Hammock Oaks Golf and RV Resort
Community Development District

Meeting Agenda

June 19, 2025

AGENDA

Hammock Oaks Golf and RV Resort
Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

June 12, 2025

Board of Supervisors
Hammock Oaks Golf and RV Resort Community Development District

Dear Board Members:

A Landowners' Meeting and a Board of Supervisors Meeting of the **Hammock Oaks Golf and RV Resort Community Development District** will be held on **Thursday, June 19, 2025** at **11:00 AM** at the **Bushnell Public Library, 402 N Florida Street, Bushnell, Florida 33513.**

Zoom Video Link: https://us06web.zoom.us/j/84593336843
Call-In Information: 1-646-876-9923
Meeting ID: 845 9333 6843

Following is the advance agenda for the meeting:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
    A. Administration of Oaths of Office to Newly Elected Board Members
    B. Consideration of Resolution 2025-31 Canvassing and Certifying the Results of the Landowners' Election
    C. Election of Officers
    D. Consideration of Resolution 2025-32 Electing Officers

4. Approval of Minutes of the April 17, 2025 Organizational Meeting
5. Consideration of Resolution 2025-28 Appointing Bond Counsel
6. Consideration of Revised Resolution 2025-29 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings
7. Consideration of Resolution 2025-33 Ratifying Change in Meeting Location for Public Hearings & Rest of Fiscal Year 2025
8. Public Hearings
    A. Public Hearing on the Imposition of Special Assessments
        i. Presentation of Engineer's Report
        ii. Presentation of Master Assessment Methodology
        iii. Consideration of Resolution 2025-34 Levying Special Assessments
        iv. Consideration of Master Notice of Special Assessments
    B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments
        i. Consideration of Resolution 2025-35 Expressing the District's Intent to Utilize the Uniform Method of Collection
    C. Public Hearing on the Adoption of the Fiscal Year 2024/2025 and 2025/2026 Budgets
        i. Consideration of Resolution 2025-36 Adopting the District's Fiscal Year 2024/2025 and Fiscal Year 2025/2026 Budgets and Appropriating Funds
    D. Public Hearing on the Adoption of District Rules of Procedure
        i. Consideration of Resolution 2025-37 Adopting Rules of Procedure for the District
9. Consideration of Resolution 2025-16 Selecting District Records Office Within Sumter County (*tabled from April 17, 2025 Organizational Meeting*)
10. Consideration of Resolution 2025-17 Designating the Primary Administrative Office and Principal Headquarters of the District (*tabled from April 17, 2025 Organizational Meeting*)
11. Review and Ranking of Proposals for District Engineering Services and Selection of District Engineer
12. Consideration of Resolution 2025-38 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
13. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
14. Other Business
15. Supervisors Requests and Audience Comments
16. Adjournment

Landowners' Meeting

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **Thursday, June 19, 2025**

TIME: **11:00 AM**

LOCATION: **Bushnell Public Library, 402 N Florida Street, Bushnell, Florida 33513**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District **("District")** has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors **("Board")** every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property**.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Five (5) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The three candidates receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

Board of Supervisors Meeting

SECTION III

SECTION B

RESOLUTION 2025-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hammock Oaks Golf and RV Resort Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sumter County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited person was duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT:

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Seat Number	Name of Supervisor	Number of Votes
Seat 1		
Seat 2		
Seat 3		
Seat 4		
Seat 5		

2. **TERM.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

Seat Number	Name of Supervisor	Term of Office
Seat 1		
Seat 2		
Seat 3		
Seat 4		
Seat 5		

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of June 2025.

ATTEST**:**

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson,
Board of Supervisors

SECTION D

RESOLUTION 2025-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hammock Oaks Golf and RV Resort Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sumter County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	Jill Burns
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	George Flint

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of June 2025.

ATTEST:

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson / Vice Chairperson,
Board of Supervisors

MINUTES

MINUTES OF MEETING
HAMMOCK OAKS GOLF AND RV RESORT
COMMUNITY DEVELOPMENT DISTRICT

The Organizational meeting of the Board of Supervisors of the Hammock Oaks Golf and RV Resort Community Development District was held Thursday, **April 17, 2025,** at 12:04 p.m. at E C Rowell Public Library, 2810 CR-478A, Webster, Florida.

Present and constituting a quorum:

Robert "Scott" Holmes	Chairman
David Reid	Vice Chairman
Antonio "Tony" Huerta	Assistant Secretary
Michael Sobik *via Zoom*	Assistant Secretary
Andy Favata *via Zoom*	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Jennifer Kilinski	District Counsel, Kilinski Van Wyk
Stephen Reisner *by Zoom*	District Counsel, Kilinski Van Wyk
Darren Guettier	District Engineer, Velcon Engineering
Patrick Helms *by Zoom*	District Engineer, Velcon Engineering
Cynthia Wilhelm *by Zoom*	Nabors, Giblin & Nickerson

FIRST ORDER OF BUSINESS **Introduction**

A. Call to Order

Ms. Burns called the meeting to order at 12:04 p.m. and called roll. Three Board members were present constituting a quorum.

B. Public Comment Period

Ms. Burns stated that there were no members of the public present for the meeting, nor were any members of the public attending via the Zoom line, so the next item was addressed.

SECOND ORDER OF BUSINESS **Organizational Matters**

A. Confirmation of Notice of Meeting

Ms. Burns confirmed that the notice for this organizational meeting had been placed in the newspaper as required by Florida statutes. Ms. Burns swore in the Supervisors who were present.

and stated that she would swear the other two joining by Zoom at the next meeting they are at in person, or they could have the oaths she had sent them notarized. Mr. Collins reviewed the Sunshine Law.

B. Information on Community Development Districts and Public Official Responsibilities and Florida Statutes Chapter 190

C. Election of Officers

1. Consideration of Resolution 2025-01 Appointing Officers

Ms. Burns presented the resolution, which was included in the agenda package. They stated that a Chair and Vice Chair would be elected, while the remaining three Supervisors would act as Assistant Secretaries. She asked that they name George Flint from the GMS office as an Assistant Secretary and that they appoint her as the Secretary. And that this would authorize them to sign documents outside of a meeting that may be needed. Ms. Burns heard motions for Mr. Robert "Scott" Holmes for Chairman and Mr. Davd Reid as vice chair, along with Mr. George Flint as assistant secretary, as well as Antonio Huerta, Michael Sobik and Andy Favata as assistant secretaries.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Resolution 2025-01 Appointing Officers, was approved.

2. Consideration of Resolution 2025-02 Appointing Treasurer and Assistant Treasurer

Ms. Burns presented the resolution and asked that George Flint from the GMS office be appointed as Treasurer, and that Katie Costa and Darrin Mossing, Sr. from the GMS office be appointed as Assistant Treasurers. This will allow them to process checks and sign them outside of a meeting as needed.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Resolution 2025-02 Appointing George Flint, Katie Costa, and Darrin Mossing, Sr. as Treasurer and Assistant Treasurers, was approved.

THIRD ORDER OF BUSINESS Consent Agenda

- **A. Consideration of Contract for District Management Services**
  - **1. Consideration of Resolution 2025-03 Appointing District Manager**
- **B. Consideration of Contract for District Counsel Services**
  - **1. Consideration of Resolution 2025-04 Appointing District Counsel**
- **C. Consideration of Resolution 2025-05 Selection of Registered Agent and Office**
- **D. Consideration of Resolution 2025-06 Appointing Interim District Engineer**
- **E. Consideration of Interim District Engineering Agreement**
- **F. Request Authorization to Issue RFQ for Engineering Services**
- **G. Consideration of Resolution 2025-07 Appointing and Designating a Qualified Public Depository**
- **H. Consideration of Resolution 2025-08 Authorization of Bank Account Signatories**
- **I. Consideration of Resolution 2025-09 Relating to Defense of Board Members**
- **J. Consideration of Resolution 2025-10 Authorizing District Counsel to Record in the Property Records of Sumter County the "Notice of Establishment" in accordance with Chapter 190.0485, Florida Statutes**
  - **1. Notice of Establishment**
- **K. Consideration of Resolution 2025-11 Adopting Investment Guidelines**
- **L. Consideration of Resolution 2025-12 Authorizing Execution of Public Depositor Report**
- **M. Consideration of Resolution 2025-13 Designating a Policy for Public Comment**
- **N. Consideration of Resolution 2025-14 Adopting Prompt Payment Policy**
- **O. Consideration of Resolution 2025-15 Adopting a Records Retention Policy**
- **P. Consideration of Compensation to Board Members**
- **Q. Consideration of Resolution 2025-16 Selecting District Records Office Within Sumter County**
- **R. Consideration of Resolution 2025-17 Designating the Primary Administrative Office and Principal Headquarters of the District**
- **S. Consideration of Website Services Agreement**
- **T. Authorization to Prepare Public Facilities Report in Accordance with Chapter 189.08 Florida Statutes to Coincide with Special District Filing Date for Sumter County**
- **U. Consideration of Resolution 2025-18 Authorizing the Disbursement of Funds**
- **V. Consideration of Resolution 2025-19 Granting the Chairperson and Vice Chairperson the Authority to Execute Plats and Documents Related to the Development of the District's Improvements**
- **W. Consideration of Resolution 2025-20 Direct Purchase Resolution**
- **X. Consideration of Resolution 2025-21 Authorizing the Use of Electronic Documents and Signatures**
- **Y. Consideration of Resolution 2025-22 Adopting an Internal Controls Policy**
- **Z. Adopting Goals and Objectives for the District**

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, the Consent Agenda Items A –P and S- X, were approved.

FOURTH ORDER OF BUSINESS New Business

A. Consideration of Resolution 2025-23 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025 Meetings

Ms. Burns suggested that the Board advertise for meetings monthly and coordinate with District Counsel if the meeting needs to be canceled. The meeting is currently scheduled for the third Thursday of the month at 11:00 a.m. With no conflicts with the Board, Ms. Burns requested a motion for approval.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Resolution 2025-23 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025 Meetings for the third Thursday of the month at 11:00 a.m., was approved.

B. Consideration of Resolution 2025-24 Designation of Landowner's Meeting Date, Time, and Location

Ms. Burns noted that they are required to hold a Landowners Election within 90 days of establishment. At this time, one representative of the Landowner will re-elect the Board members or anyone who meets the requirements of being a resident of the State of Florida, 18 years old, and a citizen of the United States. The suggested date is Thursday, June 19, 2025, at 11:00 a.m.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Resolution 2025-24 Designation of Landowner's Meeting Date, Time, and Location, Thursday, June 19, 2025, at 11:00 a.m. was approved.

C. Designation of Date of Public Hearing to Adopt Rules of Procedure in accordance with Section 120.54, Florida Statutes

1. Consideration of Resolution 2025-25 Setting the Public Hearing to Consider the Proposed Rules of the District

a. Rules of Procedure

Ms. Burns presented the resolution and stated that it was included in the agenda package. This is a basic set of rules of how the District will operate and outlines a variety of items. The

suggested hearing date would be June 19, 2025, at 11:00 a.m., which aligns with the budget hearing. There being no questions, Ms. Burns asked for a motion of approval.

> On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Resolution 2025-25 Setting a Public Hearing to Consider the Proposed Rules of the District, June 19, 2025, was approved.

D. Designation of Date of Public Hearing on the Budget for Fiscal Year 2025/2026

1. Consideration of Resolution 2025-26 Setting the Public Hearing and Approving the Proposed Fiscal Year 2025/2026 Budget

Ms. Burns noted that they will designate a public hearing date for the Fiscal Year 2025 and Fiscal Year 2026 budgets. She stated that the proposed budget for Fiscal Year 2025 will be a prorated amount from the day it was established, through the end of the Fiscal Year, which is September 30, 2025. And then, being the budget season, they also had the budget for 2026 that was included based on it being a new District. They compiled a budget based on the available information at the time. This budget would be billed as it was incurred. If they don't incur expenses, they will not be charged. Ms. Burns explained that they put in a lump sum field contingency. She added that they send a budget to the city or county at least 60 days before the public hearing date. She stated that they would adopt the budget, which would consist of two identical administrative budgets: one prorated, as they were halfway through the year, and the other for the field contingency for 2026, which would be billed if any expenses were incurred during that time. Ms. Burns noted that the public hearing would be set for June 19, 2025, at 11:00 a.m. at that location.

> On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Resolution 2025-26 Setting the public Hearing Date and Approving the Proposed Fiscal Year 2025 and Fiscal Year 2026 Budgets, was approved.

2. Approving the Fiscal Year 2025/2026 Developer Funding Agreement

Ms. Burns presented the agreement and asked for a motion of approval.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, the Fiscal Year 2025/2026 Developer Funding Agreement was approved.

E. Consideration of Resolution 2025-27 Setting Date of Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad-Valorem Assessments in accordance with Section 197.3632, Florida Statutes

Ms. Burns noted that the public hearing would enable them to use the county property appraiser and tax bill to collect their assessments when they were ready. She added that they didn't anticipate doing it in November but would go ahead and hold the hearing for when they were prepared to collect their assessments. She noted that the date would be June 19, 2025, at that location.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Resolution 2025-27 Setting Date of Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad-Valorem Assessments in Accordance with Section 197.3632, Florida Statutes was approved.

FIFTH ORDER OF BUSINESS Capital Improvements

A. Appointment of Financing Team

1. Consideration of Resolution 2025-28 Appointing Bond Counsel

2. Assessment Administrator

3. Trustee

Ms. Burns stated they had appointed Nabors, Giblin and Nickerson as Bond Counsel. Proposal. A Board member asked who suggested this counsel. Ms. Burns indicated that Ms. Kilinski had. The Board member mentioned they had been working with another counsel, but Ms. Burns stated that this counsel wasn't licensed in Florida.

Ms. Kilinski stated that they needed an order to file for validation after the meeting. She noted that if the Board wanted to consider engaging in a separate Bond Counsel, they would need to hold another meeting in June to prepare the bond resolution and have the Bond Counsel engaged, as Florida Law requires that Bond Counsel prepare the resolution.

Ms. Kilinski suggested that the Board could approve the resolution in substantial form, recognizing that the District may wish to engage separate Bond Counsel, not to exceed an amount consistent with the bond resolution. She added that they could authorize staff to file for validation.

Ms. Kilinski stated that traditionally, they would have an engagement from Nabors, Giblin, and Nickerson, where there is an amount that the District is contracted to pay based on the bond issuance. Counsels are typically paid contingent on closing on bonds. Ms. Kilinski added that they were looking to engage Bond Counsel, and then, after the engagement, they would have prepared a bond resolution for consideration. Ms. Kilinski said that if they had the name of the firm and the amount per bond issue did not exceed the limit, as long as the Board was comfortable approving the engagement, they could always review it to ensure compliance with Florida Law. Ms. Kilinski added that law firms usually have their own forms of engagement letter. The Board member asked if this could be tabled until June. Ms. Kilinski replied that it would push the validation. She said that the validation would take three to four months from the time they file to the time it is validated, then add another 30 days for the no-appeal period. The Board member asked if the decision could be changed in June if adopted, with no cost or commitment. Ms. Kilinski answered that they would want to have the Bond Counsel engaged at the time of the validation hearing, so that they can provide a witness directly related to the bond resolution and indenture to the judge. Ms. Kilinski suggested they move on to other agenda items while she attempts to reach the law firm for their engagement. The Board member stated that he needed to check the exact name and information. It was suggested to revisit this at the end of the Board meeting.

Ms. Burns moved on to the Assessment Administrator. She stated that the fees for this were already covered in the GMS contract that had been approved. She added that this would be a motion to appoint the assessment administrator who would do the tax roll. She noted that they would review the assessment methodology already included in the agenda packet to certify all assessments for collection.

Ms. Burns continued to the Trustee. She stated that this would appoint U.S. Bank as the Trustee for the District.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Resolution 2025-28 Appointing Bond Counsel, was approved.

B. Approval of Financing Team Agreement

Ms. Burns noted that this was with Gulfstream Development Group LLC. The entity that would fund the bond process would undergo validation and then have the bonds issued.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Approval of Financing Team Agreement, was approved.

SIXTH ORDER OF BUSINESS Financing Matters

A. Consideration of the Engineer's Report

Ms. Burns stated that this report was included for review. She asked Mr. Guettier to give a brief review of the report. Mr. Guettier stated that they had prepared the report. If anyone had questions, he was there to answer them.

Ms. Burns noted for the record that they had 589 RV pads with Casitas listed for their developmental program. There were 162.11 acres within the community, and the cost table included estimates, proposed facilities, and an estimated cost chart of $48,938,008.04 to establish the scope of the project on record.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, the Engineer's Report, was approved.

B. Consideration of Master Assessment Methodology

Ms. Burns stated that this assessment report allocates debt to the properties within the community and will be updated at the time of bond issuance to reflect the actual terms and conditions of the bonds. Ms. Burns reviewed a list of each Table.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, the Master Assessment Methodology, was approved.

C. Consideration of Resolution 2025-29 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings

Ms. Burns stated they would skip the bond resolution for now. She added that if the Board wants to approve a not-to-exceed amount per bond issue. And a not-to-exceed amount for the bond resolution. She said that they could come back and ratify those actions, thereby moving the validation process forward. So, they will defer until the next Board meeting. Ms. Burns asked the Board if they were comfortable approving it, as they had not seen the bond issue and the $67,260.00 in the bond resolution, which ties it to the methodology report.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Resolution 2025-29 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings, Not to Exceed $60,000.00 was approved in substantial form.

D. Consideration of Resolution 2025-30 Declaring Special Assessments and Setting a Public Hearing on Special Assessments

Ms. Burns suggested that the date for this public hearing be June 19, 2025, at 11:00 a.m. She noted that this would set the hearing to levy assessments on the property. She added that the Board would revisit and approve these documents and levy the assessments across the property.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Resolution 2025-30 Declaring Special Assessments and Setting a Public Hearing on Special Assessments, was approved.

SEVENTH ORDER OF BUSINESS Other Business

A. Presentation of Funding Request No. 1

Ms. Burns noted that this amount will enable staff to open the operating account for the District and cover any administrative costs, as well as advertising expenses for upcoming meetings and public hearings. This funding agreement also allows the establishment of the District's insurance, which is needed. With no questions, a motion of approval was made.

On MOTION by Mr. Holmes, seconded by Mr. Reid, with all in favor, Presentation of Funding Request No, 1 was approved.

B. Staff Reports

i. Attorney

Mr. Collins noted to expect an email from the state once their office is opened up and filed with the state. Then they would be required to make certain financial disclosures, one at the end of next year and one in the summer of next year, by July 1, 2026.

ii. Manager

Ms. Burns had nothing further to report.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Reid seconded by Mr. Holmes, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT APPOINTING BOND COUNSEL IN CONTEMPLATION OF THE ISSUANCE OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT BONDS.

WHEREAS, Hammock Oaks Golf and RV Resort Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes,* being situated entirely within Sumter County, Florida, and

WHEREAS, the District's Board of Supervisors (the "Board") desires to appoint Bond Counsel to advise it regarding the proposed validation and issuance of Bonds and other financing methods for District improvements; and

WHEREAS, the Board determined that the employment of Bond Counsel is necessary and is in the District's best interests;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT:

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

SECTION 2. The Board hereby appoints Thomas Stutler, Esq. and Fred Simpler, Esq. as co-Bond Counsel and agrees to provide compensation for same in the amount and manner prescribed in the agreement incorporated herein as **Exhibit A.**

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 19th day of June, 2025.

ATTEST

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson / Vice Chairperson,
Board of Supervisors

Exhibit A: Bond Counsel Agreement

WSK

WALDREP STEWART & KENDRICK LLP
Attorneys At Law

June 11, 2025

Hammock Oaks Golf and RV Resort Community Development District
% Governmental Management Services- Central Florida, LLC.
219 East Livingston St.
Orlando, FL 3280-1

Re: Proposed Issuance of not exceeding $67,620,000 Capital Improvement Revenue Bonds of Hammock Oaks Golf and RV Resort Community Development District

Ladies and Gentlemen:

The purpose of this engagement letter is to set forth certain matters concerning the services we will perform as bond counsel to Hammock Oaks Golf and RV Resort Community Development District (the "Issuer") in connection with the issuance of the above-referenced bonds (the "Bonds"). We understand that the Bonds are being issued for the purpose of paying all or a part of the design, permitting, acquisition, construction and installation and associated professional fees and incidental costs all as permitted by Chapter 190, Florida Statutes and will be secured by Special Assessments on property within the District We further understand that the Bonds will be purchased at negotiated sale by E.F. Hutton & Co.

SCOPE OF ENGAGEMENT (E)

In this engagement, we expect to perform the following duties:

(1) Subject to the completion of proceedings to our satisfaction, render our legal opinion (the "Bond Opinion") regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, and the excludability of interest on the Bonds from gross income for federal [and state of issue] income tax purposes.

(2) Prepare and review documents necessary or appropriate to the authorization, issuance and delivery of the Bonds, coordinate the authorization and execution of such documents, and review and, where appropriate, draft enabling legislation.

(3) Assist the Issuer in seeking from other governmental authorities such approvals, permissions, and exemptions as we determine are necessary or appropriate in connection with the authorization, issuance and delivery of the Bonds, except that we will not be responsible for any required Blue Sky filings.

(4) Review legal issues relating to the structure of the Bond issue.

(5) Assist in pursuing validation proceedings.

(6) Review those sections of the official statement, private placement memorandum or other form of offering or disclosure document to be disseminated in connection with the sale of the Bonds involving Legality for the Bonds and Tax Exemption. We understand that Butler Snow, LLP will act as disclosure counsel to the Issuer and (a) will assist in the preparation of the official statement and (b) will advise with respect to compliance with state and federal securities laws.]

(7) Draft the continuing disclosure undertaking of the Issuer.

Our Bond Opinion will be addressed to the Issuer, the Trustee, Underwriter and other counsel and will be delivered by us on the date the Bonds are exchanged for their purchase price (the "Closing").

The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. (I) We understand that you will direct members of your staff and other employees of the Issuer to cooperate with us in this regard. In rendering our Bond Opinion, we will expressly rely upon other counsel as to describe matters upon which bond counsel will rely.

Thomas R. Stutler, Esq., will be acting as co-bond counsel, assisting bond counsel in preparation of documents, filings, and execution of various documents, including assistance in validation proceedings with respect to the Bonds.

Our duties in this engagement are limited to those expressly set forth above. Among other things, our duties do not include: (L)

(a) Except as described in paragraph (6) above, assisting in the preparation or review of an official statement or any other disclosure document with respect to the Bonds, or performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document or rendering advice that the official statement or other disclosure document does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading.

(b) Preparing requests for tax rulings from the Internal Revenue Service, or no action letters from the Securities and Exchange Commission.

(c) Preparing blue sky or investment surveys with respect to the Bonds.

(d) Except as described in paragraph (2) above, drafting state constitutional or legislative amendments.

(e) Pursuing test cases or other litigation, [such as contested validation proceedings,] except as set forth above.

(f) Making an investigation or expressing any view as to the creditworthiness of the Issuer or the Bonds.

(g) Except as described in paragraph 7 above, assisting in the preparation of, or opining on, a continuing disclosure undertaking pertaining to the Bonds or, after Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking.

(h) Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.

(i) After Closing, providing continuing advice to the Issuer or any other party concerning any actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes *(e.g.,* our engagement does not include rebate calculations for the Bonds).

(j) Addressing any other matter not specifically set forth above that is not required to render our Bond Opinion.

FEES (S)

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Bonds; (ii) the duties we will undertake pursuant to this engagement letter; (ill) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, our fee will be $122,500.00. Co- bond counsel shall be paid a fee of $52,500.00. The fees may vary: (a) if the principal amount of Bonds actually issued differs significantly from the amount stated above; (b) if material changes in the structure or schedule of the financing occur; or (c) if unusual or unforeseen circumstances arise which require a significant increase in our time or responsibility. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will advise you and prepare and provide to you an amendment to this engagement letter. In addition, we will expect to be reimbursed for all client charges made or incurred on your behalf, such as travel costs, photocopying; deliveries, long distance telephone charges, telecopy charges, filing fees, and other expenses. Our fee is usually

paid at the Closing, and we customarily do not submit any statement until the Closing unless there is a substantial delay in completing the financing. If the transaction is not consummated, we understand that we will not be paid for our time expended on your behalf but will be paid for client charges made or incurred on your behalf.

RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other materials retained by us after the termination of this engagement.

If the foregoing terms are acceptable to you, please so indicate by returning the enclosed copy of this engagement letter dated and signed by an authorized officer, retaining the original for your files. We look forward to working with you.

Waldrep Stewart & Kendrick, LLP

By: _____
M. Fredrick Simpler, Jr.

Accepted and Approved

Hammock Oaks Golf and RV Resort Community Development District

By: _____

Its: _____

Title: _____

Date: _____

SECTION VI

RESOLUTION 2025-29

A RESOLUTION OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT EXCEEDING $67,620,000 AGGREGATE PRINCIPAL AMOUNT OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT BONDS, IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION BY THE DISTRICT OF THE PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES PERMITTED BY THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCE CREATING THE DISTRICT; APPROVING THE FORM OF A MASTER TRUST INDENTURE; APPROVING AND APPOINTING A TRUSTEE, REGISTRAR AND PAYING AGENT; APPROVING A CAPITAL IMPROVEMENT PROGRAM; AUTHORIZING THE COMMENCEMENT OF VALIDATION PROCEEDINGS RELATING TO THE FOREGOING BONDS; AUTHORIZING AND APPROVING OTHER MATTERS RELATING TO THE FOREGOING BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hammock Oaks Golf and RV Resort Community Development District (the "District") is a local unit of special purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 2025-07 of the Sumter County Board of County Commissioners (the "County"), enacted on March 11, 2025;

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction, and the District has decided to undertake the planning, design, acquisition and/or construction of certain improvements pursuant to the Act (collectively, the "Project");

WHEREAS, in order to pay all or a portion of the Project, the Board of Supervisors of Hammock Oaks Golf and RV Resort Community Development District (the "Board" and the "District" respectively) has determined to proceed at this time with the validation of not to exceed $67,620,000 in principal amount of Hammock Oaks Golf and RV Resort Community Development District Capital Improvement Revenue Bonds in one or more Series (collectively, the "Bonds") to be issued under and pursuant to a Master Trust Indenture, dated as of the first day of the first month in which the first Bonds are issued thereunder (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), to be amended and supplemented by supplemental trust indentures relating to one or more Series of Bonds (the "Supplemental Indentures"), between the District and the Trustee (collectively, the Master Indenture as amended and supplemented from time to time by the Supplemental Indentures is hereinafter referred to as the "Indenture");

WHEREAS, the Bonds are to be issued to pay all or a part of the costs of the design, permitting, acquisition, construction and installation of certain improvements and facilities and associated professional fees and incidental costs, all as permitted by the Act and Chapter 190, Florida Statutes, and as described generally in Exhibit A (the "Capital Improvement Program");

WHEREAS, the board finds that the provision of the Capital Improvement Program is an appropriate public purpose and is in the best interests of the District, its landowners and residents; and

WHEREAS, in conjunction with the commencement of the validation proceedings relating to the Bonds, it is necessary to approve the form of the Master Indenture and to provide for various other matters with respect to the Bonds;

WHEREAS, authority is conferred upon the District by the Constitution and laws of the State of Florida, specifically pursuant to Sections 190.011(9), 190.011(14), 190.016(1), 190.016(2), 190.016(8), 190.016(13), 190.022 and 190.023 of the Act, to issue the Bonds;

WHEREAS, the District desires to appoint a trustee for the Bonds; and

WHEREAS, the District desires to authorize and approve various instruments to be executed and delivered in connection with the Bonds and to provide for the judicial validation of the Bonds pursuant to Section 190.016(12), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Hammock Oaks Golf and RV Resort Community Development District, as follows:

Section 1. Definitions. Undefined capitalized terms used herein shall have the meanings assigned thereto in the Master Trust Indenture (the "Master Indenture"), the form of which is set out as Exhibit B attached hereto, unless the context otherwise clearly requires.

Section 2. Authorization of Bonds. The District hereby authorizes the issuance of not to exceed $67,620,000 aggregate principal amount of the Bonds (excluding any Refunding Bonds issued as provided in the Master Indenture) in one or more series to pay all or a portion of the Costs of the Project. Pursuant to Section 190.016(1), the Bonds may be issued and delivered by the District in payment of all or a portion of the purchase price of the Project or may be sold at public or private sale.

Section 3. Certain Details of the Bonds. The Bonds, and the interest thereon, shall not be deemed to constitute a debt, liability or obligation of the District, of the County, or of the State of Florida (the "State"), or of any other political subdivision thereof, but shall be payable solely from the Special Assessments (as defined in the form of Indenture hereinafter referred to) levied by the District on property within the District benefited by the Project and subject to assessment, as set forth in the Indenture, and neither the faith and credit nor any taxing power of the District, the County, or the State, or of any other political subdivision thereof, is pledged to the payment of the principal of or interest on the Bonds, except for Special Assessments to be assessed and levied by the District to secure and pay the Bonds.

The Bonds shall:

(i) be issued in one or more series and may be delivered in payment of the purchase price therefor, for the purpose of financing or refinancing the Costs of all or a portion of the Project and may be sold at public or private sale, as provided in Section 190.016(1), each Series to be in an aggregate principal amount to be determined by subsequent resolution or resolutions of the District; provided, however, that the total aggregate principal amount of all Series of Bonds (excluding Refunding Bonds, as described in the Master Indenture) issued may not exceed $67,620,000;

(ii) be issued in fully registered form in such principal denominations of $5,000 or any integral multiple thereof, except as otherwise provided in a trust indenture supplemental to the Master Indenture and relating to a particular Series of Bonds (each a "Supplemental Indenture" and, together with the Master Indenture, each a "Series Indenture"), and shall be initially sold in minimum increments of $100,000 if such Series of Bonds does not bear an investment grade rating by a nationally recognized rating agency;

(iii) be secured and payable from the Special Assessments (as defined in the form of Indenture hereinafter referred to), as provided in the Series Indenture and the resolution of the District relating to such Series of Bonds;

(iv) bear interest at an average annual rate not exceeding the maximum rate as may then be permitted by the laws of the State, as more particularly provided in a resolution adopted by the District prior to the issuance and delivery of a Series of Bonds;

(v) be payable in not more than the maximum number of annual installments allowed by State law; and

(vi) be dated as provided in a resolution adopted by the District prior to the issuance and delivery of a Series of Bonds.

The final maturity date or dates of a Series of Bonds and the interest rate or rates thereon shall be determined, within the foregoing limits, and any optional, mandatory and extraordinary redemption provisions thereof shall be fixed by the Series Indenture, or by one or more resolutions of the District to be adopted prior to the delivery of a Series of Bonds. In other respects, the Bonds shall be in the form, shall be executed and authenticated, shall be subject to replacement and shall be delivered as provided in a Series Indenture.

Prior to the issuance and delivery of any Series of Bonds, to the extent applicable to such Series of Bonds, the District shall have undertaken and, to the extent then required under applicable law, completed all necessary proceedings, including, without limitation, the approval of assessment rolls, the holding of public hearings, the adoption of resolutions and the establishment of all necessary collection proceedings, in order to levy and collect Special Assessments upon the lands within the District subject to assessment, all as more specifically required and provided for

by the Act and Chapters 170, 190 and 197, Florida Statutes, as the same may be amended from time to time, or any successor statutes thereto.

Section 4. Designation of Attesting Members. The Chairman and Secretary of the Board of Supervisors (the "Board") of the District, or in the case of the Chairman's and Secretary's absence or inability to act, the Vice Chairman or any Assistant Secretary and members of the Board (each individually a "Designated Member"), are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Designated Member of the Board as they appear on the Bonds, the Series Indenture and any other documents which may be necessary or helpful in connection with the issuance and delivery of the Bonds and in connection with the application of the proceeds thereof.

Section 5. Authorization of Execution and Delivery of Master Trust Indenture. The District does hereby authorize and approve the execution and delivery by the Chairman and any Designated Member of the Master Indenture for the Bonds, between the District and the trustee appointed pursuant to Section 7 of this Resolution (the "Trustee"). The Master Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of such Bonds. The Master Indenture shall be in substantially the form attached hereto and marked Exhibit B and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairman or such other Designated Member executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Indenture attached hereto.

Section 6. Sale of Bonds. Pursuant to the provisions of Section 190.016(1) of the Act, the Bonds may be issued in one or more Series and may be delivered upon receipt of the purchase price therefor, for the purpose of financing or refinancing Costs of all or a portion of the Project and may be sold at public or private sale, after such advertisement, if any, as the Board may deem advisable but not in any event at less than 90 percent of the par value thereof, together with accrued interest thereon, unless otherwise permitted by the Act.

Section 7. Appointment of Trustee, Registrar and Paying Agent. The District hereby appoints U.S. Bank National Association as Trustee under the Master Indenture. The Trustee shall also serve as the Paying Agent, Registrar and Authenticating Agent under the Master Indenture.

Section 8. Approval of Capital Improvement Program. The Capital Improvement program set forth as Exhibit A hereto is hereby approved as encompassing the scope and nature of the capital improvements which may be undertaken by the District from the proceeds of the Bonds. The actual projects which are components of the Capital Improvement Program to be undertaken by the District shall be established in subsequent reports of the Consulting Engineer to the District and set forth in the Supplemental Indentures relating to Series of Bonds which may be issued by the District.

Section 9. Bond Validation. District Counsel, and Bond Counsel to the District are hereby authorized and directed to take appropriate proceedings in the Circuit Court of the Fifth Judicial Circuit of Florida, in and for Sumter County, Florida, for validation of the Bonds and the

proceedings incident thereto for the Bonds and for the Special Assessments to the extent required by and in accordance with Section 190.016(12), Florida Statutes. The Chairman, Vice Chairman, or any Designated Member is authorized to sign any pleadings and to offer testimony in any such proceedings for and on behalf of the District. The other members of the Board, the officers of the District and the agents and employees of the District, including, without limitation, the District Manager, the engineer or engineering firm serving as engineer to the District, and the District's Assessment Consultant or financial advisor are hereby also authorized to offer testimony for and on behalf of the District in connection with any such validation proceedings.

Section 10. Authorization and Ratification of Prior and Subsequent Acts. The members of the Board, the officers of the District, and the agents and employees of the District, are hereby authorized and directed to do all such acts and things and to execute all such documents, including, without limitation, the execution and delivery of any closing documents, as may be necessary to carry out and comply with the provisions of this resolution, the Master Indenture, and all of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 11. Subsequent Resolution(s) Required. Notwithstanding anything to the contrary contained herein, no Series of Bonds may be issued or delivered until the District adopts a subsequent resolution and/or Supplemental Indenture for each such Series fixing the details of such Series of Bonds remaining to be specified or delegating to a Designated Member the authority to fix such details.

Section 12. Severability. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 13. Open Meetings. It is hereby found and determined that all official acts of the Board concerning and relating to the commencement of the validation proceedings for the Bonds, including but not limited to the adoption of this Resolution, were taken in open meetings of the Board and all deliberations of the Board that resulted in such official acts were in meetings open to the public in compliance with all legal requirements, including, but not limited to, the requirements of Section 286.011, Florida Statutes.

Section 14. Other Actions. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary, and all other members, officers and employees of the Board and the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Bonds and the consummation of all transactions in connection therewith, including the execution of all necessary or desirable certificates, documents, papers, and agreements and the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture and this Resolution.

Section 15. Effective Date. This resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED in Public Session of the Board of Supervisors of the Hammock Oaks Golf and RV Resort Community Development District, this 19th day of June, 2025.

[SEAL] ATTEST:

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

_____
Chairman, Board of Supervisors

_____
Secretary/Assistant Secretary,
Board of Supervisors

Exhibit A: Description of Capital Improvement Program
Exhibit B: Form of Master Trust Indenture

EXHIBIT A

DESCRIPTION OF CAPITAL IMPROVEMENT PROGRAM
AND SUMMARY OF OPINION OF PROBABLE COSTS

The Project includes the planning, financing, acquisition, construction, reconstruction, equipping and installation of the following public infrastructure improvements and associated professional fees and incidental costs related thereto pursuant to Chapter 190, Florida Statutes, as amended, including, without limitation, the items listed below, all of which is described in more detail in the Hammock Oaks Golf and RV Resort Community Development District Engineer's Report, dated April 17, 2025, prepared for the Board of Supervisors of Hammock Oaks Golf and RV Resort Community Development District by Velcon Engineering and Surveying, LLC.

Table A:

PROPOSED FACILITIES & ESTIMATED COSTS CHART	
Improvement	Estimated Cost
Power Bay	$1,767,000.00
Electric Street Lighting	$1,300,000.00
Sewer Utilities	$5,000,000.00
Storm Sewer Utilities	$17,987,789.60
Amenities (club house/pool)	$5,000,000.00
Golf Course	$3,500,000.00
Landscape and Irrigation Improvements	$5,000,000.00
Stormwater Improvements	$1,000,000.00
Amenities (dog park/pickleball/restrooms)	$2,000,000.00
Contingency (15%)	$6,383,218.44
TOTAL	**$48,938,008.04**

The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred. Construction of the project is for one phase from 2025 to 2027.

EXHIBIT B

FORM OF MASTER TRUST INDENTURE

(attached hereto)

MASTER TRUST INDENTURE

BETWEEN

HAMMOCK OAKS GOLF AND RV RESORT

COMMUNITY DEVELOPMENT DISTRICT

AND

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

DATED AS OF _____ , 2025

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EXHIBIT A

MASTER TRUST INDENTURE

THIS MASTER TRUST INDENTURE is dated as of _____, 2025, by and between **HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under the laws of the State of Florida (the "District"), and **U.S. BANK NATIONAL ASSOCIATION**, as trustee (the "Trustee"), a national banking association and having the authority to exercise corporate trust powers, with its designated corporate trust office located at 500 West Cypress Creek Road, Suite 460, Fort Lauderdale, Florida 33309.

WHEREAS, the District is a community development district duly organized and existing under the provisions of Chapter 190, Florida Statutes, as amended (the "Act"), for the purpose, among other things, of financing and managing the acquisition, construction, installation, maintenance, and operation of the major infrastructure within and without the boundaries of the District; and

WHEREAS, the District has the power and authority under the Act to issue special assessment bonds and revenue bonds and to use the proceeds thereof to finance the cost of acquiring and constructing assessable improvements (as defined in the Act) and, by virtue of Sections 190.011(14), 190.021(2), and 190.022(1) of the Act, to levy and collect Assessments (as defined herein) therefor as provided in Chapter 170, Florida Statutes, as amended, and to levy and collect user charges and fees therefor as provided in Section 190.011(14) of the Act; and

WHEREAS, the District has found and determined and does hereby find and determine, that acquisition and construction of the Series Projects (hereinafter defined) is and will be necessary and desirable in serving the District's goal of properly managing the acquisition, construction, installation and operation of portions of the infrastructure within and without the boundaries of the District, all of which is located in Sumter County, Florida; and

WHEREAS, the execution and delivery of the Bonds and of this Master Indenture have been duly authorized by the Governing Body of the District and all things necessary to make the Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Master Indenture a valid and binding agreement and a valid and binding lien on the Trust Estate (hereinafter defined) have been done;

NOW, THEREFORE, THIS MASTER TRUST INDENTURE WITNESSETH:

GRANTING CLAUSES

That the District, in consideration of the premises and acceptance by the Trustee of the trusts hereby created and the purchase and acceptance of the Bonds (hereinafter defined) by the Owners (hereinafter defined), and for the sum of ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in order to secure the payment of the principal of, premium, if any, and interest on the Bonds of a Series (hereinafter defined) issued hereunder according to their tenor and effect and to secure the performance and observance by the District of all of the covenants expressed or implied herein, in the Supplemental Indenture authorizing the issuance of such Series of Bonds and in the Bonds of such Series, does

hereby assign and grant a security interest in the following (herein called the "Trust Estate") to the Trustee and its successors in trust, and assigns forever, for the securing of the performance of the obligations of the District herein set forth: (i) the Pledged Revenues (hereinafter defined) and Pledged Funds (hereinafter defined); and (ii) any and all property of every kind or description which may from time to time hereafter be sold, transferred, conveyed, assigned, hypothecated, endorsed, deposited, pledged, granted or delivered to, or deposited with, the Trustee as security for any Series of Bonds issued pursuant to this Master Indenture by the District or anyone on its behalf or with its consent, or which pursuant to any of the provisions hereof or of the Supplemental Indenture securing such Series of Bonds may come into the possession or control of the Trustee or of a lawfully appointed receiver, as such additional security, and the Trustee is hereby authorized to receive any and all such property as and for security for the payment of such Series of Bonds and the interest and premium, if any, thereon, and to hold and apply all such property subject to the terms hereof, it being expressly understood and agreed that except as otherwise provided herein or in a Supplemental Indenture the Trust Estate established and held hereunder for Bonds of a Series shall be held separate and in trust solely for the benefit of the Owners of the Bonds of such Series and for no other Series;

TO HAVE AND TO HOLD the Trust Estate, whether now owned or held or hereafter acquired, forever;

IN TRUST NEVERTHELESS, upon the terms and trusts herein set forth (a) for the equal and proportionate benefit and security of all present and future Owners of the Bonds of a Series, without preference of any Bond of such Series over any other Bond of such Series, (b) for enforcement of the payment of the Bonds of a Series, in accordance with their terms and the terms of this Master Indenture and the Supplemental Indenture authorizing the issuance of such Series of Bonds, and all other sums payable hereunder, under the Supplemental Indenture authorizing such Series of Bonds or on the Bonds of such Series, and (c) for the enforcement of and compliance with the obligations, covenants and conditions of this Master Indenture except as otherwise expressly provided herein, as if all the Bonds at any time Outstanding (hereinafter defined) had been authenticated, executed and delivered simultaneously with the execution and delivery of this Master Indenture, all as herein set forth.

IT IS HEREBY COVENANTED, DECLARED AND AGREED (a) that this Master Indenture creates a continuing lien equally and ratably to secure the payment in full of the principal of, premium, if any, and interest on all Bonds of a Series which may from time to time be Outstanding hereunder, except as otherwise expressly provided herein, (b) that the Trust Estate shall immediately be subject to the lien of this pledge and assignment without any physical delivery thereof or further act, (c) that the lien of this pledge and assignment shall be a first lien and shall be valid and binding against all parties having any claims of any kind in tort, contract or otherwise against the District, irrespective of whether such parties have notice thereof, and (d) that the Bonds of a Series are to be issued, authenticated and delivered, and that the Trust Estate is to be held, dealt with, and disposed of by the Trustee, upon and subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Master Indenture and the Supplemental Indenture authorizing the issuance of such Series of Bonds and the District covenants and agrees with the Trustee, for the equal and proportionate benefit of the respective Owners from time to time of the Bonds of each respective Series, as follows:

DEFINITIONS

Section 101. Meaning of Words and Terms. The following words and terms used in this Master Indenture shall have the following meanings, unless some other meaning is plainly intended:

"Accountant" shall mean the independent certified public accountant or independent certified public accounting firm retained by the District to perform the duties of the Accountant under this Master Indenture.

"Accountant's Certificate" shall mean an opinion signed by an independent certified public accountant or firm of certified public accountants (which may be the Accountant) from time to time selected by the District.

"Accounts" shall mean all accounts created pursuant to Section 502 hereof or pursuant to a Supplemental Indenture, except amounts on deposit in the Series Rebate Account within the Rebate Fund.

"Accreted Value" shall mean, as of the date of computation with respect to any Capital Appreciation Bonds, an amount (truncated to three (3) decimal places) equal to the original principal amount of such Capital Appreciation Bonds at the date of issuance plus the interest accrued on such Bonds from the date of original issuance of such Capital Appreciation Bonds to the date of computation, such interest to accrue at the rate of interest per annum of the Capital Appreciation Bonds (or in accordance with a table of compound accreted values set forth in such Capital Appreciation Bonds), compounded semi-annually on each Interest Payment Date; provided, however, that if the date with respect to which any such computation is made is not an Interest Payment Date, the Accreted Value of any Bond as of such date shall be the amount determined by compounding the Accreted Value of such Bond as of the immediately preceding Interest Payment Date (or the date of original issuance if the date of computation is prior to the first Interest Payment Date succeeding the date of original issuance) at the rate of interest per annum of the Capital Appreciation Bonds for the partial semi-annual compounding period determined by dividing (x) the number of days elapsed (determined on the basis of a three hundred sixty (360) day year comprised of twelve (12) thirty (30) day months) from the immediately preceding Interest Payment Date (or the date of original issuance if the date of computation is prior to the first Interest Payment Date succeeding the date of original issuance), by (y) one hundred eighty (180). A table of Accreted Values for the Capital Appreciation Bonds shall be incorporated in a Supplemental Indenture executed by the District upon issuance of any Capital Appreciation Bonds.

"Acquisition and Construction Fund" shall mean the fund so designated in, and created pursuant to, Section 502 hereof.

"Act" shall mean Chapter 190, Florida Statutes, as amended from time to time.

"Additional Bonds" shall mean Bonds of a Series authenticated and delivered pursuant to the terms of a Supplemental Indenture providing for the issuance of pari passu Additional Bonds of such Series.

"Additional Series Project" shall mean the acquisition and/or construction of any additions, extensions, improvements and betterments to and reconstructions of a Series Project to be financed, in whole or in part, from the proceeds of any Subordinate Debt.

"Amortization Installments" shall mean the moneys required to be deposited in a Series Sinking Fund Account within a Series Debt Service Account within the Debt Service Fund for the purpose of redeeming and paying when due any Term Bonds, the specific amounts and dates of such deposits to be set forth in a Supplemental Indenture.

"Assessments" shall mean all "special assessments" and "benefit special assessments" levied and collected by or on behalf of the District pursuant to Section 190.022 of the Act, together with the interest specified by resolution adopted by the Governing Body, the interest specified in Chapter 170, Florida Statutes, as amended, if any such interest is collected by or on behalf of the Governing Body, and any applicable penalties collected by or on behalf of the District, together with any and all amounts received by the District from the sale of tax certificates or otherwise from the collection of Delinquent Assessments and which are referred to as such and pledged to a Series of Bonds pursuant to the Supplemental Indenture authorizing the issuance of such Series of Bonds. Assessments shall not include Operation and Maintenance Assessments.

"Authorized Denomination" shall, except as provided in any Supplemental Indenture relating to a Series of Bonds, mean the denomination of $5,000 or any integral multiple thereof.

"Authorized Officer" shall mean any person authorized by the District in writing directed to the Trustee to perform the act or sign the document in question.

"Beneficial Owners" shall have the meaning given such term by the Depository Trust Company so long as it is the registered Owner through its nominee Cede & Co of the Bonds as to which such reference is made to enable such Bonds to be held in book-entry only form, and, shall otherwise mean the registered Owner on the registration books of the District maintained by the Bond Registrar.

"Bond Anticipation Notes" shall mean bond anticipation notes issued pursuant to a Supplemental Indenture in anticipation of the sale of an authorized Series of Bonds in a principal amount not exceeding the principal amount of such anticipated Series of Bonds.

"Bond Counsel" shall mean an attorney or firm of attorneys of nationally recognized standing in the field of law relating to municipal bonds selected by the District.

"Bond Registrar" or ***"Registrar"*** shall mean the bank or trust company designated as such by Supplemental Indenture with respect to a Series of Bonds for the purpose of maintaining the registry of the District reflecting the names, addresses, and other identifying information of Owners of Bonds of such Series.

"Bond Year" shall mean, unless otherwise provided in the Supplemental Indenture authorizing a Series of Bonds, the period commencing on the first day of May in each year and ending on the last day of April of the following year.

"Bonds" shall mean the Outstanding Bonds of all Series.

"Business Day" shall mean any day excluding Saturday, Sunday or any other day on which banks in the cities in which the designated corporate trust office of the Trustee or the Paying Agent are located are authorized or required by law or other governmental action to close and on which the Trustee or Paying Agent, or both, is closed or any day on which the New York Stock Exchange is closed.

