions to the world through the work we do; and we are proud, yet humbled, to have been doing this for over 40 years.

VHB's innovative thinking leads to creative, practical solutions for our clients.

We bring collective knowledge, technical excellence, and a wide network of trusted relationships across our footprint to deliver value. When you have a team with such broad and deep experience, it's only natural to look at projects from every angle and ask the types of questions that lead to better solutions. That's what we do at VHB—we help our clients make the right decisions to move their projects forward.

Our team has an open-minded approach to projects, and we are committed to listening and truly understanding our clients' needs—we see the whole picture, not just one piece. We integrate the right people and resources from our five core service areas to help clients initiate and complete intricate, challenging, and significant projects.



Founded in
1979



2,000+ passionate professionals

including engineers, scientists, planners, and designers

30+ locations

throughout the
East Coast

58 on ENR

Top 500 Design Firms List



Markets

Transportation Agencies

Real Estate

Institutions

Energy

Federal Government

State and Local Governments

Transportation Planning & Engineering

Transportation is constantly on everyone's minds: will I make the train, can my child ride her bike to the library, will the school bus be on time, will there be enough parking at the store? For stewards of transportation infrastructure, it's a demanding balance between maintaining safe, high-quality facilities and assets with tighter and tighter budgets. We know the challenges facing our transportation clients, and we know what it takes to deliver smart solutions that keep people moving. Our transportation practice is focused on sustainable planning, design, construction, and operation for all modes.

Related Services | Roadway & Highway Engineering | Transit & Rail | Aviation | Bridge Design & Engineering | Bicycle / Pedestrian Planning & Engineering | Traffic Engineering | Alternative Delivery

Land Development

When it's time to grow, add, expand, or move, clients look for someone they can trust. At VHB, it's our priority to understand operating environments and infrastructure challenges so we can navigate site permitting and approvals. We provide solutions designed to get customers, visitors, and employees in and out with ease—so clients can focus on their business, their community, and the bottom line. Bringing together the right skills and experience, our team delivers creative and practical solutions that bring value to our clients and provide confidence that their projects are not only moving forward, but that everything is going smoothly.

Related Services | Site / Civil Engineering | Community Planning | Master Planning | Due Diligence Research & Analysis | Land Survey | Land Use Planning, Engineering & Analysis | Stormwater Design & Engineering | Utilities Design

Planning & Design

Our planners and designers routinely sit around the table with leaders and citizens of local communities, developers, and regulators to brainstorm, plan, revise, revisit, and wrestle with all sorts of ideas. Where will we live? Where will we shop? How will we cross the street? Can we make it functional and beautiful? Can we just make it better? We listen to hundreds of questions like this before identifying the right answers. Together, we find the most compelling idea: the one that unites everyone around a vision of how to make the neighborhood, town, or project more than they ever imagined.

Related Services | Community Planning | Comprehensive Plans | Entitlement Services | Landscape Architecture | Public Outreach | Zoning Analysis | Resiliency Planning | Urban Design

Environmental

Balancing development and infrastructure needs with stewardship of the environment is what we do—we see the big picture and understand how to move projects through tough regulatory processes. Air, noise, stormwater, groundwater, wetlands, coastal/tidal zones, wildlife, endangered species, compliance—our experience is broad. VHB focuses on navigating the regulatory waters so clients can focus on completing their projects.

Related Services | Environmental Assessment & Compliance | Natural Resource Assessment & Analysis | NEPA Documentation & Analysis | Water Resources Analysis | Wetlands Delineation, Mitigation & Permitting | Climate Adaptation Planning | Sustainability

Technology

How can I communicate this data in a more user friendly way? Am I using the right tools and resources to provide the best results? Is there a way to do this better or faster for my client? We are always looking for ways to provide clients with better service and smarter solutions that can save them time and money and help to move their projects forward. Thinking about new ways to use technology allows us to find creative solutions that enhance our clients' experience working with us, as well as the products we deliver. We foster a culture of innovation, where our professionals understand the challenges clients face and know how to use technology effectively to get better results.

Related Services | Application Development | Geographic Information System | Visualization | Workflow/Process Automation | Systems Integration | Asset Management | Planning | Data Management & Analytics | 3D/4D Modeling | Photo Simulation

Community and Social Responsibility



We don't just help our clients take action to improve health and well-being, contribute to economic vitality, and promote environmental stewardship. We hold ourselves accountable to do the same at VHB—for our people, projects, communities, and operations. VHB has a long-standing tradition of being responsive to our communities, thanks to the civic-minded employees who contribute their time to worthy causes. Charity programs are initiated by VHB employees who roll up their sleeves to support the communities in which we live and work. Corporate VHB supports these efforts with a matching donation program, and by providing flexibility for employees to participate in these important initiatives. Since the firm's founding, we have raised more than \$4M for non-profit organizations.

Core Values

Our core values are foundational elements that are integral to who we are, what we do, how we operate, and how we deliver future-focused solutions to our clients.

Integrity

We believe in the power of integrity in the ways that we conduct ourselves as professionals, treat one another with mutual respect, and govern and manage VHB. Read more about VHB's commitment to integrity.

Quality

Our employees thrive in a challenging and intellectual environment and strive for excellence in all that they do. We embrace client goals, anticipate challenges, and maintain constant focus on building strong client relationships and delivering responsive, quality solutions.

Diversity

VHB purposefully fosters a culture of diversity, equity, and inclusion. We believe in rich perspectives that are added by bringing together individuals with diverse backgrounds, experience, thinking, and knowledge to provide differentiating results for our clients and communities.

Collaboration

We believe in shared responsibility and personal accountability, which are essential to a culture of collaboration. We partner with each other and our clients to examine projects holistically and develop more innovative and resilient solutions.

Superior Financial Performance

We believe in securing our employees' futures and that of our Generational Company by delivering superior financial performance. From attracting great talent, to providing professional development opportunities, to investing in leading-edge technology, superior financial performance underpins everything we do.

Stewardship

As a company founded on stewardship, sustainability is inherent in who we are and how we invest in our people. We believe in the need for continued renewal of the Generational Company and accept the responsibilities of stewardship to provide for a more sustainable, resilient tomorrow.



Learning & Development

We believe that employees are our greatest asset, and we are dedicated to providing an environment of continuous learning and improvement. As home to the industry's most inspired and innovative, the growth and future success of VHB depends upon the growth and future success of our employees.

Balance

We believe in achieving balance between our professional and personal lives. This balance is critical and provides positive impacts for our employees, their families, and how we deliver for our clients.

Equity in the Built Environment

Social equity is the heart of smart, future-focused community design. Investment in our communities is fundamental to make our lived environment fairer for everyone—and there is much that planners, designers, and engineers can do to make this happen, especially as it relates to how and where infrastructure is built. From equitable access to transportation, healthcare, education, and employment, to affordable housing and green space, equity in the built environment can take multiple forms. VHB works closely with local communities. We listen to understand what they truly need—not what we think they need—and we adapt plans accordingly. We are dedicated to delivering future-focused solutions that build equitable and inclusive infrastructure.

Acquisition History

Since its inception over forty years ago, Vanasse Hangen Brustlin, Inc. (VHB), or VHB affiliates, has acquired 22 firms with specialized skills to expand and better serve clients.

2022

HG Design Studio, Inc. (Richmond, VA)

On October 3, 2022, VHB acquired substantially all of the assets of HG Design Studio, Inc., a 17-person landscape architecture, land planning, and civil engineering firm with more than 60 years of experience and an office in Richmond, Virginia. Their talent and technical knowledge will help enhance and accelerate the growth of services in VHB's Richmond office and overall Mid-Atlantic region as their client and project base continues to expand.

2021

CCR Environmental, Inc. (CCR) (Atlanta, GA)

On September 7, 2021, VHB acquired substantially all of the assets of CCR Environmental, Inc., a 5-person aquatic natural resources consultant firm with an office in Atlanta, Georgia. This targeted, strategic acquisition resulted in a significant expansion of VHB's aquatic ecology and watershed assessment services throughout Georgia and the Southeast, and a strong integration of biological and natural resources innovation. CCR had a depth of experience protecting our valuable natural resources, in particular groundwater, wetlands, coastal zones, and other aquatic ecosystems.

Survey Engineering Resources, LLC (SER) (Maine)

On April 19, 2021, VHB acquired substantially all of the assets of Survey Engineering Resources, LLC, a 20-person survey and engineering firm located in Westbrook, Maine. SER provided high-quality survey engineering and GIS services with a technology-driven approach. They had a depth of experience executing long, linear energy projects that required both a mobile field survey workforce and specialized office-based project and data management support. The SER team brought strong relationships with key energy clients that complemented VHB's relationships. The addition of SER's talented team enabled VHB to enhance and expand its robust survey practice, now 100 people strong across VHB's footprint, and accelerate growth in the energy market.

Brinkerhoff Engineering Services, Inc. (BES) (New Jersey)

On January 25, 2021, VHB acquired substantially all of the assets of Brinkerhoff Engineering Services, Inc., a New Jersey 44-person environmental sciences firm. BES brought 20+ years of success partnering with public and private clients. Their talented team specialized in environmental services, including Phase I and II Environmental Site Assessments; management of brownfields sites; soil and groundwater remediation; environmental planning and permitting; coordination with regulatory agencies, municipalities, community groups, and private developers; freshwater wetlands delineation and consulting services; and the preparation of Environmental Impact Statements.

2019

The Johnson Company (Vermont)

On February 15, 2019, VHB acquired substantially all of the assets of The Johnson Company, a Vermont 28-person environmental science and engineering firm who served clients throughout the U.S. from offices in Vermont, New Hampshire, and Maine. Joining with JCO positioned VHB to broaden its environmental services throughout New England, helped to advance regional strategic initiatives as well as build out VHB's market-aligned service offerings across its footprint. It also added a new Contaminated Site Assessment and Remediation (CSAR) practice.

2018

Ecological Engineering LLP (North Carolina)

On December 12, 2018, VHB's affiliate, VHB Engineering NC, P.C., a North Carolina professional corporation, acquired substantially all of the assets of Ecological Engineering LLP, a North Carolina environmental firm, including 16 new employees. This acquisition accelerated VHB's growth in the Mid-Atlantic Region by expanding VHB's natural and water resource service offerings.

2017

McGee Partners, Inc. (Georgia)

On May 5, 2017, VHB acquired substantially all of the assets of McGee Partners, Inc., a Georgia transportation engineering firm, including 15 new employees, 8 of whom are licensed PEs. This acquisition immersed VHB in the Georgia transportation market through new client relationships, expanded VHB's Atlanta transportation expertise to meet anticipated demand, and strengthened VHB's overall Southeast transportation practice.

2016

BBM Associates, Inc. (North Carolina)

On December 5, 2016, VHB's affiliate, VHB Engineering NC, P.C., a North Carolina professional corporation, acquired substantially all of the assets of BBM Associates, Inc., a North Carolina corporation, including 8 new employees and new private sector client relationships. This acquisition has enhanced VHB's ability to provide integrated services and serve land development clients in North Carolina.

Pat T. Seccafico Professional Land Surveyor, P. C. (New York)

On September 22, 2016, VHB's New York affiliate, VHB Engineering, Surveying, Landscape Architecture and Geology, P. C., acquired substantially all of the assets of Pat T. Seccafico Professional Land Surveyor, P. C., a small survey firm on Long Island, including 6 new employees and new private sector client relationships. This acquisition enhanced VHB's ability to provide integrated services in New York.

Fountains Spatial, Inc. (New York)

On February 29, 2016, VHB acquired selected assets (Fountains Spatial Inc.) from Cannon Hygiene (USA) Inc. Fountains Spatial, Inc. was a well-recognized provider of geospatial technologies, including 7 new employees and certain ongoing contracts with local, state and federal agencies. This acquisition expanded VHB's geospatial technical services and enhanced VHB's ability to use technology effectively to serve client needs.

2015

GT Hill Planners, Corp. (Georgia)

On December 7, 2015, VHB acquired substantially all of the assets of GMB Planners Corporation, a small but well-regarded planning firm with an office in Decatur, Georgia, near VHB's Atlanta office. Through this asset acquisition, VHB acquired 15 employees and important contracts for work for the Georgia Department of Transportation. This acquisition significantly expanded the range of VHB's pre-qualifications for transportation work in the Southeast Region overall.

GMB Engineers & Planners, Inc. (Florida)

On February 9, 2015, VHB acquired substantially all of the assets of GMB Engineers & Planners, Inc., a well-known transportation planning firm with offices in Orlando and Atlanta. Through this asset acquisition, VHB acquired 77 new transportation planners and other professionals and numerous contracts with the Florida Department of Transportation, various counties and municipalities, and private clients. This acquisition enhanced VHB's well established presence in Orlando and expands VHB geographical scope into the Florida Panhandle and Metropolitan Atlanta.

2014

Martin/Alexiou/Bryson, P.C. (North Carolina)

On April 15, 2014, VHB's affiliate, VHB Engineering NC, P.C., a North Carolina professional corporation, acquired substantially all of the assets of Martin/Alexiou/Bryson, P.C. Through this asset acquisition, VHB added 26 new transportation planners and other professionals, including 19 part-time traffic counters, and numerous contracts with the North Carolina Department of Transportation and other entities. This acquisition firmly established VHB's growing presence in the Raleigh Durham Chapel Hill "Triangle" region.

2011

Eng-Wong, Taub & Associates, P. A. (EWT) (New York)

On September 1, 2011, Eng-Wong Taub & Associates, P. A. (EWT) merged with and into VHB, the surviving entity. Through this merger, VHB added 40 new professional engineers and planners, offices in Newark, New Jersey and New York City, and contracts for work on many important transportation and real estate projects. This merger expanded VHB's presence in the region and enhanced its transportation offering.

2010

Saccardi & Schiff, Inc. (New York)

On October 19, 2010, VHB's New York affiliate, VHB Engineering, Surveying, Landscape Architecture and Geology, P. C., acquired substantially all of the assets of Saccardi & Schiff, Inc., a well-known planning firm located in White Plains, New York. Through this acquisition, VHB added 17 new planners and other professionals and established a presence in Westchester County, thereby enhancing VHB's position in the region.

The Landmark Design Group, Inc. (Virginia)

On June 30, 2010, VHB merged with The Landmark Design Group, Inc., a Virginia Beach engineering and planning firm. Through this merger, VHB added 35 new planners and other professionals and consolidated offices and practices in Virginia Beach, VA. This merger expanded VHB's presence in Virginia Beach and the region.

Miller Sellen Connor & Walsh, Inc. (MSCW) (Florida)

On April 8, 2010, VHB purchased all of the stock of MSCW, a Florida planning firm. Through this acquisition, VHB added 39 planners and other professionals and consolidated offices and practices in Orlando, Florida. This acquisition expanded VHB's presence in the region and enhanced VHB's Florida practices.

2009

Freudenthal & Elkowitz Consulting Group, Inc. (New York)

On January 1, 2009, VHB's New York affiliate, VHB Engineering, Surveying Landscape Architecture and Geology, P. C. acquired substantially all of the assets of Freudenthal & Elkowitz Consulting Group, Inc., an environmental and planning firm on Long Island. Through this acquisition, VHB added 19 new environmental professionals and planners and consolidated offices in Hauppauge, New York.

2008

Pioneer Environmental Associates, LLC (Vermont)

On January 2, 2008, VHB acquired substantially all of the assets of Pioneer Environmental Associates, LLC., a Vermont Limited Liability Company, located in Vergennes, VT. Through the acquisition of this small, young company, VHB gained 17 new technical professionals with highly developed skills in the environmental sciences that complement VHB's Northeast Region, including in particular, its New Hampshire practices.

2007

Eschbacher Engineering, P. C. (New York)

On January 2, 2007, VHB's New York affiliate, VHB Engineering, Surveying, Landscape Architecture and Geology, P. C. acquired substantially all of the assets of Eschbacher Engineering, P. C., a New York Professional Service Corporation located in Melville, New York. Through the acquisition of this mature company, VHB gained 19 new technical professionals with highly developed skills in the preparation of traffic studies and the performance of civil engineering on public and private capital construction projects, including services for the New York Department of Transportation. At the point of acquisition, VHB already had a small office on Long Island. Since the acquisition, VHB has consolidated its Long Island operations in new offices in Hauppauge, Long Island.

2005

BMI- SG, Inc. (Virginia)

On March 20, 2005, VHB acquired Bellomo-McGee, Inc. (d/b/a BMI-SG), a Virginia corporation, in a double upstream merger, adding three additional offices, including one in Vienna, VA, one in Silver Spring, Maryland, and another in Raleigh, North Carolina. Through its merger with this mature company, VHB gained 30 new technical professionals with special expertise in transportation safety analyses for federal and state agencies and municipalities, including the Virginia Department of Transportation and the Federal Transit Administration. This merger has enhanced VHB's reputation and expanded its presence in the Mid-Atlantic Region.

1999

CCI Environmental Services, Inc. (Florida)

On July 1, 1999, VHB acquired substantially all of the assets of CCI Environmental Services, Inc., a Florida Corporation, then located in Palmetto, FL. Through the acquisition of this small, well respected environmental consulting firm, VHB gained 18 new environmental science professionals. Later, VHB added a civil engineering group and consolidated its Florida operation in Orlando and Sarasota further enhancing VHB's presence in the Southeast Region.

Sledd & Associates, P.C. (Virginia)

On September 11, 1999, VHB acquired substantially all of the assets of Sledd & Associates, P.C., a Virginia Corporation, located in Newport News, Virginia. This acquisition of 11 civil engineers, surveyors, and other technical professionals enabled VHB to expand its service offerings in the Mid-Atlantic Region to include land development work.

RESPONSE TO REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES

Prepared for:

The Lakehaven
Community Development District

Mr. George Flint
GMS Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

407.841.5524

Prepared by:



Lake County, Florida

Dear Mr. Flint and Members of the Evaluation Committee:

Alliant Engineering Inc. (Alliant) is a highly experienced local firm that is perfectly suited in providing professional engineering services to **The Lakehaven Community Development District**. Our Senior Civil Engineer, David Landing, PE of our Jacksonville Office, will serve as the Client Manager and be the district's main point of contact.

Alliant's proposed team of professionals provides the district with a comprehensive understanding and approach to meet (and exceed) the district's objectives and goals. Our corporate mission to build better communities with excellence and passion is evident within our culture and separates us from the rest.

Alliant, headquartered in Minneapolis, MN, was established in 1995 and has since expanded to over 200 professional and support staff. Serving clients like **The Lakehaven Community Development District**, Alliant extended its reach to Jacksonville, Florida in 2015 and Tampa, Florida in 2023. Alliant is an S-Corporation and offers a comprehensive range of services including, but not limited to civil engineering, construction services, transportation systems, traffic engineering, land surveying, landscape architecture, roadway design, and water resources. Our team offers the district the following benefits:

CLIENT AND PROJECT LEADERSHIP. **The Lakehaven Community Development District** seeks a consultant partner who goes beyond mere design and engineering. You need a leader capable of managing projects from inception to completion, adept at addressing challenges efficiently. In David's role as Client Manager, he'll be your main contact ensuring our team remains focused, adaptable, and responsive to the district's needs. We prioritize timely, transparent communication and aim for quality throughout every phase, from project initiation to bidding, construction, and closeout.

SUCCESSFUL TRACK RECORD. Alliant has been serving municipal clients in Florida since the opening of our Jacksonville office. We are proud of the relationships we have built with our clients and encourage you to contact our references in our project experience section for feedback on our commitment to quality and exceptional service. Mr. Landing has extensive experience in construction supervision and project management for roadway, water, sanitary sewer, drainage, and structural projects. He's served as both a Client Manager and Design Engineer on numerous similar projects, combining technical knowledge with hands-on leadership.

DEDICATED CORE TEAMS. We provide a skilled team of engineers to the district, ensuring a blend of specialized knowledge, hands-on experience, and innovative thinking. By aligning the right expertise with each project, we aim to enhance the quality of life across Florida through high-quality engineering services delivered within budget and schedule constraints, while prioritizing exceptional client service. Our team is committed to and available to serve the district.

We are excited to serve **The Lakehaven Community Development District** for continuing professional engineering services. Please feel free to contact me with any questions or if you require additional information.

Thank you for considering our qualifications.

Sincerely,
Alliant Engineering, Inc.



David R. Landing, PE, Client Manager

☎ 904.513.3218 ✉ dlanding@alliant-inc.com



Andrew Mansen, PE, Project Manager

☎ 904.329.4001 ✉ amansen@alliant-inc.com

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ARCHITECT-ENGINEER QUALIFICATIONS
PART I - CONTRACT-SPECIFIC QUALIFICATIONS
A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> Response to Request for Qualifications for The Lakehaven Community Development District		
2. PUBLIC NOTICE DATE N/A	3. SOLICITATION OR PROJECT NUMBER 11767837	

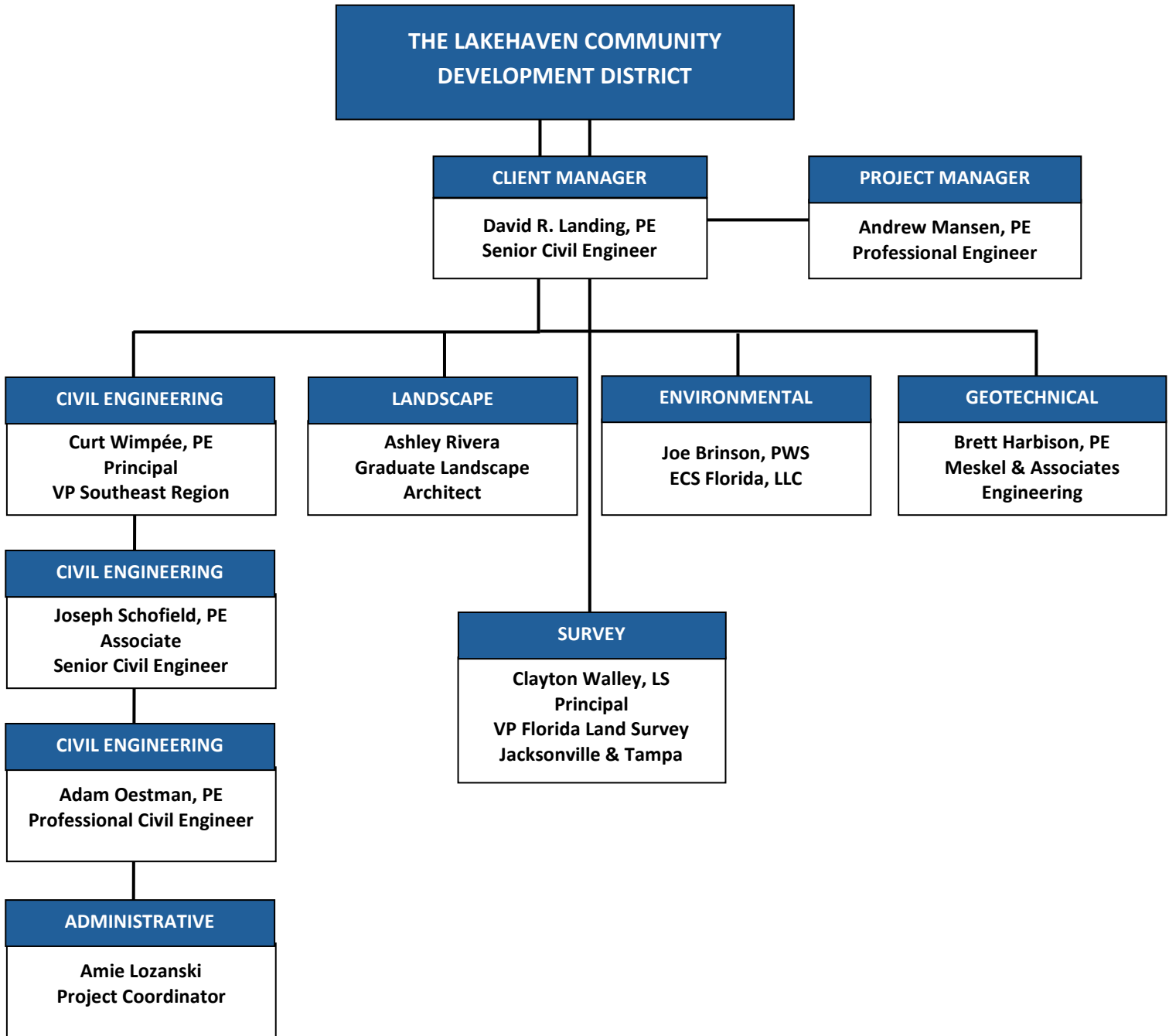
B. ARCHITECT-ENGINEER POINT OF CONTACT

1. NAME AND TITLE David R. Landing, PE Client Manager		
2. NAME OF FIRM Alliant Engineering, Inc.		
6. TELEPHONE NUMBER (904) 513-3218	7. FAX NUMBER	8. E-MAIL ADDRESS dlanding@alliant-inc.com

C. PROPOSED TEAM
(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	x			Alliant Engineering, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	10475 Fortune Parkway, Suite 101 Jacksonville, Florida 32256	Project Management, Civil Engineering, Landscape Services, Permitting, and Land Survey.
b.			x	ECS Florida, LLC <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	11554 Davis Creek Court Jacksonville, Florida 32256	Environmental Services
c.			x	Meskel & Associates Engineering <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	3728 Philips Highway, Suite 208 Jacksonville, Florida 32207	Geotechnical Services
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.						