"Capital Appreciation Bonds" shall mean Bonds issued under this Master Indenture and any Supplemental Indenture as to which interest is compounded periodically on each of the applicable periodic dates designated for compounding and payable in an amount equal to the then-current Accreted Value only at the maturity or earlier redemption thereof, all as so designated in a Supplemental Indenture of the District providing for the issuance thereof.

"Capitalized Interest" shall mean, with respect to the interest due or to be due on a Series of Bonds prior to, during and for a period not exceeding one year after the completion of a Series Project to be funded by such Series, all or part of such interest which will be paid, or is expected to be paid, from the proceeds of such Series.

"Chairman" shall mean the Chair or Vice Chair of the Governing Body of the District or his or her designee or the person succeeding to his or her principal functions.

"Code" shall mean the Internal Revenue Code of 1986, as amended, or any successor provisions thereto and the regulations promulgated thereunder or under the Internal Revenue Code of 1954, as amended, if applicable, or any successor provisions thereto.

"Completion Bonds" shall mean Bonds issued pursuant to a Supplemental Indenture ranking on a parity with the Series of Bonds issued under such Supplemental Indenture, the proceeds of which are to be used to complete the Series Project.

"Connection Fees" shall mean all fees and charges assessed by the District to users for the actual costs of connecting to a utility system of the District.

"Consulting Engineer" shall mean the independent engineer or engineering firm or corporation employed by the District in connection with any Series Project to perform and carry out the duties of the Consulting Engineer under this Master Indenture or any Supplemental Indenture.

"*Continuing Disclosure Agreement*" shall mean a Continuing Disclosure Agreement, by and among the District, the dissemination agent named therein, and any other "obligated person" under Rule 15c2-12(b)(5), in connection with the issuance of one or more Series of Bonds hereunder, pursuant to the requirements of the Rule

"Cost" as applied to a Series Project or Additional Series Project, shall include the cost of acquisition and construction thereof and all obligations and expenses relating thereto including, but not limited to, those items of cost which are set forth in Section 403 hereof, to the extent such costs are consistent with the definition set forth in Section 190.003(8), Florida Statutes, and other applicable law.

"Credit Facility" or "Liquidity Facility" shall mean a letter of credit, a municipal bond insurance policy, a surety bond or other similar agreement issued by a banking institution or other entity satisfactory to the District and providing for the payment of the principal of, interest on or purchase price of a Series of Bonds or any alternate or substitute Credit Facility or Liquidity Facility if then in effect.

"Current Interest Bonds" shall mean Bonds of a Series the interest on which is payable at least annually.

"Date of Completion" with respect to a Series Project or Additional Series Project shall mean: (i) the date upon which such Project and all components thereof have been acquired or constructed and are capable of performing the functions for which they were intended, as evidenced by a certificate of the Consulting Engineer filed with the Trustee and the District; or (ii) the date on which the District determines, upon the recommendation of or in consultation with the Consulting Engineer, that it cannot complete such Project in a sound and economical manner within a reasonable period of time as evidenced by a certificate of the Consulting Engineer of the District filed with the Trustee and the District; provided that in each case such certificate of the Consulting Engineer shall set forth the amount of all Costs of such Project which has theretofore been incurred, but which on the Date of Completion is or will be unpaid or unreimbursed.

"Debt Service" shall mean collectively the principal (including Amortization Installments), interest, and redemption premium, if any, payable with respect to the Bonds.

"Debt Service Fund" shall mean the fund so designated in, and created pursuant to, Section 502 hereof.

"Delinquent Assessments" shall mean, collectively, any and all installments of any Assessments which are not paid when due, including any applicable grace period under State law or District proceedings.

"Depository" shall mean any bank or trust company duly authorized by law to engage in the banking business and designated by the District as a depository of moneys subject to the provisions of this Master Indenture.

"Direct Billed" shall mean Assessments or Operation and Maintenance Assessments, as applicable within the context in which such reference is made, which are billed directly by the District rather than collected on the tax bill using the Uniform Method.

"District" shall mean the Hammock Oaks Golf and RV Resort Community Development District, a community development district established pursuant to the Act, or any successor thereto which succeeds to the obligations of the District hereunder.

"Engineer's Certificate" shall mean a certificate of the Consulting Engineer or of such other engineer or firm of engineers having a favorable repute for skill and experience in the engineering matters with respect to which such certification is required by this Master Indenture.

"*Event of Default*" shall mean any of the events described in Section 902 hereof.

"Federal Securities" shall mean, to the extent permitted by law for investment as contemplated in this Master Indenture and any Supplemental Indenture, (i) Government Obligations, (ii) any Tax Exempt Obligations which are fully secured as to principal and interest by an irrevocable pledge of Government Obligations, which Government Obligations are segregated in trust and pledged for the benefit of the holders of the Tax Exempt Obligations, (iii) certificates of ownership of the principal or interest of Government Obligations, which Government Obligations are held in trust and (iv) investment agreements at least 100% collateralized by obligations described in clauses (i), (ii) or (iii) above.

"Fiscal Year" shall mean the fiscal year of the District in effect from time to time, which shall initially mean the period commencing on the first day of October of any year and ending on the last day of September of the following year.

"Funds" shall mean all funds, except the Rebate Fund, created pursuant to Section 502 hereof.

"Governing Body" shall mean the Board of Supervisors of the District.

"Government Obligations" shall mean direct obligations of, or obligations the payment of which is unconditionally guaranteed by, the United States of America.

"Indenture" shall mean this Master Indenture, as amended and supplemented from time to time by a Supplemental Indenture or indentures, and shall mean when used with respect to a Series of Bonds issued hereunder, this Master Indenture, as amended and supplemented by the Supplemental Indenture relating to such Series of Bonds.

"Insurer" shall mean the issuer of any municipal bond insurance policy insuring the timely payment of the principal of and interest on Bonds or any Series of Bonds.

"Interest Payment Date" shall mean the dates specified in a Supplemental Indenture with respect to a Series of Bonds upon which the principal of and/or interest on Bonds of such Series shall be due and payable in each Bond Year.

"Investment Obligations" shall mean and include, except as otherwise provided in the Supplemental Indenture providing for the authorization of Bond Anticipation Notes or Bonds, mean and includes any of the following securities:

(i) Government Obligations;

(ii) Bonds, debentures, notes or other evidences of indebtedness issued by any of the following agencies or such other government-sponsored agencies which may presently exist or be hereafter created; provided that, such bonds, debentures, notes or other evidences of indebtedness are fully guaranteed as to both principal and interest by the Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Federal Home Loan Mortgage Corporation and repurchase agreements secured by such obligations, which funds are rated in the highest categories for such funds by both Moody's and S&P at the time of purchase;

(iii) Direct and general obligations of any state of the United States, to the payment of the principal of and interest on which the full faith and credit of such state is pledged, if at the time of their purchase such obligations are rated in either of the two highest rating categories without regard to gradations within any such categories by either S&P or Moody's;

(iv) Money market deposit accounts, time deposits, and certificates of deposits issued by commercial banks, savings and loan associations or mutual savings banks whose short-term obligations are rated, at the time of purchase, in one of the two highest rating categories, without regard to gradation, by Moody's and S&P;

(v) Bank or broker repurchase agreements fully secured by securities specified in (i) or (ii) above, which may include repurchase agreements with the commercial banking department of the Trustee, provided that such securities are deposited with the Trustee, with a Federal Reserve Bank or with a bank or trust company (other than the seller of such securities) having a combined capital and surplus of not less than $100,000,000;

(vi) A promissory note of a bank holding company rated in either of the two highest rating categories without regard to gradations within any such categories by either S&P or Moody's;

(vii) Any short term government fund or any money market fund whose assets consist of (i), (ii) and (iii) above;

(viii) Commercial paper (having maturities of not more than 270 days) rated, at the time of purchase, in one of the two highest rating categories, without regard to gradation, by Moody's and S&P;

(ix) (A) Certificates evidencing a direct ownership interest in non-callable Government Obligations or in future interest or principal payments thereon held in a custody account by a custodian satisfactory to the Trustee, and (B) obligations of any state of the United States of America or any political subdivision, public instrumentality or public authority of any such state which are not subject to redemption prior to the date on which the proceeds attributable to the principal of such obligations are to be used and which are fully secured by and payable solely from non-callable Government Obligations held pursuant to an escrow agreement; and

(x) The Local Government Surplus Funds Trust Fund as described in Florida Statutes, Section 218.405 or the corresponding provisions of subsequent laws.

Under all circumstances, the Trustee shall be entitled to conclusively rely on the direction of an Authorized Officer that any investment directed by the District is permitted under the Indenture and is a suitable and legal investment for funds of the District.

"Letter of Credit Agreement" shall mean any financing agreement relating to a Credit Facility for so long as such agreement will be in effect.

"Liquidity Agreement" shall mean any financing agreement relating to a Liquidity Facility for so long as such agreement will be in effect.

"***Majority Owners***" shall mean the Beneficial Owners of more than fifty percent (50%) of the aggregate principal amount of a Series of Bonds then Outstanding or all of the Bonds then Outstanding, as applicable in the context within which such reference is made.

"Master Indenture" shall mean this Master Trust Indenture, as amended and supplemented from time to time in accordance with the provisions hereof.

"Maturity Amount" shall mean the amount due at maturity with respect to a Capital Appreciation Bond.

"Maximum Annual Debt Service Requirement" shall mean, at any given time of determination, the greatest amount of principal, interest and Amortization Installments coming due in any current or future Bond Year with regard to the Series of Bonds for which such calculation is made; provided, the amount of interest coming due in any Bond Year shall be reduced to the extent moneys derived from the proceeds of Bonds are used to pay interest in such Bond Year.

"Moody's" shall mean Moody's Investors Service, Inc., a corporation organized and existing under the laws of the State of Delaware, its successors and assigns, and, if such corporation is dissolved or liquidated or no longer performs the functions of a securities rating agency, Moody's will be deemed to refer to any other nationally recognized securities rating agency designated by the District by written notice to the Trustee.

"Operation and Maintenance Assessments" shall mean "special assessments" described in Section 190.022(1), Florida Statutes, and "maintenance special assessments" described in Section 190.021(3), Florida Statutes, levied and collected for the maintenance of District facilities or the operations of the District.

"Option Bonds" shall mean Current Interest Bonds, which may be either Serial or Term Bonds, which by their terms may be tendered by and at the option of the Owner for purchase prior to the stated maturity thereof.

"Outstanding" when used with reference to Bonds, shall mean, as of a particular date, all Bonds theretofore authenticated and delivered under this Master Indenture, except:

(i) Bonds theretofore canceled by the Trustee or delivered to the Trustee for cancellation;

(ii) Bonds (or portions of Bonds) for the payment or redemption of which moneys, equal to the principal amount or redemption price thereof, as the case may be, with interest to the date of maturity or redemption date, shall be held in trust under this Master Indenture or Supplemental Indenture with respect to Bonds of any Series and set aside for such payment or redemption (whether at or prior to the maturity or redemption date), provided that if such Bonds (or portions of Bonds) are to be redeemed, notice of such redemption shall have been given or provision satisfactory to the Trustee shall have been made for the giving of such notice as provided in Article III hereof or in the Supplemental Indenture relating to the Bonds of any Series;

(iii) Bonds in lieu of or in substitution for which other Bonds shall have been authenticated and delivered pursuant to this Master Indenture and the Supplemental Indenture with

respect to Bonds of a Series unless proof satisfactory to the Trustee is presented that any such Bonds are held by a bona fide purchaser in due course; and

(iv) Bonds paid or deemed to have been paid as provided in this Master Indenture or in a Supplemental Indenture with respect to Bonds of a Series, including Bonds with respect to which payment or provision for payment has been made in accordance with Article XII hereof.

In addition, Bonds actually known by the Trustee to be held by or for the District will not be deemed to be Outstanding for the purposes and within the purview of Article IX and Article XI of this Master Indenture.

"Owner" or ***"Owners"*** shall mean the registered owners from time to time of Bonds.

"Paying Agent" shall mean the bank or trust company designated by Supplemental Indenture with respect to a Series of Bonds as the place where Debt Service shall be payable with respect to such Series of Bonds and which accepts the duties of Paying Agent under this Master Indenture and under such Supplemental Indenture.

"Pledged Funds" shall mean all of the Series Pledged Funds.

"Pledged Revenues" shall mean all of the Series Pledged Revenues.

"Prepayments" shall mean any Assessments, or portions thereof, which shall be paid to the District prior to the time such amounts become due. Prepayments, including but not limited to "true-up payments" due as part of the Assessments or an applicable agreement. Interest may be required to be paid with a Prepayment, but for purposes of this definition shall not include any interest paid on such Assessments.

"Property Appraiser" shall mean the Property Appraiser of Sumter County, Florida, or the person succeeding to such officer's principal functions.

"Rebate Amount" shall mean the amount, if any, required to be rebated to the United States pursuant to Section 148(f) of the Internal Revenue Code of 1986, as amended, and the regulations and rulings thereunder.

"Rebate Analyst" shall mean the person or firm selected by the District to calculate the Rebate Amount, which person or firm shall have recognized expertise in the calculation of the Rebate Amount.

"Rebate Fund" shall mean the fund so designated in, and created pursuant to, Section 502 hereof.

"Record Date" shall mean the fifteenth (15th) day of the calendar month next preceding any Debt Service payment date or, in the case of any proposed redemption of Bonds, the fifth (5th) day next preceding the date of mailing of notice of such redemption, or if either of the foregoing days is not a Business Day, then the Business Day immediately preceding such day.

"Redemption Price" shall mean the principal of, premium, if any, and interest accrued to the date fixed for redemption of any Bond called for redemption pursuant to the provisions thereof, hereof and of the Supplemental Indenture pursuant to which such Bond is issued.

"Refunding Bonds" shall mean Bonds issued pursuant to provisions of this Master Indenture, the proceeds of which are used to refund one or more Series of Outstanding Bonds.

"Reserve Fund" shall mean the fund so designated in, and created pursuant to, Section 502 hereof.

"Revenue Fund" shall mean the fund so designated in, and created pursuant to, Section 502 hereof.

"S&P" shall mean S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC, a limited liability company organized and existing under the laws of the State of Delaware, its successors and its assigns, and, if such entity is dissolved or liquidated or no longer performs the functions of a securities rating agency, S&P will be deemed to refer to any other nationally recognized securities rating agency designated by the District by written notice to the Trustee.

"Secretary" shall mean the Secretary or any Assistant Secretary to the Governing Body, or his or her designee or the person succeeding to his or her principal functions.

"Serial Bonds" shall mean Bonds (other than Term Bonds) that mature in annual or semi-annual installments.

"Series" shall mean all of the Bonds authenticated and delivered on original issuance of a stipulated aggregate principal amount in a simultaneous transaction under and pursuant to the same Supplemental Indenture and any Bonds thereafter authenticated and delivered in lieu of or in substitution therefor pursuant to this Master Indenture and such Supplemental Indenture regardless of variations in maturity, interest rate or other provisions; provided, however, two or more Series of Bonds may be issued simultaneously under the same Supplemental Indenture if designated as separate Series of Bonds by the District upon original issuance.

"Series Acquisition and Construction Account" shall mean the account within the Acquisition and Construction Fund with respect to each Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Capitalized Interest Account" shall mean any Series Capitalized Interest Account to be established within a Series Debt Service Account by Supplemental Indenture with respect to any Series of Bonds issued under this Master Indenture, as authorized pursuant to this Master Indenture.

"Series Debt Service Account" shall mean the account with respect to a Series of Bonds established within the Debt Service Fund so designated in, and created pursuant to, Section 502 hereof.

"Series Interest Account" shall mean the account with respect to a Series of Bonds established within the Debt Service Fund so designated in, and created pursuant to, Section 502 hereof.

"Series Pledged Funds" shall mean all amounts on deposit from time to time in the Funds and Accounts and designated in the Supplemental Indenture relating to such Series of Bonds as pledged to the payment of such Series of Bonds; provided, however, such term shall not include any amounts on deposit in a Series Rebate Account in the Rebate Fund.

"Series Pledged Revenues" shall mean the revenues designated as such by Supplemental Indenture and which shall constitute the security for and source of payment of a Series of Bonds and may consist of Assessments, Connection Fees or other user fees or other revenues or combinations thereof imposed or levied by the District in accordance with the Act.

"Series Principal Account" shall mean the account with respect to a Series of Bonds established within the Debt Service Fund so designated in, and created pursuant to, Section 502 hereof.

"Series Project" or ***"Series Projects"*** shall mean the acquisition, construction, equipping and/or improvement of capital projects to be located within or without the District for the benefit of the District to be financed with all or a part of the proceeds of a Series of Bonds as shall be described in the Supplemental Indenture authorizing such Series of Bonds.

"Series Rebate Account" shall mean the account in the Rebate Fund with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture.

"Series Redemption Account" shall mean the account so designated in, and created pursuant to, Section 502 hereof.

"Series Reserve Account" shall mean the Reserve Account for the Series of Bonds, if any, established in the Reserve Fund by Supplemental Indenture in an amount equal to the Series Reserve Account Requirement for such Series of Bonds.

"Series Reserve Account Requirement" shall mean the amount of money or other security which may be in the form of a reserve fund insurance policy or other security as may be required by the terms of a Supplemental Indenture to be deposited in or credited to a Series Reserve Account for each Series of Bonds; provided, however, that unless otherwise provided in the Supplemental Indenture relating to a Series of Bonds, as of any date of calculation for a particular Series Reserve Account, the "Series Reserve Account Requirement" shall be an amount equal to the lesser of: (A) Maximum Annual Debt Service Requirement for all Outstanding Bonds of such Series, (B) 125% of the average annual debt service for all Outstanding Bonds of such Series, or (C) the aggregate of 10% of the proceeds of the Bonds of such Series calculated as of the date of original issuance thereof. In computing the Series Reserve Account Requirement in respect of any Series of Bonds that constitute Variable Rate Bonds, the interest rate on such Bonds shall be assumed to be the greater of: (1) 110% of the daily average interest rate on such Variable Rate Bonds during the 12 months ending with the month preceding the date of calculation, or such shorter period of time that such Series of Bonds shall have been Outstanding, or (2) the actual rate of interest borne by such Variable Rate Bonds on such date of calculation; provided, in no event shall the Series

Reserve Account Requirement as adjusted on such date of calculation exceed the lesser of the amounts specified in the immediately preceding sentence. In computing the Series Reserve Account Requirement in accordance with clause (C) of this definition in respect of any Capital Appreciation Bonds, the principal amount of such Bonds shall be the original principal amount thereof, not the Accreted Value. A Supplemental Indenture may provide that the Series Reserve Account Requirement for a Series is zero.

"Series Revenue Account" shall mean the Revenue Account for a Series of Bonds established in the Revenue Fund by Supplemental Indenture for such Series of Bonds.

"*Series Sinking Fund Account*" shall mean the account within a Series Debt Service Account with respect to a Series of Bonds so designated in, and created pursuant to, a Supplemental Indenture

"Series Trust Estate" shall mean the Trust Estate for a Series of Bonds established by Supplemental Indenture for such Series of Bonds.

"*State*" shall mean the state of Florida.

"Subordinate Debt" shall mean indebtedness secured hereby or by any Supplemental Indenture which is by its terms expressly subordinate and inferior hereto both in lien and right of payment.

"Supplemental Indenture" shall mean an indenture supplemental hereto authorizing the issuance of a Series of Bonds hereunder and establishing the terms thereof and the security therefor and shall also mean any indenture supplementary hereto entered into for the purpose of amending the terms and provisions hereof with respect to all Bonds in accordance with Article XI hereof.

"Taxable Bonds" shall mean Bonds of a Series which are not Tax Exempt Bonds.

"Tax Collector" shall mean the Tax Collector of Sumter County, Florida, or the person succeeding to such officer's principal functions.

"Tax Exempt Bonds" shall mean Bonds of a Series the interest on which, in the opinion of Bond Counsel on the date of original issuance thereof, is excludable from gross income for federal income tax purposes.

"Tax Exempt Obligations" shall mean any bond, note or other obligation issued by any person, the interest on which is excludable from gross income for federal income tax purposes.

"Tax Regulatory Covenants" shall mean the tax covenants of the District contained in the tax certificate prepared by Bond Counsel, executed by the District and contained in the closing transcript relating to a Series of Tax Exempt Bonds, setting forth the covenants of the District necessary for the preservation of the excludability of interest thereon from gross income for federal income tax purposes, as such covenants shall be amended from time to time upon written instructions from Bond Counsel.

"Taxable Bonds" shall mean Bonds of a Series which are not Tax Exempt Bonds.

"Term Bonds" shall mean Bonds that mature on one date and that are subject to mandatory redemption from Amortization Installments or are subject to extraordinary mandatory or mandatory redemption upon receipt of unscheduled Pledged Revenues.

"Time Deposits" shall mean time deposits, certificates of deposit or similar arrangements with any bank or trust company, including the Trustee or an affiliate thereof, which is a member of the Federal Deposit Insurance Corporation and any federal or State of Florida savings and loan association which is a member of the Federal Deposit Insurance Corporation or its successors and which are secured or insured in the manner required by Florida law.

"Trust Estate" shall have the meaning ascribed to such term in the granting clauses hereof, including, but not limited to, the Pledged Revenues and Pledged Funds.

"Trustee" shall mean U.S. Bank Trust Company with its designated office in Fort Lauderdale, Florida and any successor trustee appointed or serving pursuant to Article VI hereof.

"Uniform Method" shall mean the uniform method for the levy, collection and enforcement of Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, or any successor statutes.

"Variable Rate Bonds" shall mean Current Interest Bonds, which may be either Serial Bonds or Term Bonds, issued with a variable, adjustable, convertible or other similar interest rate which is not fixed in percentage for the entire term thereof at the date of issue, which Bonds may also be Option Bonds.

Section 102. Rules of Construction. Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, the words "Bond," "Owner," "person," "Paying Agent," and "Bond Registrar" shall include the plural as well as the singular number and the word "person shall mean any individual, corporation partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or any agency or political subdivision thereof. All references to Florida Statutes or other provisions of Florida law shall be deemed to include any and all amendments thereto.

FORM, EXECUTION, DELIVERY AND DESIGNATION OF BONDS

Section 201. Issuance of Bonds. For the purpose of providing funds for paying all or part of the Cost of a Series Project, Bonds of a Series, without limitation as to aggregate principal amount, may be issued under this Master Indenture subject to the conditions hereinafter provided in Section 207 of this Article. Debt Service on each Series of Bonds shall be payable solely from the Pledged Revenues and Pledged Funds pledged to such Series of Bonds in the Supplemental Indenture authorizing the issuance of such Series of Bonds and, as may be provided in such Supplemental Indenture, all of the provisions of this Master Indenture shall be for the benefit and security of the present and future Owners of such Series of Bonds so issued, without preference, priority or distinction, as to lien or otherwise, of any one Bond of such Series over any other Bond of such Series. The District may also issue from time to time, Additional Bonds, Completion Bonds

and Refunding Bonds of a Series under and pursuant to the terms of the Supplemental Indenture authorizing the issuance of such Series of Bonds.

Section 202. Details of Bonds. Bonds of a Series shall be in such denominations, numbered consecutively, shall bear interest from their date until their payment at rates not exceeding the maximum rate permitted by law, shall be dated, shall be stated to mature in such year or years in accordance with the Act, and shall be subject to redemption prior to their respective maturities, subject to the limitations hereinafter provided, as provided for in the Supplemental Indenture authorizing the issuance of such Series of Bonds. Bonds of a Series may be Current Interest Bonds, Variable Rate Bonds, Capital Appreciation Bonds, Option Bonds or any combination thereof and may be secured by a Credit Facility or Liquidity Facility, all as shall be provided in the Supplemental Indenture authorizing the issuance of such Series of Bonds.

Bonds of a Series (or a part of a Series) may be in book-entry form at the option of the District as shall be provided in the Supplemental Indenture authorizing the issuance of such Series of Bonds.