D. ORGANIZATIONAL CHART OF PROPOSED TEAM (EXHIBIT 1)
 (Attached)

D. Organizational Chart of Proposed Team (Exhibit 1)




E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME David R. Landing, PE	13. ROLE IN THIS CONTRACT Client Manager	14. YEARS EXPERIENCE	
		a. TOTAL 27	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of North Florida, UNF AS, Civil Engineering Technology, Savannah Technical College		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (80483)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a. GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT ST. AUGUSTINE, FL	2025 – ON-GOING	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm District engineering services to include preparation of reports, applications, attendance at meetings (if required). On-going basis related to the district’s infrastructure improvements, including stormwater management system, ROW, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, open space/recreational improvements, as well as geotechnical work and land surveying. Periodic site visits, construction management, processing contractor pay estimates, final inspection and requested certificates for construction including certification of construction. Consultation and advice during construction, and any other related construction authorized by the board.		
b. CONTINUING ENGINEERING SERVICES, TOWN OF ORANGE PARK, FL	2024 – ON-GOING	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Continuing services for civil engineering, survey, architecture, planning and economic development services. Consultants’ services will be detailed in duly executed work orders for each specific project. Each work order will indicate the scope of services and specific works and functions to be performed and deliverables to be provided. Most recently, Alliant completed a comprehensive pavement assessment within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.		
c. TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT ST. AUGUSTINE, FL	2024 – ON-GOING	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm District engineering services to include preparation of reports, applications, attendance at meetings (if required). On-going basis related to the district’s infrastructure improvements, including stormwater management system, ROW, entry features, landscape/irrigation facilities, amenity facilities, mitigation and conservation areas, open space/recreational improvements, as well as geotechnical work and land surveying. Periodic site visits, construction management, processing contractor pay estimates, final inspection and requested certificates for construction including certification of construction. Consultation and advice during construction, and any other related construction authorized by the board.		
d. BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	2024 – ON-GOING	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Engineering services for the district to include preparation of necessary reports and attendance at meetings of the board (if necessary), special reports, feasibility studies, review and execution of documents under the districts trust indentures and monitoring of district projects along with any other requested items by the Board.		

CONTINUED ON NEXT PAGE

(1) TITLE AND LOCATION (<i>City and State</i>) OTC (OAKLEAF TOWN CENTER) COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION (<i>If applicable</i>)
e. (3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The Engineer will provide general engineering services, including the following subject to work authorizations with hourly or not to exceed amounts pre-authorized by the Board of Supervisors in writing. Preparation of any necessary reports and attendance at meetings (if requested). Providing professional engineering services including but not limited to review and execution of documents under the District’s Trust Indentures and monitoring and contract administration associated with the district projects. Periodic site visits, processing contractors’ pay estimates, and any other requested items by the Board.		
(1) TITLE AND LOCATION (<i>City and State</i>) RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT MIDDLEBURG, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION (<i>If applicable</i>)
f. (3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The Engineer will provide general engineering services for the district to include preparation of any necessary reports and attendance at meetings of the Board (if requested). Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks. Providing professional engineering services, including but not limited to, review and execution of documents under the District’s Trust Indentures and monitoring of District projects. Periodic site visits, processing contractor estimates, final inspection, and requested certificates for construction and any other activity related to construction as authorized by the Board.		
(1) TITLE AND LOCATION (<i>City and State</i>) THE TRAILS COMMUNITY DEVELOPMENT DISTRICT JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024 – ON-GOING	CONSTRUCTION (<i>If applicable</i>)
g. (3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The Engineer will provide general engineering services for the district to include preparation of any necessary reports and attendance at meetings of the Board (if requested). Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks. Providing professional engineering services, including but not limited to, review and execution of documents under the District’s Trust Indentures and monitoring of District projects. Periodic site visits, processing contractor estimates, final inspection, and requested certificates for construction and any other activity related to construction as authorized by the Board.		
(1) TITLE AND LOCATION (<i>City and State</i>) SIPS 30-INCH WM & RECLAIMED WATER, CITY OF JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION (<i>If applicable</i>)
h. (3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Mr. Landing served as a Staff Engineer for the design, permitting, and construction support services for Phase II of the SIPS Program. This critical infrastructure project focused on transferring partially treated raw water from JEA’s North Grid (Main Street Water Treatment Plant) to the South Grids (Deerwood and Greenland Water Treatment Plants). The project included the installation of over 41,000 linear feet of water main, consisting of 26,000 LF of 30-inch ductile iron pipe (DIP) installed via open-cut and 15,000 LF of 36-inch HDPE installed through nine separate horizontal directional drills (HDDs). Mr. Landing’s responsibilities included supporting design development, coordinating permitting efforts, and providing engineering support throughout construction.		
(1) TITLE AND LOCATION (<i>City and State</i>) SR 207 WM EXT. – PH. II, SJC UTILITY DEPARTMENT, ST. JOHNS COUNTY, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION (<i>If applicable</i>)
i. (3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm David served as the QA/QC Engineer and Site Construction Inspector for the design and construction of approximately 2,900 linear feet of 24-inch PVC water main, installed within St. Johns County Utility Department (SJCUD) easements and Florida Department of Transportation (FDOT) rights-of-way. The project included a 42-inch steel casing installed via jack-and-auger bore beneath SR 206 and a 30-inch HDPE water main installed via horizontal directional drill (HDD) beneath Interstate 95.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Andrew Mansen, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 14	b. WITH CURRENT FIRM 3.5
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization) BS. Civil Engineering. California State University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
BARBER POINTE SUBDIVISION, CITY OF MACCLENLY, FL	PROFESSIONAL SERVICES 2025	CONSTRUCTION (If applicable)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Andrew served as the lead project engineer for the Barber Pointe Subdivision, a 367-unit residential development situated on a hillside in MacClenny, Florida. He played a central role in all aspects of civil engineering design, which included developing 13 cascading stormwater ponds to address the site's challenging topography. Andrew designed over 16,500 feet of right-of-way infrastructure and oversaw utility layouts that included 17,500 feet of water mains, 14,500 feet of stormwater pipe with 170 structures, and 15,500 feet of sanitary sewer pipe with 69 structures. He also led the design of offsite improvements, including turn lane modifications and a 5,300-foot municipal force main extension connecting to the City's water treatment plant.		
GROVELAND RETAIL DEVELOPMENT, CITY OF GROVELAND, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Andrew led civil engineering efforts for Groveland Retail Development, a 13-acre commercial and light industrial site located in the City of Groveland. His responsibilities included designing infrastructure systems and preparing FDOT-compliant stormwater calculations based on the 100-year storm event. He designed 2,000 feet of water main, 1,200 feet of new force main, and coordinated the relocation of 1,000 feet of existing force main. Andrew also developed plans for offsite roadway improvements, including the addition of turn lanes along US Highway 27 to support increased traffic volumes.		
THE HARBOUR, CITY OF JACKSONVILLE, FLORIDA	PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Andrew played a key engineering role in the redevelopment of The Harbour, a 43.8-acre site along the Intracoastal Waterway in Jacksonville. The project involved transforming an aging industrial marina into a vibrant, multi-use waterfront destination. Andrew's work included the design of a fully underground stormwater management system consisting of a 42,000-square-foot chamber system and 5,800 feet of chamber underdrain system, complemented by 6,000 feet of stormwater piping. He also designed 3,500 feet of sanitary sewer pipe to support the site's diverse uses, which include a 136-slip marina, public boat ramp, boat storage, multiple restaurants, an eight-story apartment building with 560 residences, a multi-story commercial and hotel structure, and dedicated recreational and wetland preservation areas.		
(1) TITLE AND LOCATION (City and State)	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Joseph Schofield, PE	13. ROLE IN THIS CONTRACT Senior Civil Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 21	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alliant Engineering, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i> MBA, St. Leo University BS, Civil Engineering, University of North Florida (UNF)		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer in Florida (69219)	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
SHADOWCREST AT ROLLING HILLS, PH. 3B & 3D, GREEN COVE SPRINGS, FL	2023	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Mr. Schofield assisted the CDD to secure electrical and landscape maintenance easements. He also reviewed all contractors, vendors, and supplier invoices and pay applications to help ensure proper use of the bond funds. The scope included cost estimating and writing the Engineer's Report for Shadow Crest phase of the district full planned build-out.		
BEACHVIEW COVE SUBDIVISION, ORMOND BEACH, FL	2024	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager overseeing design and permitting for a 28-lot single family subdivision with private lift station on A-1-A adjacent to the Atlantic Ocean. All entitlements received and construction is underway. The project includes a planned FPL power pole relocation, work within the coastal construction control line (CCCL), and coordination of turtle friendly street lighting design.		
PONCE PRESERVE SUBDIVISION, PALM COAST, FL	2024	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager overseeing design and permitting for a 74-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
RYAN'S LANDING SUBDIVISION, PALM COAST, FL	2024	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager overseeing design and permitting for a 95-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
UNIVERSITY OF FLORIDA CLUBHOUSE, JACKSONVILLE, FL		
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Design engineering and project manager for the proposed recreational flex-space building with pool situated on a 2.4-acre parcel of land adjacent to Osprey Village and Osprey Cove. Mr. Schofield's involvement included oversight of modifications to existing facilities, utility design, drainage design, and coordination of architectural elements in support of production of a seamless construction package.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Adam Oestman, PE	13. ROLE IN THIS CONTRACT Production Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 6	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alliant Engineering, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Civil Engineering, Murray State University		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer in Florida (98440)	

 18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Design engineer preparing construction documents for a two-phase project in the City of Bunnell, including +/- 2,000 LF of roadside drainage improvements as well as +/- 3,000 LF of existing drainage ditch improvements.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b. (1) TITLE AND LOCATION <i>(City and State)</i> SAWMILL BRANCH, MULTI-PHASE SUBDIVISION, PALM COAST, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Lead design engineer preparing the construction documents for multiple single family residential subdivision phases totaling over 1,000 lots.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c. (1) TITLE AND LOCATION <i>(City and State)</i> PANAMA CITY BEACH HEALTH CAMPUS, PANAMA CITY BEACH, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Lead design engineer preparing construction documents for a phased medical campus as well as associated construction administration throughout the project.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d. (1) TITLE AND LOCATION <i>(City and State)</i> EPIC CHURCH, PALM COAST, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Lead design engineer preparing construction documents for a church and associated recreational areas.	<input checked="" type="checkbox"/> Check if project performed with current firm	
e. (1) TITLE AND LOCATION <i>(City and State)</i> LADY LAKE APARTMENTS, LADY LAKE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Lead design engineer preparing construction documents for 330 multi-family units and associated recreation areas.	<input checked="" type="checkbox"/> Check if project performed with current firm	
F. (1) TITLE AND LOCATION <i>(City and State)</i> CARMEL COURT TOWNHOMES, MIDDLEBURG, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Lead design engineer preparing construction documents for a 35-townhome unit site as well as associated construction administration throughout the project.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Curt Wimpée, PE	13. ROLE IN THIS CONTRACT Principal, VP Southeast Region	14. YEARS EXPERIENCE	
		a. TOTAL 29	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alliant Engineering, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Civil Engineering, University of Minnesota		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer in Florida (79764) Minnesota (40487), Georgia (031340), N. Carolina (053415) S. Carolina (41355), and Tennessee (125610)	

 18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Professional Affiliations include American Society of Professional Engineers, FCARD, NEFBA, NAIOP, and ULI

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> CONSULTING ENGINEER, CITY OF BUNNELL, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. Engineer of Record for numerous city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.		
(1) TITLE AND LOCATION <i>(City and State)</i> CONSULTING ENGINEER, TOWN OF ORANGE PARK, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. This is an on-going contract with the Town. Projects are based on a work order system. Alliant recently completed a comprehensive assessment of pavement conditions within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.		
(1) TITLE AND LOCATION <i>(City and State)</i> CONSULTING ENGINEER, CITY OF JACKSONVILLE, BEACH, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. City Engineer of Record for numerous city infrastructure projects. Projects included roadway and paving assessment, stormwater design and modeling (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design & rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. Council presentations and representation, and public messaging and interaction.		
(1) TITLE AND LOCATION <i>(City and State)</i> CONSULTING ENGINEER, CITY OF ATLANTIC BEACH, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations and public engagement.		
(1) TITLE AND LOCATION <i>(City and State)</i> CONSULTING ENGINEER, CITY OF FERNANDINA BEACH, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations, and public engagement.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Ashley Rivera	13. ROLE IN THIS CONTRACT Graduate Landscape Architect	14. YEARS EXPERIENCE	
		a. TOTAL 4	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alliant Engineering, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Landscape Architecture, University of Ana G. Mendez Currently pursuing licensure as a Landscape Architect in Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Pending	

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	BLUE HERON FLATS DISC GOLF COURSE, PALM COAST, FL	2024	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Alliant provided civil design services for the first disc golf course in Flagler County, located in Palm Coast, FL. The course is being built on nine acres of land donated to the city by Marbella Apartments, LLC. The course features 18-holes, restrooms, shade structures, parking lot, and water stations.		
b.	THE HARBOUR, JACKSONVILLE, FL	2023	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ashley assisted with the enhanced landscape development of The Harbour, a 43.8-acre luxury mixed-use development site located on Jacksonville's Intracoastal Waterway. This rare parcel will feature 560 residential units, 106,000 SF of hospitality/commercial/office space and up to 650 wet/dry marina boat storage slips.		
c.	SWEETGRASS ENHANCED LANDSCAPE, ST. MARY'S, GA	2023	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ashley played a key design roll for the 150-acre master planned community developed by Tierra Linda, which will include approximately 312 multi-family units and other commercial development opportunities.		
d.	WINTER HAVEN COMPLETE STREET DESIGN, WINTER HAVEN, FL		
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Winter Haven has implemented complete street initiatives to make roadways safer and more inclusive for pedestrians, cyclists, and motorists. The city and Polk TPO are working with Alliant on civil design to create a connected and sustainable transportation network by incorporating features like shared-use paths and sidewalks to improve overall safety and accessibility.		
e.	MATANZAS COVE AMENITY, PALM COAST, FL	2024	
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ashley assisted with the Matanzas Cove Amenity Center which features a zero-entry pool (gradual beach like entry into the pool is a modern design element for easy access), cabana, and summer kitchen for the 55+ community. The design and features cater to an age-restricted community focused on a relaxed lifestyle.		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Clayton Walley, L.S., PSM	13. ROLE IN THIS CONTRACT VP Florida Land Survey	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 6
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.			
16. EDUCATION (Degree and Specialization) A.A.S. Industrial Engineering Technology, Paul D. Camp Community College BS Business, Project Management, University of Phoenix		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Licensed Surveyor in Florida (LS7209)	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) STADIUM OF THE FUTURE, AREA C, JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<p>a. Alliant provided professional surveying services to support the construction of concrete structures for the Stadium of the Future project in Jacksonville, FL. Services included project management and startup data preparation, layout of all concrete structures, and comprehensive site calculations to support construction accuracy. Alliant's work began two weeks after receipt of approved plans and CAD files, with scheduling coordinated closely with the client to optimize field crew efficiency and reduce idle time. The project was delivered with a high-quality layout and reliable as-built documentation for agency approval.</p>		
(1) TITLE AND LOCATION (City and State) RIVER CITY SCIENCE ACADEMY, JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<p>b. Alliant delivered a full suite of construction layout and as-built surveying services for the River City Science Academy project. Scope included horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter, as well as as-built data collection and final CAD drafting for submittal. Alliant's internal quality control process, advanced filed technology, and pre-calculated data workflows allowed for accurate, efficient fieldwork and reduced costs to the client. Optional services such as building pad layout and storm-tech system staking were also available.</p>		
(1) TITLE AND LOCATION (City and State) PECAN PARK ROAD, JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<p>c. Survey Manager on this project, that will add extra traffic lanes and add new infrastructure while raising the overall elevation of the roadway. Responsible for QC field work including construction stake out, as-built collection, coordinating settlement monitoring, monitoring of bridge structure, and overall project fluidity. Held regular field meetings with CEI to discuss settlement plate monitoring results.</p>		
(1) TITLE AND LOCATION (City and State) LIGHTHOUSE HARBOR SUBDIVISION, PALM COAST, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<p>d. Pre-Development work completed for up to 845 residential units within the development. Work included boundary survey, topographic survey, tree survey, preliminary and final platting which completed the subdivision of land into legally recognized lots approved for development.</p>		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Joe Brinson, PWS	13. ROLE IN THIS CONTRACT Environmental Senior Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 26	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION <i>(City and State)</i> ECS Florida, LLC			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Forest Resource Management / Forest Biometrics, University of Georgia		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Wetland Scientist	

 18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
TOWN CENTER BOULEVARD PROPERTY, PALM COAST, FL		
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager, ECS completed an ecological study with the purpose of evaluating the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
DIXIE ELLIS TRAIL, JACKSONVILLE, FL		
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager, ECS completed a preliminary wetlands delineation study to evaluate jurisdictional wetlands and/or protected wildlife species and their habitats.		
BEAUTYREST AVENUE PROPERTY, JACKSONVILLE, FL		
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager, ECS completed an Ecological Due Diligence with Cultural Resource Assessment Report (CRAS). The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
FIRST COAST EXPRESSWAY, MIDDLEBURG, FL		
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species and their habitats.		
BAINBRIDGE NOCATEE PARKWAY PROJECT, JACKSONVILLE, FL		
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager, ECS completed a preliminary wetlands delineation and preliminary threatened and endangered species survey. The purpose of the field visit was to evaluate the site for the occurrence and/or potential occurrence of jurisdictional wetlands and/or protected wildlife species and/or habitat on the site and its relevant surroundings.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Brett H. Harbison, PE, Principal Engineer	13. ROLE IN THIS CONTRACT Director of Transportation & Geotechnical Services	14. YEARS EXPERIENCE	
		a. TOTAL 18	b. WITH CURRENT FIRM 8
15. FIRM NAME AND LOCATION (City and State) Meskel & Associates Engineering, PLLC			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, Florida State University (FSU) Graduate Courses, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (74679) Professional Engineer in Georgia (PE37919)	

20. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

21. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT, JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Engineer responsible for geotechnical exploration, laboratory testing, and engineering analysis for the pedestrian bridge. The main span and extended ramps will be supported on 54-inch non-redundant drilled shafts. The existing bridge was approximately 70-75 feet long; the replacement bridge will be about the same.		
(1) TITLE AND LOCATION (City and State) FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS, DUVAL / NASSAU COUNTY, FL LINE	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Foundation/Geotechnical Engineer of Record/Project Manager responsible for field coordination, laboratory shear strength testing, rock core strength testing, and geotechnical analysis to support design and construction of non-redundant drilled shafts to support crutch bents proposed for the existing I-95 north and southbound bridges. Brett directed field crews and staff in performing 24 Standard Penetration Tests (SPT) borings in tidally inundated project area using amphibious and sound barge platforms. Borings were advanced to depths of 125 feet below the river mudline. Static axial shaft capacities were estimated to determine anticipated shaft tip elevations. Engineering reports were prepared including drilled shaft analysis, soil parameter recommendations for lateral analysis, and shaft installation construction recommendations.		
(1) TITLE AND LOCATION (City and State) COJ NORTHBANK BULHEAD REPLACEMENT, JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Engineer responsible for coordinating the geotechnical exploration to replace the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville extending between the Fuller Warren Bridge and Liberty Street. The project included constructing a new bulkhead wall in front of the existing bulkhead and installing anchors thru the existing bulkhead. Scope of Work included land and waterside SPT borings, rock coring, laboratory testing, and engineering analysis for the design and construction of the new bulkhead and anchors.		
(1) TITLE AND LOCATION (City and State) COJ SIDEWALK AND PEDESTRIAN IMPROVEMENTS, JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Project Manager, services for projects under this contract consist of geotechnical exploration and engineering analysis for tasks such as new sidewalks, drainage improvements, culvert extensions and replacement, and retaining walls. The geotechnical exploration included mobilizing our truck-mounted drill rig to city roads and highways. Following subsurface exploration, laboratory testing, and geotechnical engineering analysis, we provided geotechnical recommendations and site preparation recommendations. These recommendations included clearing and stripping, temporary groundwater control, soil parameters for culver design, excavation protection, and structural backfill for compaction of structural backfill.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

 20. EXAMPLE PROJECT KEY NUMBER
 1

 21. TITLE AND LOCATION *(City and State)*

ANABELLE ISLAND, GREEN COVE SPRINGS, FL

22. YEAR COMPLETED

 PROFESSIONAL SERVICES
 2022

 CONSTRUCTION *(If applicable)*
23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

KB Homes

b. POINT OF CONTACT NAME

Forward Planner

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 596-6800

 24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Project Highlights

- ▶ Phases 1A & 1B successfully supported construction with close coordination between design and field teams.
- ▶ Phase 2 is currently under construction, with Alliant leading the design and permitting efforts.
- ▶ Agency Coordination: Worked with Clay County and relevant regulatory bodies to ensure timely approvals and compliance.

Project Overview: Anabelle Island is a thoughtfully planned residential community located in the heart of Clay County, Florida. Once complete, the development will feature 369 single-family homes, a community pool and recreation center with direct access to local trail systems offering residents a blend of comfort, connectivity, and outdoor living.

Alliant's Role: Alliant has been a key partner in the development of Anabelle Island, providing comprehensive civil engineering, surveying, and permitting services across multiple phases of the project.

Impact: Anabelle Island is helping meet the growing demand for housing in one of Florida's fastest-growing regions. Alliant's involvement ensures the community is built on a strong foundation – both literally and figuratively – supporting long-term growth and quality of life for future residents.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> BEACHVIEW COVE, ORMOND BEACH, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Seagate Communities, Inc.	b. POINT OF CONTACT NAME Robert Gazzoli	c. POINT OF CONTACT TELEPHONE NUMBER (386) 206-5838

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Project required multiple approvals, including:

- ▶ Volusia County Master Plan Development Order and Final Development Order
- ▶ City of Ormond Beach utility approval
- ▶ Department of Health Domestic Water Permit
- ▶ FDEP Wastewater Permit
- ▶ FDOT Driveway, Drainage, and Utility Connection Permits
- ▶ FDEP Coastal Construction Field Permit
- ▶ SJRWMD Environmental Resource Permit

With infrastructure now fully completed and model homes going vertical, Alliant is proud to see Beachview Cove coming to life.



Nestled amidst ocean vistas and bordered by numerous state parks, this budding community of 28 single-family homes promises a peaceful, serene place to live.

Alliant provided professional surveying and platting services for the Beachview Cove development in Volusia County. Our team conducted fieldwork and prepared the plat in accordance with Chapter 177 of the Florida Statutes and applicable local municipal standards. Services included setting all required Permanent Reference Monuments (PRMs), Permanent Control Points (PCPs), and lot corners; preparing and submitting both preliminary and final plats; and addressing municipal comments through to final approval.

We began work within three weeks of receiving the executed proposal and supporting documentation, working closely with the client to ensure timely delivery. In addition to surveying and platting, Alliant led the site's civil engineering efforts, securing all necessary entitlements and permits to facilitate development.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

 20. EXAMPLE PROJECT KEY NUMBER
 3

21. TITLE AND LOCATION <i>(City and State)</i> WILDLIGHT COMMUNITY, NASSAU COUNTY, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER AJ Johns and Burnam	b. POINT OF CONTACT NAME Todd Patrick	c. POINT OF CONTACT TELEPHONE NUMBER (904) 641-2055
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


Our scope of work included layout staking for clearing limits, silt fencing, and pond construction, as well as establishing site control for GPS-guided machinery. We also conducted post-grading topographic surveys and provided as-built reviews and certifications. Through our efficient pre-calculated layout process and daily field reporting, we ensured precise and timely support throughout the project's development.

By facilitating the foundational development of Parcel 4B, Alliant is helping advance Wildlight's mission to create a community that blends diverse housing, integrated amenities, and preserved natural spaces—setting a new benchmark for thoughtful, long-term regional growth.

Wildlight is a 24,000-acre master-planned community in Nassau County, Florida designed to harmonize modern living with natural surroundings.