Debt Service shall be payable in any coin or currency of the United States of America which, at the date of payment thereof, is legal tender for the payment of public and private debts. Interest shall be paid to the registered Owner of Bonds at the close of business on the Record Date for such interest; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 hereof, the payment of interest and principal or Redemption Price or Amortization Installments pursuant hereto shall be made by the Paying Agent to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of a Bond. Any payment of principal, Maturity Amount or Redemption Price shall be made only upon presentation of the Bond at the designated corporate trust office of the Paying Agent in Fort Lauderdale, Florida; provided, however, that presentation shall not be required if the Bonds are in book-entry only form. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner if such Owner requests such method of payment by delivery of written notice to the Paying Agent prior to the Record Date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner owns not less than $1,000,000, or, if less than such amount, all of the Outstanding Bonds of a Series, in aggregate principal amount of the Bonds). Unless otherwise provided in the Supplemental Indenture authorizing a Series of Bonds, interest on a Series of Bonds will be computed on the basis of a 360- day year of twelve 30-day months.

Section 203. Execution and Form of Bonds. The Bonds shall be signed by, or bear the facsimile signature of the Chairman, shall be attested and countersigned by the Secretary, and the certificate of authentication appearing on the face of the Bonds shall be signed by, or bear the facsimile signature, of the Trustee; provided, however, that each Bond shall be manually signed by either the Chairman, the Secretary or the Trustee. The official seal of the District shall be imprinted or impressed on the Bonds. In case any officer whose signature or a facsimile of whose signature appears on any Bond shall cease to be such officer before the delivery of such Bond, such signature or such facsimile shall nevertheless be valid for all purposes the same as if he or she had remained in office until such delivery. Any Bond may bear the facsimile signature of, or may be signed by, such persons as at the actual time of the execution of such Bond shall be proper

officers to execute such Bond although at the date of such Bond such persons may not have been such officers. The Bonds, and the provisions for registration and reconversion to be endorsed on such Bonds, shall be substantially in the form set forth in a Supplemental Indenture. The Trustee may appoint one or more authenticating agents.

Section 204. Negotiability, Registration and Transfer of Bonds. The District shall cause books for the registration and for the transfer of the Bonds as provided in this Master Indenture to be kept by the Bond Registrar. All Bonds shall be registered as to both principal and interest. Any Bond may be transferred only upon an assignment duly executed by the registered owner or his attorney or legal representative in such form as shall be satisfactory to the Bond Registrar, such transfer to be made on such books and endorsed on the Bond by the Bond Registrar. No charge shall be made to any Owner for registration and transfer as hereinabove provided, but any Owner requesting any such registration or transfer shall pay any tax or other governmental charge required to be paid with respect thereto. The Bond Registrar shall not be required to transfer any Bond during the period between the Record Date and the Interest Payment Date next succeeding the Record Date of such Bond, during the period between the Record Date for the mailing of a notice of redemption and the date of such mailing, nor after such Bond has been selected for redemption. The Bonds shall be and have all the qualities and incidents of negotiable instruments under the laws of the State of Florida, and each successive Owner, in accepting any of the Bonds, shall be conclusively deemed to have agreed that such Bonds shall be and have all of the qualities and incidents of negotiable instruments under the laws of the State of Florida.

Section 205. Ownership of Bonds. The person in whose name any Bond shall be registered shall be deemed the absolute owner thereof for all purposes, and payment of Debt Service shall be made only to or upon the order of the registered owner thereof or his attorney or legal representative as herein provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid. The Trustee, the District, the Bond Registrar and the Paying Agent may deem and treat the registered owner of any Bond as the absolute owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment thereof and for all other purposes whatsoever, and neither the Trustee, the District, the Bond Registrar nor the Paying Agent shall be affected by any notice to the contrary.

Section 206. Special Obligations. Each Series of Bonds shall be a special and direct obligation of the District. Neither the Bonds nor the interest and premium, if any, payable thereon shall constitute a general obligation or general indebtedness of the District within the meaning of the Constitution and laws of Florida. The Bonds and the interest and premium, if any, payable thereon do not constitute either a pledge of the full faith and credit of the District or a lien upon any property of the District other than as provided herein or in the Supplemental Indenture authorizing the issuance of such Series of Bonds. No Owner or any other person shall ever have the right to compel the exercise of any ad valorem taxing power of the District or any other public authority or governmental body to pay Debt Service or to pay any other amounts required to be paid pursuant to this Master Indenture, any Supplemental Indenture, or the Bonds. Rather, Debt Service and any other amounts required to be paid pursuant to this Master Indenture, any Supplemental Indenture, or the Bonds, shall be payable solely from, and shall be secured solely by, the Series Pledged Revenues and the Series Pledged Funds pledged to such Series of Bonds, all as provided herein and in such Supplemental Indenture.

Section 207. Authorization of Bonds.

(a) There shall be issued from time to time in Series, under and secured by this Master Indenture, Bonds without limitation as to aggregate principal amount for the purposes of: (i) paying all or part of the Cost of a Series Project or Series Projects or refunding an Outstanding Series of Bonds or any portion thereof; (ii) depositing the Series Reserve Account Requirement to the Series Reserve Account for such Series of Bonds; and (iii) paying the costs and expenses of issuing such Series of Bonds.

(b) Each Series of Bonds, upon initial issuance thereof, shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of the following:

(i) an executed and attested original or certified copy of this Master Indenture;

(ii) an executed and attested original or certified copy of the Supplemental Indenture fixing the amount of and security for the Series of Bonds authorized to be issued thereby and establishing, among other things, the dates on which, and the amounts in which, such Series of Bonds will mature (provided that the final maturity date of such Series of Bonds shall be not later than permitted by the Act with respect to such Series of Bonds), designating the Paying Agent and Bond Registrar, fixing the Amortization Installments, if any, for the Term Bonds of such Series, specifying the interest rates or the method for calculating such interest rates with respect to such Series of Bonds, specifying the redemption provisions and prices thereupon, specifying other details of such Series of Bonds, and directing the delivery of such Series of Bonds to or upon the order of the initial purchaser thereof upon payment of the purchase price therefor set forth in such Supplemental Indenture;

(iii) an opinion of counsel for the District substantially to the effect that the signer is of the opinion that this Master Indenture and the Supplemental Indenture relating to such Series of Bonds have been duly and validly authorized in accordance with the terms hereof and of the Act, and have been duly approved and adopted, that the issuance of such Series of Bonds has been duly authorized, and that this Master Indenture and the Supplemental Indenture (assuming due authorization, execution and delivery by the Trustee) constitute binding obligations of the District, enforceable against the District in accordance with their terms except as enforcement thereof may be affected by bankruptcy and other similar laws relating to creditor's rights generally;

(iv) an opinion of Bond Counsel for the District substantially to the effect that the signer is of the opinion that the Bonds of such Series are valid, binding and enforceable obligations of the District and, if such Series of Bonds are not Taxable Bonds, that interest thereon is excludable from gross income of the Owners under the income tax laws of the United States in effect on the date such Series of Bonds are delivered to their initial purchasers.

Execution of a Series of Bonds by the District shall be conclusive evidence of satisfaction of the conditions precedent set forth in this Section 207(b) as to the District and payment to the Trustee of the initial purchase price for a Series of Bonds shall be conclusive

evidence of satisfaction of the conditions precedent set forth in this Section 207(b) as to the underwriter of such Series of Bonds.

The Trustee shall be provided with reliance letters with respect to the opinions required in paragraphs (iii) and (iv) above. When the documents mentioned in subsections (i) through (iv) above shall have been received, and when the Bonds of such Series shall have been executed and authenticated as required by this Master Indenture, such Series of Bonds shall be delivered to, or upon the order of, the District, but only upon payment to the Trustee of the purchase price of such Series of Bonds, together with accrued interest, if any, thereon as set forth in a certificate of delivery and payment executed by the Chairman of the District.

(c) The proceeds (including accrued interest and any premium) of each Series of Bonds shall be applied as soon as practicable upon delivery thereof to the Trustee as follows:

(i) the amount received as accrued interest on the Bonds shall be deposited to the credit of the Series Interest Account and Capitalized Interest, if any, shall be deposited to the credit of the Series Interest Account or Series Capitalized Interest Account;

(ii) an amount equal to the Series Reserve Account Requirement or the initial cost of satisfying the Series Reserve Account Requirement if not satisfied by the deposit of cash, shall be deposited to the credit of the Series Reserve Account; and

(iii) the balance shall be deposited and applied as provided for in the Supplemental Indenture authorizing the issuance of such Series of Bonds.

Section 208. Temporary Bonds. Pending delivery of definitive Bonds, there may be executed, authenticated, and delivered to the Owners thereof, in lieu of definitive Bonds and subject to the same limitations and conditions except as to identifying numbers, temporary printed, engraved, lithographed or typewritten Bonds in Authorized Denominations, substantially of the tenor set forth in the Bond form to be set forth in the Supplemental Indenture authorizing such Series of Bonds. The District shall cause definitive Bonds to be prepared and to be executed, endorsed, registered and delivered to the Trustee, and the Trustee, upon presentation to it of any temporary Bond, shall cancel the same or cause the same to be canceled and cause to be authenticated and delivered, in exchange therefor, at the place designated by the Owner, without expense to the Owner, definitive Bonds of the same Series and in the same aggregate principal amount, maturing on the same date and bearing interest or yield to maturity at the same rate as the temporary Bond surrendered. Until so exchanged, the temporary Bonds shall in all respects be entitled to the same benefits of this Master Indenture and any Supplemental Indenture as the definitive Bonds to be issued hereunder.

Section 209. Mutilated, Destroyed or Lost Bonds. If any Bonds become mutilated or destroyed or lost, the District may cause to be executed, and the District may cause to be delivered, a new Bond in substitution therefor upon the cancellation of such mutilated Bond or in lieu of and in substitution for such Bond destroyed or lost, and upon payment by the Owner of the reasonable expenses and charges of the District and the Trustee in connection therewith and, in the case of a Bond destroyed or lost, upon the Owner filing with the Trustee evidence satisfactory to it that such

Bond was destroyed or lost and of his or her ownership thereof, and upon furnishing the District and the Trustee with indemnity satisfactory to them.

Section 210. Pari Passu Obligations Under Credit Agreements. As may be provided for or required in any Supplemental Indenture, the District may incur financial obligations under a Letter of Credit Agreement or a Liquidity Agreement payable pari passu with respect to the lien on the Trust Estate pledged to a Series of Bonds issued under this Master Indenture and a Supplemental Indenture, without meeting any financial test or requirement set forth in this Master Indenture or the corresponding Supplemental Indenture, but only if the Letter of Credit Agreement or Liquidity Agreement supports a related Series of Bonds then being issued which does meet such tests or requirements.

Section 211. Bond Anticipation Notes. Whenever the District shall authorize the issuance of a Series of Bonds, the District may by resolution authorize the issuance of Bond Anticipation Notes in anticipation of the sale of such authorized Series of Bonds in a principal amount not exceeding the principal amount of such Series. The aggregate principal amount of Bonds of such Series and all other Bonds previously authenticated and delivered to pay the Cost of the Series Project or Projects for which the proceeds of the Bond Anticipation Notes will be applied shall not exceed such Cost. The interest on such Bond Anticipation Notes may be payable out of the related Series Interest Account to the extent provided in the resolution of the District authorizing such Bond Anticipation Notes. The principal of and interest on such Bond Anticipation Notes and renewals thereof shall be payable from any moneys of the District available therefor or from the proceeds of the sale of the Series of Bonds in anticipation of which such Bond Anticipation Notes are issued. The proceeds of sale of Bond Anticipation Notes shall be applied to the purposes for which the Bonds anticipated by such Bond Anticipation Notes are authorized and shall be deposited in the appropriate Fund or Account established by the Indenture for such purposes; provided, however, that the resolution or resolutions authorizing such Bond Anticipation Notes may provide for the payment of interest on such Bond Anticipation Notes from the proceeds of sale of such Bond Anticipation Notes and for the deposit, in the related Series Interest Account. In the event that the District adopts a resolution authorizing the issuance of Bond Anticipation Notes, the District will promptly furnish to the Trustee a copy of such resolution, certified by an Authorized Officer, together with such information with respect to such Bond Anticipation Notes as the Trustee may reasonably request, including, without limitation, information as to the paying agent or agents for such Bond Anticipation Notes. The Trustee shall have no duties or obligations to the holders of such Bond Anticipation Notes unless specifically so authorized by the resolution of the District authorizing the issuance of such Bond Anticipation Notes and unless the Trustee accepts in writing such duties and obligations.

Section 212. Tax Status of Bonds. Any Series of Bonds issued under this Master Indenture either (i) may be issued as Tax Exempt Bonds, or (ii) may be issued as Taxable Bonds. The intended tax status of any Series of Bonds to be issued may be referenced in any Supplemental Indenture authorizing the issuance of such Series of Bonds.

REDEMPTION OF BONDS

Section 301. Redemption Generally. The Bonds of any Series shall be subject to redemption, either in whole on any date or in part on any Interest Payment Date, and at such times,

in the manner and at such prices, as may be provided by the Supplemental Indenture authorizing the issuance of such Series of Bonds. The District shall provide written notice to the Trustee of any optional redemption on or before the forty-fifth (45th) day next preceding the date to be fixed for such optional redemption. Notwithstanding any other provision of this Master Indenture, notice of optional redemption may be conditioned upon the occurrence or non- occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

Unless otherwise provided in the Supplemental Indenture relating to a Series of Bonds, if less than all of the Bonds of any one maturity of a Series shall be called for redemption, the particular Bonds of a Series to be redeemed shall be selected by lot in such reasonable manner as the Bond Registrar in its discretion may determine. The portion of any Series of Bonds to be redeemed shall be in an Authorized Denomination and, in selecting the Bonds of such Series to be redeemed, the Bond Registrar shall treat each such Bond as representing that number of Bonds of such Series which is obtained by dividing the principal amount of such Bond by an Authorized Denomination (such amount being hereinafter referred to as the "unit of principal amount").

If it is determined that one or more, but not all, of the units of principal amount represented by any such Bond is to be called for redemption, then upon notice of intention to redeem such unit or units of principal amount as provided below, the registered Owner of such Bond, upon surrender of such Bond to the Paying Agent for payment to such registered Owner of the redemption price of the unit or units of principal amount called for redemption, shall be entitled to receive a new Bond or Bonds of such Series in the aggregate principal amount of the unredeemed balance of the principal amount of such Bond. New Bonds of such Series representing the unredeemed balance of the principal amount shall be issued to the Owner thereof without any charge therefor. If the Owner of any Bond of a denomination greater than the unit of principal amount to be redeemed shall fail to present such Bond to the Paying Agent for payment in exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the date fixed for redemption to the extent of the unit or units of principal amount called for redemption.

Subject to the provisions of Section 506(b) hereof, the District may purchase a Bond or Bonds of a Series in the open market at a price no higher than the highest redemption price (including premium) for the Bond to be so purchased with any funds legally available therefor and any such Bonds so purchased shall be credited to the amounts otherwise required to be deposited for the payment of Bonds of such Series as provided in Section 506(b) hereof or as otherwise provided in the Supplemental Indenture relating to such Series.

Section 302. Notice of Redemption; Procedure for Selection. The District shall establish each redemption date, other than in the case of a mandatory sinking fund redemption, in which case the Trustee shall establish the redemption date, and the District or the Trustee, as the case may be, shall notify the Bond Registrar in writing of such redemption date on or before the forty-fifth (45th) day next preceding the date fixed for redemption, which notice shall set forth the terms of the redemption and the aggregate principal amount of Bonds so to be redeemed. Except as provided below, notice of redemption shall be given by the Bond Registrar not less than thirty (30) nor more than forty-five (45) days prior to the date fixed for redemption by first-class mail, postage prepaid, to any Paying Agent for the Bonds to be redeemed and to the registered Owner of each

Bond to be redeemed, at the address of such registered Owner on the registration books maintained by the Bond Registrar (and, for any Owner of $1,000,000 or more in the principal amount of Bonds, to one additional address if written request therefor is provided to the Bond Registrar prior to the Record Date); and a second notice of redemption shall be sent by registered or certified mail at such address to any Owner who has not submitted his Bond to the Paying Agent for payment on or before the date sixty (60) days following the date fixed for redemption of such Bond, in each case stating: (i) the numbers of the Bonds to be redeemed, by giving the individual certificate number of each Bond to be redeemed (or stating that all Bonds between two stated certificate numbers, both inclusive, are to be redeemed or that all of the Bonds of one or more maturities have been called for redemption); (ii) the CUSIP numbers of all Bonds being redeemed; (iii) in the case of a partial redemption of Bonds, the principal amount of each Bond being redeemed; (iv) the date of issue of each Bond as originally issued and the complete official name of the Bonds including the Series designation; (v) the rate or rates of interest borne by each Bond being redeemed; (vi) the maturity date of each Bond being redeemed; (vii) the place or places where amounts due upon such redemption will be payable; (viii) any condition or conditions to be met prior to the redemption of the Bonds being redeemed; and (ix) the notice date, redemption date, and redemption price. The notice shall require that such Bonds be surrendered at the designated corporate trust office of the Paying Agent for redemption at the redemption price and shall state that further interest on such Bonds will not accrue from and after the redemption date. CUSIP number identification with appropriate dollar amounts for each CUSIP number also shall accompany all redemption payments.

Any required notice of redemption also shall be sent by first class mail, overnight delivery service, telecopy or other secure means, postage prepaid, to any Owner of $1,000,000 or more in aggregate principal amount of Bonds to be redeemed, to certain municipal registered securities depositories in accordance with the then-current guidelines of the Securities and Exchange Commission which are actually known to the Bond Registrar to be holding Bonds thirty (30) days prior to the redemption date; provided that neither failure to send or receive any such notice nor any defect in any notice so mailed shall affect the sufficiency of the proceedings for the redemption of such Bonds.

Failure to give notice by mailing to the Owner of any Bond designated for redemption or to any depository or information service shall not affect the validity of the proceedings for the redemption of any other Bond.

Section 303. Effect of Calling for Redemption. On the date designated for redemption of any Bonds, notice having been filed and mailed in the manner provided above, the Bonds called for redemption shall be due and payable at the redemption price provided for the redemption of such Bonds on such date and, moneys for payment of the redemption price being held in a separate account by the Paying Agent in trust for the Owners of the Bonds to be redeemed, interest on the Bonds called for redemption shall cease to be entitled to any benefit under this Master Indenture, and the Owners of such Bonds shall have no rights in respect thereof, except to receive payment of the redemption price thereof, and interest, if any, accrued thereon to the redemption date, and such Bonds shall no longer be deemed to be Outstanding.

Section 304. Cancellation. Bonds called for redemption shall be canceled upon the surrender thereof.

ACQUISITION AND CONSTRUCTION FUND

Section 401. Acquisition and Construction Fund. There is created and established by Section 502 hereof a fund designated as the "Acquisition and Construction Fund" which shall be held by the Trustee and to the credit of the Series Acquisition and Construction Accounts there shall be deposited the amounts specified in the Supplemental Indenture relating to such Series of Bonds.

Section 402. Payments from Acquisition and Construction Fund. Payments of the Cost of constructing and acquiring a Series Project shall be made from the Acquisition and Construction Fund as herein provided. All such payments shall be subject to the provisions and restrictions set forth in this Article and in Article V hereof, and the District covenants that it will not request any sums to be paid from the Acquisition and Construction Fund except in accordance with such provisions and restrictions. Moneys in the Acquisition and Construction Fund shall be disbursed by check, voucher, order, draft, certificate or warrant signed by any one or more officers or employees of the Trustee legally authorized to sign such items or by wire transfer to an account specified by the payee upon satisfaction of the conditions for disbursement set forth in Section 503(b) hereof.

Section 403. Cost of Project. For the purposes of this Master Indenture, the Cost of the Series Project shall include, without intending thereby to limit or to restrict or expand any proper definition of such cost under the Act, other applicable provisions of Florida law, or this Master Indenture, the following:

(a) ***Expenses of Bond Issuance***. All expenses and fees relating to the issuance of the Bonds, including, but not limited to, initial Credit Facility or Liquidity Facility fees and costs, attorneys' fees, underwriting fees and discounts, the Trustee's acceptance fees, expenses and Trustee's counsel fees and costs, rating agency fees, fees of financial advisors, engineer's fees and costs, administrative expenses of the District, the costs of preparing audits and engineering reports, the costs of preparing reports, surveys, and studies, and the costs of printing the Bonds and preliminary and final disclosure documents.

(b) ***Accrued and Capitalized Interest***. Any interest accruing on the Bonds from their date through the first Interest Payment Date received from the proceeds of the Bonds (to be deposited into the related Series Interest Account) and Capitalized Interest (to be deposited into the related Series Interest Account or Series Capitalized Interest Account) as may be authorized or provided for by a Supplemental Indenture related to a Series of Bonds. Notwithstanding the deposit of Capitalized Interest into the related Series Capitalized Interest Account or Series Interest Account, Capitalized Interest shall also include any amount directed by the District to the Trustee in writing to be withdrawn from the related Series Acquisition and Construction Account and deposited into such Series Capitalized Interest Account or Series Interest Account, provided that such direction includes a certification that such amount represents earnings on amounts on deposit in the related Series Acquisition and Construction Account and that, after such deposit, the amount on deposit in such Series Acquisition and Construction Account, together with earnings thereon

will be sufficient to complete the related Series Project which is to be funded from such Series Acquisition and Construction Account.

(c) ***Acquisition Expenses***. The costs of acquiring, by purchase or condemnation, all of the land, structures, improvements, rights-of-way, franchises, easements, plans and specifications and similar items and other interests in property, whether real or personal, tangible or intangible, which themselves constitute the Series Project or which are necessary or convenient to acquire, install and construct the Series Project and payments, contributions, dedications, taxes, assessments or permit fees or costs and any other exactions required as a condition to receive any government approval or permit necessary to accomplish any District purpose.

(d) ***Construction Expense***. All costs incurred including interest charges, for labor and materials, including equipment, machinery and fixtures, by contractors, builders, and materialmen in connection with the acquisition, installation and construction of the Series Project, and including without limitation costs incident to the award of contracts.

(e) ***Other Professional Fees and Miscellaneous Expenses***. All legal, architectural, engineering survey, and consulting fees, as well as all financing charges, taxes, insurance premiums, and miscellaneous expenses, not specifically referred to in this Master Indenture that are incurred in connection with the acquisition and construction of the Series Project.

(f) Expenses of determining the feasibility or practicality of acquisition, construction, installation, or reconstruction.

(g) Costs of surveys, estimates, plans and specifications.

(h) Costs of improvements.

(i) Financing charges.

(j) Creation of initial reserve and debt service funds.

(k) Working capital.

(l) Amounts to repay temporary bonds or Bond Anticipation Notes or loans made to finance any costs permitted under the Act.

(m) Costs incurred to enforce remedies against contractors, subcontractors, any provider of labor, material, services or any other person for a default or breach under the corresponding contract, or in connection with any dispute.

(n) Premiums for contract bonds and insurance during construction and costs on account of personal injuries and property damage in the course of construction and insurance against the same.

(o) Expenses of Project management and supervision.

(p) Costs of effecting compliance with any and all governmental permits relating to the Series Project.

(q) Payments, contributions, dedications, fair share or concurrency obligations and any other exactions as a condition to receive any government approval or permit necessary to accomplish any District purpose (including but not limited to impact fees, utility connection fees, school concurrency fees, etc.).

(r) Any other "cost" or expense as provided by the Act.

(s) ***Refinancing Costs***. All costs described in (i) through (xvii) above or otherwise permitted by the Act associated with refinancing or repaying any loan or other debt obligation of the District.

Section 404. Disposition of Balances in Acquisition and Construction Fund. On the Date of Completion of a Series Project, the balance in the related Series Acquisition and Construction Account not reserved for the payment of any remaining part of the Cost of the Series Project shall be transferred by the Trustee to the credit of the Series Redemption Account, and used for the purposes set forth for such Account in the Supplemental Indenture relating to such Series of Bonds.

ESTABLISHMENT OF FUNDS AND APPLICATION THEREOF

Section 501. Lien. There is hereby irrevocably pledged for the payment of the Bonds of each Series issued hereunder, subject only to the provisions of this Master Indenture and any Supplemental Indenture permitting the application thereof for the purposes and on the terms and conditions set forth in this Master Indenture and any such Supplemental Indenture with respect to each Series of Bonds, the Trust Estate; provided, however, that unless otherwise specifically provided herein or in a Supplemental Indenture relating to a Series of Bonds with respect to the Trust Estate securing such Series of Bonds, the Pledged Funds and Pledged Revenues securing a Series of Bonds shall secure only such Series of Bonds and shall not secure any other Bonds or Series of Bonds.