With over 7,000 acres dedicated to conservation and plans for more than 20,000 homes, Wildlight is poised to evolve over the coming decades into a vibrant, sustainable town. Alliant is proud to support this long-term vision by providing professional surveying services for Parcel 4B—an essential component of Wildlight's ongoing expansion.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Survey
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 4
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21. TITLE AND LOCATION <i>(City and State)</i> ADVENTHEALTH, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER HuntonBrady Architects	b. POINT OF CONTACT NAME Christopher Dunlop, AIA, ACHA	c. POINT OF CONTACT TELEPHONE NUMBER (407) 839-0886
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



SERVICES

-  **CIVIL ENGINEERING**
-  **CONSTRUCTION SERVICES**
-  **LAND SURVEY**
-  **TRAFFIC ENGINEERING**

ADDITIONAL SERVICES

- Construction Engineering / Administration
- Construction Inspection
- Environmental Permits
- ADA Design
- Survey – Existing Conditions Survey
- Survey – ALTA Survey
- Traffic Operations – Traffic Impact Study

Alliant provided comprehensive civil engineering design, permitting, and coordination services for a new 100-bed hospital and medical office building located at the intersection of Palm Coast Parkway and Bridgehaven Drive.

Our scope included site planning, stormwater and utility design, erosion control measures, and off-site roadway improvements. Alliant also led the completion of the traffic impact study and coordinated closely with Florida Power & Light and other subconsultants to finalize construction documents.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> HILLSBOROUGH COUNTY EMERGENCY VEHICLE PREEMPTION, TAMPA BAY, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2025 CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Hillsborough County, FL	b. POINT OF CONTACT NAME Scott Stromer	c. POINT OF CONTACT TELEPHONE NUMBER (813) 635-5400
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alliant Engineering, Inc.	Tampa, FL	Traffic Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 6
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21. TITLE AND LOCATION <i>(City and State)</i> SADDLEBROOK LANDINGS APARTMENT COMMUNITY, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Landings Real Estate Group	b. POINT OF CONTACT NAME Chris Bicho	c. POINT OF CONTACT TELEPHONE NUMBER (401) 845-2200
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

 20. EXAMPLE PROJECT KEY NUMBER
 7

21. TITLE AND LOCATION <i>(City and State)</i> WHITEVIEW VILLAGE SUBDIVISION, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Bunnell, FL	b. POINT OF CONTACT NAME Dustin Vost, Infrastructure Director	c. POINT OF CONTACT TELEPHONE NUMBER (386) 437-7515
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Located in Palm Coast, Florida, Whiteview Village provides housing for 202 families and features community amenities including a pool, cabana, and kayak launch—perfectly suited for Florida’s sunny climate.

Alliant played a key role in bringing this commuter-friendly neighborhood to life. The project’s success was driven by strong collaboration and partnerships across disciplines, showcasing how Alliant delivers value through integrated design, coordination, and a commitment to community-focused development.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer, Land Survey
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

 20. EXAMPLE PROJECT KEY NUMBER
 8

21. TITLE AND LOCATION <i>(City and State)</i> TALLAHASSEE MEMORIAL HEALTHCARE CAMPUS EXPANSION TO PANAMA CITY BEACH, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Panama City Beach, FL	b. POINT OF CONTACT NAME Dan Velazquez	c. POINT OF CONTACT TELEPHONE NUMBER (866) 417-7133
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

In response to the rapid population growth in Panama City Beach and the surrounding Bay County area, Tallahassee Memorial Healthcare, the Florida State University College of Medicine, and The St. Joe Company have partnered to develop a state-of-the-art medical campus on approximately 87 acres in Panama City Beach.

The project is being developed in phases, with plans to ultimately include a 500-bed hospital and a variety of ancillary medical facilities. Phase I features a master plan for a four-story, 60,000-square-foot medical office building designed to provide primary and urgent care services, with future potential for orthopedic, cardiology, and surgical specialties.

As the civil engineer for the project, Alliant's master planning effort integrates long-term considerations, including roadway expansion and projected growth over the next 10 to 30 years. Particular attention has been given to access, site circulation, and wayfinding—factors that are essential to enhancing the overall patient and visitor experience.

The planning process prioritizes all sensory elements of the user journey—from initial campus visibility and arrival to ease of departure after each visit. In addition, the design responds to the vibrant bicycle and pedestrian activity in Panama City Beach and the critical need for efficient emergency vehicle access. These considerations will help shape a welcoming, accessible, and future-ready corridor as the campus expands to serve the evolving needs of the community.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
 9

21. TITLE AND LOCATION <i>(City and State)</i> RIVERFRONT PLAZA, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Jacksonville, FL	b. POINT OF CONTACT NAME Debbie Carter, Project Manager	c. POINT OF CONTACT TELEPHONE NUMBER (904) 574-9000
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



A NEW DAY.



As part of the City of Jacksonville’s ambitious redevelopment initiative, Riverfront Plaza is emerging as a vibrant waterfront destination that celebrates the city’s connection to the St. Johns River. The project envisions expansive open parkland, immersive public art, versatile event spaces, and seamless pedestrian access—all designed to create lasting value for residents and visitors alike.

Alliant is proud to support this transformative effort by providing precise and responsive professional surveying services. Our team is responsible for layout staking, the preparation of as-built documentation, and daily field reporting to ensure clarity, accuracy, and compliance. By working in close coordination with contractors and city staff, we help bring the vision of Riverfront Plaza to life with the precision and care it deserves.

This is more than construction—it’s community building, placemaking, and a bold step toward redefining Jacksonville’s downtown riverfront.

Once complete, the new healthcare campus will significantly enhance access to medical care for the region’s growing population.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10
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21. TITLE AND LOCATION <i>(City and State)</i> REVERIE AT PALM COAST, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Sunbelt Land Management	b. POINT OF CONTACT NAME Ken Belshe	c. POINT OF CONTACT TELEPHONE NUMBER (386) 986-2411
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Alliant serves as the Engineer of Record for the full design and permitting of a 421-home residential subdivision developed under a Community Development District (CDD). The scope includes comprehensive oversight and execution of all engineering design elements, from initial planning through final construction documentation. Alliant also prepared and submitted the Certified Engineer's Report, which included detailed cost estimating to support the CDD bond issuance process.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 11
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21. TITLE AND LOCATION <i>(City and State)</i> SWEETGRASS APARTMENTS, PHASE 1, ENHANCED LANDSCAPE ST MARY'S, GA	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Sweetgrass Acquisition, LLC	b. POINT OF CONTACT NAME Jeff Klotz, Manager	c. POINT OF CONTACT TELEPHONE NUMBER (904) 247-5334
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



Sweetgrass is a 150-acre master planned development located in St. Mary's, Georgia, for Tierra Linda Development, LLC. The community will include 312 Class A multifamily units, 194 townhomes, 143 single-family homes, and 212,600 SF of commercial space. Designed as a walkable, mixed-use neighborhood, Sweetgrass will ultimately be home to approximately 650 families and feature integrated opportunities for housing, employment, shopping, recreation, and civic life.

Alliant's team provided comprehensive project management services in collaboration with the client, architect, and interior designer. Scope of work included enhanced landscape architecture and irrigation design, neighborhood entry monument and security gate, site civil design and permitting, and site electrical engineering (managed subconsultant). The amenity package included the clubhouse and pool deck, outdoor kitchen, shade structures, dog park, mail kiosk, and associated hardscape elements, contributing to a vibrant and functional community environment.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

 20. EXAMPLE PROJECT KEY NUMBER
 12

21. TITLE AND LOCATION <i>(City and State)</i> TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ST. JOHNS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Trout Creek CDD	b. POINT OF CONTACT NAME Melissa Dobbins	c. POINT OF CONTACT TELEPHONE NUMBER (904) 436-6270
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


ECS Florida, LLC completed an Arboriculture Assessment for the landscape and tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. The scope of work included assessing the current condition of landscaping trees along Shearwater Parkway to determine whether conditions required removal and recommend an appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil pH and nutrient analysis, root excavation, general leaf density analysis, irrigation water pH testing and bulk density testing of the soil.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME ECS Florida, LLC	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Environmental
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 11
21. TITLE AND LOCATION <i>(City and State)</i> SAWMILL BRANCH ROUNDABOUT, PALM COAST, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER D.R. Horton, Inc.	b. POINT OF CONTACT NAME Shane Ricci	c. POINT OF CONTACT TELEPHONE NUMBER (952) 985-7272
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		



Collaboration is at the heart of Alliant’s success, and the US 1 & N Old Kings Street and Sawmill Development project is a prime example of that principle in action.

Working seamlessly across disciplines, our team delivered comprehensive design and permitting services in close coordination with FDOT and key project stakeholders. While guiding the transportation improvements through every phase, we simultaneously supported the development of Sawmill Branch—an exciting new residential community featuring 1,000 homes, a community pool, clubhouse, dog park, and playground.

This project exemplifies Alliant’s commitment to building better communities through integrated infrastructure and thoughtful design.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 12
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21. TITLE AND LOCATION <i>(City and State)</i> SHADOWCREST AT ROLLING HILLS, PH. 3B & 3C, GREEN COVE SPRINGS, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2022 CONSTRUCTION <i>(If applicable)</i>	
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23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Shadow Crest at Rolling Hills CDD	b. POINT OF CONTACT NAME Marilee Giles	c. POINT OF CONTACT TELEPHONE NUMBER (904) 940-5850 Ext. 412

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



Mr. Schofield served as the District Engineer and Engineer of Record for a CDD infrastructure project supporting a 247-lot single-family platted phase. The project was funded through a bond issuance and required seamless coordination with the primary CDD Engineer responsible for the adjacent Shadow Crest phase, which was under concurrent construction. Monthly board meetings were attended jointly to provide updates on each respective phase.

Shadow Crest included construction of a lift station designed to receive effluent from both developments. Mr. Schofield facilitated the acquisition of electrical and landscape maintenance easements and conducted detailed reviews of contractor, vendor, and supplier invoices and pay requests to ensure the proper use of bond proceeds. His responsibilities also included cost estimating and preparation of the Engineer's Report for the full planned build-out of the Shadow Crest phase.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer, Land Survey

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
David R. Landing, PE	Civil Engineering														
Andrew Mansen, PE	Civil Engineering	X	X				X		X						
Joseph Schofield, PE	Civil Engineering	X	X	X			X		X		X		X		X
Adam Oestman, PE	Production Manager			X	X		X	X			X		X		X
Curt Wimpée, PE	Civil Engineering			X	X			X			X				
Ashley Rivera	Landscape Architecture	X		X				X			X	X			X
Clayton Walley, L.S.	Survey	X		X			X	X		X		X		X	X

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (From Section F)	NO.	TITLE OF EXAMPLE PROJECT (From Section F)
1.	Anabelle Island	8.	Tallahassee Memorial Healthcare Campus Exp.
2.	Beachview Cove	9.	Riverfront Jax
3.	Wildlight Community	10.	Spring Lake Subdivision
4.	AdventHealth	11.	Sweetgrass Multi-Family
5.	Hillsborough County EVP	12.	Trout Creek Community Development District
6.	Saddlebrook Landings	13.	Sawmill Branch Roundabout
7.	Whiteview Subdivision	14.	Rolling Hills Community Development District

H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

DAVID R. LANDING, PE – CLIENT MANAGER



Mr. Landing is a Senior Civil Engineer with over 27 years' experience in pipelines and trenchless design with experience working on a variety of projects across the United States with a focus on water and wastewater projects in northeast Florida. His design experience includes water and wastewater treatment facilities, pressure and gravity pipelines, civil site design, stormwater design, with emphasis on large diameter pipelines and trenchless installations. His experience in pipeline design includes feasibility studies, design and construction support, design calculations, and drawing production.

ANDREW MANSEN, PE – PROJECT MANAGER

Mr. Mansen is a Civil Engineer with 14 years of experience in civil design. He holds a Bachelor of Science in Civil Engineering from California State University, earned in 2011. Mr. Mansen has contributed to the design, review, and management of numerous public and private site development projects across California and Florida, bringing a solid foundation of technical knowledge and a collaborative approach to every project.



JOSEPH SCHOFIELD, PE – SENIOR CIVIL ENGINEER



Mr. Schofield is a Senior Engineer with over 21 years of experience in civil design and construction oversight. He has contributed design, review, and project management expertise to hundreds of public and private roadway and site development projects across the southeastern United States. Throughout his career, Mr. Schofield has collaborated with numerous state agencies and local municipalities to advance diverse infrastructure initiatives aimed at improving transportation systems nationwide. His extensive experience and commitment to delivering high-quality, community-focused solutions make him a valuable leader on any civil engineering project.

H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

CURT WIMPÉE, PE – SENIOR CIVIL ENGINEER

Mr. Wimpée brings 28 years of experience in municipal engineering, land development, and transportation. His expertise spans a wide range of projects, including localized and regional utility extensions, lift station design, roadway reconstructions for both municipalities and Departments of Transportation, new roadway development, maintenance of traffic (MOT) plans, signage and striping plans, concrete and asphalt pavement design, stormwater management systems, and regional drainage studies. He has also led engineering efforts for residential, mixed-use, and large-scale commercial developments. As Alliant's Principal-in-Charge, Mr. Wimpée is committed to leading project design teams through clear communication, well-defined goals, and ongoing accountability. He also serves as a key liaison between district staff, permitting agencies, and the design team to ensure coordination, efficiency, and successful project delivery.



ADAM OESTMAN, PE – PRODUCTION MANAGER



Mr. Oestman brings over six years of experience in the design and construction of private infrastructure projects. His portfolio includes a wide range of commercial, medical, municipal, and residential developments. He has been involved in all phases of project delivery, including land acquisition, contract review, site assessment, land planning, development cost analysis, scheduling, regulatory approvals, preparation of contract documents, and construction administration. His comprehensive expertise ensures efficient and effective project execution from concept to completion.

**ASHLEY RIVERA
GRADUATE LANDSCAPE ARCHITECT**

Ms. Rivera is a skilled landscape designer with over three years of experience in land development, specializing in marketing graphics, renderings, planting design, and design standardization. With a natural artistic talent and a strong eye for detail, she creates efficient, sustainable outdoor spaces that foster meaningful connections to nature. Ashley is passionate about blending aesthetic vision with practical functionality to deliver thoughtful, innovative landscape solutions. Her work consistently reflects a commitment to sustainability, user experience, and the success of each project she supports.



H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

CLAYTON WALLEY, L.S., PSM VP FLORIDA LAND SURVEY



Mr. Walley brings over 25 years of experience in land surveying across multiple states. His expertise includes large-scale boundary and topographic surveys, construction staking, and as-built surveys. Clayton is highly skilled in project management, GPS mission planning and execution, low-altitude UAV data acquisition, and CAD drafting. With a comprehensive understanding of both field and office operations, he plays a critical role in ensuring the accuracy, efficiency, and success of complex surveying projects.

JOE BRINSON, PWS – ENVIRONMENTAL SENIOR PROJECT MANAGER

Mr. Brinson brings over 26 years of experience in environmental consulting, with expertise in wetland permitting, protected species assessments, timber evaluations, greenbelt determinations, and arborist services. As a Senior Environmental Project Manager at ECS, he oversees all phases of environmental project execution, including proposal development, regulatory compliance (including SPEC/NPDES), budgeting, and reporting. His role involves direct client engagement, coordination of field activities, report preparation and review, as well as invoicing and business development. Mr. Brinson's broad technical knowledge and leadership ensure efficient, compliant, and client-focused project delivery.

BRETT H. HARBISON, PE – DIRECTOR OF TRANSPORTATION AND GEOTECHNICAL SERVICES PRINCIPAL ENGINEER

With over 18 years of experience in field operations, laboratory testing, and geotechnical analysis across Florida, Brett leads the complete geotechnical process—from drilling and sampling to laboratory testing and engineering analysis. He has managed geotechnical services for a wide range of Florida Department of Transportation (FDOT) projects, utilizing both Design-Bid-Build and Design-Build delivery methods. As a Certified SmartPile EDC system user, Brett has performed dynamic load testing on numerous pre-stressed, pre-cast concrete driven piles for bridge foundation projects throughout the state.

H. ADDITIONAL INFORMATION – LICENSURE & PREQUALIFICATIONS

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

FIRM LICENSURE AND PREQUALIFICATIONS

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm's licenses and key staff licenses can be found in **Appendix A**.

FIRM LICENSURE AND PREQUALIFICATIONS


No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers, has ever received prior adverse decision or settlement relating to a violation of ethical standards.

OTSR

- ◆ 6.1 – Traffic Engineering Studies
- ◆ 6.2 – Traffic Signal Timing
- ◆ 6.3.1 – Intelligent Transportation Systems Analysis and Design
- ◆ 6.3.2 – Intelligent Transportation Systems Implementation
- ◆ 6.3.3 – Intelligent Transportation Traffic Engineering Systems Communications
- ◆ 7.3 – Signalization
- ◆ 8.1 – Control Surveying
- ◆ 8.2 – Design, Right-of-Way, and Construction Surveying
- ◆ 8.4 – Right of Way Mapping

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

	November 21, 2025
	32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

32. NAME AND TITLE

H. ADDITIONAL INFORMATION – CDD EXPERIENCE

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Alliant’s Continued Growth in the Community Development District Segment:

Alliant Engineering, Inc. recognizes that Community Development Districts (CDDs) are special-purpose units of local government established to plan, finance, construct, and maintain public infrastructure within residential communities. These Districts play a vital role in supporting sustainable development and enhancing residents’ quality of life.

Over the past several years, Alliant has continued to expand its presence and reputation in the CDD sector, providing dependable engineering services across Florida. Below is a list of communities currently supported by Alliant:

District Name	Location	Year Alliant Became the District Engineer
Tison’s Landing	Duval County, Florida	2023
Ridgewood Trails	Clay County, Florida	2024
Oakleaf Town Center (OTC)	Clay County, Florida	2024
Bartram Park	Duval County, Florida	2024
The Trails	Duval County, Florida	2024
CrossCreek	Manatee County, Florida	2025
Glen St. Johns	Duval County, Florida	2025
Eagle Point CDD	Manatee County, Florida	2025

Our growth in this segment began with the successful partnership of Tison’s Landing in 2023, where we continue to provide comprehensive general engineering services to support infrastructure planning and development.

Building on this success, Alliant was selected in 2024 to serve several additional districts—expanding our footprint and reinforcing our reputation as a reliable and responsive engineering partner.

In 2025, this positive trajectory continues, as we remain committed to the thoughtful growth and improvement of each community we serve.

Across all engagements, Alliant delivers innovative, cost-effective, and sustainable engineering solutions while consistently exceeding client expectations. We are proud of the relationships we’ve built and look forward to supporting the ongoing success of these districts through collaborative planning and quality engineering.

VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT: Alliant Engineering, Inc. has not previously performed work for this district.

H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

COMPREHENSIVE EXPERTISE AND PROVEN COMMITMENT

Alliant Engineering, Inc. delivers professional design and project management services across a broad spectrum of disciplines, including municipal infrastructure, land development, transportation, traffic engineering, landscape architecture, and surveying. Our foundation is a diverse, multidisciplinary team of talented professionals dedicated to delivering high-quality design, management, and construction services.

Founded in 1995, Alliant brings over 30 years of experience serving both public and private clients. Our collaborative, integrated management approach enables us to efficiently execute projects while maintaining an exceptional level of quality. We consistently add value by pairing unmatched civil engineering expertise with innovated, forward-thinking solutions.

In addition to our technical qualifications, we possess a deep understanding of the infrastructure challenges faced by smaller communities. The key staff proposed for this project are recognized experts in their fields and are well equipped to provide the ongoing engineering services required of a District Engineer.

Key Program – Level Roles: To ensure the successful delivery of services, Alliant provides structured program leadership supported by the following critical roles:

- ▶ **Client Manager / Project Lead:** Responsible for assembling tailored project teams, providing overall project insight, and serving as the primary point of contact for the District. David R. Landing, PE has been selected as Client Manger due to his 28 years of experience and deep understanding of Community Development District (CDD) project dynamics. David will attend district meetings (when necessary) and oversee both construction and engineering services.
- ▶ **Quality Management Oversight:** David will also ensure all team members are fully trained in Alliant's Quality Management Process and that these protocols are rigorously applied across all individual projects.
- ▶ **Project Manager:** Tasked with assigning appropriate team members to individual work orders and ensuring consistency in formatting, deliverables, and technical standards across all projects. This role also serves as a key technical resource for the entire project team.

Our team is structured for agility and accountability, enabling us to execute work orders efficiently while ensuring high-quality, on-time delivery.



David R. Landing, PE

Client Manager



Andrew Mansen, PE

Project Manager

H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

Wide Range of Consulting Services

Spanning all facets of planning, design, and construction, Alliant's diverse team of experts maximize value for both public and private clients and partners. Our services include:



CIVIL ENGINEERING



LAND SURVEY



INTELLIGENT TRANSPORTATION SYSTEMS



LANDSCAPE ARCHITECTURE



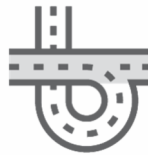
TRAFFIC ENGINEERING



TRANSPORTATION PLANNING



WATER RESOURCES



ROADWAY DESIGN



ALTERNATE DELIVERY



H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

RECENT, CURRENT, AND PROJECTED WORKLOADS

Alliant is dedicated to client satisfaction which means we must honor schedule commitments. To that end, we regularly assess our workload and plan for growth by keeping our staff level above our immediate needs. This enables us to keep quality and responsiveness at the highest level. **David R. Landing, PE** can allocate the support staff and resources to easily meet any schedule. A project schedule will be developed at the onset of each opportunity received from the district. That schedule will be developed by working in concert with the major stakeholders. The appropriate Alliant team members will then be assigned responsibilities and deadlines to produce deliverables. We will work with district staff for a full understanding of the scope and expectations so we can provide a service that exceeds expectations.

Alliant project managers meet each week to discuss current workload and staffing needs. We maintain a high-level project design schedule that tracks the expected level of project commitments per month compared to the available staffing. At our project manager meetings, we discuss project specific needs and upcoming deadlines to determine if the current staffing is appropriate or if changes will be required to ensure that schedules are met.

Exhibit 2 below illustrates the estimated time allotment that each of the key members can contribute now. These percentages will fluctuate from week to week based on external influences, but resources will be concentrated when needed to complete specific tasks or address project needs as critical items dictate.

CONSULTANT'S PAST EXPERIENCE AND PERFORMANCE

The Alliant team has the experience and expertise required to provide high quality professional services to the district. We would be honored and excited to work with you on future projects as we have with several municipalities in the past including the following:

Alliant has been serving the southeast region from our Jacksonville, Florida office since 2015. During that time, we have partnered with cities throughout Florida to address civil engineering needs through on-going contracts. Curt Wimpée, PE is Alliant's Southeast Regional Manager with over 26 years of experience.

In 2017, Alliant was selected to provide city wide civil engineering services for the City of Bunnell, FL. From the onset of services, Alliant has worked with the city to obtain over 2.5 million dollars in grant funding to develop their reclaim watermain infrastructure, alleviate stormwater flooding in low lying areas and cast in place (CIPP) lining of their gravity sewer infrastructure. Alliant has worked diligently to provide excellent service to the City's staff during the design and construction administration of these projects. These efforts have earned trust and confidence leading to the City's election as their City Engineer and City Surveyor respectively. We continue to consult with the city on a daily / weekly basis to support their ongoing engineering and surveying needs.

That same year, Alliant was selected to provide Professional Engineering Services to St. Johns County, FL. Alliant is currently working with staff to target their specific project needs.

Exhibit 2 – Projected Schedule

Staff	20%				40%				60%				80%				100%			
Client Manager	Percent Committed												CDD				Excess Availability			
Project Manager	Percent Committed												CDD				Excess Availability			
Water Resources	Percent Committed												CDD				Excess Availability			
Professional Land Surveyor	Percent Committed												CDD				Excess Availability			
Roadway Design	Percent Committed												CDD				Excess Availability			
Construction and Inspection	Percent Committed												CDD				Excess Availability			
Contract Administration	Percent Committed												CDD				Excess Availability			





To fully address the criteria outlined in the RFQ, this supplemental information content further demonstrates Alliant Engineering's Qualifications, expertise, and capacity to perform all anticipated work under contract in the role of District Engineer.