The foregoing pledge shall be valid and binding from and after the date of initial delivery of the Bonds and the proceeds of sale of the Bonds and all the moneys, securities and funds set forth in this Section 501 shall immediately be subject to the lien of the foregoing pledge, which lien is hereby created, without any physical delivery thereof or further act. Such lien shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the District or the Trustee, irrespective of whether such parties have notice thereof. Such lien shall be prior and superior to all other liens now existing or hereafter created.

Section 502. Establishment of Funds and Accounts. The following funds and accounts are hereby established and shall be held by the Trustee:

(a) Acquisition and Construction Fund, and within such Fund there may be established by Supplemental Indenture authorizing a Series of Bonds a separate Series Acquisition and

Construction Account and a Series Costs of Issuance Account for each Series of Bonds issued hereunder;

(b) Revenue Fund, and within such Fund there may be established by Supplemental Indenture authorizing a Series of Bonds a separate Series Revenue Account for each Series issued hereunder;

(c) Debt Service Fund, and within such Fund there may be established by Supplemental Indenture authorizing a Series of Bonds a separate Series Debt Service Account and within such Series Debt Service Account,

(i) a Series Interest Account,

(ii) a Series Principal Account,

(iii) a Series Sinking Fund Account,

(iv) a Series Redemption Account and therein a Prepayment Subaccount and an Optional Redemption Subaccount, and

(v) a Series Capitalized Interest Account for each such Series of Bonds issued hereunder;

(d) Reserve Fund, and within such Fund there may be established by Supplemental Indenture authorizing a Series of Bonds a separate Series Reserve Account for each such Series of Bonds issued hereunder and any Bonds issued on a parity with any such Series of Bonds hereunder; and

(e) Rebate Fund, and within such Fund there may be established by Supplemental Indenture authorizing a Series of Bonds a separate Series Rebate Account for each such Series of Tax Exempt Bonds issued hereunder.

Notwithstanding the foregoing, the Supplemental Indenture authorizing any Series of Bonds may establish such other Series Accounts or dispense with the Series Accounts set forth above as shall be deemed advisable by the District in connection with such Series of Bonds.

Section 503. Acquisition and Construction Fund.

(a) *Deposits*. The District shall pay to the Trustee, for deposit into the related Acquisition and Construction Account in the Acquisition and Construction Fund, as promptly as practicable, the following amounts received by it:

(i) the amount set forth in the Supplemental Indenture relating to such Series of Bonds;

(ii) subject to Section 806 hereof, payments made to the District from the sale, lease or other disposition of the Series Project or any portion thereof;

(iii) the balance of insurance proceeds with respect to the loss or destruction of the Series Project or any portion thereof;

(iv) such other amounts as may be provided in a Supplemental Indenture; and

(v) amounts received from a governmental entity pursuant to an interlocal agreement or other similar agreement between the District and such governmental entity providing for the payment by such governmental entity of a portion of the Costs of a Series Project.

Amounts in such Series Acquisition and Construction Account shall be applied to the Cost of the Series Project; provided, however, that if any amounts remain in the Series Acquisition and Construction Account after the Date of Completion, and if such amounts are not reserved for payment of any remaining part of the Cost of the Series Project, such amounts shall be applied in the manner set forth in Section 404 above.

(b) *Disbursements*. Unless otherwise provided in the Supplemental Indenture authorizing the issuance of such Series of Bonds, payments from a Series Acquisition and Construction Account shall be paid in accordance with the provisions of this subsection (b). Before any such payment shall be made, the District shall file with the Trustee a requisition substantially in the form of Exhibit A hereto, signed by an Authorized Officer.

Upon receipt of each such requisition and accompanying certificate the Trustee shall promptly withdraw from the Series Acquisition and Construction Account and pay to the person, firm or corporation named in such requisition the amount designated in such requisition. The Trustee shall have no duty to investigate the accuracy or validity of the items delivered pursuant to this Section 503(b) or to determine that the requisition is for payment of a cost for which payment is permitted hereunder.

(c) *Inspection*. All requisitions and certificates received by the Trustee pursuant to this Article shall be retained in the possession of the Trustee, subject at all reasonable times during the normal business hours of the Trustee to the inspection of the District, the Consulting Engineer, the Owner of any Bonds of the related Series, and the agents and representatives thereof.

(d) *Completion of Series Project*. On the Date of Completion, the balance in the Series Acquisition and Construction Account not reserved by the District for the payment of any remaining part of the Cost of the Series Project shall be applied in accordance with the provisions of Section 404 hereof.

Section 504. Revenue Fund and Series Revenue Accounts. The District hereby covenants and agrees that it will assess, impose, establish and collect the Pledged Revenues with respect to each Series of Bonds in amounts and at times sufficient to pay, when due, the principal of, premium, if any, and interest on such Series of Bonds. The District hereby covenants and agrees to immediately deposit upon receipt of all such Pledged Revenues (except Prepayments), when received, into the related Series Revenue Account and to immediately deposit all Prepayments, when received, into the related Series Redemption Account, unless otherwise provided for in the Supplemental Indenture relating to a Series of Bonds. The Trustee may assume that any payments made by the District are not Prepayments and are to be deposited into the applicable Series

Revenue Account absent written notification to the contrary to the Trustee at the time such funds are deposited with the Trustee.

Section 505. Debt Service Fund and Series Debt Service Account.

(a) *Principal, Maturity Amount, Interest and Amortization Installments.* On the Business Day preceding each Interest Payment Date on the Bonds, the Trustee shall withdraw from the Series Revenue Account and, from the amount so withdrawn, shall make the following deposits in the following order of priority:

(i) to the credit of the related Series Interest Account, an amount which, together with other amounts, if any, then on deposit therein will equal the amount of interest payable on the Bonds of such Series on such Interest Payment Date;

(ii) to the related Series Principal Account, an amount which, together with other amounts, if any, then on deposit therein will equal the principal amount, if any, payable with respect to Serial Bonds of such Series on such Interest Payment Date;

(iii) in each Bond Year in which Term Bonds of such Series are subject to mandatory redemption from Amortization Installments, to the related Series Sinking Fund Account, an amount which, together with other amounts, if any, then on deposit therein, will equal the Amortization Installment payable on the Term Bonds of such Series on such Interest Payment Date;

(iv) in each Bond Year in which Capital Appreciation Bonds of such Series mature, to the related Series Principal Account, an amount which, together with other amounts, if any, then on deposit therein, will equal the Maturity Amount payable with respect to the Capital Appreciation Bonds of such Series maturing on such Interest Payment Date;

(v) to the credit of the Series Reserve Account, an amount, if any, which, together with the amount then on deposit therein, will equal the Series Reserve Account Requirement; and

(vi) to the credit of the Series Rebate Account the Rebate Amount, if any, required to be deposited therein pursuant to the Supplemental Indenture related to a Series of Tax Exempt Bonds.

Notwithstanding the foregoing, so long as there are moneys on deposit in the related Series Capitalized Interest Account on the date required for any transfer into the Series Interest Account as set forth above, the Trustee shall, prior to making any transfer into the related Series Interest Account from the related Series Revenue Account, transfer to the related Series Interest Account from the related Series Capitalized Interest Account, the lesser of the interest on such Series of Bonds coming due on the next succeeding Interest Payment Date or the amount remaining on deposit in the related Series Capitalized Interest Account.

(b) *Disposition of Remaining Amounts on Deposit in Series Revenue Account*. The District shall authorize the withdrawal, from time to time, from the Series Revenue Account an amount sufficient to pay the fees and charges of the Trustee, Bond Registrar, and Paying Agent,

when due. Subject to the provisions of Section 604 hereof, if (i) the amount on deposit in the Series Interest Account, Series Principal Account, and Series Redemption Account in each Bond Year equals the interest payable on the Bonds of such Series in such Bond Year, the principal amount of Serial Bonds payable in such Bond Year, the Maturity Amount of all Capital Appreciation Bonds due in such Bond Year and the Amortization Installment required to be paid into the Series Sinking Fund Account in such Bond Year, and (ii) any amounts remain in the Series Revenue Account, then, such amounts shall, at the written direction of the District, be applied to pay the commissions, fees, costs and any other charges of the Tax Collector and the Property Appraiser, or, if such commissions, fees, costs, or other charges have been paid by the District, then to reimburse the District for such payment upon written request of an Authorized Officer. If, after such amounts have been withdrawn, paid and provided for as provided above, any amounts remain in the Series Revenue Account, such amounts shall be disbursed to the District on written request of an Authorized Officer and applied to any lawful purpose of the District. After making the payments provided for in this subsection (b), the balance, if any, remaining in the Series Revenue Account shall be retained therein, or, at the written direction of an Authorized Officer to the Trustee, transferred into the Series Redemption Account.

(c) *Series Reserve Account.* Moneys held for the credit of a Series Reserve Account shall be used for the purpose of paying interest or principal or Amortization Installment or Maturity Amount on the Bonds of the related Series whenever amounts on deposit in the Series Debt Service Account shall be insufficient for such purpose and as provided in Section 905 hereof.

(d) *Series Debt Service Account.* Moneys held for the credit of a Series Principal Account and Series Interest Account in a Series Debt Service Account shall be withdrawn therefrom by the Trustee and transferred by the Trustee to the Paying Agent in amounts and at times sufficient to pay, when due, the interest on the Bonds of such Series, the principal of Serial Bonds of such Series, the Maturity Amount of Capital Appreciation Bonds of such Series and to redeem Term Bonds of such Series that are subject to mandatory redemption from Amortization Installments, as the case may be.

(e) *Series Redemption Account.* Moneys representing Prepayments on deposit in a Series Redemption Account to the full extent of a multiple of an Authorized Denomination shall, unless otherwise provided in the Supplemental Indenture relating to such Series of Bonds, be used by the Trustee to redeem Bonds of such Series on the earliest date on which such Bonds are permitted to be called without payment of premium by the terms hereof (including extraordinary or extraordinary mandatory redemption) and of the Supplemental Indenture relating to such Series of Bonds. Such redemption shall be made pursuant to the provisions of Article III hereof. The District shall pay all expenses incurred by the Trustee and Paying Agent in connection with such redemption. Moneys other than from Prepayments shall be held and applied in a Series Redemption Account as provided in Section 506(a) hereof.

(f) *Payment to the District.* When no Bonds of a Series remain Outstanding, and after all expenses and charges herein and in the related Supplemental Indenture required to be paid have been paid as certified to the Trustee in writing by an Authorized Officer, and after all amounts due and owing to the Trustee have been paid in full, the Trustee shall pay any balance in the Series Accounts for such Series of Bonds to the District upon the written direction of an Authorized Officer, free and clear of any lien and pledge created by this Master Indenture; provided, however,

that if an Event of Default has occurred and is continuing in the payment of the principal or Maturity Amount of, or interest or premium on the Bonds of any other Series, the Trustee shall pay over and apply any such excess pro rata (based upon the ratio of the aggregate principal amount of such Series to the aggregate principal amount of all Series Outstanding and for which such an Event of Default has occurred and is continuing) to each other Series of Bonds for which such an Event of Default has occurred and is continuing.

Section 506. Optional Redemption.

(a) *Excess Amounts in Series Redemption Account.* The Trustee shall, but only at the written direction of an Authorized Officer on or prior to the forty-fifth (45th) day preceding the date of redemption, call for redemption on each Interest Payment Date on which Bonds are subject to optional redemption, from moneys on deposit in a Series Redemption Account such amount of Authorized Denominations of Bonds of such Series then subject to optional redemption as, with the redemption premium, if any, will exhaust such amount as nearly as may be practicable. Such redemption shall be made pursuant to the provisions of Article III hereof. The District shall pay all expenses incurred by the Trustee and Paying Agent in connection with such redemption.

(b) *Purchase of Bonds of a Series.* The District may purchase Bonds of a Series then Outstanding at any time, whether or not such Bonds shall then be subject to redemption, at the most advantageous price obtainable with reasonable diligence, having regard to maturity, option to redeem, rate and price, such price not to exceed the principal of such Bonds plus the amount of the premium, if any, which would be payable on the next redemption date to the Owners of such Bonds under the provisions of this Master Indenture and the Supplemental Indenture pursuant to which such Series of Bonds was issued if such Bonds were called for redemption on such date. Before making each such purchase, the District shall file with the Trustee a statement in writing directing the Trustee to pay the purchase price of the Bonds of such Series so purchased upon their delivery and cancellation, which statement shall set forth a description of such Bonds, the purchase price to be paid therefor, the name of the seller and the place of delivery of the Bonds. The Trustee shall pay the interest accrued on such Bonds to the date of delivery thereof from the related Series Interest Account and the principal portion of the purchase price of Serial Bonds from the related Series Principal Account, but no such purchase shall be made after the Record Date in any Bond Year in which Bonds have been called for redemption. To the extent that insufficient moneys are on deposit in a related Series Interest Account to pay the accrued interest portion of the purchase price of any Bonds or in a related Series Principal Account to pay the principal amount of the purchase price of any Serial Bond, the Trustee shall transfer into such Accounts from the related Series Revenue Account sufficient moneys to pay such respective amounts. In the event that there are insufficient moneys on deposit in the related Series Principal Account with which to pay the principal portion of the purchase price of any Term Bonds, the Trustee may, at the written direction of the District, transfer moneys into such related Series Principal Account from the related Series Revenue Account to pay the principal amount of such purchase price, but only in an amount no greater than the Amortization Installment related to such Series of Bonds coming due in the current Bond Year calculated after giving effect to any other purchases of Term Bonds during such Bond Year. The Trustee may pay the principal portion of the purchase price of Bonds from the related Series Redemption Account, but only upon delivery of written instructions from an Authorized Officer of the District to the Trustee accompanied by a certificate of an Authorized Officer: (i) stating that sufficient moneys are on deposit in the Series Redemption Account to pay the purchase

price of such Bonds; (ii) setting forth the amounts and maturities of Bonds of such Series which are to be redeemed from such amounts; and (iii) containing cash flows which demonstrate that, after giving effect to the purchase of Bonds in the amounts and maturities set forth in clause (ii) above, the Pledged Revenues to be received by the District in the current and each succeeding Bond Year will be sufficient to pay the principal, Maturity Amount and Amortization Installments of and interest on all Bonds of such Series. The Trustee may pay the principal portion of the purchase price of any Term Bonds from the related Series Principal Account, but only Term Bonds of a maturity having Amortization Installments in the current Bond Year and in the principal amount no greater than the Amortization Installment related to such Series of Bonds coming due in the current Bond Year (calculated after giving effect to any other purchases of Term Bonds during such Bond Year). The Trustee may pay the principal portion of the purchase price of Term Bonds having maturities different from or in amounts greater than set forth in the next preceding sentence from amounts on deposit in the related Series Principal Account and the Trustee may transfer moneys from the related Series Revenue Account to the related Series Principal Account for such purpose, but only upon delivery of written instructions from an Authorized Officer to the Trustee accompanied by a certificate of an Authorized Officer: (i) stating that sufficient moneys are on deposit in the Series Principal Account, after giving effect to any transfers from the related Series Revenue Account, to pay the principal portion of the purchase price of such Term Bonds; (ii) setting forth the amounts and maturities of Term Bonds of such Series which are to be redeemed from such amounts and the Amortization Installments against which the principal amount of such purchases are to be credited; and (iii) containing cash flow which demonstrate that, after giving effect to the purchase of Term Bonds in the amounts and having the maturities and with the credits against Amortization Installments set forth in clause (ii) above and any transfers from the related Series Revenue Account, the Pledged Revenues to be received by the District in the current and in each succeeding Bond Year will be sufficient to pay the principal, Maturity Amount and Amortization Installments of and interest on all Bonds of such Series. If any Bonds are purchased pursuant to this subsection (b), the principal amount of the Bonds so purchased shall be credited as follows:

(i) if the Bonds are to be purchased from amounts on deposit in the Prepayment Subaccount of a Series Redemption Account, against the principal coming due or Amortization Installments set forth in the certificate of the Authorized Officer accompanying the direction of the District to effect such purchase; or

(ii) if the Bonds are Term Bonds of a Series, against the Amortization Installment for Bonds of such Series first coming due in the current Bond Year, or, if such Term Bonds so purchased are to be credited against Amortization Installments coming due in any succeeding Bond Year, against the Amortization Installments on Term Bonds of such Series maturing on the same date and designated in the certificate of the Authorized Officer accompanying the direction of the District to effect such purchase; or

(iii) against the principal or Maturity Amount of Serial Bonds coming due on the maturity date of such Serial Bonds.

Section 507. Rebate Fund and Series Rebate Accounts.

(a) *Creation.* There is hereby created and established a Rebate Fund, and within the Rebate Fund a Series Rebate Account for each Series of Tax Exempt Bonds. Moneys deposited and held in the Rebate Fund shall not be subject to the pledge of this Master Indenture.

(b) *Payment to United States.* The Trustee shall pay to the District upon written request of the District, the Rebate Amount required to be paid to the United States at the times, in the manner and as calculated in accordance with the Supplemental Indenture related to a Series of Tax Exempt Bonds. The Trustee shall have no responsibility for computation of the Rebate Amount and instead the District shall cause the Rebate Amount to be calculated by the Rebate Analyst and shall cause the Rebate Analyst to deliver such computation to the Trustee as provided in the Supplemental Indenture related to a Series of Tax Exempt Bonds but before the date of any required payment of the Rebate Amount to the Internal Revenue Service. The fees of, and expenses incurred by, the Rebate Analyst in computing the Rebate Amount shall be paid by the District, which amount shall be treated as administrative and operating expenses of the District payable or reimbursable from the Series Revenue Account in accordance with Section 505(b) hereof.

(c) *Deficiencies.* If the Trustee does not have on deposit in the Series Rebate Account sufficient amounts to make the payments required by this Section 507, the District shall pay, from any legally available source, the amount of any such deficiency to the United States as in paragraph (b) above provided.

(d) *Survival.* The covenants and agreements of the District in this Section 507 and Section 809 and, any additional covenants related to compliance with provisions necessary in order to preserve the exclusion of interest on the Tax-Exempt Bonds of a Series from gross income for federal income tax purposes shall survive the defeasance of the Bonds of such Series in accordance with Article XII hereof.

Section 508. Investment of Funds and Accounts. Unless otherwise provided in the Supplemental Indenture authorizing the issuance of a Series of Bonds, moneys held for the credit of the Series Accounts shall be invested as hereinafter in this Section 508 provided.

(a) *Series Acquisition and Construction Account, Revenue Account and Debt Service Account*. Moneys held for the credit of a Series Acquisition and Construction Account, the Series Revenue Account, and the Series Debt Service Account shall, as nearly as may be practicable, be continuously invested and reinvested by the Trustee in Investment Obligations as directed in writing by an Authorized Officer, which Investment Obligations shall mature, or shall be subject to redemption by the holder thereof at the option of such holder, not later than the respective dates, as estimated by an Authorized Officer, when moneys held for the credit of each such Series Account will be required for the purposes intended.

(b) *Series Reserve Account*. Moneys held for the credit of a Series Reserve Account shall be continuously invested and reinvested by the Trustee in Investment Obligations as directed in writing by an Authorized Officer.

(c) *Investment Obligations as a Part of Funds and Accounts.* Investment Obligations purchased as an investment of moneys in any Fund or Account shall be deemed at all times to be a part of such Fund or Account, and the interest accruing thereon and profit realized from such investment shall be credited as provided in Section 510 hereof. Any loss resulting from such investment shall be charged to such Fund or Account. The foregoing notwithstanding, for purposes of investment and to the extent permitted by law, amounts on deposit in any Fund or Account may be commingled for purposes of investment, provided adequate care is taken to account for such amounts in accordance with the prior sentence. The Trustee may, upon the written direction of an Authorized Officer, transfer investments within such Funds or Accounts without being required to sell such investments. The Trustee shall sell at the best price obtainable or present for redemption any obligations so purchased whenever it shall be necessary so to do in order to provide moneys to meet any payment or transfer from any such Fund or Account. The Trustee shall not be liable or responsible for any loss resulting from any such investment or for failure to make an investment (except failure to make an investment in accordance with the written direction of an Authorized Officer) or for failure to achieve the maximum possible earnings on investments. The Trustee shall have no obligation to invest funds without written direction from an Authorized Officer.

(d) *Valuation.* In computing the value of the assets of any Fund or Account, investments and earnings thereon shall be deemed a part thereof. The Trustee shall value the assets in each of the Funds and Accounts established hereunder as of September 30 of each Fiscal Year, and as soon as practicable after each such valuation date (but no later than ten (10) days after each such valuation date) shall provide the District a report of the status of each Fund and Account as of the valuation date. For the purpose of determining the amount on deposit to the credit of any Fund or Account established hereunder, with the exception of a Series Reserve Account, obligations in which money in such Fund or Account shall have been invested shall be valued at the market value or the amortized cost thereof, whichever is lower, or at the redemption price thereof, to the extent that any such obligation is then redeemable at the option of the holder. For the purpose of determining the amount on deposit to the credit of a Series Reserve Account, obligations in which money in such Account shall have been invested shall be valued at par, if purchased at par, or at amortized cost, if purchased at other than par, plus, in each case, accrued interest. Amortized cost, when used with respect to an obligation purchased at a premium above or a discount below par, means the value as of any given time obtained by dividing the total premium or discount at which such obligation was purchased by the number of days remaining to maturity on such obligation at the date of such purchase and by multiplying the amount thus calculated by the number of days having passed since such purchase; and (1) in the case of an obligation purchased at a premium by deducting the product thus obtained from the purchase price, and (2) in the case of an obligation purchased at a discount by adding the product thus obtained to the purchase price.

Section 509. Deficiencies and Surpluses in Funds. For purposes of this Section 509:

(a) a "deficiency" shall mean, in the case of a Series Reserve Account, that the amount on deposit therein is less than the Series Reserve Account Requirement (but only after the Bond Year in which the amount on deposit therein first equals the Series Reserve Account Requirement), and

(b) a "surplus" shall mean in the case of a Series Reserve Account, that the amount on deposit therein is in excess of the applicable Series Reserve Account Requirement.

At the time of any withdrawal from a Series Reserve Account that results in a deficiency therein, the Trustee shall promptly notify the District of the amount of any such deficiency and the Trustee shall withdraw the amount of such deficiency from the related Series Revenue Account, and, if amounts on deposit therein are insufficient therefor, the District shall pay the amount of such deficiency to the Trustee, for deposit in such Series Reserve Account, from the first legally available sources of the District.

The Trustee, as of the close of business on the last Business Day in each Bond Year, after taking into account all payments and transfers made as of such date, shall compute, in the manner set forth in Section 508(d), the value of the Series Reserve Account and shall promptly notify the District of the amount of any deficiency or surplus as of such date in such Series Reserve Account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the Series Reserve Account, from any legally available sources of the District. The Trustee, as soon as practicable after such computation, shall deposit any surplus, at the direction of an Authorized Officer, to the credit of the Series Redemption Account or the Series Principal Account.

Section 510. Investment Income. Unless provided otherwise in a Supplemental Indenture, earnings on Investments in a Series Acquisition and Construction Account, a Series Interest Account and a Series Revenue Account shall be deposited, as realized, to the credit of such Series Account and used for the purpose of such Account. Unless provided in a Supplemental Indenture, earnings on investments in a Series Principal Account and Series Redemption Account shall be deposited, as realized, to the credit of such Series Interest Account and used for the purpose of such Account.

Earnings on investments in a Series Reserve Account shall, unless otherwise therein provided in a Supplemental Indenture, be disposed of as follows:

(a) if there was no deficiency (as defined in Section 509 above) in the Series Reserve Account as of the most recent date on which amounts on deposit in the Series Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series Reserve Account since such date, then earnings on investments in the Series Reserve Account shall be deposited, as realized, in the Series Revenue Account.