H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

ARCHITECT-ENGINEER QUALIFICATIONS				SOLICITATION NUMBER <i>(if any)</i>			
PART II – GENERAL QUALIFICATIONS <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>							
Alliant Engineering, Inc.				YEAR ESTABLISHED 1995	YEAR ESTABLISHED 41-1818046		
10475 Fortune Parkway, Suite 101				OWNERSHIP			
Jacksonville, Florida 32256				TYPE Corporation			
David R. Landing, PE, Client Manager				SMALL BUSINESS STATUS N/A			
(904) 513-3218		dlanding@alliant-inc.com		NAME OF FIRM Alliant Engineering, Inc.			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	18	3	E10	Environmental & Natural Resource Map	4	
08	CAD Technician	12	2	H07	Highways	8	
12	Civil Engineer	55	9	H11	Housing	7	
15	Construction Inspection	5	0	104	ITS	4	
16	Construction Manager	1	0	L03	Landscape Architecture	6	
23	Environmental Scientist	2	0	P05	Planning	5	
38	Land Surveyor	21	21	S09	Structural Design	4	
39	Landscape Architect	6	1	S10	Surveying	7	
47	Planner	2	0	T03	Traffic & Transportation Engineering	7	
57	Structural Engineer	2	0				
60	Transportation Engineer	61	1				
62	Water Resources Engineer	3	0				
TOTAL:		188	37				
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1			1. Less than \$100,000		6. \$2 million to less than \$5 million	
b. Non-Federal Work	9			2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million	
c. Total Work	9			3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million	
				4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million	
				5. \$1 million to less than \$2 million		10. \$50 million or greater	

I. AUTHORIZED REPRESENTATIVE *(The foregoing is a statement of facts.)*

	November 21, 2025
33. SIGNATURE	32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

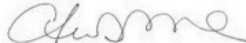
34. NAME AND TITLE

H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

ARCHITECT-ENGINEER QUALIFICATIONS				SOLICITATION NUMBER (if any)		
PART II – GENERAL QUALIFICATIONS (if a firm has branch offices complete for each specific branch office seeking work.)						
Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED 2008		YEAR ESTABLISHED DVZYP4E9Q3L8
3728 Philips Highway, Suite 208				OWNERSHIP		
Jacksonville, Florida 32207				TYPE S-Corporation		
Antoinette D. Meskel, PE, President, Principal Engineer				SMALL BUSINESS STATUS WOSB, SB, DBE: NAICS 541330, 541380, 541920		
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM		
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	6		E02	Education Facilities, Classrooms	0.5
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5
15	Construction Inspector	5		E12	Environmental Remediation	0.5
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5
	Drillers	8		S04	Sewage Collection, Treatment & Disposal	1
				S05	Soils, Geotechnical Studies, & Foundations	4
				S07	Solid Wastes, Incineration, Landfill	1
				T02	Testing & Inspection Services	3
				W02	Water Resources, Hydrology, Ground Water	1
				W03	Water Supply, Treatment & Distribution	2
TOTAL:		41				
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
d. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million		
2. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
3. Total Work	7	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

I. AUTHORIZED REPRESENTATIVE (The foregoing is a statement of facts.)

	November 21, 2025
35. SIGNATURE	32. DATE

Antoinette D. Meskel, PE, President, Principal Engineer

36. NAME AND TITLE

H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

ARCHITECT-ENGINEER QUALIFICATIONS				SOLICITATION NUMBER (if any)		
PART II – GENERAL QUALIFICATIONS (if a firm has branch offices complete for each specific branch office seeking work.)						
ECS Florida, LLC				YEAR ESTABLISHED 2017	YEAR ESTABLISHED MNVJKQ85HFG3	
11554 Davis Creek Court				OWNERSHIP		
Jacksonville, Florida 32256				TYPE Limited Liability Company		
Rey Ruiz, PE, SI – Branch Manager				SMALL BUSINESS STATUS N/A		
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM ECS Florida, LLC		
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts., Condos)	8
06	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7
08	CAD Technician	1		E09	Environmental Impact Studies, Assessments	7
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4
	Field Technicians	94	17	H10	Hotels, Motels	4
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4
	Hydrologist			101	Industrial Buildings, Manufacturing Plants	4
36	Industrial Hygiene			E02	Schools & Universities	4
	Lab Technician	14	4	A06	Airports, Terminals & Hangers, Freight Handling	4
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4
48	Project Manager	59	25	P02	Petroleum & Fuel (Storage & Distribution)	3
	Soils Engineer			R02	Recreation Facilities (Parks, Marinas, Etc.)	3
				D07	Dining Halls, Clubs, Restaurants	3
				E12	Environmental Remediation	3
				S13	Stormwater Handling & Facilities	3
				H06	Highrise, Air-Rights-Type Buildings	3
				W03	Water Supply, Treatment & Distribution	3
TOTAL:		294	77			
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
e. Federal Work	3	1. Less than \$100,000		6. \$2 million to less than \$5 million		
f. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
g. Total Work	9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

I. AUTHORIZED REPRESENTATIVE (The foregoing is a statement of facts.)

 37. SIGNATURE	November 21, 2025 32. DATE
Rey Ruiz, PE, SI-Branch Manager 38. NAME AND TITLE	

APPENDIX A FORMS, LICENSES, AND CERTIFICATIONS

ALLIANT ENGINEERING, INC.

November 21, 2025





State of Florida

Woman Business Certification

Meskel & Associates Engineering, PLLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

05/04/2023 to 05/04/2025

J. Todd Inman
Florida Department of Management Services



Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
 PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

LANDING, DAVID REED
 3072 GOLDEN POND BLVD
 ORANGE PARK FL 32073

LICENSE NUMBER: PE80483
 EXPIRATION DATE: FEBRUARY 28, 2027
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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MANSEN, ANDREW MORGAN
 4575 GOLF BROOK ROAD
 ORANGE PARK FL 32065

LICENSE NUMBER: PE91277
 EXPIRATION DATE: FEBRUARY 28, 2027
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
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WIMPEE, CURTIS MARCEL
 11410 WILDECROFT TERRACE
 JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764
 EXPIRATION DATE: FEBRUARY 28, 2027
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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SCHOFIELD, JOSEPH RYAN
 10475 FORTUNE PKWY.
 SUITE 101
 JACKSONVILLE FL 32256

LICENSE NUMBER: PE69219
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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OESTMAN, ADAM VIKTOR
 12844 BEAUBIEN RD
 JACKSONVILLE FL 32258

LICENSE NUMBER: PE98440
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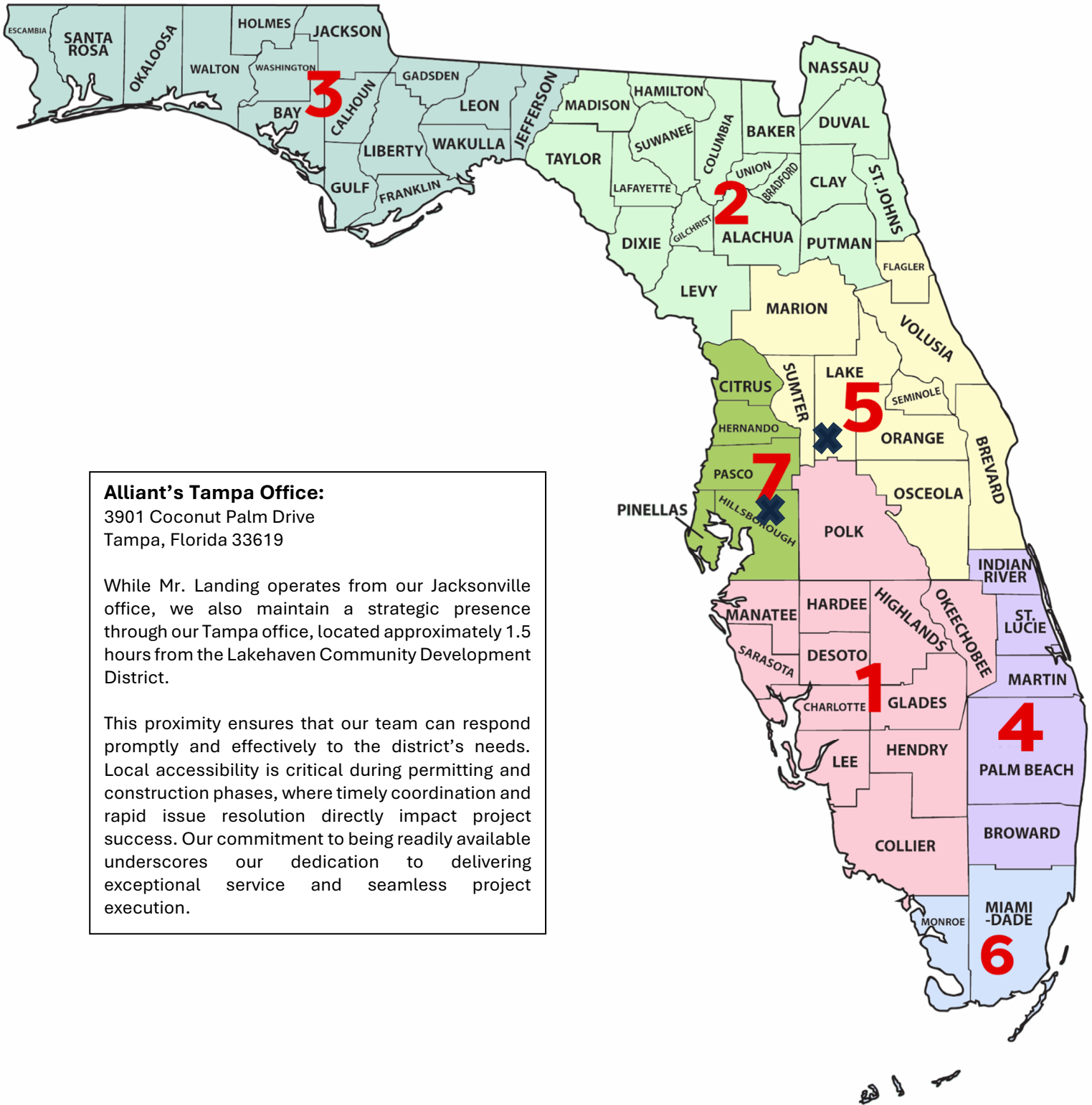


Exhibit 3 – Location Map


Alliant's Tampa Office:
 3901 Coconut Palm Drive
 Tampa, Florida 33619

While Mr. Landing operates from our Jacksonville office, we also maintain a strategic presence through our Tampa office, located approximately 1.5 hours from the Lakehaven Community Development District.

This proximity ensures that our team can respond promptly and effectively to the district's needs. Local accessibility is critical during permitting and construction phases, where timely coordination and rapid issue resolution directly impact project success. Our commitment to being readily available underscores our dedication to delivering exceptional service and seamless project execution.

SECTION V

SECTION A

SECTION 1

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of January 2026.

ATTEST:

LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules of Procedure

EXHIBIT A
RULES OF PROCEDURE

**RULES OF PROCEDURE
LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT**

EFFECTIVE AS OF _____, 2025

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Rule 1.0 General.

- (1) The Lakehaven Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor’s requests and comments

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (4) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:

- (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
 - (i) The proposed rule number;
 - (ii) The full text of the proposed rule or amendment and a summary thereof, unless not required pursuant to Section 120.81(2)(b) of the Florida Statutes or other Florida law;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented or interpreted;
 - (v) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;
 - (vi) A concise summary of the District’s statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;

- (vii) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
 - (viii) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
 - (ix) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
 - (x) The date, time, and location of the public hearing on the proposed rule;
 - (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
 - (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.
- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.

- (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
 - (a) Technical Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of correction (“**Notice of Correction**”) if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
 - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.
 - (b) Substantive Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of change (“**Notice of Change**”) if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:
 - 1. Supported by the record of the public hearing held on the proposed rule;
 - 2. In response to written materials submitted to the District; or

3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

(a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.

(b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

(c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.

(d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

(a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.

- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
- (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
- (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
- (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.
 - (ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply

with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.
2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:

- (i) The date, time, and location of the public hearing; and
- (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:
 - (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.
 - (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.

- (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
- (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
- (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
- (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.
- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
 - (a) A copy of the rule;
 - (b) Any material incorporated by reference in the rule;

- (c) A detailed written statement of the facts and circumstances justifying the proposed rule;
- (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
- (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
- (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
- (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(14) Petitions to Challenge Rules.

- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In

the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

- (15) Variations and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District’s rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner’s written request, to process the petition.

- (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner’s written request to finish processing the petition. The District’s statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District’s action. The District shall maintain a record of the type and disposition of each petition filed.

(16) Review of Adopted Rules.

- (a) By January 1, 2026, District staff shall prepare a report that summarizes the District’s existing rules anticipated to be reviewed during the current fiscal year, if any, and the recommended action on each rule (the “**Existing Rule Review Report**”). The Existing Rule Review Report shall be presented to the District’s Board at a noticed Board meeting as soon as practicable after preparation by District staff. District staff shall continue to annually prepare an updated Existing Rule Review Report by January 1 of each year until all District rules have been reviewed. The District is not bound to review its existing rules in accordance with the schedule set forth in an Existing Rule Review Report, but is required to complete the review of at least twenty (20%) percent of its existing rules per year until all existing rules have been reviewed in accordance with this Section. In any event, all existing rules of the District shall be reviewed by July 1, 2030.
- (b) Any new rule adopted after July 1, 2025, must be reviewed in the fifth year following adoption. Such review must be completed before the day that marks the sixth year since the adoption of the rule.
- (c) In conducting its rule review process, the District shall determine whether each rule:
 - (i) Is a valid exercise of delegated legislative authority;
 - (ii) Has current statutory authority;
 - (iii) Reiterates or paraphrases statutory material;
 - (iv) Is in proper form;
 - (v) Is consistent with expressed legislative intent pertaining to the specific provisions of law which the rule implements;
 - (vi) Requires a technical or substantive update to reflect current use; and

- (vii) Requires updated references to statutory citations and incorporated materials.
- (d) By April 1 of each year in which a rule review is being undertaken, the District shall adopt a resolution evidencing the completion of rule review and authorizing one of the following actions relative to its rule review (the “**Rule Review Resolution**”):
 - (i) If the District determines that no change is necessary, the District Rule Review Resolution shall include the following information:
 1. A copy of the reviewed rule;
 2. A written statement of its intended action; and
 3. Its assessment of factors specified in Section 16(c) of this Rule.
 - (ii) If the District determines that one or more technical changes are necessary, the District Rule Review Resolution shall include the following information:
 1. A copy of the reviewed rule and the recommended technical change or changes coded by underlining new text and striking through deleted text;
 2. A written statement of its intended action;
 3. Its assessment of the factors specified in Section 16(c) of this Rule; and
 4. The facts and circumstances justifying the technical change or changes to the reviewed rule.
 - (iii) If the District determines that the rule requires a substantive change, the District shall promptly initiate rulemaking in accordance with this Rule to make all changes, including any technical changes, and the District Rule Review Resolution shall include the following information:
 1. A copy of the reviewed rule;
 2. The recommended change or changes coded by underlining new text and striking through deleted text;
 3. A written statement of its intended action; and

4. Its assessment of factors specified in Section 16(c) of this Rule.
- (iv) If the District determines that the rule should be repealed, the District shall promptly initiate the repeal the rule in accordance with this Rule, and the District Rule Review Resolution shall include the following information:
 1. A written statement of its intended action; and
 2. Its assessment of factors specified in subsection 16(c) of this Rule.
 - (e) The rule review is completed upon the District’s adoption of the Rule Review Resolution and, if there is a substantive change or repeal of a rule approved the Board, the timely commencement of the rulemaking or rule repeal process set forth in this Rule. Promptly after completion of the rule review, the District shall publish a notice of the completed rule review (“**Notice of Completed Rule Review**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Completed Rule Review shall identify the action taken by the District with respect to the reviewed rule.
- (17) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2)(b), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
- (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.
- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor’s pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
 - (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - (v) The vendor’s qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- (xii) The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;
- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (1) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. 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. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2025, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

SECTION B

SECTION 1

RESOLUTION 2026-07

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

WHEREAS, the Lakehaven Community Development District (“District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (“Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

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

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

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

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

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

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

PASSED AND ADOPTED this 28th day of January 2026.

ATTEST:

**LAKEHAVEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vicechair, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

PARCEL 1

A TRACT OF LAND BEING A PORTION OF SECTIONS 33, 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST AND A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE RUN NORTH 00°36'21" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 660.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 57.54 FEET OF THE SOUTH 1980.00 FEET OF THE NORTH THREE QUARTERS OF THE WEST QUARTER OF SAID SECTION 35; THENCE RUN SOUTH 89°36'06" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1284.71 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COOK ROAD AS RECORDED IN DEED BOOK 357, PAGE 10 AND OFFICIAL RECORDS BOOK 5947, PAGE 2309 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°23'56" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 1438.11 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 89°36'06" WEST FOR A DISTANCE OF 22.65 FEET; THENCE RUN SOUTH 08°22'46" WEST FOR A DISTANCE OF 222.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING OF SOUTH 32°01'58" WEST, AND A CHORD DISTANCE OF 140.42 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°18'24" FOR A DISTANCE OF 144.49 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 55°41'10" WEST FOR A DISTANCE OF 145.47 FEET; THENCE RUN SOUTH 75°31'24" WEST FOR A DISTANCE OF 238.60 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF AFORESAID SECTION 35; THENCE RUN NORTH 89°34'48" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 798.05 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 34; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 44°25'42" WEST FOR A DISTANCE OF 166.30 FEET; THENCE RUN SOUTH 00°00'00" EAST FOR A DISTANCE OF 165.69 FEET; THENCE RUN SOUTH 67°29'10" WEST FOR A DISTANCE OF 232.54 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15240.00 FEET, WITH A CHORD BEARING OF SOUTH 67°53'25" WEST, AND A CHORD DISTANCE OF 819.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'48" FOR A DISTANCE OF 819.23 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 69°00'22" WEST FOR A DISTANCE OF 100.74 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15245.00 FEET, WITH A CHORD BEARING OF SOUTH 65°51'45" WEST, AND A CHORD DISTANCE OF 58.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'09" FOR A DISTANCE OF 58.31 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 47°56'13" WEST FOR A DISTANCE OF 219.99 FEET; THENCE RUN NORTH 79°03'04" WEST FOR A DISTANCE OF 172.19 FEET; THENCE RUN SOUTH 62°11'39" WEST FOR A DISTANCE OF 666.98 FEET; THENCE RUN NORTH 89°53'51" WEST FOR A DISTANCE OF 584.83 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 34; THENCE RUN SOUTH 01°35'25" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 386.16 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°53'54" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 108.43 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 303.02 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 61°26'40" WEST FOR A DISTANCE OF 1515.23 FEET; THENCE RUN SOUTH 61°38'27" WEST FOR A DISTANCE OF 278.09 FEET; THENCE RUN SOUTH 75°25'49" WEST FOR A DISTANCE OF 157.57 FEET; THENCE RUN NORTH 19°19'55" WEST FOR A DISTANCE OF 272.16 FEET; THENCE RUN SOUTH 69°43'24" WEST FOR A DISTANCE OF 738.84 FEET; THENCE RUN SOUTH 77°56'58" WEST FOR A DISTANCE OF 271.75 FEET; THENCE RUN SOUTH 38°42'41" WEST FOR A DISTANCE OF 252.61 FEET; THENCE RUN NORTH 11°06'30" WEST FOR A DISTANCE OF 1430.26 FEET; THENCE RUN NORTH 19°21'36" WEST FOR A DISTANCE OF 1765.41 FEET; THENCE RUN SOUTH 85°39'29" WEST FOR A DISTANCE OF 82.51 FEET; THENCE RUN NORTH 88°27'29" WEST FOR A DISTANCE OF 77.06 FEET; THENCE RUN NORTH 72°54'13" WEST FOR A DISTANCE OF 85.04 FEET; THENCE RUN NORTH 59°25'37" WEST FOR A DISTANCE OF 53.26 FEET; THENCE RUN NORTH 24°46'53" WEST FOR A DISTANCE OF 58.92 FEET; THENCE RUN NORTH 17°05'15" WEST FOR A DISTANCE OF 114.80 FEET; THENCE RUN NORTH 04°38'30" WEST FOR A DISTANCE OF 76.69 FEET; THENCE RUN NORTH 26°34'16" WEST FOR A DISTANCE OF 50.97 FEET; THENCE RUN NORTH 13°31'17" WEST FOR A DISTANCE OF 223.47 FEET; THENCE RUN NORTH 02°11'47" EAST FOR A DISTANCE OF 54.35 FEET; THENCE RUN NORTH 26°15'31" EAST FOR A DISTANCE OF 159.61 FEET; THENCE RUN NORTH 37°28'12" EAST FOR A DISTANCE OF 79.13 FEET; THENCE RUN NORTH 48°54'08" EAST FOR A DISTANCE OF 118.91 FEET; THENCE RUN NORTH 67°36'49" EAST FOR A DISTANCE OF 76.63 FEET; THENCE RUN NORTH 72°12'36" EAST FOR A DISTANCE OF 116.00 FEET; THENCE RUN NORTH 82°52'07" EAST FOR A DISTANCE OF 50.68 FEET; THENCE RUN SOUTH 89°07'51" EAST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 71°33'32" EAST FOR A DISTANCE OF 46.94 FEET; THENCE RUN SOUTH 82°24'42" EAST FOR A DISTANCE OF 63.08 FEET; THENCE RUN SOUTH 72°54'13" EAST FOR A DISTANCE OF 56.13 FEET; THENCE RUN SOUTH 58°25'07" EAST FOR A DISTANCE OF 125.29 FEET; THENCE RUN SOUTH 89°27'25" EAST FOR A DISTANCE OF 69.76 FEET; THENCE RUN NORTH 30°03'45" EAST FOR A DISTANCE OF 52.33 FEET; THENCE RUN NORTH 15°07'04" EAST FOR A DISTANCE OF 79.88 FEET; THENCE RUN SOUTH 23°01'09" EAST FOR A DISTANCE OF 90.58 FEET; THENCE RUN NORTH 28°55'13" EAST FOR A DISTANCE OF 90.49 FEET; THENCE RUN NORTH 17°55'18" EAST FOR A DISTANCE OF 73.21 FEET; THENCE RUN NORTH 56°10'46" EAST FOR A DISTANCE OF 95.53 FEET; THENCE RUN NORTH 26°52'02" EAST FOR A DISTANCE OF 212.91 FEET; THENCE RUN NORTH 13°10'44" EAST FOR A DISTANCE OF 217.27 FEET; THENCE RUN NORTH 18°25'43" EAST FOR A DISTANCE OF 80.06 FEET; THENCE RUN NORTH 31°28'14" EAST FOR A DISTANCE OF 119.74 FEET; THENCE RUN NORTH 38°13'39" EAST FOR A DISTANCE OF 88.26 FEET; THENCE RUN NORTH 47°11'58" EAST FOR A DISTANCE OF 160.39 FEET; THENCE RUN NORTH 29°47'36" EAST FOR A DISTANCE OF 198.43 FEET; THENCE RUN NORTH 22°37'51" EAST FOR A DISTANCE OF 136.27 FEET; THENCE RUN NORTH 40°11'01" WEST FOR A DISTANCE OF 305.50 FEET; THENCE RUN NORTH 58°15'55" EAST FOR A DISTANCE OF 49.11 FEET; THENCE RUN NORTH 18°25'43" EAST FOR A DISTANCE OF 28.77 FEET; THENCE RUN NORTH 12°48'38" WEST FOR A DISTANCE OF 47.02 FEET; THENCE RUN NORTH 24°20'50" WEST FOR A DISTANCE OF 96.07 FEET; THENCE RUN NORTH 16°11'44" WEST FOR A DISTANCE OF 67.87 FEET; THENCE RUN NORTH 02°40'25" EAST FOR A DISTANCE OF 178.55 FEET; THENCE RUN NORTH 20°11'24" EAST FOR A DISTANCE OF 193.59 FEET; THENCE RUN NORTH 31°49'22" EAST FOR A DISTANCE OF 173.80 FEET; THENCE RUN NORTH 12°00'19" EAST FOR A DISTANCE OF 100.79 FEET; THENCE RUN NORTH 21°31'58" WEST FOR A DISTANCE OF 102.24 FEET; THENCE RUN NORTH 12°32'07" WEST FOR A DISTANCE OF 19.52 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHELL POINT ROAD ACCORDING TO DEED BOOK 225, PAGE 510 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°38'48" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 67.48 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 490.00 FEET, WITH A CHORD BEARING OF SOUTH 07°58'08" EAST, AND A CHORD DISTANCE OF 146.83 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°14'00" FOR A DISTANCE OF 147.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 910.00 FEET, WITH A CHORD BEARING OF SOUTH 00°15'16" WEST, AND A CHORD DISTANCE OF 527.25 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'47" FOR A DISTANCE OF 534.92 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 582.35 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 855.00 FEET, WITH A CHORD BEARING OF NORTH 80°02'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'15" FOR A DISTANCE OF 297.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 972.50 FEET, WITH A CHORD BEARING OF SOUTH 90°00'00" EAST, AND A CHORD DISTANCE OF 662.17 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°48'30" FOR A DISTANCE OF 675.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 855.00 FEET, WITH A CHORD BEARING OF SOUTH 80°02'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'15" FOR A DISTANCE OF 297.02 FEET TO A POINT ON A TANGENT LINE; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 56.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 345.00 FEET, WITH A CHORD BEARING OF SOUTH 74°00'30" EAST, AND A CHORD DISTANCE OF 190.09 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°59'00" FOR A DISTANCE OF 192.58 FEET TO A POINT OF ON A TANGENT LINE; THENCE RUN SOUTH 58°01'00" EAST FOR A DISTANCE OF 39.07 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF NORTH 61°10'05" EAST, AND A CHORD DISTANCE OF 87.31 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°37'51" FOR A DISTANCE OF 106.14 FEET TO A POINT ON A TANGENT LINE THENCE RUN NORTH 00°21'09" EAST FOR A DISTANCE OF 550.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 168.00 FEET, WITH A CHORD BEARING OF NORTH 16°25'25" WEST, AND A CHORD DISTANCE OF 96.98 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'09" FOR A DISTANCE OF 98.38 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.00 FEET, WITH A CHORD BEARING OF NORTH 40°04'45" WEST, AND A CHORD DISTANCE OF 4.31 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°45'31" FOR A DISTANCE OF 4.32 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 68.00 FEET, WITH A CHORD BEARING OF NORTH 57°40'24" WEST, AND A CHORD DISTANCE OF 25.29 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'47" FOR A DISTANCE OF 25.43 FEET TO A POINT ON A NON TANGENT LINE, LYING ON THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SHELL POND ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 5799 PAGE 352 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE: SOUTH 89°38'51" EAST FOR A DISTANCE OF 330.01 FEET; THENCE RUN SOUTH 89°38'46" EAST FOR A DISTANCE OF 2640.85 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 34; THENCE RUN SOUTH 00°33'40" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 265.61 FEET; THENCE RUN SOUTH 57°18'11" WEST DEPARTING SAID EAST LINE FOR A DISTANCE OF 1148.47 FEET; THENCE RUN SOUTH 00°18'11" WEST FOR A DISTANCE OF 1701.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 34; THENCE RUN NORTH 89°51'38" EAST A DISTANCE OF 1000.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 700.19 ACRES MORE OR LESS.