(b) if as of the last date on which amounts on deposit in the Series Reserve Account were valued by the Trustee there was a deficiency (as defined in Section 509 above) in the Series Reserve Account, or if after such date withdrawals have been made from the Series Reserve Account and have created such a deficiency, then earnings on investments in the Series Reserve Account shall be deposited to the credit of the Series Reserve Account until the amount on deposit therein equals the Series Reserve Account Requirement and thereafter shall be deposited to the Series Revenue Account

Section 511. Cancellation of Bonds. All Bonds paid, redeemed or purchased, either at or before maturity, shall be canceled upon the payment, redemption or purchase of such Bonds. All Bonds canceled under any of the provisions of this Master Indenture shall be destroyed by the Paying Agent, which shall, upon request of the District, execute a certificate in duplicate describing the Bonds so destroyed. One executed certificate shall be filed with the Trustee and the other executed certificate shall be retained by the Paying Agent.

CONCERNING THE TRUSTEE

Section 601. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created, but only upon the additional terms set forth in this Article, to all of which the parties hereto and the Owners agree. The Trustee shall have only those duties and obligations expressly set forth herein, and no duties or obligations shall be implied against the Trustee.

Section 602. No Responsibility for Recitals. The recitals, statements and representations in this Master Indenture, in any Supplemental Indenture or in the Bonds, save only the Trustee's authentication certificate, if any, upon the Bonds, have been made by the District and not by the Trustee; and the Trustee shall be under no responsibility for the correctness thereof.

Section 603. Trustee May Act Through Agents; Answerable Only for Willful Misconduct or Negligence. The Trustee may execute any powers hereunder and perform any duties required of it through attorneys, agents, officers or employees, and shall be entitled to advice of counsel concerning all questions hereunder, and the Trustee shall not be answerable for the negligence or misconduct of any attorney, agent or employee selected by it with reasonable care. In performance of its duties hereunder, the Trustee may conclusively rely on the advice of counsel and shall not be held liable for actions taken in reliance on the advice of counsel. The Trustee shall not be answerable for the exercise of any discretion or power under this Master Indenture or any Supplemental Indenture nor for anything whatsoever in connection with the trust hereunder, except only its own negligence or willful misconduct.

Section 604. Compensation and Indemnity. The District shall pay the Trustee reasonable compensation for its services hereunder, and also all its reasonable expenses and disbursements, including the reasonable fees and expenses of Trustee's counsel, and, to the extent permitted under Florida law, shall indemnify the Trustee and hold the Trustee harmless against any liabilities which it may incur in the exercise and performance of its powers and duties hereunder except with respect to the Trustee's own negligence or misconduct. The Trustee shall have no duty in connection with its responsibilities hereunder to advance its own funds nor shall the Trustee have any duty to take any action hereunder without first having received indemnification satisfactory to it. If the District defaults in respect of the foregoing obligations, the Trustee may deduct the amount owing to it from any moneys received or held by the Trustee under this Master Indenture or any Supplemental Indenture and payable to the District other than moneys from a Credit Facility or Liquidity Facility. This provision shall survive termination of this Master Indenture and any Supplemental Indenture, and as to any Trustee, its resignation or removal thereof. As security for the foregoing, the District hereby grants to the Trustee a security interest in and to the amounts of deposit in all Series Funds and Accounts (other than the Rebate Fund) thereby, in effect, granting the Trustee a first charge against these moneys following an Event of Default for its fees and expenses (including legal counsel and default administration costs and expenses), subordinate and inferior to the security interest granted to the Owners of the Bonds from time to time secured thereby, but nevertheless payable in the order of priority as set forth in Section 905(a) or (b) hereof, as the case may be, upon the occurrence of an Event of Default.

Section 605. No Duty to Renew Insurance. The Trustee shall be under no duty to effect or to renew any insurance policy nor shall it incur any liability for the failure of the District to require or effect or renew insurance or to report or file claims of loss thereunder.

Section 606. Notice of Default; Right to Investigate. The Trustee shall give written notice, as soon as practicable, by first-class mail to registered Owners of Bonds of all defaults of which the Trustee has actual knowledge, unless such defaults have been remedied (the term "defaults" for purposes of this Section 606 and Section 607 being defined to include the events specified as "Events of Default" in Section 902 hereof, but not including any notice or periods of grace provided for therein) or if the Trustee based upon the advice of counsel upon which the Trustee is entitled to conclusively rely, determines that the giving of such notice is not in the best interests of the Owners of the Bonds. The Trustee will be deemed to have actual knowledge of any payment default under this Master Indenture or under any Supplemental Indenture and, after receipt of written notice thereof by a Credit Facility issuer or a Liquidity Facility issuer of a default under its respective reimbursement agreement, but shall not be deemed to have actual knowledge of any other default unless notified in writing of such default by the Owners of at least 25% in aggregate principal amount of the Outstanding Bonds. The Trustee may, however, at any time require of the District full information as to the performance of any covenant hereunder; and if information satisfactory to it is not forthcoming, the Trustee may make or cause to be made, at the expense of the District, an investigation into the affairs of the District.

Section 607. Obligation to Act on Default. Before taking any action under this Master Indenture or any Supplemental Indenture in respect of an Event of Default, the Trustee may require that a satisfactory indemnity bond be furnished for the reimbursement of all expenses to which it may be put and to protect it against all liability, except liability resulting from its own negligence or willful misconduct in connection with any such action.

Section 608. Reliance by Trustee. The Trustee may conclusively rely upon in acting on any requisition, resolution, notice, telegram, request, consent, waiver, opinion, certificate, statement, affidavit, voucher, bond, or other paper or document or telephone message which it in good faith believes to be genuine and to have been passed, signed or given by the proper persons or to have been prepared and furnished pursuant to any of the provisions of this Master Indenture or any Supplemental Indenture, and the Trustee shall be under no duty to make any investigation as to any statement contained in any such instrument, but may accept the same as conclusive evidence of the accuracy of such statement.

Section 609. Trustee May Deal in Bonds. The Trustee may in good faith buy, sell, own, hold and deal in any of the Bonds and may join in any action which any Owners may be entitled to take with like effect as if the Trustee were not a party to this Master Indenture or any Supplemental Indenture. The Trustee may also engage in or be interested in any financial or other transaction with the District.

Section 610. Construction of Ambiguous Provision. The Trustee may construe any ambiguous or inconsistent provisions of this Master Indenture or any Supplemental Indenture and any construction by the Trustee shall be binding upon the Owners. The Trustee shall give prompt written notice to the District of any intention to make such construal.

Section 611. Resignation of Trustee. The Trustee may resign and be discharged of the trusts created by this Master Indenture by written resignation filed with the Secretary of the District not less than sixty (60) days before the date when such resignation is to take effect; provided that notice of such resignation shall be sent by first-class mail to each Owner as its name and address

appears on the Bond Register and to any Paying Agent, Bond Registrar, any Credit Facility issuer and any Liquidity Facility issuer, at least sixty (60) days before the resignation is to take effect. Such resignation shall take effect on the day specified in the Trustee's notice of resignation unless a successor Trustee is previously appointed, in which event the resignation shall take effect immediately on the appointment of such successor; provided, however, that notwithstanding the foregoing such resignation shall not take effect until a successor Trustee has been appointed. If a successor Trustee has not been appointed within sixty (60) days after the Trustee has given its notice of resignation, the Trustee may petition any court of competent jurisdiction for the appointment of a temporary successor Trustee to serve as Trustee until a successor Trustee has been duly appointed.

Section 612. Removal of Trustee. Any Trustee hereunder may be removed at any time upon thirty (30) days' notice, with or without cause, by a written instrument appointing a successor to the Trustee so removed, upon application of the District; provided, however, that if an Event of Default has occurred hereunder and is continuing with respect to a Series of Bonds, then the Trustee hereunder may be removed only by an instrument appointing a successor to the Trustee so removed executed by the Majority Owners of the Series as to which such Event of Default exists and filed with the Trustee and the District.

The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any material provision of this Master Indenture or any Supplemental Indenture with respect to the duties and obligations of the Trustee, by any court of competent jurisdiction upon the application of the District; provided that no Event of Default has occurred hereunder and is continuing, or upon the application of the Owners of not less than 20% in aggregate principal amount of the Bonds then Outstanding.

Section 613. Appointment of Successor Trustee. If the Trustee or any successor Trustee resigns or is removed or dissolved, or if its property or business is taken under the control of any state or federal court or administrative body, a vacancy shall forthwith exist in the office of the Trustee, and the District shall appoint a successor and shall mail notice of such appointment, including the name and address of the applicable corporate trust office of the successor Trustee, by first-class mail to each Owner as its name and address appears on the Bond Register, and to the Paying Agent, Bond Registrar, any Credit Facility issuer and any Liquidity Facility issuer; provided, however, that the District shall not appoint a successor Trustee if an Event of Default has occurred and is continuing, unless the District shall have received the prior written consent, which consent shall not be unreasonably withheld, of any Credit Facility issuer and any Liquidity Facility issuer, to the appointment of such successor Trustee. If an Event of Default has occurred hereunder and is continuing and the Trustee or any successor Trustee resigns or is removed or dissolved, or if its property or business is taken under the control of any state or federal court or administrative body, a vacancy shall forthwith exist in the office of the Trustee, and a successor may be appointed by any court of competent jurisdiction upon the application of the Owners of not less than twenty percent (20%) in aggregate principal amount of the Bonds then Outstanding and such successor Trustee shall mail notice of its appointment, including the name and address of the applicable corporate trust office of the successor Trustee, by first-class mail to each Owner as its name and address appears on the Bond Registrar, and to the Paying Agent, Bond Registrar, any Credit Facility issuer and any Liquidity Facility issuer.

Section 614. Qualification of Successor Trustee. A successor Trustee shall be a national bank with trust powers or a bank or trust company with trust powers, having a combined net capital and surplus of at least $50,000,000.

Section 615. Instruments of Succession. Except as provided in Section 616 hereof, any successor Trustee shall execute, acknowledge and deliver to the District an instrument accepting such appointment hereunder and certifying that it is qualified to serve as successor Trustee hereunder, and thereupon such successor Trustee, without any further act, deed, or conveyance, shall become fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of its predecessor in trust hereunder, with like effect as if originally named Trustee herein. After withholding from the funds on hand any amounts owed to itself hereunder, the Trustee ceasing to act hereunder shall pay over to the successor Trustee all moneys held by it hereunder; and the Trustee ceasing to act and the District shall execute and deliver an instrument or instruments transferring to the successor Trustee all the estates, properties, rights, powers and trusts hereunder of the Trustee ceasing to act except for the rights granted under Section 604 hereof. The successor Trustee shall mail notice of its appointment, including the name and address of the applicable corporate trust office of the successor Trustee, by first-class mail to each Owner as its name and address appears on the Bond Registrar, and to the Paying Agent, Bond Registrar, any Credit Facility issuer and any Liquidity Facility issuer.

Section 616. Merger of Trustee. Any corporation into which any Trustee hereunder may be merged or with which it may be consolidated or into which all or substantially all of its corporate trust assets shall be sold or its operations conveyed, or any corporation resulting from any merger or consolidation to which any Trustee hereunder shall be a party, shall be the successor Trustee under this Master Indenture, without the execution or filing of any paper or any further act on the part of the parties thereto, anything herein to the contrary notwithstanding; provided, however, that any such successor corporation continuing to act as Trustee hereunder shall meet the requirements of Section 614 hereof, and if such corporation does not meet the aforesaid requirements, a successor Trustee shall be appointed pursuant to this Article VI.

Section 617. Resignation of Paying Agent or Bond Registrar. The Paying Agent or Bond Registrar may resign and be discharged of the duties created by this Master Indenture by executing an instrument in writing resigning such duties and specifying the date when such resignation shall take effect, and filing the same with the District and the Trustee not less than sixty (60) days before the date specified in such instrument when such resignation shall take effect, and by giving written notice of such resignation mailed not less than sixty (60) days prior to such resignation date to each Owner as its name and address appear on the registration books of the District maintained by the Bond Registrar. Such resignation shall take effect on the date specified in such notice, unless a successor Paying Agent or Bond Registrar is previously appointed in which event such resignation shall take effect immediately upon the appointment of such successor Paying Agent or Bond Registrar. If the successor Paying Agent or Bond Registrar shall not have been appointed within a period of sixty (60) days following the giving of notice, then the Trustee may appoint a successor Paying Agent or Bond Registrar as provided in Section 619 hereof.

Section 618. Removal of Paying Agent or Bond Registrar. The Paying Agent or Bond Registrar may be removed at any time prior to any Event of Default by the District by filing with the Paying Agent or Bond Registrar to be removed, and with the Trustee, an instrument or

instruments in writing executed by an Authorized Officer appointing a successor. Such removal shall be effective thirty (30) days (or such longer period as may be set forth in such instrument) after delivery of the instrument; provided, however, that no such removal shall be effective until the successor Paying Agent or Bond Registrar appointed hereunder shall execute, acknowledge and deliver to the District an instrument accepting such appointment hereunder.

Section 619. Appointment of Successor Paying Agent or Bond Registrar. In case at any time the Paying Agent or Bond Registrar shall be removed, or be dissolved, or if its property or affairs shall be taken under the control of any state or federal court or administrative body because of insolvency or bankruptcy, or for any other reason, then a vacancy shall forthwith and ipso facto exist in the office of the Paying Agent or Bond Registrar, as the case may be, and a successor shall be appointed by the District; and in case at any time the Paying Agent or Bond Registrar shall resign, then a successor shall be appointed by the District. Upon any such appointment, the District shall give written notice of such appointment to the predecessor Paying Agent or Bond Registrar, the successor Paying Agent or Bond Registrar, the Trustee and all Owners. Any new Paying Agent or Bond Registrar so appointed shall immediately and without further act supersede the predecessor Paying Agent or Bond Registrar.

Section 620. Qualifications of Successor Paying Agent or Bond Registrar. Every successor Paying Agent or Bond Registrar (i) shall be a commercial bank or trust company (a) duly organized under the laws of the United States or any state or territory thereof, (b) authorized by law to perform all the duties imposed upon it by this Master Indenture, and (c) capable of meeting its obligations hereunder, and (ii) shall have a combined net capital and surplus of at least $50,000,000.

Section 621. Acceptance of Duties by Successor Paying Agent or Bond Registrar. Except as provided in Section 622 hereof, any successor Paying Agent or Bond Registrar appointed hereunder shall execute, acknowledge and deliver to the District an instrument accepting such appointment hereunder, and thereupon such successor Paying Agent or Bond Registrar, without any further act, deed or conveyance, shall become duly vested with all the estates, property, rights, powers, duties and obligations of its predecessor hereunder, with like effect as if originally named Paying Agent or Bond Registrar herein. Upon request of such Paying Agent or Bond Registrar, such predecessor Paying Agent or Bond Registrar and the District shall execute and deliver an instrument transferring to such successor Paying Agent or Bond Registrar all the estates, property, rights and powers hereunder of such predecessor Paying Agent or Bond Registrar and such predecessor Paying Agent or Bond Registrar shall pay over and deliver to the successor Paying Agent or Bond Registrar all moneys and other assets at the time held by it hereunder.

Section 622. Successor by Merger or Consolidation. Any corporation into which any Paying Agent or Bond Registrar hereunder may be merged or converted or with which it may be consolidated or into which substantially all of its corporate trust assets shall be sold or otherwise conveyed, or any corporation resulting from any merger or consolidation to which any Paying Agent or Bond Registrar hereunder shall be a party, shall be the successor Paying Agent or Bond Registrar under this Master Indenture without the execution or filing of any paper or any further act on the part of the parties hereto, anything in this Master Indenture to the contrary notwithstanding.

Section 623. Brokerage Statements. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish or otherwise make available to the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

Section 624. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

FUNDS CONSTITUTE TRUST FUNDS

Section 701. Trust Funds. Subject to the provisions of Section 604 and Section 905(a) hereof, all amounts on deposit in Series Funds or Accounts for the benefit of a Series of Bonds shall:

(a) be used only for the purposes and in the manner herein and in the Supplemental Indenture relating to such Series of Bonds provided and, pending such application, be held by the Trustee in trust for the benefit of the Owners of such Series of Bonds;

(b) be irrevocably pledged to the payment of such Series of Bonds, except for amounts on deposit in the Series Rebate Accounts in the Rebate Fund;

(c) be held and accounted for separate and apart from all other Funds and Accounts, including Series Accounts of other Series of Bonds, and other funds and accounts of the Trustee and the District;

(d) until applied for the purposes provided herein, be subject to a first lien in favor of the Owners of such Series of Bonds and any pari passu obligations to issuers of Credit Facilities or Liquidity Facilities with respect to such Series of Bonds, which lien is hereby created, prior and superior to all other liens now existing or hereafter created, and to a second lien in favor of the Trustee as security for the reasonable compensation for the services of the Trustee hereunder, and also all its reasonable expenses and disbursements, including the reasonable fees and expenses of Trustee's counsel, subordinate and inferior to the security interest granted to the Owners of such Series of Bonds and any pari passu obligations to issuers of Credit Facilities or Liquidity Facilities with respect to such Series of Bonds, but nevertheless payable in the order of priority as set forth in Section 905(a) or (b) hereof, as applicable, upon the occurrence of an Event of Default; and

(e) shall not be subject to lien or attachment by any creditor of the Trustee or any creditor of the District or any other Series of Bonds other than the Owners of such Series of Bonds and the issuers of Credit Facilities or Liquidity Facilities with respect to such Series of Bonds.

COVENANTS AND AGREEMENTS OF THE DISTRICT

Section 801. Payment of Bonds. The District shall duly and punctually pay or cause to be paid, but only from the Trust Estate with respect to each Series of Bonds, Debt Service on the dates, at the places, and in the amounts stated herein, in any Supplemental Indenture, and in the Bonds of such Series.

Section 802. Extension of Payment of Bonds. Except as provided in Section 901 hereof, the District shall not directly or indirectly extend the time for payment of the interest on any Bonds. The time for payment of Bonds of any Series shall be the time prescribed in the Supplemental Indenture relating to such Series of Bonds.

Section 803. Further Assurance. At any and all times the District shall, so far as it may be authorized by law, pass, make, do, execute, acknowledge and deliver, all and every such further resolutions, acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable for the better assuring, conveying, granting, assigning and confirming all and singular the rights, moneys, securities and funds hereby pledged or assigned, or intended so to be, or which the District may become bound to pledge or assign after the date of execution of this Master Indenture.

Section 804. Power to Issue Bonds and Create a Lien. The District hereby represents to the Trustee and to the Owners that it is and will be duly authorized under all applicable laws to issue the Bonds of each Series, to execute this Master Indenture, to adopt Supplemental Indentures, and to pledge its moneys, securities and funds in the manner and to the extent provided herein. Except as provided herein, the District hereby represents that such moneys, securities and funds of the District are and will be free and clear of any pledge, lien, charge or encumbrance thereon and all action on the part of the District to that end has been and will be duly and validly taken. The Bonds of each Series, this Master Indenture and any Supplemental Indenture are and will be the valid and legally enforceable obligations of the District, enforceable in accordance with their terms except to the extent that enforcement thereof may be subject to bankruptcy and other similar laws affecting creditors' rights generally. The District shall at all times, to the extent permitted by law, defend, preserve and protect the pledge and lien created by this Master Indenture and all the rights of the Owners hereunder against all claims and demands of all other persons whomsoever.

Section 805. Power to Undertake Series Projects and to Collect Pledged Revenues. The District has or will have upon the date of issuance of each Series of Bonds, and will have so long as any Bonds are Outstanding, good right and lawful power: (i) to undertake the Series Projects, or it will take such action on its part required which it deems reasonable in order to obtain licenses, orders, permits or other authorizations, if any, from any agency or regulatory body having

lawful jurisdiction which must be obtained in order to undertake such Series Project; and (ii) to fix, levy and collect or cause to be collected any and all Pledged Revenues.

Section 806. Sale of Series Projects. The District covenants that, until such time as there are no Bonds of a Series Outstanding, it will not sell, lease or otherwise dispose of or encumber the related Series Project or any part thereof other than as provided herein. The District may, however, from time to time, sell any machinery, fixtures, apparatus, tools, instruments, or other movable property acquired by the District in connection with a Series Project, or any materials used in connection therewith, if the District shall determine that such articles are no longer needed or are no longer useful in connection with the acquisition, construction, operation or maintenance of a Series Project, and the proceeds thereof may be applied to the replacement of the properties so sold or disposed of and, if not so applied, shall be deposited to the credit of the related Series Acquisition and Construction Account or, after the Date of Completion of the Series Project, shall be applied as provided in the corresponding Supplemental Indenture. The District may from time to time sell or lease such other property forming part of a Series Project which it may determine is not needed or serves no useful purpose in connection with the maintenance and operation of such Series Project, if the Consulting Engineer shall in writing approve such sale or lease; the proceeds of any such sale shall be disposed of as hereinabove provided for the proceeds of the sale or disposal of movable property. The proceeds of any lease as described above shall be applied as provided in the corresponding Supplemental Indenture.

Notwithstanding the foregoing, the District may: (i) dispose of all or any part of a Series Project, other than a Series Project the revenues to be derived from the operation of which are pledged to a Series of Bonds, by gift or dedication thereof to any unit of local government, or to the State or any agency or instrumentality of either of the foregoing or the United States Government; and/or (ii) impose, declare or grant title to or interests in the Series Project or a portion or portions thereof in order to create ingress and egress rights and public and private utility easements as the District may deem necessary or desirable for the development, use and occupancy of the property within the District; and/or (iii) impose or declare covenants, conditions and restrictions pertaining to the use, occupancy and operation of the Series Projects.

Section 807. Completion and Maintenance of Series Projects. The District shall complete the acquisition and construction of a Series Project with all practical dispatch and in a sound and economical manner. So long as any Series Project is owned by the District, the District shall maintain, preserve and keep the same or cause the same to be maintained, preserved and kept, with the appurtenances and every part and parcel thereof, in good repair, working order and condition, and shall from time to time make, or cause to be made, all necessary and proper repairs, replacements and renewals so that at all times the operation thereof may be properly and advantageously conducted.

Section 808. Accounts and Reports.

(a) **Annual Report**. The District shall, within thirty (30) days of receipt and approval by the District, so long as any Bonds are Outstanding, deliver to each Requesting Owner (hereinafter defined), and otherwise as provided by law, a copy of its annual audit for such year, accompanied by an Accountant's Certificate, including: (i) statements in reasonable detail of its financial condition as of the end of such Fiscal Year and income and expenses for such Fiscal

Year, and (ii) statements of all receipts and disbursements of the Pledged Revenues of each Series of Bonds (unless the Pledged Revenues of such Series are remitted directly to the Trustee). The Trustee shall, within ninety (90) days after the close of each Fiscal Year so long as any Bonds are Outstanding, file with or otherwise make available to the District a summary with respect to each Fund and Account of the deposits thereto and disbursements therefrom during such Fiscal Year and the amounts held therein at the end of such Fiscal Year, or at the option of the Trustee, such summary can be made on a monthly basis. For purposes of the foregoing, the term "Requesting Owner" shall mean the Owner (or beneficial owner in the case of book-entry Bonds) of more than $1,000,000 aggregate principal amount of any Series of Bonds who requests such information in writing to the District.

(b) **Default Certificate**. The District shall file with the Trustee, so long as any Bonds are Outstanding, a certificate of an Authorized Officer upon the occurrence of an Event of Default as described in Section 902(g) hereof, such certificate to contain a description of the nature of such Event of Default and actions taken or to be taken to remedy such Event of Default.

(c) **Inspection**. The reports, statements and other documents required to be furnished by the District to the Trustee and by the Trustee to the District pursuant to any provisions hereof shall be available for inspection by any Owner of at least 25% in principal amount of any Series of Bonds Outstanding at the designated office of the District upon the giving of at least five (5) days advance written notice to the District.

(d) **Reports Pursuant to Uniform Special District Accountability Act of 1989**. The District covenants and agrees that it will comply with the provisions of Chapter 189.01 et seq., Florida Statutes, as amended, the Uniform Special District Accountability Act of 1989, to the extent applicable to the District, including any reporting requirements contained therein which are applicable to the District. The District may contract with a service provider selected by the District to ensure such compliance.

Section 809. Arbitrage and Other Tax Covenants. The District hereby covenants that it will not take any action, and will not fail to take any action, which action or failure would cause the Tax Exempt Bonds to become "arbitrage bonds" as defined in Section 148 of the Internal Revenue Code of 1986. The District further covenants that it will take all such actions after delivery of any Tax Exempt Bonds as may be required in order for interest on such Tax Exempt Bonds to remain excludable from gross income (as defined in Section 61 of the Internal Revenue Code of 1986) of the Owners. Without limiting the generality of the foregoing, the District hereby covenants that it will to the extent not remitted by the Trustee from funds held in a Series Rebate Account, remit to the United States that Rebate Amount at the time and place required by this Master Indenture and any Supplemental Indenture, including any Tax Regulatory Covenants contained therein. Notwithstanding the foregoing, nothing shall require the District to impose additional assessments, taxes, or other similar amounts, the imposition of which would require an action of the Governing Body.

Section 810. Enforcement of Payment of Assessment. The District will assess, levy, collect or cause to be collected and enforce the payment of Assessments and/or any other sources which constitute Pledged Revenues for the payment of any Series of Bonds in the manner prescribed by this Master Indenture, any Supplemental Indenture and all resolutions, ordinances

or laws thereunto appertaining at times and in amounts as shall be necessary in order to pay, when due, the principal of and interest on the Series of Bonds to which such Pledged Revenues are pledged; and to pay or cause to be paid the proceeds of such Assessments as received to the Trustee in accordance with the provisions hereof.

Section 811. Method of Collection of Assessments. The District shall levy and collect Assessments in accordance with applicable Florida law, including the Act.

Section 812. Delinquent Assessment. If the owner of any lot or parcel of land shall be delinquent in the payment of any Assessment pledged to a Series of Bonds, then such Assessment shall be enforced in accordance with the provisions of Chapters 170 and/or 197, Florida Statutes, including but not limited to the sale of tax certificates and tax deed as regards such Delinquent Assessment. In the event the provisions of Chapter 197, Florida Statutes, are inapplicable or unavailable, then upon the delinquency of any Assessment, the District either on its own behalf or through the actions of the Trustee may, and shall, if so directed in writing by the Majority Owners of the Outstanding Bonds of the Series, declare the entire unpaid balance of such Assessment to be in default and, at its own expense, cause such delinquent property to be foreclosed in the same method now or hereafter provided by law for the foreclosure of mortgages on real estate, or pursuant to the provisions of Chapter 173, and Sections 190.026 and/or 170.10, Florida Statutes, or otherwise as provided by law. The District further covenants to furnish, at its expense, to any Owner of Bonds of the related Series so requesting, sixty (60) days after the due date of each annual installment, a list of all Delinquent Assessments, to the extent such information is reasonably available to the District, together with a copy of the District's annual audit and a list of foreclosure actions currently in progress and the current status of such Delinquent Assessments.

Notwithstanding anything to the contrary herein, the District shall be entitled to recover from any foreclosure or other enforcement action before such proceeds are applied to the payment of principal or interest on the Bonds, all fees and costs expended in connection with such foreclosure, regardless of whether such fees and costs are included as part of the Assessments or Pledged Revenues. The foregoing is not intended and does not create a right for the District to be paid prior to the Trustee's right as provided in Section 905 hereof.

Section 813. Deposit of Proceeds from Sale of Tax Certificates. If any tax certificates relating to Delinquent Assessments which are pledged to a Series of Bonds are sold by the Tax Collector pursuant to the provisions of Section 197.432, Florida Statutes, or if any such tax certificates are not sold but are later redeemed, the proceeds of such sale or redemption (to the extent that such proceeds relate to the Assessments), less any commission or other charges retained by the Tax Collector, shall, if paid by the Tax Collector to the District, be paid by the District to the Trustee not later than five (5) Business Days following receipt of such proceeds by the District and shall be deposited by the Trustee to the credit of the related Series Revenue Account.

Section 814. Sale of Tax Deed or Foreclosure of Assessment Lien. If any property shall be offered for sale for the nonpayment of any Assessment, which is pledged to a Series of Bonds, and no person or persons shall purchase such property for an amount greater than or equal to the full amount due on the Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the property may then be purchased by the District for an amount equal to or less than the balance due on the Assessments (principal, interest, penalties and costs, plus attorneys' fees, if

any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special purpose entity title to the property for the benefit of the Owners of the Series of Bonds to which such Assessments were pledged; provided that the Trustee shall have the right, acting at the written direction of the Majority Owners of the applicable Series of Bonds secured by such Assessment, but shall not be obligated, to direct the District with respect to any action taken pursuant to this paragraph. The District, either through its own actions or actions caused to be taken through the Trustee, shall have the power to lease or sell such property and deposit all of the net proceeds of any such lease or sale into the related Series Revenue Account. Not less than ten (10) days prior to the filing of any foreclosure action as herein provided, the District shall cause written notice thereof to be mailed to any designated agents of the Owners of the related Series of Bonds. Not less than thirty (30) days prior to the proposed sale of any lot or tract of land acquired by foreclosure by the District, it shall give written notice thereof to such representatives. The District, either through its own actions or actions caused to be taken through the Trustee, agrees that it shall be required to take the measures provided by law for the listing for sale of property acquired by it as trustee for the benefit of the Owners of the related Series of Bonds within sixty (60) days after the receipt of the request therefor signed by the Majority Owners of the Outstanding Bonds of such Series.

Section 815. Other Obligations Payable from Assessments. The District will not issue or incur any obligations payable from the proceeds of Assessments securing a Series of Bonds nor voluntarily create or cause to be created any debt, lien, pledge, assignment, encumbrance or other charge upon such Assessments other than the lien of any Subordinate Debt except for fees, commissions, costs, and other charges payable to the Property Appraiser or to the Tax Collector pursuant to Florida law.

Section 816. Re-Assessments. If any Assessments shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or the District shall be satisfied that any such Assessments are so irregular or defective that they cannot be enforced or collected, or if the District shall have omitted to make such Assessments when it might have done so, the District shall either: (i) take all necessary steps to cause new Assessments to be made for the whole or any part of such improvement or against any property benefited by such improvement; or (ii) in its sole discretion, make up the amount of such Assessments from legally available moneys, which moneys shall be deposited into the related Series Revenue Account. In case any such subsequent Assessments shall also be annulled, the District shall obtain and make other Assessments until valid Assessments shall be made.

Section 817. General. The District shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the District under law and this Master Indenture, in accordance with the terms of such provisions.

Upon the date of issuance of each Series of Bonds, all conditions, acts and things required by law and this Master Indenture and any Supplemental Indenture to exist, to have happened and to have been performed precedent to and in the issuance of such Series of Bonds shall exist, have happened and have been performed and upon issuance the issue of such Series of Bonds shall be within every debt and other limit prescribed by the laws of the State of Florida applicable to the District.

The District shall not enter into any contract or take any action by which the rights of the Trustee or the Bondholders may be impaired and shall, from time to time, execute and deliver such further instruments and take such further action as may be required to carry out the purposes of this Master Indenture and any Supplemental Indenture. For so long as any Bonds are Outstanding hereunder, unless otherwise provided by the Act, the District shall maintain its corporate existence as a local unit of special purpose government under the Act and shall provide for or otherwise require all Series Projects, and all parts thereof owned by the District to be (a) continuously operated, repaired, improved and maintained as shall be necessary to provide adequate service to the lands benefited thereby; and (b) in compliance with all valid and applicable laws, acts, rules, regulations, permits, orders, requirements and directions of any competent public authority.

Section 818. Secondary Market Disclosure. The District covenants and agrees with the Owners, from time to time, of the Bonds issued hereunder to make best efforts to provide, or cause to be provided, on a timely basis, all appropriate information repositories such information and documents as shall be required by applicable law to enable Owners to purchase and resell the Bonds issued, from time to time, hereunder. For purposes of complying with the above- described provision, the District may rely on an opinion of counsel which is familiar with disclosure of information relating to municipal securities. Nothing herein shall, however, require the District to provide disclosure in order to enable the purchaser of a security in a "private placement transaction," within the meaning of applicable securities laws, to offer or re-sell such security in other than a "private placement transaction." All financial statements provided to a repository shall be in accordance with generally accepted governmental accounting principles and shall be provided to such repository as soon as practicable after the same becomes available. The financial statements shall contain such information as shall be customary for local governments, such as the District. Nothing in this Section 818 is intended to impose upon the District, and this Section 818 shall not be construed as imposing upon the District any disclosure obligations beyond those imposed by applicable law. Failure to comply with the provisions of this Section 818 shall not constitute an Event of Default hereunder, but instead shall be enforceable by the Owners by mandamus, injunction or any other means of specific performance. If the owner of any lot or parcel of land shall be delinquent in the payment of any Assessment or Benefit Special Assessment, pledged to a Series of Bonds, then such Assessment or Benefit Special Assessment shall be enforced in accordance with the provisions of Chapters 170 and/or 197, Florida Statutes, including but not limited to the sale of tax certificates and tax deeds as regards such Delinquent Assessment. In the event the provisions of Chapter 197, Florida Statutes, are inapplicable or unavailable, or in the event that an Assessment or Benefit Special Assessment was directly collected by the District, as permitted by a Supplemental Indenture, then upon the delinquency of any such Assessment or Benefit Special Assessment, the District either on its own behalf, or through the actions of the Trustee may, and shall, if so directed in writing by the Majority Owners of the Bonds of such Series then Outstanding, declare the entire unpaid balance of such Assessment or Benefit Special Assessment, to be in default and, at its own expense cause such delinquent property to be foreclosed in the same method now or hereafter provided by law for the foreclosure of mortgages on real estate, or pursuant to the provisions of Chapters 170 and 173, and Section 190.026, Florida Statutes, or otherwise as provided by law. The District further covenants to furnish, at its expense, to any Owner of Bonds of the related Series so requesting, sixty (60) days after the due date of each annual installment, a list of all Delinquent Assessments together with a copy of the District's annual audit (if available), and a list of foreclosure actions currently in progress and the current status of such Delinquent Assessments.

Section 819. Continuing Disclosure. The District covenants and agrees that it will comply with and carry out all of the provisions of any Continuing Disclosure Agreement. Notwithstanding any other provision of this Master Indenture or any Supplemental Indenture, failure of the District or any other obligated person to comply with any Continuing Disclosure Agreement shall not be considered an Event of Default hereunder; however, the Trustee may (and, at the request of any participating underwriter or the Owners of at least twenty-five percent (25%) aggregate principal amount of Bonds of a Series then Outstanding and receipt of indemnity to its satisfaction, shall) or any Owner or Beneficial Owner of the Bonds of a Series then Outstanding may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the District to comply with its obligations under this Section 818. For purposes of this Section, "Beneficial Owner" means any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

EVENTS OF DEFAULT AND REMEDIES

Section 901. Extension of Interest Payment. If the time for payment of interest of a Bond of any Series shall be extended, whether or not such extension be by or with the consent of the District, such interest so extended shall not be entitled, in case of default hereunder, to the benefit or security of this Master Indenture unless the aggregate principal amount of all Bonds of such Bonds then Outstanding and of all accrued interest, the time for payment of which shall not have been extended, shall have previously been paid in full.

Section 902. Events of Default. Each of the following events is hereby declared an Event of Default with respect to a Series of Bonds, but no other Series of Bonds unless otherwise provided in the Supplemental Indenture relating to such Series:

(a) Any payment of Debt Service on such Series of Bonds is not made when due;

(b) The District shall for any reason be rendered incapable of fulfilling its obligations hereunder or under the Supplemental Indenture relating to such Series of Bonds;

(c) The District admits in writing its inability to pay its debts generally as they become due, or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself or for the whole or any part of a related Series Project;

(d) The District is adjudged insolvent by a court of competent jurisdiction, or is adjudged bankrupt on a petition in bankruptcy filed against the District, or an order, judgment or decree be entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof;

(e) The District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof;

(f) Under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the District's assets or any part thereof, and such custody or control shall not be terminated within ninety (90) days from the date of assumption of such custody or control;

(g) Any portion of the Assessments pledged to a Series shall have become Delinquent Assessments and, as the result thereof, the Indenture provides for the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit in a Series Reserve Account to pay Debt Service on the corresponding Series of Bonds (regardless of whether the Trustee does or does not, per the direction of the Majority Owners, actually withdraw such funds from the Series Reserve Account to pay Debt Service on the corresponding Series of Bonds);

(h) The District shall default in the due and punctual performance of any of the material covenants, conditions, agreements and provisions contained in the Bonds of such Series or in this Master Indenture or in the Supplemental Indenture relating to such Series of Bonds on the part of the District to be performed (other than a default in the payment of Debt Service on the related Series of Bonds when due, which is an Event of Default under subsection (a) above) and such default shall continue for thirty (30) days after written notice specifying such default and requiring same to be remedied shall have been given to the District by the Trustee or, if the Trustee is unwilling or unable to act, by Owners of not less than ten percent (10%) in aggregate principal amount of the Bonds of such Series then Outstanding and affected by such default; and

(i) More than twenty percent (20%) of the Operation and Maintenance Assessments levied by the District on tax parcels subject to Assessments pledged to a Series of Bonds are not paid by the date such are due and payable; provided, however, that such default shall continue for thirty (30) days after written notice specifying such default and requiring the same to be remedied.

Section 903. Acceleration of Maturities of Bonds of a Series Under Certain Circumstances. Upon the happening and continuance of any Event of Default specified in clauses (a) through (i) of Section 902 above with respect to a Series of Bonds, the Trustee shall, upon written direction of the Majority Owners of such Series then Outstanding, by a notice in writing to the District, declare the aggregate principal amount of all of the Bonds of such Series then Outstanding (if not then due and payable) to be due and payable immediately and, upon such declaration, the same shall become and be immediately due and payable, anything contained in the Bonds of such Series or in this Master Indenture or in the Supplemental Indenture authorizing such Series to the contrary notwithstanding; provided, however, that no such declaration of acceleration shall occur in the case of Bonds of a Series secured by Assessments, except to the extent that the Assessments have been accelerated and are currently due and payable in accordance with applicable law; and provided further, however, that if at any time after the aggregate principal amount of the Bonds of any Series then Outstanding shall have been so declared to be due and payable, and before the entry of final judgment or decree in any suit, action or proceeding instituted on account of such default, or before the completion of the enforcement of any other remedy under this Master Indenture or the related Supplemental Indenture, moneys shall have accumulated in

the related Series Revenue Account sufficient to pay the principal of all matured Bonds of such Series and all arrears of interest, if any, upon all Bonds of such Series then Outstanding (except the aggregate principal amount of any Bonds of such Series then Outstanding that is only due because of a declaration under this Section 903, and except for the interest accrued on the Bonds of such Series since the last Interest Payment Date), and all amounts then payable by the District hereunder shall have been paid or a sum sufficient to pay the same shall have been deposited with the Paying Agent, and every other default (other than a default in the payment of the aggregate principal amount of the Bonds of such Series then Outstanding that is due only because of a declaration under this Section 903) shall have been remedied, then the Trustee or, if the Trustee is unable or unwilling to act, the Majority Owners of such Series then Outstanding not then due except by virtue of a declaration under this Section 903, may, by written notice to the District, rescind and annul such declaration and its consequences, but no such rescission or annulment shall extend to or affect any subsequent default or impair any right consequent thereon.

Section 904. Enforcement of Remedies. Upon the happening and continuance of any Event of Default specified in Section 902 above with respect to a Series of Bonds, the Trustee may protect and enforce the rights of the Owners of the Bonds of such Series under Florida law, and under this Master Indenture, the related Supplemental Indenture and the Bonds of such Series, by such proceedings in equity or at law, either for the specific performance of any covenant or agreement contained herein or in aid or execution of any power herein or in the related Supplemental Indenture granted or for the enforcement of any proper legal or equitable remedy, as the Trustee shall deem most effectual to protect and enforce such rights.

The Majority Owners of the Bonds of such Series then Outstanding shall, subject to the requirements of Section 607 hereof, have the right, by an instrument or instruments in writing executed and delivered to the Trustee, to direct the method and place of conducting all remedial proceedings by the Trustee hereunder, provided that such directions shall not be in conflict with any rule of law or this Master Indenture and that the Trustee shall have the right to decline to follow any such direction which in the opinion of the Trustee would be unduly prejudicial to the rights of the Owners of such Series of Bonds not parties to such direction or would subject the Trustee to personal liability or expense. Notwithstanding the foregoing, the Trustee shall have the right to select and retain legal counsel of its choosing to represent it in any such proceedings. The Trustee may take any other action which is not inconsistent with any direction under this second paragraph of this Section 904.

No Owner of such Series of Bonds shall have any right to pursue any other remedy under this Master Indenture or such Series of Bonds unless: (1) an Event of Default shall have occurred and is continuing; (2) the Majority Owners of such Series Outstanding have requested the Trustee, in writing, to exercise the powers granted in this first paragraph of this Section 904 or to pursue such remedy in its or their name or names; (3) the Trustee has been offered indemnity satisfactory to it against costs, expenses and liabilities reasonably anticipated to be incurred; (4) the Trustee has declined to comply with such request, or has failed to do so, within sixty (60) days after its receipt of such written request and offer of indemnity; and (5) no direction inconsistent with such request has been given to the Trustee during such 60-day period by the Majority Owners of such Series Outstanding. The provisions of this immediately preceding sentence of this Section 904 are conditions precedent to the exercise by any Owner of such Series of Bonds of any remedy hereunder. The exercise of such rights is further subject to the provisions of Sections 907, 909,

910 and the second paragraph of this Section 904. No one or more Owner of such Series of Bonds shall have any right in any manner whatsoever to enforce any right under this Master Indenture, except in the manner herein provided.

The District covenants and agrees that upon the occurrence and continuance of an Event of Default, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of Delinquent Assessments, the provisions for the foreclosure of liens of Delinquent Assessments, and will take such other appropriate remedial actions as shall be directed by the Trustee acting at the direction of, and on behalf of, the Majority Owners, from time to time, of the Bonds of a Series. Notwithstanding anything to the contrary herein, and unless otherwise directed by the Majority Owners of the Bonds of a Series and allowed pursuant to federal or State law, the District acknowledges and agrees that (i) upon failure of any property owner to pay an installment of Assessments collected directly by the District when due, that the entire Assessment on the tax parcel as to which such Delinquent Assessment appertains, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and the District shall promptly, but in any event within one hundred twenty (120) days, cause to be brought the necessary legal proceedings for the foreclosure of liens of Delinquent Assessments, including interest and penalties with respect to such tax parcel and (ii) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

Section 905. Pro Rata Application of Funds Among Owners of a Series of Bonds. Anything in this Master Indenture to the contrary notwithstanding, if at any time the moneys in the Series Funds and Accounts shall not be sufficient to pay Debt Service on the related Series of Bonds when due, such moneys together with any moneys then available or thereafter becoming available for such purpose, whether through the exercise of the remedies provided for in this Article or otherwise, shall be applied as follows:

(a) Unless the aggregate principal amount of all the Bonds of such Series shall have become due and payable or shall have been declared due and payable pursuant to the provisions of Section 903 of this Article, all such moneys shall be applied:

FIRST: to the payment of any then-due fees and expenses of the Trustee, including reasonable counsel fees and expenses, to the extent not otherwise paid;

SECOND: to payment to the persons entitled thereto of all installments of interest then due and payable on the Bonds of such Series, in the order in which such installments become due and payable and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the persons entitled thereto, without any discrimination or preference except as to any difference in the rates of interest specified in the Bonds of such Series; and

THIRD: to the payment to the persons entitled thereto of the unpaid principal of any of the Bonds of such Series which shall have become due (other than Bonds of such Series called for redemption for the payment of which sufficient moneys are held pursuant to this Master Indenture), in the order of their due dates, with interest upon the Bonds of such Series at the rates specified therein from the dates upon which they become due to their payment date, and, if the amount

available shall not be sufficient to pay in full the principal of Bonds of such Series due on any particular date, together with such interest, then to the payment first of such interest, ratably according to the amount of such interest due on such date, and then to the payment of such principal, ratably according to the amount of such principal due on such date, to the Owners of the Bonds of such Series entitled thereto without any discrimination or preference except as to any difference in the foregoing rates of interest.

(b) If the aggregate principal amount of all the Bonds of a Series shall have become due and payable in accordance with their terms or shall have been declared due and payable pursuant to the provisions of Section 903 of this Article, all such moneys shall be applied first to the payment of any fees and expenses of the Trustee, including reasonable counsel fees and expenses, to the extent not otherwise paid, and, then the payment of the whole amount of principal and interest then due and unpaid upon the Bonds of such Series, without preference or priority of principal or of interest or of any installment of interest over any other, or of any Bond over any other Bond of such Series, ratably, according to the amounts due respectively for principal and interest, to the persons entitled thereto without any discrimination or preference except as to any difference in the respective rates of interest specified in the Bonds of such Series.

(c) If the principal of all the Bonds of a Series shall have been declared due and payable pursuant to the provisions of Section 903 of this Article, and if such declaration shall thereafter have been rescinded and annulled pursuant to the provisions of Section 903 of this Article, then, if the aggregate principal amount of all of the Bonds of such Series shall later become due or be declared due and payable pursuant to the provisions of Section 903 of this Article, the moneys remaining in and thereafter accruing to the related Series Revenue Fund shall be applied in accordance with subsection (b) above.

The provisions of this Section 905 are in all respects subject to the provisions of Section 901 of this Article.

Whenever moneys are to be applied pursuant to this Section 905, such moneys shall be applied by the Trustee at such times as the Trustee in its sole discretion shall determine, having due regard to the amount of such moneys available for application and the likelihood of additional moneys becoming available for such application. The deposit of such moneys with the Paying Agent shall constitute proper application by the Trustee, and the Trustee shall incur no liability whatsoever to any Owner or to any other person for any delay in applying any such funds, so long as the Trustee acts with reasonable diligence, having due regard to the circumstances, and ultimately applies such moneys in accordance with such provisions of this Master Indenture as may be applicable at the time of application. Whenever the Trustee shall exercise such discretion in applying such funds, it shall fix the date upon which such application is to be made and upon such date interest on the amounts of principal to be paid on such date shall cease to accrue. The Trustee shall give such notice as it may deem appropriate of the fixing of any such date, and shall not be required to make payment to any Owner until such Bond shall be surrendered to him for appropriate endorsement.

Section 906. Effect of Discontinuance of Proceedings. If any proceeding taken by the Trustee or any Owner on account of any default shall have been discontinued or abandoned for any reason, then the District and the Owner shall be restored to their former positions and rights

hereunder, respectively, and all rights and remedies of the Owners shall continue as though no such proceeding had been taken.

Section 907. Restriction on Individual Owner Actions. Except as provided in Section 910 below, no Owner of any of the Bonds shall have any right in any manner whatsoever to affect, disturb or prejudice the security of this Master Indenture or any Supplemental Indenture, or to enforce any right hereunder or thereunder except in the manner herein or therein provided, and all proceedings at law or in equity shall be instituted and maintained for the benefit of all Owners of the Bonds of such Series.

Section 908. No Remedy Exclusive. No remedy conferred upon the Trustee or the Owners is intended to be exclusive of any other remedy herein or in any Supplemental Indenture provided, and each such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or thereunder.

Section 909. Delay Not a Waiver. No delay or omission of the Trustee or any Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given to the Trustee and the Owners may be exercised from time to time and as often as may be deemed expedient.

Section 910. Right to Enforce Payment of Bonds. Nothing in this Article shall affect or impair the right of any Owner to enforce the payment of Debt Service on the Bond of which such person is the registered Owner, or the obligation of the District to pay Debt Service to the Owner at the time and place specified in such Bond.

Section 911. No Cross Default Among Series. The occurrence of an Event of Default hereunder or under any Supplemental Indenture with respect to any Series of Bonds shall not constitute an Event of Default with respect to any other Series of Bonds, unless the event giving rise to the Event of Default also constitutes an Event of Default hereunder or under the Supplemental Indenture with respect to such other Series of Bonds.