PARCEL 2

A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 89°53'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 609.74 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°15'21" WEST CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 818.16 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°58'09" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 979.18 FEET; THENCE RUN NORTH 11°06'42" WEST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 260.99 FEET; THENCE RUN NORTH 61°28'30" EAST A DISTANCE OF 1175.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.56 ACRES MORE OR LESS.

PARCEL 3

A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 89°53'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 1427.91 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°58'09" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 1327.19 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°13'33" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 402.78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°13'33" WEST CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 1689.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°59'24" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 731.63 FEET; THENCE RUN NORTH 26°41'19" EAST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 56.76 FEET; THENCE RUN NORTH 00°00'05" EAST FOR A DISTANCE OF 46.66 FEET; THENCE RUN NORTH 28°39'07" WEST FOR A DISTANCE OF 81.92 FEET; THENCE RUN SOUTH 83°40'00" WEST FOR A DISTANCE OF 100.73 FEET; THENCE RUN NORTH 21°48'45" WEST FOR A DISTANCE OF 1254.54 FEET; THENCE RUN NORTH 79°41'43" EAST FOR A DISTANCE OF 203.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1517.00 FEET, WITH A CHORD BEARING OF NORTH 61°40'34" EAST, AND A CHORD DISTANCE OF 535.41 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'42" FOR A DISTANCE OF 538.23 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 51°30'17" EAST FOR A DISTANCE OF 141.28 FEET; THENCE RUN SOUTH 88°45'44" EAST A DISTANCE OF 536.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.59 ACRES MORE OR LESS.



SECTION C

SECTION 1

**RESOLUTION 2026-08
[FY 2025 APPROPRIATION RESOLUTION]**

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the remainder of the fiscal year ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakehaven Community Development District (“**District**”), proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lakehaven Community Development District for the Fiscal Year Ending September 30, 2025.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF JANUARY 2026.

ATTEST:

**LAKEHAVEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Lakehaven
Community Development District

Proposed Budget
FY2025 - FY2026



Table of Contents

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 General Fund

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 General Fund Narrative

Lakehaven

Community Development District

Proposed Budget

General Fund

Description	Proposed Budget FY2025*	Proposed Budget FY2026
<u>Revenues</u>		
Developer Contributions	\$ 12,972	\$ 135,928
Total Revenues	\$ 12,972	\$ 135,928
<u>Expenditures</u>		
<i>General & Administrative</i>		
Supervisor Fees	\$ 1,000	\$ 12,000
FICA Expenditures	\$ 77	\$ 918
Engineering	\$ 625	\$ 15,000
Attorney	\$ 5,000	\$ 25,000
Dissemination	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ 4,500
Management Fees	\$ 417	\$ 40,000
Information Technology	\$ 150	\$ 1,800
Website Maintenance **	\$ 246	\$ 2,950
Telephone	\$ 13	\$ 300
Postage & Delivery	\$ 42	\$ 1,000
Insurance	\$ 100	\$ 5,000
Copies	\$ 42	\$ 1,000
Legal Advertising	\$ 5,000	\$ 15,000
Contingencies	\$ 208	\$ 5,000
Office Supplies	\$ 26	\$ 625
Travel Per Diem	\$ 28	\$ 660
Dues, Licenses & Subscriptions	\$ -	\$ 175
Total Expenditures	\$ 12,972	\$ 135,928
Excess Revenues/(Expenditures)	\$ -	\$ -

* This budget is prorated for September 2025.

**Budget amount includes a one-time website creation fee.

Lakehaven

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the anticipated bond series.

Trustee Fees

The District will incur trustee related costs with the issuance of its' anticipated bond series.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Lakehaven

Community Development District

General Fund Narrative

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingencies

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

SECTION 2

RESOLUTION 2026-09
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakehaven Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lakehaven Community Development District for the Fiscal Year Ending September 30, 2026.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF JANUARY 2026.

ATTEST:

**LAKEHAVEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Lakehaven
Community Development District

Proposed Budget
FY2025 - FY2026



Table of Contents

1

 General Fund

2-3

 General Fund Narrative

Lakehaven

Community Development District

Proposed Budget General Fund

Description	Proposed Budget FY2025*	Proposed Budget FY2026
<u>Revenues</u>		
Developer Contributions	\$ 12,972	\$ 135,928
Total Revenues	\$ 12,972	\$ 135,928
<u>Expenditures</u>		
<i>General & Administrative</i>		
Supervisor Fees	\$ 1,000	\$ 12,000
FICA Expenditures	\$ 77	\$ 918
Engineering	\$ 625	\$ 15,000
Attorney	\$ 5,000	\$ 25,000
Dissemination	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ 4,500
Management Fees	\$ 417	\$ 40,000
Information Technology	\$ 150	\$ 1,800
Website Maintenance **	\$ 246	\$ 2,950
Telephone	\$ 13	\$ 300
Postage & Delivery	\$ 42	\$ 1,000
Insurance	\$ 100	\$ 5,000
Copies	\$ 42	\$ 1,000
Legal Advertising	\$ 5,000	\$ 15,000
Contingencies	\$ 208	\$ 5,000
Office Supplies	\$ 26	\$ 625
Travel Per Diem	\$ 28	\$ 660
Dues, Licenses & Subscriptions	\$ -	\$ 175
Total Expenditures	\$ 12,972	\$ 135,928
Excess Revenues/(Expenditures)	\$ -	\$ -

* This budget is prorated for September 2025.

**Budget amount includes a one-time website creation fee.

Lakehaven

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the anticipated bond series.

Trustee Fees

The District will incur trustee related costs with the issuance of its' anticipated bond series.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Lakehaven

Community Development District

General Fund Narrative

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingencies

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

SECTION D

SECTION 1

ENGINEER'S REPORT

PREPARED FOR:
BOARD OF SUPERVISORS
LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:
VANASSE HANGEN BRUSTLIN, Inc.
(VHB)

JANUARY 28, 2026

LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION AND PURPOSE

The purpose of this report is to provide a description of the capital improvement plan (“**CIP**”) and estimated costs of the CIP for the Lakehaven Community Development District (“**District**”).

This Report is submitted based upon our professional opinion and is based on the best available information, and our best knowledge and belief as of the date of this Report.

The Lakehaven development within the District (the “**Project**”) is being developed by Pulte Home Company, LLC (“**Master Developer**”).

The District has been established for the purposes of financing the acquisition and/or construction of certain public infrastructure necessary to support the orderly development of the District.

2. GENERAL SITE DESCRIPTION

The Project is a 751 acre +/- development located within Lake County, Florida. The Project is located within Sections 03/04/33/34/35, Townships 23/24, and Range 26 and abuts Schofield Road on the north and Cook Road to the east.

The District boundary (751 acres) is contained within the Lakehaven PUD boundary (840 acres) but excludes the 30-acre retained future commercial parcel on the north side of the project and other parcels obtained by the Central Florida Expressway (CFX). **Exhibits 1 and 2** attached hereto shows the boundaries and legal descriptions of the District.

The existing zoning of the property is PUD and allows for the development of up to 1,488 dwelling units. This type of land use allows for the single-family residential development as a permitted use. The proposed development program is for 1,274 dwelling units, which is less than the approved PUD amount. **Exhibit 3** attached shows the surrounding land uses.

3. PROPOSED CIP

The CIP is intended to provide public infrastructure improvements for the lands within the District, which lands are currently planned for 1,274 attached and detached residential homes. The proposed site plan for the Project is attached as **Exhibit 4** to this report. The development plans are based on current plans and market conditions which are subject to change.

The CIP functions as a system of improvements benefiting all lands within the District. While the exact configuration and location of the Project is not yet final, the information set forth herein with respect to the Project is probable based on existing plans. The CIP is anticipated to serve the following lot types, although such lot types are subject to change:

TABLE 2 RESIDENTIAL DEVELOPMENT PROGRAM

LOT COUNTS (SUB PHASE)							
	PHASE 1	PHASE 2A	PHASE 2B	PHASE 3	DEL WEBB PHASE 1	DEL WEBB PHASE 2	TOTAL
20' TH LOTS	46	36	18	24	0	0	124
34' LOTS	34	25	14	48	0	0	121
40'x110' LOTS	9	0	0	0	1	0	10
40'x120' LOTS	34	0	30	48	48	75	235
40'x125' LOTS	0	0	0	0	5	0	5
50'x120' LOTS	86	0	86	104	97	121	494
50'x125' LOTS	0	0	0	0	5	9	14
60' LOTS	44	15	37	54	0	0	150
64'x120' LOTS	0	0	0	0	16	39	55
64'x125' LOTS	0	0	0	0	40	26	66
TOTAL	253	76	185	278	212	270	1,274

In general, the CIP includes the following in association with developable land within the District.

- Internal Roadways
- Internal Alleys
- Offsite Roadways
- Stormwater management systems
- Landscape, Hardscape and Irrigation
- Conservation and Wetland Areas
- Public Trail System
- Differential Cost of Undergrounding of Electrical Utility lines

More specifically, the Project infrastructure includes:

Internal Roadway Improvements:

The CIP includes subdivision roads within the District. Generally, all roads will be 2-lane undivided roads with various roundabouts. Such roads include the roadway asphalt, base, and striping and signage and sidewalks within rights-of-way abutting non-lot lands. The main entry road will be divided and includes a section of roadway with decorative pavers. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with County standards.

All internal public roadways will be financed, owned, operated and maintained by the District, including any improvements outside of the curb (sidewalks, landscape, hardscape). All internal public roadways will be maintained in accordance with County standards pursuant to an Interlocal Agreement with the County which is attached as **Exhibit 6** to this report. To the extent there are private roadways within the CDD, such private roadways will be privately funded, owned, and maintained.

There are no anticipated impact fee credits associated with the construction of any of the internal roadways.

Internal Alley Improvements:

The CIP includes subdivision alleys within the District. Generally, all alleys will be 2-lanes. Such alleys include the roadway asphalt, base, and striping and signage within alley tracts or easements abutting lots. All alleys will be designed in accordance with County standards.

All internal alleys will be financed, owned, operated and maintained by the District. To the extent there are private alleys within the CDD, such private alleys will be privately funded, owned, and maintained.

Offsite Roadway Improvements:

The CIP includes an offsite secondary access roadway extending from the western boundary of the District to US 27 ("US 27 Connection Road"). The US 27 Connection Road will be a 2-lane undivided road and approximately one mile in length. The US 27 Connection Road will be financed, owned, operated and maintained by the District; provided, however, it is anticipated that Lake County will accept ownership and maintenance responsibilities at a future date upon completion of certain development milestones for the surrounding areas.

The CIP also includes a traffic signal and turn lane additions improvements to US 27 near the beginning of the US 27 Connection Road, which are intended to be owned and maintained by FDOT.

The CIP also includes a roundabout at the project's main entrance from Schofield Road. This roundabout will be owned and maintained by Lake County. The District will be responsible for maintaining the landscape associated with the roundabout pursuant to an interlocal agreement with the County.

There are no anticipated impact fee credits associated with the construction of any of the offsite roadway improvements.

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures, and dry ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project is landlocked. The stormwater system will be designed consistent with the criteria established by the St. Johns River Water Management District and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

NOTE: No earthwork on privately owned lands or lots is included in the CIP. Accordingly, the District will not fund any costs of transporting fill to, or any grading of, lots.

Reclaimed Water:

The on-site reclaimed water improvements for the Project include 16-inch, 12-inch, 8-inch, 6-inch and 4-inch mains that will be located within rights-of-way and used for irrigation purposes.

At the time of this report, Nexus (the reclaimed water provider) does not have available reclaimed water supply in the area of the project. Therefore, the reclaimed water pipe will be connected to the surface water withdrawal pump system described below.

See attached **Exhibit 5** for the proposed utility plan.

It is anticipated the Developer will finance and construction the improvements and that the HOA will own, operate and maintain the reclaimed water infrastructure and such improvements are not included in the CIP. There are no impact or connection fee credits associated with these improvements. In the event reclaimed water becomes publicly available to serve the site in the future, the system will connect to the alternate public source and ultimately be transferred by the HOA to Nexus for ownership, operation and maintenance.

There are no impact or connection fee credits associated with these improvements.

Surface Water Withdrawal Pump System (for Irrigation):

As reclaimed water is not publicly available to the site at the time of this report, surface water withdrawal pumps have been permitted through SJRWMD to serve the site irrigation demands.

Improvements serving the Project include a new surface water pump system for withdrawal from onsite lake known as Pike Lake, comprised of 3 separate 60 HP pumps producing a total of 2,000 GPM, with a separate 25 HP pump producing an additional 325 GPM.

Improvements serving the Project also include a new surface water pump system for withdrawal from Pike Lake, comprised of 2 separate 30 HP pumps producing a total of 700 GPM. Both pump systems and all associated appurtenances are separate and independently operated.

See attached **Exhibit 5** for the proposed utility plan.

It is anticipated the Developer will finance and construction the improvements and that the HOA will own, operate and maintain the surface water pump infrastructure and such improvements are not included in the CIP. There are no impact or connection fee credits associated with these improvements.

Hardscape, Landscape and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas, public trail system and Public rights-of-way. The irrigation system will consist of the smaller irrigation lines and services (separate from the reclaimed water mains described above). Moreover, hardscaping will consist of entry features and signage.

The County has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District.

To the extent there is private (within Del Webb areas) landscaping, irrigation and hardscape within the CDD, such private improvements will be privately funded, owned, and maintained.

Conservation and Wetland Areas:

The CIP includes wetland and upland buffer areas dedicated or to be dedicated as conservation areas with the St. Johns River Water Management District.

Public Trail System

The CIP includes public recreational trails located along roadways and on District lands. These trails will be accessible to the public and part of the District improvements. The public trail system will also include a dock along Lake Adain. The District will enter into a use agreement/license with the HOA for use of the dock.

To the extent there are trails within the CDD but located on lands not owned by the District (within Del Webb areas), such trails will be privately funded, owned, and maintained.

Undergrounding of Electrical Utility Lines

The CIP includes the differential cost of undergrounding electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by Sumter Electric Cooperative (SECO).

Streetlights are not included within the CIP, but instead may be leased through an agreement with SECO, in which case the District would fund the streetlights through an annual operations and maintenance assessment.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

The following table shows who will finance construction, own and maintain the various improvements of the CIP.

TABLE 3 RESIDENTIAL IMPROVEMENTS

District Infrastructure	Construction	Ownership	Operations & Maintenance
Onsite Roadways ¹	District	District	District
Onsite Alleys	District	District	District
Offsite Roadway	District	District/FDOT/County	District/FDOT/County
Stormwater System	District	District	District
Reclaimed Water Distribution	Developer	HOA	HOA
Surface Water Withdrawal Pump System (Irrigation)	Developer	HOA	HOA
Conservation and Wetland Areas	District	District	District
Public Trail System	District	District	District
Landscape & Hardscape	District	District	District
Electrical Undergrounding ²	District	SECO	SECO

Key: County = Lake County and District = Lakehaven CDD

1 Onsite Roadways reflects all public roads located within the boundaries of the CDD, including sidewalks within the public rights-of-way. To the extent there are private roadways within the CDD boundaries, such private roads and sidewalks will be privately funded, owned, and maintained and are not included in the CDD financing plan.

2 The CDD intends to lease streetlights through an agreement with an electric provider. Accordingly, the CDD will not finance the streetlights but instead will fund them through an annual operations assessment. However, the CDD's improvement plan may include the differential cost of undergrounding the electric utilities.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

TABLE 4 – PERMITS

PERMIT	STATUS
Lake County – Zoning and PD Agreement	Approved
Lake County – Preliminary Plat	Approved
Lake County – Engineering Plans (Phase 1)	Approved
Lake County – Engineering Plans (Del Webb Phase 1)	Approved
Lake County – Engineering Plans – Offsite Roadway	To be Submitted
Lake County – Engineering Plans (Future Phases)	To be Submitted
Lake County – Offsite Utility	Approved
SJRWMD – Environmental Resource Permit (Mass Grading)	Approved
SJRWMD – Environmental Resource Permit (Phase 1)	Approved
SJRWMD – Environmental Resource Permit (Del Webb Ph 1)	Approved
SJRWMD – Environmental Resource Permit (Future Phases)	To be Submitted
FDEP Water Construction (Phase 1 and Del Webb Phase 1)	Approved
FDEP Water Construction (Future Phases)	To Be Submitted
FDEP Wastewater Construction (Phase 1 and Del Webb Ph 1)	Approved
FDEP Wastewater Construction (Future Phases)	To Be Submitted

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 5 below presents, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 5 are reasonable and consistent with market pricing for the CIP infrastructure.

TABLE 5 – OPINION OF PROBABLE COST

Infrastructure	Cost					
	Phase 1	Phase 2	Phase 3	Del Webb Phase 1	Del Webb Phase 2	Total
Onsite Roadways	\$4,070,000	\$3,970,000	\$3,685,000	\$1,250,000	N/A	\$12,975,000
Onsite Alleys	\$240,000	\$192,000	\$230,000	N/A	N/A	\$662,000
Offsite Roadways	\$4,000,000	N/A	N/A	\$3,300,000	N/A	\$7,300,000
Stormwater System	\$2,975,000	\$3,285,000	\$3,000,000	\$3,420,000	\$3,100,000	\$15,780,000
Conservation and Wetland Mitigation	\$160,000	\$160,000	\$160,000	N/A	N/A	\$480,000
Public Trail System	\$1,230,000	\$600,000	\$435,000	N/A	N/A	\$2,265,000
Landscape & Hardscape	\$2,000,000	\$2,500,000	\$1,800,000	N/A	N/A	\$6,300,000
Electrical Undergrounding	\$600,000	\$600,000	\$600,000	\$550,000	\$500,000	\$2,850,000
SUBTOTAL	\$15,275,000	\$11,307,000	\$9,910,000	\$8,520,000	\$3,600,000	\$48,612,000
Soft Costs (10%)	\$1,527,500	\$1,130,700	\$991,000	\$852,000	\$360,000	\$4,861,200
Contingency (15%)	\$2,291,250	\$1,696,050	\$1,486,500	\$1,278,000	\$540,000	\$7,291,800
TOTAL	\$19,093,750	\$14,133,750	\$12,387,500	\$10,650,000	\$4,500,000	\$60,765,000

Cost Opinion Notes:

1. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
2. The Developer reserves the right to finance any of the improvements outlines above and have such improvements owned and maintained by a property owner's or homeowner's association ("HOA") in which case such items would not be part of the CIP.
3. The District may enter into an agreement with a third-party or HOA to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:


- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in Lake County, Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20+ years;
- All of the assessable property within the District will receive a special benefit from the Residential Improvements that is at least equal to such costs; and

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public, including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the fair market value or actual cost of public improvements comprising the CIP, whichever is less.

Please note that the CIP as presented herein is based on the Preliminary Plat as approved by the Lake County in July of 2024 and is subject to market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, wastewater, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Vanasse Hangen Brustlin, Inc.

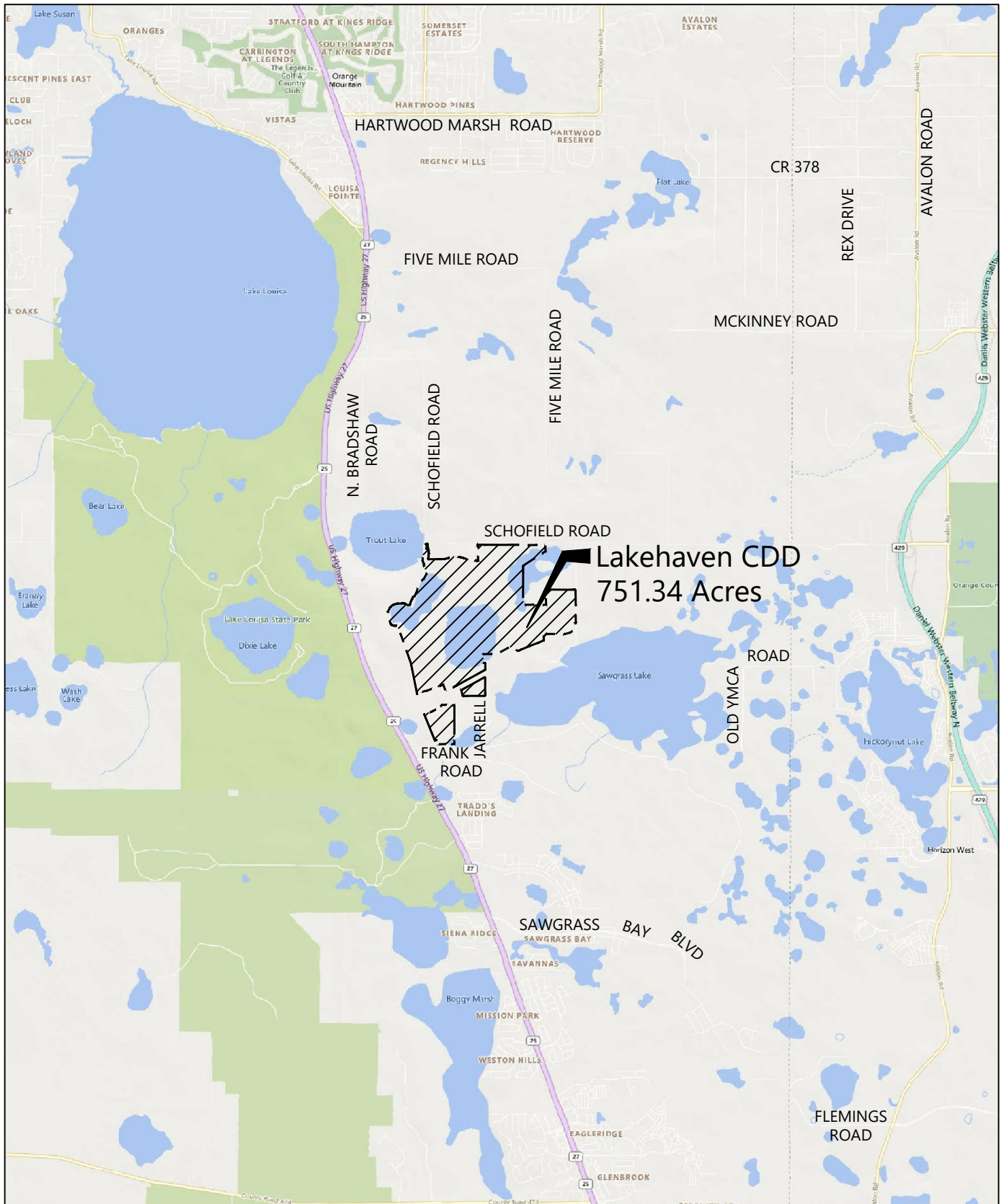


John Prowell, P.E.

FL License No. 59469

Date: January 28, 2026

EXHIBITS



PARCEL 1

A TRACT OF LAND BEING A PORTION OF SECTIONS 33, 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST AND A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE RUN NORTH 00°36'21" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 660.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 57.54 FEET OF THE SOUTH 1980.00 FEET OF THE NORTH THREE QUARTERS OF THE WEST QUARTER OF SAID SECTION 35; THENCE RUN SOUTH 89°36'06" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1284.71 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COOK ROAD AS RECORDED IN DEED BOOK 357, PAGE 10 AND OFFICIAL RECORDS BOOK 5947, PAGE 2309 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°23'56" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 1438.11 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 89°36'06" WEST FOR A DISTANCE OF 22.65 FEET; THENCE RUN SOUTH 08°22'46" WEST FOR A DISTANCE OF 222.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING OF SOUTH 32°01'58" WEST, AND A CHORD DISTANCE OF 140.42 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°18'24" FOR A DISTANCE OF 144.49 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 55°41'10" WEST FOR A DISTANCE OF 145.47 FEET; THENCE RUN SOUTH 75°31'24" WEST FOR A DISTANCE OF 238.60 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF AFORESAID SECTION 35; THENCE RUN NORTH 89°34'48" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 798.05 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 34; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 44°25'42" WEST FOR A DISTANCE OF 166.30 FEET; THENCE RUN SOUTH 00°00'00" EAST FOR A DISTANCE OF 165.69 FEET; THENCE RUN SOUTH 67°29'10" WEST FOR A DISTANCE OF 232.54 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15240.00 FEET, WITH A CHORD BEARING OF SOUTH 67°53'25" WEST, AND A CHORD DISTANCE OF 819.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'48" FOR A DISTANCE OF 819.23 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 69°00'22" WEST FOR A DISTANCE OF 100.74 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15245.00 FEET, WITH A CHORD BEARING OF SOUTH 65°51'45" WEST, AND A CHORD DISTANCE OF 58.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'09" FOR A DISTANCE OF 58.31 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 47°56'13" WEST FOR A DISTANCE OF 219.99 FEET; THENCE RUN NORTH 79°03'04" WEST FOR A DISTANCE OF 172.19 FEET; THENCE RUN SOUTH 62°11'39" WEST FOR A DISTANCE OF 666.98 FEET; THENCE RUN NORTH 89°53'51" WEST FOR A DISTANCE OF 584.83 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 34; THENCE RUN SOUTH 01°35'25" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 386.16 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°53'54" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 108.43 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 303.02 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 61°26'40" WEST FOR A DISTANCE OF 1515.23 FEET; THENCE RUN SOUTH 61°38'27" WEST FOR A DISTANCE OF 278.09 FEET; THENCE RUN SOUTH 75°25'49" WEST FOR A DISTANCE OF 157.57 FEET; THENCE RUN NORTH 19°19'55" WEST FOR A DISTANCE OF 272.16 FEET; THENCE RUN SOUTH 69°43'24" WEST FOR A DISTANCE OF 738.84 FEET; THENCE RUN SOUTH 77°56'58" WEST FOR A DISTANCE OF 271.75 FEET; THENCE RUN SOUTH 38°42'41" WEST FOR A DISTANCE OF 252.61 FEET; THENCE RUN NORTH 11°06'30" WEST FOR A DISTANCE OF 1430.26 FEET; THENCE RUN NORTH 19°21'36" WEST FOR A DISTANCE OF 1765.41 FEET; THENCE RUN SOUTH 85°39'29" WEST FOR A DISTANCE OF 82.51 FEET; THENCE RUN NORTH 88°27'29" WEST FOR A DISTANCE OF 77.06 FEET; THENCE RUN NORTH 72°54'13" WEST FOR A DISTANCE OF 85.04 FEET; THENCE RUN NORTH 59°25'37" WEST FOR A DISTANCE OF 53.26 FEET; THENCE RUN NORTH 24°46'53" WEST FOR A DISTANCE OF 58.92 FEET; THENCE RUN NORTH 17°05'15" WEST FOR A DISTANCE OF 114.80 FEET; THENCE RUN NORTH 04°38'30" WEST FOR A DISTANCE OF 76.69 FEET; THENCE RUN NORTH 26°34'16" WEST FOR A DISTANCE OF 50.97 FEET; THENCE RUN NORTH 13°31'17" WEST FOR A DISTANCE OF 223.47 FEET; THENCE RUN NORTH 02°11'47" EAST FOR A DISTANCE OF 54.35 FEET; THENCE RUN NORTH 26°15'31" EAST FOR A DISTANCE OF 159.61 FEET; THENCE RUN NORTH 37°28'12" EAST FOR A DISTANCE OF 79.13 FEET; THENCE RUN NORTH 48°54'08" EAST FOR A DISTANCE OF 118.91 FEET; THENCE RUN NORTH 67°36'49" EAST FOR A DISTANCE OF 76.63 FEET; THENCE RUN NORTH 72°12'36" EAST FOR A DISTANCE OF 116.00 FEET; THENCE RUN NORTH 82°52'07" EAST FOR A DISTANCE OF 50.68 FEET; THENCE RUN SOUTH 89°07'51" EAST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 71°33'32" EAST FOR A DISTANCE OF 46.94 FEET; THENCE RUN SOUTH 82°24'42" EAST FOR A DISTANCE OF 63.08 FEET; THENCE RUN SOUTH 72°54'13" EAST FOR A DISTANCE OF 56.13 FEET; THENCE RUN SOUTH 58°25'07" EAST FOR A DISTANCE OF 125.29 FEET; THENCE RUN SOUTH 89°27'25" EAST FOR A DISTANCE OF 69.76 FEET; THENCE RUN NORTH 30°03'45" EAST FOR A DISTANCE OF 52.33 FEET; THENCE RUN NORTH 15°07'04" EAST FOR A DISTANCE OF 79.88 FEET; THENCE RUN SOUTH 23°01'09" EAST FOR A DISTANCE OF 90.58 FEET; THENCE RUN NORTH 28°55'13" EAST FOR A DISTANCE OF 90.49 FEET; THENCE RUN NORTH 17°55'18" EAST FOR A DISTANCE OF 73.21 FEET; THENCE RUN NORTH 56°10'46" EAST FOR A DISTANCE OF 95.53 FEET; THENCE RUN NORTH 26°52'02" EAST FOR A DISTANCE OF 212.91 FEET; THENCE RUN NORTH 13°10'44" EAST FOR A DISTANCE OF 217.27 FEET; THENCE RUN NORTH 18°25'43" EAST FOR A DISTANCE OF 80.06 FEET; THENCE RUN NORTH 31°28'14" EAST FOR A DISTANCE OF 119.74 FEET; THENCE RUN NORTH 38°13'39" EAST FOR A DISTANCE OF 88.26 FEET; THENCE RUN NORTH 47°11'58" EAST FOR A DISTANCE OF 160.39 FEET; THENCE RUN NORTH 29°47'36" EAST FOR A DISTANCE OF 198.43 FEET; THENCE RUN NORTH 22°37'51" EAST FOR A DISTANCE OF 136.27 FEET; THENCE RUN NORTH 40°11'01" WEST FOR A DISTANCE OF 305.50 FEET; THENCE RUN NORTH 58°15'55" EAST FOR A DISTANCE OF 49.11 FEET; THENCE RUN NORTH 18°25'43" EAST FOR A DISTANCE OF 28.77 FEET; THENCE RUN NORTH 12°48'38" WEST FOR A DISTANCE OF 47.02 FEET; THENCE RUN NORTH 24°20'50" WEST FOR A DISTANCE OF 96.07 FEET; THENCE RUN NORTH 16°11'44" WEST FOR A DISTANCE OF 67.87 FEET; THENCE RUN NORTH 02°40'25" EAST FOR A DISTANCE OF 178.55 FEET; THENCE RUN NORTH 20°11'24" EAST FOR A DISTANCE OF 193.59 FEET; THENCE RUN NORTH 31°49'22" EAST FOR A DISTANCE OF 173.80 FEET; THENCE RUN NORTH 12°00'19" EAST FOR A DISTANCE OF 100.79 FEET; THENCE RUN NORTH 21°31'58" WEST FOR A DISTANCE OF 102.24 FEET; THENCE RUN NORTH 12°32'07" WEST FOR A DISTANCE OF 19.52 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHELL POINT ROAD ACCORDING TO DEED BOOK 225, PAGE 510 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°38'48" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 67.48 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 490.00 FEET, WITH A CHORD BEARING OF SOUTH 07°58'08" EAST, AND A CHORD DISTANCE OF 146.83 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°14'00" FOR A DISTANCE OF 147.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 910.00 FEET, WITH A CHORD BEARING OF SOUTH 00°15'16" WEST, AND A CHORD DISTANCE OF 527.25 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'47" FOR A DISTANCE OF 534.92 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 582.35 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 855.00 FEET, WITH A CHORD BEARING OF NORTH 80°02'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'15" FOR A DISTANCE OF 297.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 972.50 FEET, WITH A CHORD BEARING OF SOUTH 90°00'00" EAST, AND A CHORD DISTANCE OF 662.17 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°48'30" FOR A DISTANCE OF 675.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 855.00 FEET, WITH A CHORD BEARING OF SOUTH 80°02'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'15" FOR A DISTANCE OF 297.02 FEET TO A POINT ON A TANGENT LINE; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 56.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 345.00 FEET, WITH A CHORD BEARING OF SOUTH 74°00'30" EAST, AND A CHORD DISTANCE OF 190.09 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°59'00" FOR A DISTANCE OF 192.58 FEET TO A POINT OF ON A TANGENT LINE; THENCE RUN SOUTH 58°01'00" EAST FOR A DISTANCE OF 39.07 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF NORTH 61°10'05" EAST, AND A CHORD DISTANCE OF 87.31 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°37'51" FOR A DISTANCE OF 106.14 FEET TO A POINT ON A TANGENT LINE THENCE RUN NORTH 00°21'09" EAST FOR A DISTANCE OF 550.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 168.00 FEET, WITH A CHORD BEARING OF NORTH 16°25'25" WEST, AND A CHORD DISTANCE OF 96.98 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'09" FOR A DISTANCE OF 98.38 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.00 FEET, WITH A CHORD BEARING OF NORTH 40°04'45" WEST, AND A CHORD DISTANCE OF 4.31 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°45'31" FOR A DISTANCE OF 4.32 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 68.00 FEET, WITH A CHORD BEARING OF NORTH 57°40'24" WEST, AND A CHORD DISTANCE OF 25.29 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'47" FOR A DISTANCE OF 25.43 FEET TO A POINT ON A NON TANGENT LINE, LYING ON THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SHELL POND ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 5799 PAGE 352 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE: SOUTH 89°38'51" EAST FOR A DISTANCE OF 330.01 FEET; THENCE RUN SOUTH 89°38'46" EAST FOR A DISTANCE OF 2640.85 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 34; THENCE RUN SOUTH 00°33'40" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 265.61 FEET; THENCE RUN SOUTH 57°18'11" WEST DEPARTING SAID EAST LINE FOR A DISTANCE OF 1148.47 FEET; THENCE RUN SOUTH 00°18'11" WEST FOR A DISTANCE OF 1701.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 34; THENCE RUN NORTH 89°51'38" EAST A DISTANCE OF 1000.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 700.19 ACRES MORE OR LESS.



PARCEL 2

A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 89°53'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 609.74 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°15'21" WEST CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 818.16 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°58'09" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 979.18 FEET; THENCE RUN NORTH 11°06'42" WEST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 260.99 FEET; THENCE RUN NORTH 61°28'30" EAST A DISTANCE OF 1175.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.56 ACRES MORE OR LESS.

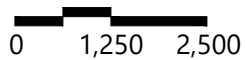
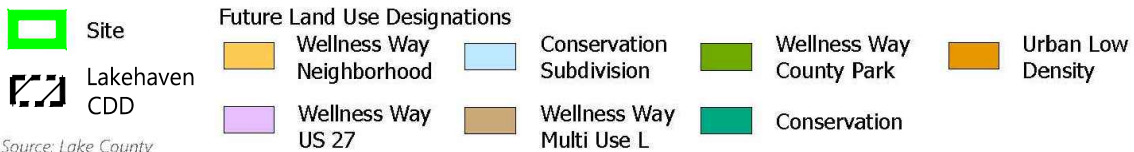
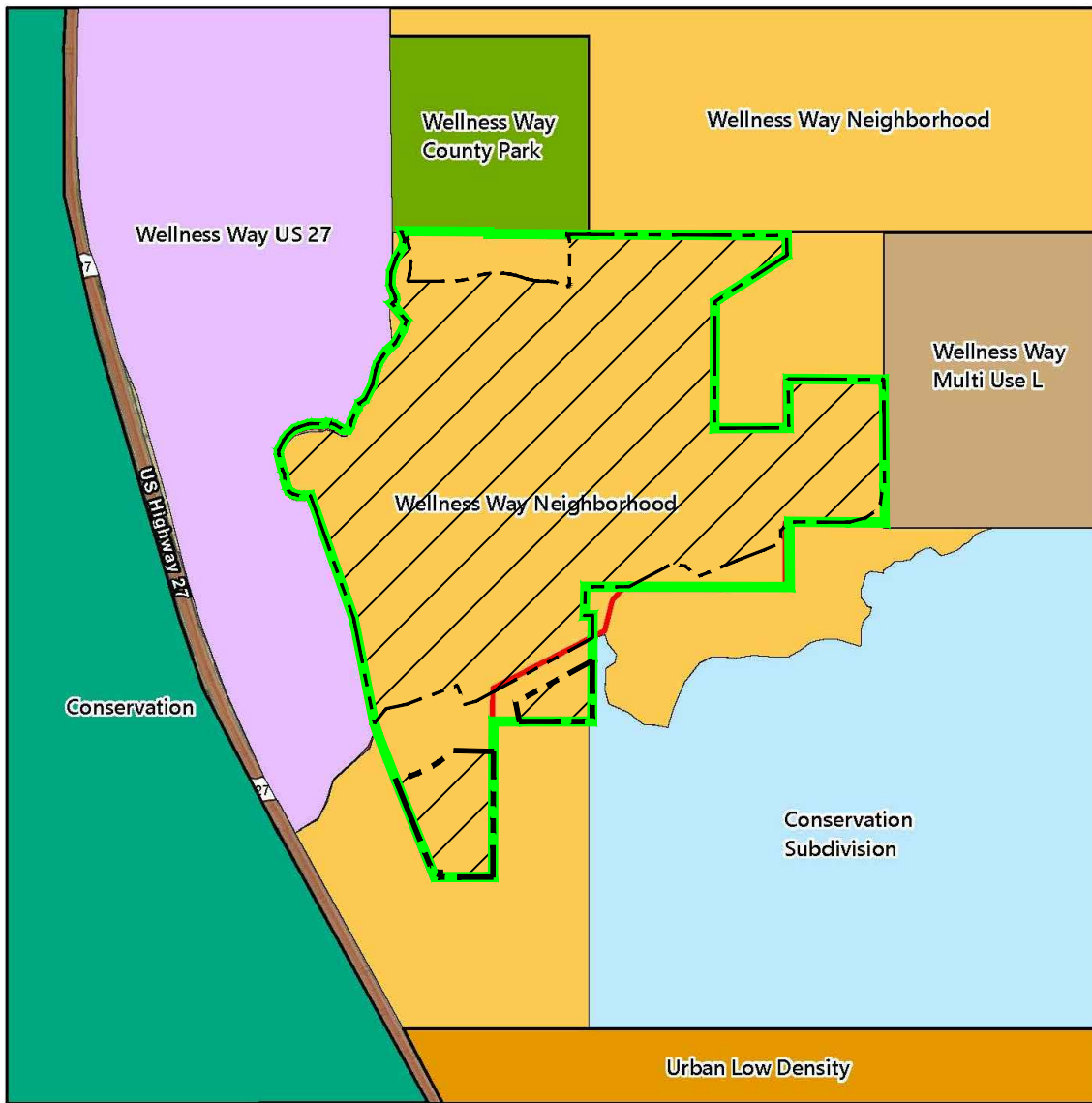
PARCEL 3

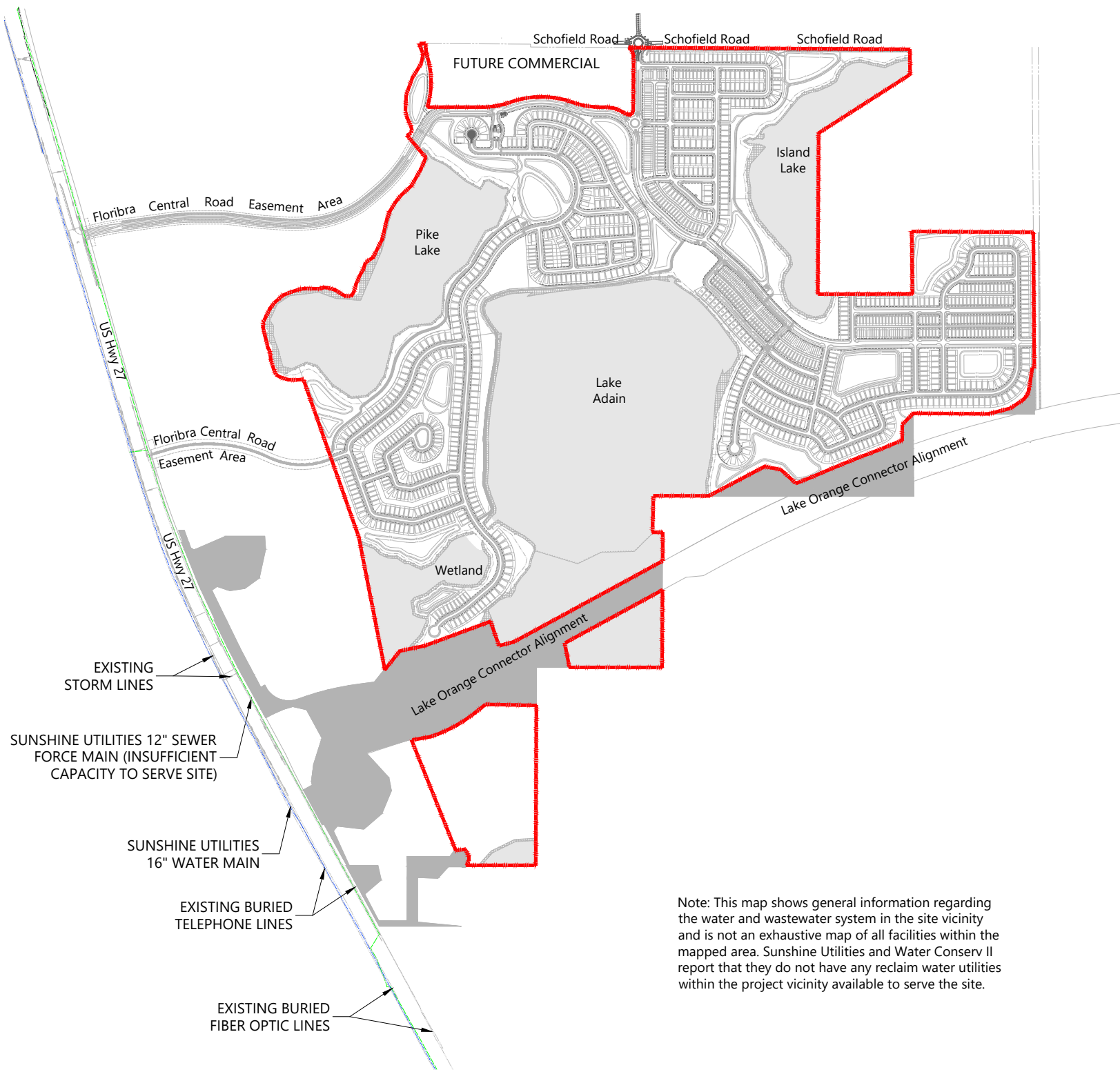
A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 89°53'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 1427.91 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°58'09" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 1327.19 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°13'33" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 402.78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°13'33" WEST CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 1689.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°59'24" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 731.63 FEET; THENCE RUN NORTH 26°41'19" EAST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 56.76 FEET; THENCE RUN NORTH 00°00'05" EAST FOR A DISTANCE OF 46.66 FEET; THENCE RUN NORTH 28°39'07" WEST FOR A DISTANCE OF 81.92 FEET; THENCE RUN SOUTH 83°40'00" WEST FOR A DISTANCE OF 100.73 FEET; THENCE RUN NORTH 21°48'45" WEST FOR A DISTANCE OF 1254.54 FEET; THENCE RUN NORTH 79°41'43" EAST FOR A DISTANCE OF 203.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1517.00 FEET, WITH A CHORD BEARING OF NORTH 61°40'34" EAST, AND A CHORD DISTANCE OF 535.41 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'42" FOR A DISTANCE OF 538.23 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 51°30'17" EAST FOR A DISTANCE OF 141.28 FEET; THENCE RUN SOUTH 88°45'44" EAST A DISTANCE OF 536.04 FEET TO THE POINT OF BEGINNING.

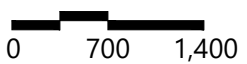
CONTAINING 38.59 ACRES MORE OR LESS.

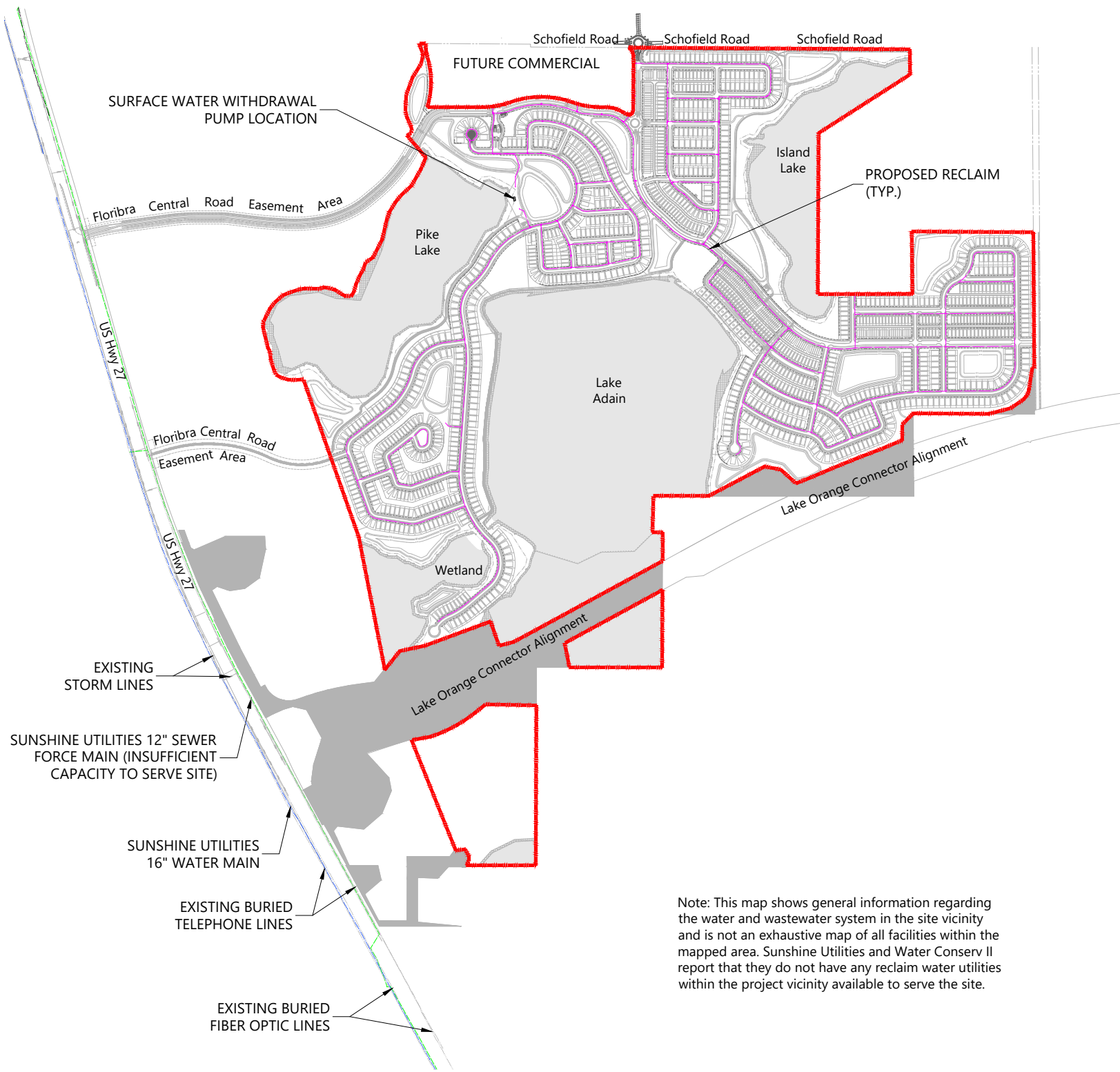




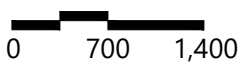


Note: This map shows general information regarding the water and wastewater system in the site vicinity and is not an exhaustive map of all facilities within the mapped area. Sunshine Utilities and Water Conserv II report that they do not have any reclaim water utilities within the project vicinity available to serve the site.





Note: This map shows general information regarding the water and wastewater system in the site vicinity and is not an exhaustive map of all facilities within the mapped area. Sunshine Utilities and Water Conserv II report that they do not have any reclaim water utilities within the project vicinity available to serve the site.



Proposed Reclaim Utility Infrastructure Map

Lakehaven CDD
Lake County, Florida

Exhibit 5

10/17/2025

INSTRUMENT #2025132376
OR BK 6621 PG 703 - 710 (8 PGS)
DATE: 10/27/2025 3:37:26 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$69.50

This instrument was prepared by:

Ryan J. Dugan
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

**INTERLOCAL AGREEMENT
REGARDING PUBLIC ROADWAY IMPROVEMENTS**

This *Interlocal Agreement regarding Public Roadway Improvements* (“**Agreement**”) is entered into by and between LAKE COUNTY, FLORIDA, a political subdivision of the State of Florida (“**County**”) and LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government (“**District**”).

WITNESSETH:

WHEREAS, Section 163.01, *Florida Statutes*, known as the “Florida Interlocal Cooperation Act of 1969” (“**Cooperation Act**”), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the District was established by County Ordinance No. 2025-27, effective August 13, 2025, enacted by the Board of County Commissioners, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, Section 190.004(3), *Florida Statutes*, provides that all governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government; and

WHEREAS, the County’s development approvals for the development to be serviced by the District require the District own, operate, and maintain the public roadway infrastructure located with the boundaries of the District; and

WHEREAS, as part of the District’s capital improvement plan, the District desires to construct, acquire, install, operate, maintain, repair and replace all public rights-of-way and related sidewalks, multi-use paths, landscaping and lighting improvements located with public rights-of-way (together, “**Improvements**”), which are located within the lands described in **Exhibit A** attached hereto and incorporated herein by this reference (“**CDD Roadways**”); and

Interlocal Agreement Regarding Public Roadway Improvements; Lakehaven CDD

WHEREAS, the County and District desire to enter into this Agreement in order for the District to assume its perpetual obligations to provide maintenance services to the CDD Roadways in accordance with the County's Internal Subdivision Road Maintenance Schedule as set forth in **Exhibit B** attached hereto and incorporated herein by reference ("**Roadway Maintenance Plan**");

NOW, THEREFORE, in consideration of the mutual promises and other consideration contained herein, the parties hereto agree as follows:

1. **Recitals.** The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and the Board of Supervisors of the District and are ratified and confirmed as being true and correct and hereby made a specific part of this Agreement upon adoption hereof.

2. **Operation and Maintenance Responsibilities.** At the District's sole cost and expense, the District shall have the perpetual right and obligation to construct, install, acquire, operate, maintain, repair and replace the Improvements within the CDD Roadways in accordance with the Roadway Maintenance Plan. The County shall have no obligations whatsoever with respect to the CDD Roadways or the Improvements. The District shall include in its annual engineer's report, at a minimum, the current condition of the infrastructure, a summary of maintenance activities completed or planned, and any deviations from the Roadway Maintenance Plan with justification and proposed corrective actions. The District may deviate from the Roadway Maintenance Plan only if recommended by the District engineer and such deviation is approved by the District's governing board. In addition, the District shall include in its annual proposed operation and maintenance budget a separate line item(s) for the treatments specified in the Roadway Maintenance Plan during the fiscal year in which such treatment is anticipated to be performed so that the County may review and submit comments to the District in accordance with Section 190.008, *Florida Statutes*. In addition, the District shall incorporate the Roadway Maintenance Plan in its annual goals and objectives required by Section 189.0694, *Florida Statutes*. Failure to comply with these requirements may be resolved through all legal remedies available under Chapters 189 and 190, *Florida Statutes*.

3. **Execution in Counterparts.** This Agreement may be simultaneously executed in counterparts, each which shall be an original and all of which shall constitute but one and the same instrument.

4. **Limitation on Governmental Liability.** Nothing in this Agreement shall be deemed a waiver of the limits of liability of either the County or the District set forth in Section 768.28, *Florida Statutes*, as amended or other statute. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

No covenant, stipulation, obligation or agreement contained in this Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member of the governing body or agent or employee of the County or the District in its, his or her individual capacity, and neither the members of the governing body of the County or the District nor any official executing this Agreement shall be liable personally or shall be subject to any accountability for reason of the execution by the County or the District of this Agreement or any related act.

Interlocal Agreement Regarding Public Roadway Improvements; Lakehaven CDD

herein shall be made by the parties in writing by formal amendment, except changes in Chapter 189, 190 or any other Florida Law shall automatically amend this agreement.

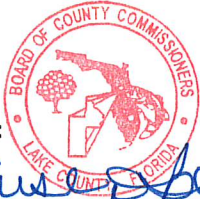
11. **Effective Date.** This Agreement shall become effective after its execution by the authorized representatives of both parties and upon the date of its filing with the Clerk of the Circuit Court. This Agreement shall also be recorded in the public records of the County to become a part of the title history of properties in the District.

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on this date and year first above written.

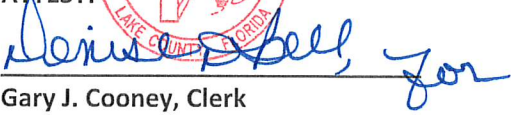
**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**



Leslie Campione, Chairman



ATTEST:



Gary J. Cooney, Clerk
Board of County Commissioners of
Lake County, Florida

Approved as to form and legality:



Melanie Marsh, County Attorney

Interlocal Agreement Regarding Public Roadway Improvements; Lakehaven CDD

LAKEHAVEN
COMMUNITY DEVELOPMENT DISTRICT

By: *Maria Smerguso*
Name: Maria Smerguso
Title: Chairperson, Board of Supervisors

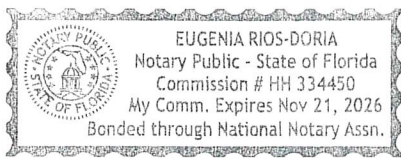
WITNESSES:

Hannah Rose
Name: Hannah Rose
Title: Land Coordinator
Address: 4901 Vineland Rd
Suite 500, Orlando, FL 32811

Kj Clay
Name: Kimberly Clayton
Title: Land coordination
Address: 4901 Vineland Rd
Orlando, FL 32811

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of October, 2025, by Maria Smerguso as Chairperson of the Lakehaven Community Development District, on its behalf. He/She is personally known to me or produced _____ as identification.



[Signature]
Notary Public, State of Florida

Interlocal Agreement Regarding Public Roadway Improvements; Lakehaven CDD

EXHIBIT A
DESCRIPTION OF LANDS CONTAINING CDD ROADWAYS

PARCEL 1

A TRACT OF LAND BEING A PORTION OF SECTIONS 33, 34 AND 35, TOWNSHIP 29 SOUTH, RANGE 26 EAST AND A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE RUN NORTH 00°39'21" WEST ALONG THE EAST LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 620.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 57.54 FEET OF THE SOUTH 1930.00 FEET OF THE NORTH THREE-QUARTERS OF THE WEST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 89°38'05" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1284.71 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COOK ROAD AS RECORDED IN DEED BOOK 157, PAGE 10 AND OFFICIAL RECORDS BOOK 5942, PAGE 2339 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 02°23'55" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 1438.11 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 89°36'05" WEST FOR A DISTANCE OF 2265 FEET; THENCE RUN SOUTH 06°22'48" WEST FOR A DISTANCE OF 222.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1750.00 FEET, WITH A CHORD BEARING OF SOUTH 32°01'38" WEST, AND A CHORD DISTANCE OF 142.42 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°18'24" FOR A DISTANCE OF 144.49 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 55°41'10" WEST FOR A DISTANCE OF 145.47 FEET; THENCE RUN SOUTH 75°31'26" WEST FOR A DISTANCE OF 238.60 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE-QUARTERS OF AFORESAID SECTION 35; THENCE RUN NORTH 89°34'48" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 790.25 FEET TO A POINT ON THE EAST LINE OF THE SOUTH-EAST QUARTER OF AFORESAID SECTION 34; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 44°25'42" WEST FOR A DISTANCE OF 165.30 FEET; THENCE RUN SOUTH 09°40'20" EAST FOR A DISTANCE OF 165.69 FEET; THENCE RUN SOUTH 67°29'30" WEST FOR A DISTANCE OF 232.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15245.00 FEET, WITH A CHORD BEARING OF SOUTH 67°53'25" WEST, AND A CHORD DISTANCE OF 819.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°04'48" FOR A DISTANCE OF 819.28 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 89°00'00" WEST FOR A DISTANCE OF 102.74 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15245.00 FEET WITH A CHORD BEARING OF SOUTH 65°51'45" WEST, AND A CHORD DISTANCE OF 58.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'08" FOR A DISTANCE OF 58.31 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 47°52'18" WEST FOR A DISTANCE OF 219.90 FEET; THENCE RUN NORTH 79°24'14" WEST FOR A DISTANCE OF 132.19 FEET; THENCE RUN SOUTH 62°11'39" WEST FOR A DISTANCE OF 665.98 FEET; THENCE RUN NORTH 89°53'51" WEST FOR A DISTANCE OF 584.83 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 34; THENCE RUN SOUTH 01°59'25" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 383.16 FEET TO THE SOUTH-WEST CORNER OF THE SOUTH-EAST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°33'54" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 1084.8 FEET TO THE NORTH-EAST CORNER OF THE NORTH-WEST QUARTER OF AFORESAID SECTION 33; THENCE RUN SOUTH 00°01'51" WEST ALONG THE EAST LINE OF THE NORTH-WEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 303.02 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 61°28'40" WEST FOR A DISTANCE OF 115.23 FEET; THENCE RUN SOUTH 61°38'21" WEST FOR A DISTANCE OF 270.00 FEET; THENCE RUN SOUTH 74°25'49" WEST FOR A DISTANCE OF 157.57 FEET; THENCE RUN NORTH 19°19'55" WEST FOR A DISTANCE OF 272.16 FEET; THENCE RUN SOUTH 69°43'21" WEST FOR A DISTANCE OF 718.84 FEET; THENCE RUN SOUTH 77°58'58" WEST FOR A DISTANCE OF 271.75 FEET; THENCE RUN SOUTH 39°42'41" WEST FOR A DISTANCE OF 252.61 FEET; THENCE RUN NORTH 11°06'30" WEST FOR A DISTANCE OF 1430.26 FEET; THENCE RUN NORTH 39°21'30" WEST FOR A DISTANCE OF 1785.41 FEET; THENCE RUN SOUTH 85°39'29" WEST FOR A DISTANCE OF 82.51 FEET; THENCE RUN NORTH 83°72'29" WEST FOR A DISTANCE OF 77.06 FEET; THENCE RUN NORTH 72°54'18" WEST FOR A DISTANCE OF 85.04 FEET; THENCE RUN NORTH 59°25'39" WEST FOR A DISTANCE OF 53.26 FEET; THENCE RUN NORTH 24°46'53" WEST FOR A DISTANCE OF 31.92 FEET; THENCE RUN NORTH 17°05'15" WEST FOR A DISTANCE OF 114.85 FEET; THENCE RUN NORTH 04°28'31" WEST FOR A DISTANCE OF 76.69 FEET; THENCE RUN NORTH 26°34'16" WEST FOR A DISTANCE OF 50.97 FEET; THENCE RUN NORTH 13°11'12" WEST FOR A DISTANCE OF 223.47 FEET; THENCE RUN NORTH 02°11'41" EAST FOR A DISTANCE OF 54.35 FEET; THENCE RUN NORTH 20°45'31" EAST FOR A DISTANCE OF 150.41 FEET; THENCE RUN NORTH 37°28'12" EAST FOR A DISTANCE OF 73.13 FEET; THENCE RUN NORTH 48°54'08" EAST FOR A DISTANCE OF 118.91 FEET; THENCE RUN NORTH 67°16'49" EAST FOR A DISTANCE OF 76.83 FEET; THENCE RUN NORTH 72°12'10" EAST FOR A DISTANCE OF 116.00 FEET; THENCE RUN NORTH 62°32'01" EAST FOR A DISTANCE OF 50.66 FEET; THENCE RUN SOUTH 89°07'51" EAST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 71°53'32" EAST FOR A DISTANCE OF 46.84 FEET; THENCE RUN SOUTH 82°24'42" EAST FOR A DISTANCE OF 630.8 FEET; THENCE RUN SOUTH 72°54'13" EAST FOR A DISTANCE OF 56.33 FEET; THENCE RUN SOUTH 58°25'07" EAST FOR A DISTANCE OF 115.29 FEET; THENCE RUN SOUTH 89°27'25" EAST FOR A DISTANCE OF 167.0 FEET; THENCE RUN NORTH 30°03'45" EAST FOR A DISTANCE OF 52.33 FEET; THENCE RUN NORTH 15°07'04" EAST FOR A DISTANCE OF 79.88 FEET; THENCE RUN NORTH 23°01'09" EAST FOR A DISTANCE OF 90.58 FEET; THENCE RUN NORTH 38°55'12" EAST FOR A DISTANCE OF 90.49 FEET; THENCE RUN NORTH 17°55'18" EAST FOR A DISTANCE OF 73.21 FEET; THENCE RUN NORTH 56°49'46" EAST FOR A DISTANCE OF 95.33 FEET; THENCE RUN NORTH 26°52'02" EAST FOR A DISTANCE OF 212.81 FEET; THENCE RUN NORTH 13°10'44" EAST FOR A DISTANCE OF 217.27 FEET; THENCE RUN NORTH 18°25'43" EAST FOR A DISTANCE OF 80.06 FEET; THENCE RUN NORTH 31°28'14" EAST FOR A DISTANCE OF 119.74 FEET; THENCE RUN NORTH 38°13'39" EAST FOR A DISTANCE OF 182.26 FEET; THENCE RUN NORTH 47°11'56" EAST FOR A DISTANCE OF 160.20 FEET; THENCE RUN NORTH 29°47'36" EAST FOR A DISTANCE OF 193.43 FEET; THENCE RUN NORTH 22°37'51" EAST FOR A DISTANCE OF 186.27 FEET; THENCE RUN NORTH 40°11'01" WEST FOR A DISTANCE OF 305.30 FEET; THENCE RUN NORTH 58°15'55" EAST FOR A DISTANCE OF 48.11 FEET; THENCE RUN NORTH 11°15'41" EAST FOR A DISTANCE OF 28.77 FEET; THENCE RUN NORTH 12°48'38" WEST FOR A DISTANCE OF 47.02 FEET; THENCE RUN NORTH 24°20'09" WEST FOR A DISTANCE OF 96.07 FEET; THENCE RUN NORTH 16°11'44" WEST FOR A DISTANCE OF 67.82 FEET; THENCE RUN NORTH 02°48'25" EAST FOR A DISTANCE OF 178.55 FEET; THENCE RUN NORTH 20°11'24" EAST FOR A DISTANCE OF 193.59 FEET; THENCE RUN NORTH 31°49'22" EAST FOR A DISTANCE OF 173.80 FEET; THENCE RUN NORTH 12°10'19" EAST FOR A DISTANCE OF 101.79 FEET; THENCE RUN NORTH 21°21'58" WEST FOR A DISTANCE OF 192.24 FEET; THENCE RUN NORTH 12°32'00" WEST FOR A DISTANCE OF 19.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SHELL POINT ROAD ACCORDING TO DEED BOOK 225, PAGE 590 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°30'48" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 67.48 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 890.00 FEET, WITH A CHORD BEARING OF SOUTH 07°58'08" EAST, AND A CHORD DISTANCE OF 146.83 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°14'00" FOR A DISTANCE OF 147.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 910.00 FEET, WITH A CHORD BEARING OF SOUTH 02°15'16" WEST, AND A CHORD DISTANCE OF 527.25 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°42'47" FOR A DISTANCE OF 534.92 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 92°00'00" EAST FOR A DISTANCE OF 502.35 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 855.00 FEET, WITH A CHORD BEARING OF NORTH 89°02'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'13" FOR A DISTANCE OF 297.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 972.30 FEET, WITH A CHORD BEARING OF SOUTH 90°00'00" EAST, AND A CHORD DISTANCE OF 693.17 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°48'30" FOR A DISTANCE OF 675.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 855.00 FEET, WITH A CHORD BEARING OF SOUTH 80°52'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'13" FOR A DISTANCE OF 297.02 FEET TO A POINT ON A TANGENT LINE; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 56.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3450.00 FEET, WITH A CHORD BEARING OF SOUTH 74°10'32" EAST, AND A CHORD DISTANCE OF 190.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°58'59" FOR A DISTANCE OF 192.58 FEET TO A POINT ON A TANGENT LINE; THENCE RUN SOUTH 58°01'00" EAST FOR A DISTANCE OF 38.07 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5000 FEET, WITH A CHORD BEARING OF NORTH 61°10'05" EAST, AND A CHORD DISTANCE OF 87.31 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°37'51" FOR A DISTANCE OF 106.14 FEET TO A POINT ON A TANGENT LINE; THENCE RUN NORTH 00°21'09" EAST FOR A DISTANCE OF 550.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3450.00 FEET, WITH A CHORD BEARING OF NORTH 18°29'29" WEST, AND A CHORD DISTANCE OF 86.98 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°33'09" FOR A DISTANCE OF 98.38 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.00 FEET, WITH A CHORD BEARING OF NORTH 49°04'45" WEST, AND A CHORD DISTANCE OF 4.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°49'31" FOR A DISTANCE OF 4.32 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.00 FEET, WITH A CHORD BEARING OF NORTH 57°40'24" WEST, AND A CHORD DISTANCE OF 25.29 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'47" FOR A DISTANCE OF 25.43 FEET TO A POINT ON A NON-TANGENT LINE, LYING ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID SHELL POINT ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 3799 PAGE 332 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID SOUTH RIGHT-OF-WAY LINE: SOUTH 89°38'51" EAST FOR A DISTANCE OF 399.01 FEET; THENCE RUN SOUTH 89°38'46" EAST FOR A DISTANCE OF 2640.85 FEET TO A POINT ON THE EAST LINE OF THE NORTH-EAST QUARTER OF THE AFORESAID SECTION 34; THENCE RUN SOUTH 00°33'40" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 265.61 FEET; THENCE RUN SOUTH 57°38'11" WEST DEPARTING SAID EAST LINE FOR A DISTANCE OF 1140.47 FEET; THENCE RUN SOUTH 00°18'11" WEST FOR A DISTANCE OF 1104.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH-EAST QUARTER OF SECTION 34; THENCE RUN NORTH 89°51'39" EAST A DISTANCE OF 1000.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 300.19 ACRES MORE OR LESS.

Interlocal Agreement Regarding Public Roadway Improvements; Lakehaven CDD

PARCEL 2

A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 89°53'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°45'21" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 609.74 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°19'21" WEST CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 818.16 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°58'06" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 979.10 FEET; THENCE RUN NORTH 11°06'42" WEST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 260.93 FEET; THENCE RUN NORTH 41°28'30" EAST A DISTANCE OF 1175.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.58 ACRES MORE OR LESS.

PARCEL 3

A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 89°53'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°19'21" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 1427.91 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°58'06" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 1327.19 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 07°13'43" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 402.78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°13'33" WEST CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 1689.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°59'24" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 731.63 FEET; THENCE RUN NORTH 26°41'19" EAST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 56.74 FEET; THENCE RUN NORTH 00°09'05" EAST FOR A DISTANCE OF 4666 FEET; THENCE RUN NORTH 28°38'02" WEST FOR A DISTANCE OF 81.82 FEET; THENCE RUN SOUTH 83°40'09" WEST FOR A DISTANCE OF 100.73 FEET; THENCE RUN NORTH 21°48'45" WEST FOR A DISTANCE OF 1254.54 FEET; THENCE RUN NORTH 79°41'43" EAST FOR A DISTANCE OF 203.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1517.00 FEET, WITH A CHORD BEARING OF NORTH 67°03'4" EAST, AND A CHORD DISTANCE OF 535.41 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'42" FOR A DISTANCE OF 530.23 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 51°32'17" EAST FOR A DISTANCE OF 141.28 FEET; THENCE RUN SOUTH 68°45'44" EAST A DISTANCE OF 535.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.59 ACRES MORE OR LESS.

Interlocal Agreement Regarding Public Roadway Improvements; Lakehaven CDD

EXHIBIT B
Roadway Maintenance Plan

Treatment	PCI Application Range	Life Extension	Purpose
Crack Sealing	PCI 70-100	3-5 years	Prevents water intrusion
Fog Seal	PCI 80-100	2-4 years	Oxidation protection
Slurry Seal	PCI 75-85	5-7 years	Surface renewal, light rut filling
Micro-Surfacing	PCI 70-80	6-8 years	Skid resistance, raveling repair
Thin Overlay (<1.5")	PCI 55-75	10-15 years	Ride quality, minor structural
Mill & Resurface	PCI < 55	20-25 years	Restore structural integrity

SECTION 2

**MASTER
ASSESSMENT METHODOLOGY
FOR
LAKEHAVEN
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 28, 2026

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



V4 1.16.26

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

1.0 Introduction

The Lakehaven Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District plans to issue up to \$80,500,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Master Engineer’s Report dated January 28, 2026, prepared by Vanasse Hangen Brustlin, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

This Master Assessment Methodology Report (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the District’s capital improvement plan (“CIP”). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 751 acres within Lake County, Florida. The development program currently envisions approximately 1,274 residential units (herein the “Development”). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer’s Report. Specifically, the District will construct and/or acquire certain

onsite roadways, onsite alleys, offsite roadways, stormwater system, conservation and wetland mitigation, public trail system, landscape & hardscape, electrical undergrounding, soft costs and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

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

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two requirements for valid special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$60,765,000. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$80,500,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by Pulte Home Company, LLC or a related entity (the "Developer"). Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$80,500,000 in Bonds, in one or more series to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$80,500,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the land within the District. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development and these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$60,765,000. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's Underwriter to total approximately \$80,500,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting, site planning, or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 1,274 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

Until all the land within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of onsite roadways, onsite alleys, offsite roadways, stormwater system, conservation and wetland mitigation, public trail system, landscape & hardscape, electrical undergrounding, soft costs and contingency. There are six residential product types within the planned development. The Single Family 50' Lot has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is

important to note that the benefit derived from the improvements on the particular units equals or exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include onsite roadways, onsite alleys, offsite roadways, stormwater system, conservation and wetland mitigation, public trail system, landscape & hardscape, electrical undergrounding, soft costs and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

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 CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the

determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

As of the date of this Assessment Report, there are no platted units within the District boundaries. Thus, the District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 7. If the land use plan changes, then the District will update Tables 1, 4, 5 and 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY

Product Types	Phase 1*	Phase 2A*	Phase 2B	Phase 3*	Del	Del	Total No. of Units	ERUs per Unit (1)	Total ERUs	ERU %
					Webb Phase 1	Webb Phase 2				
Townhome 20'	46	36	18	24	0	0	124	0.40	50	4.22%
Single Family 34'	34	25	14	48	0	0	121	0.68	82	7.00%
Single Family 40'	43	0	30	48	54	75	250	0.80	200	17.02%
Single Family 50'	86	0	86	104	102	130	508	1.00	508	43.24%
Single Family 60'	44	15	37	54	0	0	150	1.20	180	15.32%
Single Family 64'	0	0	0	0	56	65	121	1.28	155	13.18%
Total Units	253	76	185	278	212	270	1,274		1,175	100.00%

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family 50' Unit equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

1.28

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Onsite Roadways	\$12,975,000
Onsite Alleys	\$662,000
Offsite Roadways	\$7,300,000
Stormwater System	\$15,780,000
Conservation and Wetland Mitigation	\$480,000
Public Trail System	\$2,265,000
Landscape & Hardscape	\$6,300,000
Electrical Undergrounding	\$2,850,000
Soft Costs	\$4,861,200
Contingency	\$7,291,800
Total	\$60,765,000

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated January 28, 2026

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$60,765,000
Debt Service Reserve	\$6,164,484
Capitalized Interest	\$10,465,000
Underwriters Discount	\$1,610,000
Cost of Issuance	\$1,495,000
Rounding	\$516
Par Amount*	\$80,500,000

Bond Assumptions:

Average Coupon	6.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements	
					Costs Per Product Type	Improvement Costs Per Unit
Townhome 20'	124	0.40	50	4.22%	\$2,565,583	\$20,690
Single Family 34'	121	0.68	82	7.00%	\$4,255,971	\$35,173
Single Family 40'	250	0.80	200	17.02%	\$10,345,092	\$41,380
Single Family 50'	508	1.00	508	43.24%	\$26,276,533	\$51,725
Single Family 60'	150	1.20	180	15.32%	\$9,310,583	\$62,071
Single Family 64'	121	1.28	155	13.18%	\$8,011,239	\$66,209
Totals	1,274		1,175	100.00%	\$60,765,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements	Allocation of Par	Par Debt Per Unit
		Costs Per Product Type	Debt Per Product Type	
Townhome 20'	124	\$2,565,583	\$3,398,822	\$27,410
Single Family 34'	121	\$4,255,971	\$5,638,207	\$46,597
Single Family 40'	250	\$10,345,092	\$13,704,927	\$54,820
Single Family 50'	508	\$26,276,533	\$34,810,514	\$68,525
Single Family 60'	150	\$9,310,583	\$12,334,434	\$82,230
Single Family 64'	121	\$8,011,239	\$10,613,095	\$87,712
Totals	1,274	\$60,765,000	\$80,500,000	

* Unit mix is subject to change based on marketing and other factors

TABLE 6
LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome 20'	124	\$3,398,822	\$27,410	\$260,273	\$2,099	\$2,233
Single Family 34'	121	\$5,638,207	\$46,597	\$431,759	\$3,568	\$3,796
Single Family 40'	250	\$13,704,927	\$54,820	\$1,049,488	\$4,198	\$4,466
Single Family 50'	508	\$34,810,514	\$68,525	\$2,665,700	\$5,247	\$5,582
Single Family 60'	150	\$12,334,434	\$82,230	\$944,539	\$6,297	\$6,699
Single Family 64'	121	\$10,613,095	\$87,712	\$812,724	\$6,717	\$7,145
Totals	1,274	\$80,500,000		\$6,164,484		

(1) This amount includes collection fees and early payment discounts when collected on the Lake County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

<p>TABLE 7 LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY ASSESSMENT ROLL MASTER ASSESSMENT METHODOLOGY</p>
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Owner	Parcel ID*	Net Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
PULTE HOME COMPANY LLC	33-23-26-0001-0000-0500	448.96	\$107,142	\$48,101,958	\$3,683,525	\$3,960,780
JEN FLORIDA 55 LLC	34-23-26-0001-0000-0200	302.38	\$107,142	\$32,398,042	\$2,480,959	\$2,667,698
Totals		751.34		\$80,500,000	\$6,164,484	\$6,628,478

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	6.50%
Maximum Annual Debt Service	\$6,164,484

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

PARCEL 1

A TRACT OF LAND BEING A PORTION OF SECTIONS 33, 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST AND A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE RUN NORTH 00°36'21" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 660.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 57.54 FEET OF THE SOUTH 1980.00 FEET OF THE NORTH THREE QUARTERS OF THE WEST QUARTER OF SAID SECTION 35; THENCE RUN SOUTH 89°36'06" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1284.71 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COOK ROAD AS RECORDED IN DEED BOOK 357, PAGE 10 AND OFFICIAL RECORDS BOOK 5947, PAGE 2309 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°23'56" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 1438.11 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 89°36'06" WEST FOR A DISTANCE OF 22.65 FEET; THENCE RUN SOUTH 08°22'46" WEST FOR A DISTANCE OF 222.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING OF SOUTH 32°01'58" WEST, AND A CHORD DISTANCE OF 140.42 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°18'24" FOR A DISTANCE OF 144.49 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 55°41'10" WEST FOR A DISTANCE OF 145.47 FEET; THENCE RUN SOUTH 75°31'24" WEST FOR A DISTANCE OF 238.60 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF AFORESAID SECTION 35; THENCE RUN NORTH 89°34'48" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 798.05 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 34; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 44°25'42" WEST FOR A DISTANCE OF 166.30 FEET; THENCE RUN SOUTH 00°00'00" EAST FOR A DISTANCE OF 165.69 FEET; THENCE RUN SOUTH 67°29'10" WEST FOR A DISTANCE OF 232.54 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15240.00 FEET, WITH A CHORD BEARING OF SOUTH 67°53'25" WEST, AND A CHORD DISTANCE OF 819.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'48" FOR A DISTANCE OF 819.23 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 69°00'22" WEST FOR A DISTANCE OF 100.74 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15245.00 FEET, WITH A CHORD BEARING OF SOUTH 65°51'45" WEST, AND A CHORD DISTANCE OF 58.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'09" FOR A DISTANCE OF 58.31 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 47°56'13" WEST FOR A DISTANCE OF 219.99 FEET; THENCE RUN NORTH 79°03'04" WEST FOR A DISTANCE OF 172.19 FEET; THENCE RUN SOUTH 62°11'39" WEST FOR A DISTANCE OF 666.98 FEET; THENCE RUN NORTH 89°53'51" WEST FOR A DISTANCE OF 584.83 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 34; THENCE RUN SOUTH 01°35'25" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 386.16 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°53'54" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 108.43 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 303.02 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 61°26'40" WEST FOR A DISTANCE OF 1515.23 FEET; THENCE RUN SOUTH 61°38'27" WEST FOR A DISTANCE OF 278.09 FEET; THENCE RUN SOUTH 75°25'49" WEST FOR A DISTANCE OF 157.57 FEET; THENCE RUN NORTH 19°19'55" WEST FOR A DISTANCE OF 272.16 FEET; THENCE RUN SOUTH 69°43'24" WEST FOR A DISTANCE OF 738.84 FEET; THENCE RUN SOUTH 77°56'58" WEST FOR A DISTANCE OF 271.75 FEET; THENCE RUN SOUTH 38°42'41" WEST FOR A DISTANCE OF 252.61 FEET; THENCE RUN NORTH 11°06'30" WEST FOR A DISTANCE OF 1430.26 FEET; THENCE RUN NORTH 19°21'36" WEST FOR A DISTANCE OF 1765.41 FEET; THENCE RUN SOUTH 85°39'29" WEST FOR A DISTANCE OF 82.51 FEET; THENCE RUN NORTH 88°27'29" WEST FOR A DISTANCE OF 77.06 FEET; THENCE RUN NORTH 72°54'13" WEST FOR A DISTANCE OF 85.04 FEET; THENCE RUN NORTH 59°25'37" WEST FOR A DISTANCE OF 53.26 FEET; THENCE RUN NORTH 24°46'53" WEST FOR A DISTANCE OF 58.92 FEET; THENCE RUN NORTH 17°05'15" WEST FOR A DISTANCE OF 114.80 FEET; THENCE RUN NORTH 04°38'30" WEST FOR A DISTANCE OF 76.69 FEET; THENCE RUN NORTH 26°34'16" WEST FOR A DISTANCE OF 50.97 FEET; THENCE RUN NORTH 13°31'17" WEST FOR A DISTANCE OF 223.47 FEET; THENCE RUN NORTH 02°11'47" EAST FOR A DISTANCE OF 54.35 FEET; THENCE RUN NORTH 26°15'31" EAST FOR A DISTANCE OF 159.61 FEET; THENCE RUN NORTH 37°28'12" EAST FOR A DISTANCE OF 79.13 FEET; THENCE RUN NORTH 48°54'08" EAST FOR A DISTANCE OF 118.91 FEET; THENCE RUN NORTH 67°36'49" EAST FOR A DISTANCE OF 76.63 FEET; THENCE RUN NORTH 72°12'36" EAST FOR A DISTANCE OF 116.00 FEET; THENCE RUN NORTH 82°52'07" EAST FOR A DISTANCE OF 50.68 FEET; THENCE RUN SOUTH 89°07'51" EAST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 71°33'32" EAST FOR A DISTANCE OF 46.94 FEET; THENCE RUN SOUTH 82°24'42" EAST FOR A DISTANCE OF 63.08 FEET; THENCE RUN SOUTH 72°54'13" EAST FOR A DISTANCE OF 56.13 FEET; THENCE RUN SOUTH 58°25'07" EAST FOR A DISTANCE OF 125.29 FEET; THENCE RUN SOUTH 89°27'25" EAST FOR A DISTANCE OF 69.76 FEET; THENCE RUN NORTH 30°03'45" EAST FOR A DISTANCE OF 52.33 FEET; THENCE RUN NORTH 15°07'04" EAST FOR A DISTANCE OF 79.88 FEET; THENCE RUN SOUTH 23°01'09" EAST FOR A DISTANCE OF 90.58 FEET; THENCE RUN NORTH 28°55'13" EAST FOR A DISTANCE OF 90.49 FEET; THENCE RUN NORTH 17°55'18" EAST FOR A DISTANCE OF 73.21 FEET; THENCE RUN NORTH 56°10'46" EAST FOR A DISTANCE OF 95.53 FEET; THENCE RUN NORTH 26°52'02" EAST FOR A DISTANCE OF 212.91 FEET; THENCE RUN NORTH 13°10'44" EAST FOR A DISTANCE OF 217.27 FEET; THENCE RUN NORTH 18°25'43" EAST FOR A DISTANCE OF 80.06 FEET; THENCE RUN NORTH 31°28'14" EAST FOR A DISTANCE OF 119.74 FEET; THENCE RUN NORTH 38°13'39" EAST FOR A DISTANCE OF 88.26 FEET; THENCE RUN NORTH 47°11'58" EAST FOR A DISTANCE OF 160.39 FEET; THENCE RUN NORTH 29°47'36" EAST FOR A DISTANCE OF 198.43 FEET; THENCE RUN NORTH 22°37'51" EAST FOR A DISTANCE OF 136.27 FEET; THENCE RUN NORTH 40°11'01" WEST FOR A DISTANCE OF 305.50 FEET; THENCE RUN NORTH 58°15'55" EAST FOR A DISTANCE OF 49.11 FEET; THENCE RUN NORTH 18°25'43" EAST FOR A DISTANCE OF 28.77 FEET; THENCE RUN NORTH 12°48'38" WEST FOR A DISTANCE OF 47.02 FEET; THENCE RUN NORTH 24°20'50" WEST FOR A DISTANCE OF 96.07 FEET; THENCE RUN NORTH 16°11'44" WEST FOR A DISTANCE OF 67.87 FEET; THENCE RUN NORTH 02°40'25" EAST FOR A DISTANCE OF 178.55 FEET; THENCE RUN NORTH 20°11'24" EAST FOR A DISTANCE OF 193.59 FEET; THENCE RUN NORTH 31°49'22" EAST FOR A DISTANCE OF 173.80 FEET; THENCE RUN NORTH 12°00'19" EAST FOR A DISTANCE OF 100.79 FEET; THENCE RUN NORTH 21°31'58" WEST FOR A DISTANCE OF 102.24 FEET; THENCE RUN NORTH 12°32'07" WEST FOR A DISTANCE OF 19.52 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHELL POINT ROAD ACCORDING TO DEED BOOK 225, PAGE 510 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°38'48" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 67.48 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 490.00 FEET, WITH A CHORD BEARING OF SOUTH 07°58'08" EAST, AND A CHORD DISTANCE OF 146.83 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°14'00" FOR A DISTANCE OF 147.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 910.00 FEET, WITH A CHORD BEARING OF SOUTH 00°15'16" WEST, AND A CHORD DISTANCE OF 527.25 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'47" FOR A DISTANCE OF 534.92 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 582.35 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 855.00 FEET, WITH A CHORD BEARING OF NORTH 80°02'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'15" FOR A DISTANCE OF 297.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 972.50 FEET, WITH A CHORD BEARING OF SOUTH 90°00'00" EAST, AND A CHORD DISTANCE OF 662.17 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°48'30" FOR A DISTANCE OF 675.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 855.00 FEET, WITH A CHORD BEARING OF SOUTH 80°02'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'15" FOR A DISTANCE OF 297.02 FEET TO A POINT ON A TANGENT LINE; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 56.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 345.00 FEET, WITH A CHORD BEARING OF SOUTH 74°00'30" EAST, AND A CHORD DISTANCE OF 190.09 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°59'00" FOR A DISTANCE OF 192.58 FEET TO A POINT OF ON A TANGENT LINE; THENCE RUN SOUTH 58°01'00" EAST FOR A DISTANCE OF 39.07 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF NORTH 61°10'05" EAST, AND A CHORD DISTANCE OF 87.31 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°37'51" FOR A DISTANCE OF 106.14 FEET TO A POINT ON A TANGENT LINE THENCE RUN NORTH 00°21'09" EAST FOR A DISTANCE OF 550.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 168.00 FEET, WITH A CHORD BEARING OF NORTH 16°25'25" WEST, AND A CHORD DISTANCE OF 96.98 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'09" FOR A DISTANCE OF 98.38 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.00 FEET, WITH A CHORD BEARING OF NORTH 40°04'45" WEST, AND A CHORD DISTANCE OF 4.31 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°45'31" FOR A DISTANCE OF 4.32 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 68.00 FEET, WITH A CHORD BEARING OF NORTH 57°40'24" WEST, AND A CHORD DISTANCE OF 25.29 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'47" FOR A DISTANCE OF 25.43 FEET TO A POINT ON A NON TANGENT LINE, LYING ON THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SHELL POND ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 5799 PAGE 352 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE: SOUTH 89°38'51" EAST FOR A DISTANCE OF 330.01 FEET; THENCE RUN SOUTH 89°38'46" EAST FOR A DISTANCE OF 2640.85 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 34; THENCE RUN SOUTH 00°33'40" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 265.61 FEET; THENCE RUN SOUTH 57°18'11" WEST DEPARTING SAID EAST LINE FOR A DISTANCE OF 1148.47 FEET; THENCE RUN SOUTH 00°18'11" WEST FOR A DISTANCE OF 1701.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 34; THENCE RUN NORTH 89°51'38" EAST A DISTANCE OF 1000.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 700.19 ACRES MORE OR LESS.



PARCEL 2

A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 89°53'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 609.74 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°15'21" WEST CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 818.16 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°58'09" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 979.18 FEET; THENCE RUN NORTH 11°06'42" WEST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 260.99 FEET; THENCE RUN NORTH 61°28'30" EAST A DISTANCE OF 1175.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.56 ACRES MORE OR LESS.

PARCEL 3

A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 89°53'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 1427.91 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°58'09" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 1327.19 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°13'33" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 402.78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°13'33" WEST CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 1689.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°59'24" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 731.63 FEET; THENCE RUN NORTH 26°41'19" EAST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 56.76 FEET; THENCE RUN NORTH 00°00'05" EAST FOR A DISTANCE OF 46.66 FEET; THENCE RUN NORTH 28°39'07" WEST FOR A DISTANCE OF 81.92 FEET; THENCE RUN SOUTH 83°40'00" WEST FOR A DISTANCE OF 100.73 FEET; THENCE RUN NORTH 21°48'45" WEST FOR A DISTANCE OF 1254.54 FEET; THENCE RUN NORTH 79°41'43" EAST FOR A DISTANCE OF 203.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1517.00 FEET, WITH A CHORD BEARING OF NORTH 61°40'34" EAST, AND A CHORD DISTANCE OF 535.41 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'42" FOR A DISTANCE OF 538.23 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 51°30'17" EAST FOR A DISTANCE OF 141.28 FEET; THENCE RUN SOUTH 88°45'44" EAST A DISTANCE OF 536.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.59 ACRES MORE OR LESS.



SECTION 4

RESOLUTION 2026-10

A RESOLUTION OF BOARD OF SUPERVISORS OF THE LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Lakehaven Community Development District (“**District**”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

- (a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.
- (b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan,

establish, acquire, install, equip, operate, extend, construct, or reconstruct certain infrastructure improvements.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure improvements and services and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the infrastructure improvements and services project necessitated by the development of, and serving certain lands within the District (the "**Project**"), the nature and location of which was initially described in Resolution 2026-04 and more particularly described in the *Engineer's Report*, dated January 28, 2026 (the "**Engineer's Report**") (attached as **Exhibit A** hereto and incorporated herein by this reference), and which Project's plans and specifications are on file at 219 E. Livingston Street, Orlando, Florida 32801 ("**District Manager's Offices**"); (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its special assessment bonds, in one or more series (the "**Bonds**").

(g) By Resolution 2026-04, the Board determined to provide the Project and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Assessments. Resolution 2026-04 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-04, said Resolution 2026-04 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District.

(i) As directed by Resolution 2026-04, a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.

(j) As required by section 170.07, *Florida Statutes*, upon completion of the

preliminary assessment roll, the Board adopted Resolution 2026-05, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel so improved and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.

(l) On January 28, 2026, at the time and place specified in Resolution 2026-05 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll. As a point of clarity, the Engineer's Report was modified during the hearing from the version attached to Resolution 2026-04 to reduce the costs of the Project and the final post-hearing Engineer's Report is attached hereto.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Assessment Methodology for Lakehaven Community Development District*, dated January 28, 2026 (the "**Master Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "**Assessments**"); and

(iii) the Master Assessment Report is hereby approved, adopted and confirmed. The District authorizes its use in connection with the issuance of the Bonds;

(iv) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the special

benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B;

(v) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Master Assessment Report in order to ensure that all parcels of real property benefiting from the Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2026-04, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment(s) against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel 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. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public

hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Assessments for the entire Project has been determined, the term "Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project as further provided in section 170.09, *Florida Statutes*, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. Subject to the provisions of any supplemental assessment resolution, any owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment up to two times, if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by

sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Lake County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Master Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments (“**True-Up Payments**”). As parcels of land or lots are platted, site planned, or subjected to a declaration of condominium (all such processes shall be referred to in this Section 8 as ‘plats,’ ‘platted,’ and/or ‘plating’), the Assessments securing the Bonds shall be allocated as set forth in the Master Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all plats of any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District Manager for review and approval. The District Manager shall cause the Assessments securing each series of Bonds issued to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. No further action by the Board of Supervisors shall be required. The District’s review and approval of plats shall be limited solely to this function and the enforcement of the lien established by this Resolution. Any resulting True-Up Payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that True-Up Payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all True-Up Payments in its Improvement Lien Book.

(c) The foregoing is based on the District’s understanding that the Developer intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross

acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the Master Assessment Report, to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from True-Up Payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Assessments. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Lake County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. 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 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 28th DAY OF JANUARY 2026.

**LAKEHAVEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report, dated January 28, 2026*

Exhibit B: *Master Assessment Methodology for Lakehaven Community Development District, dated January 28, 2026*

SECTION VI

SECTION C

SECTION 1

Lakehaven
Community Development District

Unaudited Financial Reporting
December 31, 2025



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Lakehaven
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Total Governmental Funds</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$ 23,079	\$ 23,079
Total Assets	\$ 23,079	\$ 23,079
Liabilities:		
Accounts Payable	\$ 7,568	\$ 7,568
Total Liabilities	\$ 7,568	\$ 7,568
Fund Balance:		
Unassigned	\$ 15,510	\$ 15,510
Total Fund Balances	\$ 15,510	\$ 15,510
Total Liabilities & Fund Balance	\$ 23,079	\$ 23,079

Lakehaven
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Developer Contributions	\$ 135,928	\$ 22,802	\$ 22,802	\$ -
Total Revenues	\$ 135,928	\$ 22,802	\$ 22,802	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
FICA Expenditures	\$ 918	\$ 230	\$ -	\$ 230
Engineering	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Attorney	\$ 25,000	\$ 6,250	\$ -	\$ 6,250
Dissemination	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 10,000	\$ 10,000	\$ 0
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 2,950	\$ 738	\$ 300	\$ 438
Telephone	\$ 300	\$ 75	\$ -	\$ 75
Postage & Delivery	\$ 1,000	\$ 250	\$ 88	\$ 162
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 250	\$ 39	\$ 211
Legal Advertising	\$ 15,000	\$ 3,750	\$ 882	\$ 2,868
Office Supplies	\$ 625	\$ 156	\$ 0	\$ 156
Travel Per Diem	\$ 660	\$ 165	\$ -	\$ 165
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingencies	\$ 5,000	\$ 1,250	\$ 110	\$ 1,140
Total Expenditures	\$ 135,928	\$ 36,738	\$ 17,044	\$ 19,694
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 5,758	
Fund Balance - Beginning	\$ -		\$ 9,753	
Fund Balance - Ending	\$ -		\$ 15,510	

Lakehaven
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 11,750	\$ 3,794	\$ 7,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,802
Total Revenues	\$ 11,750	\$ 3,794	\$ 7,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,802
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ 35	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39
Legal Advertising	\$ 572	\$ -	\$ 311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 882
Office Supplies	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingencies	\$ -	\$ -	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110
Total Expenditures	\$ 9,366	\$ 3,675	\$ 4,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,044
Excess Revenues (Expenditures)	\$ 2,384	\$ 119	\$ 3,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758

SECTION 2

Lakehaven
 Community Development District

Funding Request #2
 November 6, 2025

Bill to: Pulte Homes

Payee		General Fund FY2025	General Fund FY2026
1	Florida Department of Commerce Invoice # 93907 - Special District Fee - FY26	\$ -	\$ 175.00
2	Governmental Management Services - Central Florida Invoice # 1 - Management Fees - October 2025	\$ -	\$ 3,618.73
3	Kutak Rock LLP Invoice# 3639734 - General Counsel - August 2025 Invoice# 3643455 - General Counsel - September 2025	\$ 92.00 \$ 1,713.00	\$ - \$ -
		\$ 1,805.00	\$ 3,793.73
		Total:	\$ 5,598.73

Please make check payable to:

Lakehaven CDD
 6200 Lee Vista Blvd, Suite 300
 Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1
Invoice Date: 10/1/25
Due Date: 10/1/25
Case:
P.O. Number:

Bill To:
Lake Haven CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,333.33	3,333.33
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Copies		35.40	35.40
Total			\$3,618.73
Payments/Credits			\$0.00
Balance Due			\$3,618.73

KUTAK ROCK LLP

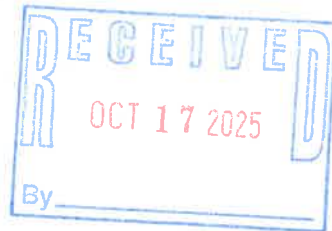
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 10, 2025



Mr. George Flint
Lakehaven CDD
C/O Governmental Management Services - Central Florida
219 East Livingston Street
Orlando, FL 32801

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3639734
Client Matter No. 62123-1
Notification Email: eftgroup@kutakrock.com

Invoice No. 3639734
62123-1

Re: General Counsel

For Professional Legal Services Rendered

08/28/25	S. Watkins	0.20	32.00	Prepare notice of establishment
08/29/25	S. Watkins	0.10	16.00	Prepare and send notice of establishment to county for recording

TOTAL HOURS 0.30

TOTAL FOR SERVICES RENDERED \$48.00

DISBURSEMENTS

Filing and Court Fees 44.00

TOTAL DISBURSEMENTS 44.00

TOTAL CURRENT AMOUNT DUE \$92.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 2025



Mr. George Flint
Lakehaven CDD
C/O Governmental Management Services - Central Florida
219 East Livingston Street
Orlando, FL 32801

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3643455
Client Matter No. 62123-1
Notification Email: eftgroup@kutakrock.com

Invoice No. 3643455
62123-1

Re: General Counsel

For Professional Legal Services Rendered

09/15/25	R. Dugan	0.50	152.50	Correspondence regarding organizational meeting
09/16/25	R. Dugan	1.00	305.00	Review draft agenda letter; review draft organizational meeting documents; correspondence regarding same
09/16/25	D. Wilbourn	2.50	462.50	Prepare organizational meeting documents
09/19/25	R. Dugan	0.60	183.00	Review organizational meeting documents; conference and correspondence regarding same
09/22/25	R. Dugan	0.50	152.50	Review agenda package and prepare for Board meeting
09/24/25	R. Dugan	0.70	213.50	Attend Board meeting; follow up correspondence regarding same
09/25/25	R. Dugan	0.20	61.00	Conference with Chair regarding offsite roadway improvements; conference with Chair regarding Form 1

KUTAK ROCK LLP

Lakehaven CDD

October 30, 2025

Client Matter No. 62123-1

Invoice No. 3643455

Page 2

09/30/25	R. Dugan	0.60	183.00	Conference and correspondence regarding maintenance of off-site US 27 connector road; correspondence regarding status of interlocal for internal roadway
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TOTAL HOURS 6.60

TOTAL FOR SERVICES RENDERED \$1,713.00

DISBURSEMENTS

Filing and Court Fees 56.95

Freight and Postage 35.28

TOTAL DISBURSEMENTS 92.23

TOTAL CURRENT AMOUNT DUE \$1,805.23

Lakehaven
Community Development District

Funding Request #3
December 16, 2025

Bill to: Pulte Homes

General Fund
FY2026

	Payee		
1	Governmental Management Services - Central Florida Invoice # 2 - Management Fees - November 2025	\$	3,674.50
2	Governmental Management Services - Central Florida Invoice # 4 - Management Fees - December 2025	\$	3,583.33

Total: \$ 7,257.83

Please make check payable to:

Lakehaven CDD
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

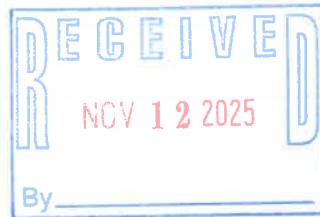
GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 2
Invoice Date: 11/1/25
Due Date: 11/1/25
Case:
P.O. Number:

Bill To:
 Lake Haven CDD
 219 E. Livingston St.
 Orlando, FL 32801

Description	310-513	Hours/Qty	Rate	Amount
Management Fees	340		3,333.33	3,333.33
Website Administration	352		100.00	100.00
Information Technology	351		150.00	150.00
Office Supplies	510		0.03	0.03
Postage	420		32.29	32.29
Copies	425		3.15	3.15
American Express Statement Closing 10/25/25 - Simply Stamps - Seal Stamp	420		55.70	55.70



Total	\$3,674.50
Payments/Credits	\$0.00
Balance Due	\$3,674.50

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

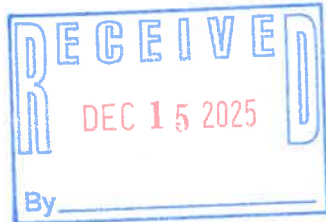
Invoice

Invoice #: 4
Invoice Date: 12/1/25
Due Date: 12/1/25
Case:
P.O. Number:

Bill To:

Lake Haven CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,333.33	3,333.33
Website Administration		100.00	100.00
Information Technology		150.00	150.00



Total \$3,583.33

Payments/Credits \$0.00

Balance Due \$3,583.33