Section 912. Indemnification. Other than to make proper draws under a Credit Facility, the Trustee shall be under no obligation to institute any suit or to take any remedial proceeding under this Master Indenture or any Supplemental Indenture or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to advance its own money, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified to its satisfaction against any and all costs and expenses, outlays and counsel fees and other reasonable disbursements, and against all liability. Notwithstanding the foregoing, in the case of an indemnity from the District, the indemnification provided by this Section 912 shall not be applicable in cases of the Trustee's negligence or willful misconduct and such indemnity may only be requested to be provided to the extent permitted by Florida law.

Section 913. Provisions Relating to Bankruptcy or Insolvency of Landowner. (a) The provisions of this Section 913 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner

of any tax parcel, or tax parcels which are in the aggregate, subject to at least three percent (3%) of the Assessments pledged to the Bonds of a Series Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

(b) The District acknowledges and agrees that, although the Bonds of a Series were issued by the District, the Owners of the Bonds of a Series are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District hereby agrees that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Bonds of a Series Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Assessments relating to the Bonds of a Series Outstanding, the Outstanding Bonds of a Series or any rights of the Trustee under the Indenture (provided, however, the Majority Owners shall be deemed to have consented to the proposed action if the District does not receive a response from the Majority Owners within sixty (60) days following written request for consent);

(ii) the District hereby agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Assessments relating to the Bonds of a Series Outstanding, the Bonds of a Series Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee or the Majority Owners;

(iii) the District hereby agrees that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, the Majority Owners shall be deemed to have consented to the proposed action if the District does not receive a written response from the Majority Owners within sixty (60) days following request for consent);

(iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Assessments relating to the Bonds of a Series Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Assessments relating to the Bonds of a Series Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) the District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceeding or take any other action in such Proceeding which is adverse to Trustee's enforcement of the District's claim and rights with respect to the Assessments relating to the Bonds of a Series Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the Assessments pledged to the Bonds of a Series Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

The District acknowledges and agrees that it shall not be a defense to a breach of the foregoing covenants that it has acted on advice of counsel in not complying with the foregoing covenants.

(c) Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this Section 913 shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such a claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Assessments relating to the Bonds of a Series Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (b)(iv) above.

EXECUTION OF INSTRUMENTS BY OWNERS AND PROOF OF OWNERSHIP OF BONDS

Section 1001. Execution of Instruments by Owners and Proof of Ownership of Bonds. Any request, direction, consent or other instrument in writing required or permitted by this Master Indenture or any Supplemental Indenture to be signed or executed by Owners may be in any number of concurrent instruments of similar tenor and may be signed or executed by Owners or their attorneys or legal representatives. Proof of the execution of any such instrument shall be sufficient for any purpose of this Master Indenture and shall be conclusive in favor of the District with regard to any action taken by it under such instrument if verified by any officer in any jurisdiction who, by the laws thereof, has power to take affidavits within such jurisdiction, to the effect that such instrument was subscribed and sworn to before him, or by an affidavit of a witness to such execution. Where such execution is on behalf of a person other than an individual such verification or affidavit shall also constitute sufficient proof of the authority of the signer thereof.

Nothing contained in this Article shall be construed as limiting the Trustee to such proof, it being intended that the Trustee may accept any other evidence of the matters herein stated which it may deem sufficient. Any request or consent of the Owner of any Bond shall bind every future owner of the same Bond in respect of anything done by the Trustee or the District in pursuance of such request or consent.

Section 1002. Deposit of Bonds. Notwithstanding the foregoing, neither the District nor the Trustee shall be required to recognize any person as an Owner of any Bond or to take any action at his request unless such Bond shall be deposited with the Trustee.

SUPPLEMENTAL INDENTURES

Section 1101. Supplemental Indentures Without Owner Consent. The Governing Body from time to time may authorize such indentures supplemental hereto or amendatory hereof as shall not be inconsistent with the terms and provisions hereof (which Supplemental Indenture shall thereafter form a part hereof), without the consent of the Owners, for the following purposes:

(a) to provide for the initial issuance of a Series of Bonds or Refunding Bonds of a Series; or

(b) to make any change whatsoever to the terms and provisions of this Master Indenture, but only as such change relates to a Series of Bonds upon the original issuance thereof (or upon the original issuance of Refunding Bonds of a Series which defease and discharge the Supplemental Indenture of the Series of Bonds to be refunded) under and pursuant to the terms of the Supplemental Indenture effecting such change; or to cure any ambiguity or formal defect or omission or to correct any inconsistent provisions in this Master Indenture; or

(c) to grant to the Owners or to the Trustee on behalf of the Owners any additional rights or security that may lawfully be granted; or

(d) to add to the covenants and agreements of the District in this Master Indenture other covenants and agreements thereafter to be observed by the District to the benefit of the Owners of the Outstanding Bonds; or

(e) to make such changes as may be necessary in order to reflect amendments to Chapters 170, 190, 197 and 298, or other Florida Statutes, so long as, in the opinion of counsel to the District, such changes either: (a) do not have a material adverse effect on the Owners of each Series of Bonds to which such changes relate; or (b) if such changes do have a material adverse effect, that they nevertheless are required to be made as a result of such amendments; or

(f) to modify the provisions of this Master Indenture or any Supplemental Indenture provided that such modification does not, in the written opinion of Bond Counsel, materially adversely affect the interests of the Owners of the Bonds Outstanding, upon which opinion the Trustee may conclusively rely.

Section 1102. Supplemental Indentures With Owner Consent. Subject to the provisions contained in this Section 1102, and not otherwise, the Majority Owners then Outstanding shall have the right, from time to time, anything contained in this Master Indenture to the contrary notwithstanding, to consent to and approve the adoption of such indentures supplemental hereto or amendatory hereof as shall be deemed desirable by the District for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the provisions of this Master Indenture; provided, however, that nothing herein contained shall permit, or be construed as

permitting, without the consent of all Owners of Bonds then Outstanding and affected by such supplement or amendment,

(a) an extension of the maturity of, or an extension of the Interest Payment Date on, any Bond;

(b) a reduction in the principal, premium, or interest on any Bond;

(c) a preference or priority of any Bond over any other Bond; or

(d) a reduction in the aggregate principal amount of the Bonds required for consent to such Supplemental Indenture.

In addition to the foregoing, the Majority Owners of any Series then Outstanding shall have the right, from time to time, anything contained in this Master Indenture or in the Supplemental Indenture relating to such Series of Bonds to the contrary notwithstanding, to consent to and approve the adoption of such indentures supplemental to the Supplemental Indenture relating to such Series of Bonds or amendatory thereof, but not hereof, as shall be deemed desirable by the District for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the provisions of such Supplemental Indenture or of any indenture supplemental thereto; provided, however, that nothing herein contained shall permit, or be construed as permitting, without the consent of all Owners of Bonds of such Series then Outstanding and affected by such amendment,

(a) an extension of the maturity of, or an extension of the Interest Payment Date on, any Bond of such Series;

(b) a reduction in the principal, premium, or interest on any Bond of such Series;

(c) a preference or priority of any Bond of such Series over any other Bond of such Series; or

(d) a reduction in the aggregate principal amount of the Bonds of such Series required for consent to such indenture supplemental to the Supplemental Indenture.

If at any time the District shall determine that it is desirable to approve any Supplemental Indenture pursuant to this Section 1102, the District shall cause the Trustee to mail, at the expense of the District, notice of the proposed approval to the Owners whose approval is required. Such notice shall be prepared by the District and shall briefly set forth the nature of the proposed Supplemental Indenture or indenture supplemental to a Supplemental Indenture and shall state that copies thereof are on file with the Secretary for inspection by all affected Owners. The District shall not, however, be subject to any liability to any Owner by reason of its failure to cause the notice required by this Section 1102 to be mailed and any such failure shall not affect the validity of such Supplemental Indenture or indenture supplemental to a Supplemental Indenture when consented to and approved as provided in this Section 1102.

Whenever, at any time within one (1) year after the date of the first mailing of such notice, there shall be delivered to the District an instrument or instruments in writing purporting to be

executed by the Owners of the requisite principal amount of the Bonds of such Series Outstanding, which instrument or instruments shall refer to the proposed Supplemental Indenture or indenture supplemental to a Supplemental Indenture described in such notice and shall specifically consent to and approve the execution thereof in substantially the form of the copy thereof referred to in such notice, thereupon, but not otherwise, the Governing Body and the Trustee may approve such Supplemental Indenture and cause it to be executed, in substantially such form, without liability or responsibility to any Owner.

Section 1103. Opinion of Bond Counsel With Respect to Supplemental Indenture. In addition to the other requirements herein set forth with respect to Supplemental Indentures or indenture supplemental to a Supplemental Indenture, no such indenture shall be effective unless and until there shall have been delivered to the Trustee the opinion of Bond Counsel to the effect that such indenture is permitted pursuant to this Master Indenture and that such indenture is the valid and binding obligation of the District enforceable in accordance with its terms, except as the enforceability thereof may be limited by bankruptcy, insolvency or general equitable principles, upon which opinion the Trustee may conclusively rely. In addition, if such indenture relates to a Series of Tax Exempt Bonds, such opinion shall also state that such indenture will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the related Series of Bonds. The opinions required by the foregoing shall be obtained at the expense of the District.

Section 1104. Supplemental Indenture Part of Indenture. Any supplemental indenture executed in accordance with this Article and approved as to legality by counsel to the District shall thereafter, except as otherwise provided therein, form a part of this Master Indenture. Except as applicable only to Bonds of a Series, all of the terms and conditions contained in any such supplemental indenture amendatory of this Master Indenture shall be part of the terms and conditions hereof.

Section 1105. Insurer or Issuer of a Credit Facility or Liquidity Facility as Owner of Bonds. As long as a Credit Facility or Liquidity Facility securing all or a portion of the Bonds of a Series Outstanding is in effect and the issuer thereof is not in default of any of its obligations under such Credit Facility or Liquidity Facility, as the case may be, the issuer of the Credit Facility or Liquidity Facility or the Insurer, to the extent so authorized in the applicable Supplemental Indenture, will be deemed to be the Owner of the Bonds of such Series secured by the Credit Facility or Liquidity Facility: (i) at all times for the purpose of the execution and delivery of a supplemental indenture or of any amendment, change or modification of the Master Indenture or the applicable Supplemental Indenture or the initiation by Owners of any action to be undertaken by the Trustee at the Owner's request, which under the Master Indenture or the applicable Supplemental Indenture requires the written approval or consent of or can be initiated by the Majority Owners of the Series at the time Outstanding; (ii) at all times for the purpose of the mailing of any notice to Owners under the Master Indenture or the applicable Supplemental Indenture; and (iii) following an Event of Default for all other purposes. Notwithstanding the foregoing, neither an Insurer nor the issuer of a Credit Facility or Liquidity Facility with respect to a Series of Bonds will be deemed to be an Owner of the Bonds of such Series with respect to any such Supplemental Indenture or of any amendment, change or modification of the Master Indenture which would have the effect of permitting: (i) a change in the terms of redemption or maturity of any Bonds of a Series Outstanding or of any installment of interest thereon; or (ii) a

reduction in the principal amount or the Redemption Price thereof or in rate of interest thereon; or (iii) reducing the percentage or otherwise affecting the classes of Bonds the consent of the Owners of which is required to effect any such modification or amendment; or (iv) creating any preference or priority of any Bond of a Series over any other Bond of such Series.

DEFEASANCE

Section 1201. Defeasance and Discharge of the Lien of this Master Indenture and Supplemental Indentures.

(a) If the District pays or causes to be paid, or there shall otherwise be paid, to the Owners of all Bonds the principal or Redemption Price, if applicable, and interest due or to become due thereon and the obligations under any Letter of Credit Agreement and any Liquidity Agreement, at the times and in the manner stipulated therein and in this Master Indenture and any Letter of Credit Agreement and any Liquidity Agreement and pays or causes to be paid all other moneys owing hereunder and under any Supplemental Indenture (including, without limitation the fees and expenses of the Trustee, including reasonable counsel fees and expenses), then the lien of this Master Indenture and all covenants, agreements and other obligations of the District to the Owners and the issuer of any Credit Facility or Liquidity Facility shall thereupon cease, terminate and become void and be discharged and satisfied. In such event, the Trustee upon the written request of the District shall execute and deliver to the District all such instruments as may be desirable to evidence such discharge and satisfaction, and the Trustee and the Paying Agent shall pay over or deliver, as directed in writing by the District, all moneys or securities held by them pursuant to this Master Indenture which are not required for the payment of principal or Redemption Price, if applicable, on Bonds not theretofore surrendered for such payment or redemption or for payment of obligations under any Letter of Credit Agreement and any Liquidity Agreement. If the District pays or causes to be paid, or there shall otherwise be paid, to the Owners of all Outstanding Bonds or of a particular maturity, of a particular Series or of any part of a particular maturity or Series the principal or Redemption Price, if applicable, and interest due or to become due thereon, at the times and in the manner stipulated therein and in this Master Indenture, such Bonds shall cease to be entitled to any lien, benefit or security under this Master Indenture, and all covenants, agreements and obligations of the District to the Owners of such Bonds shall thereupon cease, terminate and become void and be discharged and satisfied. Anything to the contrary in this Section 1201 notwithstanding, this Master Indenture shall not be discharged nor shall any Bonds with respect to which moneys or Federal Securities have been deposited in accordance with the provisions of this Section 1201 cease to be entitled to the lien, benefit or security under this Master Indenture, except to the extent that the lien, benefit and security of this Master Indenture and the obligations of the District hereunder shall be limited solely to and such Bonds shall be secured solely by and be payable solely from the moneys or Federal Securities so deposited.

(b) Bonds or interest installments for the payment or redemption of which moneys shall have been set aside and shall be held in trust by the Trustee (through deposit pursuant to this Master Indenture of funds for such payment or redemption or otherwise) at the maturity or redemption date thereof shall be deemed to have been paid within the meaning and with the effect expressed in this Section 1201. All Outstanding Bonds of any particular maturity or Series shall prior to the

maturity or redemption date thereof be deemed to have been paid within the meaning and with the effect expressed in subsection (a) of this Section 1201 if: (i) in case any of such Bonds are to be redeemed on any date prior to their maturity, the District shall have given to the Trustee or the Bond Registrar irrevocable instructions accepted in writing by the Trustee or the Bond Registrar to mail as provided in Article III notice of redemption of such Bonds on such date; (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Federal Securities, the principal of and the interest on which when due shall, as demonstrated in an Accountant's Certificate, provide moneys which, together with the moneys, if any, deposited with the Trustee at the same time, shall be sufficient to pay when due the principal or Redemption Price, if applicable, and interest due and to become due on said Bonds on or prior to the redemption date or maturity date thereof, as the case may be; (iii) the District shall have given the Trustee or the Bond Registrar in form satisfactory to it irrevocable instructions to mail, postage prepaid, to each registered Owner of Bonds then Outstanding at the address, if any, appearing upon the registry books of the District, a notice to the registered Owners of such Bonds and to the Registrar that the deposit required by (ii) above has been made with the Trustee and that such Bonds are deemed to have been paid in accordance with this Section 1201 and stating such maturity or redemption date upon which moneys are to be available for the payment of the principal or redemption price, if applicable, on such Bonds; and (iv) an opinion of Bond Counsel to the effect that such defeasance is permitted under this Master Indenture and the Supplemental Indenture relating to the Series of Bonds so defeased and that, in the case of Tax Exempt Bonds, such defeasance will not adversely affect the tax exempt status of such Series of Bonds.

(c) Neither Federal Securities nor moneys deposited with the Trustee pursuant to this Section 1201 nor principal or interest payments on any such Federal Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal or redemption price, if applicable, and interest on such Bonds; provided that any cash received from such principal or interest payments on such Federal Securities deposited with the Trustee: (i) to the extent such cash shall not be required at any time for such purpose as evidenced by an Accountant's Certificate or, and to the extent all obligations under any Letter of Credit Agreement or any Liquidity Agreement are satisfied, as determined by an Insurer or an issuer of any Credit Facility and any Liquidity Facility securing the Bonds with respect to which such Federal Securities have been so deposited, shall be paid over upon the direction of the District as received by the Trustee, free and clear of any trust, lien, pledge or assignment securing such Bonds or otherwise existing under this Master Indenture; and (ii) to the extent such cash shall be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Federal Securities maturing at times and in amounts sufficient to pay when due the principal or redemption price, if applicable, and interest to become due on such Bonds, or obligations under any Letter of Credit Agreement or any Liquidity Agreement, on or prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall be paid over as received by the Trustee to the District, free and clear of any lien, pledge or security interest securing such Bonds or otherwise existing under this Master Indenture. For the purposes of this provision, Federal Securities means and includes only such securities which shall not be subject to redemption prior to their maturity other than at the option of the holder thereof.

(d) As to any Variable Rate Bonds, whether discharged and satisfied under the provisions of subsection (a) or (b) above, the amount required for the interest thereon shall be calculated at the maximum rate permitted by the terms of the provisions which authorized the

issuance of such Variable Rate Bonds; provided, however, that if on any date, as a result of such Variable Rate Bonds having borne interest at less than such maximum rate for any period, the total amount of moneys and Investment Obligations on deposit for the payment of interest on such Variable Rate Bonds is in excess of the total amount which would have been required to be deposited on such date in respect of such Variable Rate Bonds in order to fully discharge and satisfy such Bonds and obligations under Letter of Credit Agreement and any Liquidity Agreement pursuant to the provisions of this Section 1201, the District may use the amount of such excess free and clear of any trust, lien, security interest, pledge or assignment securing said Variable Rate Bonds or otherwise existing under this Master Indenture or under any Letter of Credit Agreement or any Liquidity Agreement.

(e) Notwithstanding any of the provisions of this Master Indenture to the contrary, Option Bonds may only be fully discharged and satisfied either pursuant to subsection (a) above or by depositing in the Series Interest Account, the Series Principal Account and the Series Redemption Account, or in such other accounts which are irrevocably pledged to the payment of the Option Bonds, as the District may create and establish by Supplemental Indenture, moneys which together with other moneys lawfully available therefor shall be sufficient at the time of such deposit to pay when due the maximum amount of principal of and redemption price, if any, and interest on such Option Bonds which could become payable to the Owners of such Bonds upon the exercise of any options provided to the Owners of such Bonds; provided however, that if, at the time a deposit is made pursuant to this subsection (e), the options originally exercisable by the Owner of an Option Bond are no longer exercisable, such Bond shall not be considered an Option Bond for purposes of this subsection (e). If any portion of the moneys deposited for the payment of the principal of and redemption price, if any, and interest on Option Bonds is not required for such purpose and is not needed to reimburse an Insurer or an issuer of any Credit Facility or Liquidity Facility, for obligations under any Letter of Credit Agreement or any Liquidity Agreement, the District may use the amount of such excess free and clear of any trust, lien, security interest, pledge or assignment securing such Option Bonds or otherwise existing under this Master Indenture or any Letter of Credit Agreement or Liquidity Agreement.

(f) Anything in this Master Indenture to the contrary notwithstanding, any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any of the Bonds which remain unclaimed for two (2) years after the date when such Bonds have become due and payable, either at their stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for two (2) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bonds became due and payable, shall, at the written request of the District, be repaid by the Trustee or Paying Agent to the District as its absolute property and free from trust, and the Trustee or Paying Agent shall thereupon be released and discharged with respect thereto and the Owners shall look only to the District for the payment of such Bonds; provided, however, that before being required to make any such payment to the District, the Trustee or Paying Agent shall, at the expense of the District, cause to be mailed, postage prepaid, to any Insurer or any issuer of any Credit Facility or Liquidity Facility, and to each registered Owner of Bonds then Outstanding at the address, if any, appearing upon the registry books of the District, a notice that such moneys remain unclaimed and that, after a date named in such notice, which date shall be not less than thirty (30) days after the date of the mailing of such notice, the balance of such moneys then unclaimed shall be returned to the District.

(g) In the event that the principal and Redemption Price, if applicable, and interest due on the Bonds shall be paid by the Insurer pursuant to a municipal bond insurance policy, the assignment and pledge and all covenants, agreements and other obligations of the District to the Owners of such Bonds shall continue to exist and the Insurer shall be subrogated to the rights of such Owners.

(h) Anything in this Master Indenture to the contrary notwithstanding, the provisions of the foregoing subsections (b) through (g) shall apply to the discharge of Bonds of a Series and to the discharge of the lien of any Supplemental Indenture securing such Series of Bonds as though each reference to the "Master Indenture" were a reference to such "Supplemental Indenture" and as though each reference to "Bonds Outstanding" were a reference to the "Bonds of such Series Outstanding."

Section 1202. Moneys Held in Trust. All moneys and obligations held by an escrow or paying agent or trustee pursuant to this Section 1202 shall be held in trust and the principal and interest of said obligations when received, and said moneys, shall be applied to the payment, when due, of the principal, interest and premium, if any, of the Bonds to be paid or to be called for redemption.

MISCELLANEOUS PROVISIONS

Section 1301. Effect of Covenant. All covenants, stipulations, obligations and agreements of the District contained in this Master Indenture shall be deemed to be covenants, stipulations, obligations and agreements of the District and of the Governing Body of the District to the full extent authorized or permitted by law and all such covenants, stipulations, obligations and agreements shall bind or inure to the benefit of the successor or successors thereof from time to time and any officer, board, body or commission to whom or to which any power or duty affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law.

Except as otherwise provided herein, all rights, powers and privileges conferred, and duties and liabilities imposed, upon the District or upon the Governing Body by this Master Indenture shall be exercised or performed by the Governing Body, or by such other officers, board, body or commission as may be required by law to exercise such powers or to perform such duties.

No covenant, stipulation, obligation or agreement herein contained shall be deemed to be a covenant, stipulation, obligation or agreement of any member, agent or employee of the Governing Body in his or her individual capacity, and neither the members of the Governing Body nor any official executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

Section 1302. Manner of Giving Notice to the District and the Trustee. Any notice, demand, direction, consent, request or other communication or instrument authorized or required by this Master Indenture to be given to or filed with the District or the Governing Body or the Trustee shall be provided in writing (provided that any communication sent to the Trustee hereunder must be in the form of a document that is signed manually and shall be deemed to have

been sufficiently given or filed for all purposes of this Master Indenture if and when sent by overnight delivery, certified mail, return receipt requested, or e-mail:

To the District, addressed to:

Hammock Oaks Golf and RV Resort Community Development District c/o
Governmental Management Services – Central Florida, LLC
219 East Livingston Street Orlando, Florida 32801
To the Trustee, addressed to:

U.S. Bank Trust Company, National Association
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, Florida 33309 Attention: Corporate Trust Department

or to such other address as shall be provided to the other party hereto in writing.

Section 1303. Manner of Giving Notice to the Owners. Any notice, demand, direction, request, or other instrument authorized or required by this Master Indenture to be mailed to the Owners shall be deemed to have been sufficiently mailed if mailed by first class mail, postage pre-paid, to the Owners at their addresses as they appear at the time of mailing on the registration books maintained by the Bond Registrar.

Section 1304. Successorship of District Officers. If the offices of Chairman or Secretary shall be abolished or any two or more of such offices shall be merged or consolidated, or in the event of a vacancy in any such office by reason of death, resignation, removal from office or otherwise, or in the event any such officer shall become incapable of performing the duties of his office by reason of sickness, absence from the District or otherwise, all powers conferred and all obligations and duties imposed upon such officer shall be performed by the officer succeeding to the principal functions thereof or by the officer upon whom such powers, obligations and duties shall be imposed by law.

Section 1305. Inconsistent Provisions. All provisions of any resolutions, and parts thereof, which are inconsistent with any of the provisions of this Master Indenture are hereby declared to be inapplicable to this Master Indenture.

Section 1306. Further Acts; Counterparts. The officers and agents of the District are hereby authorized and directed to do all the acts and things required of them by the Bonds and this Master Indenture, for the full, punctual and complete performance of all of the terms, covenants, provisions and agreements contained in the Bonds and this Master Indenture.

This Master Indenture and any Supplemental Indenture may be executed in duplicate counterparts each of which shall constitute one and the same agreement.

Section 1307. Headings Not Part of Indenture. Any headings preceding the texts of the several Articles and Sections hereof and any table of contents, marginal notes or footnotes appended to copies hereof shall be solely for convenience of reference, and shall not constitute a part of this Master Indenture, nor shall they affect its meaning, construction or effect.

Section 1308. Effect of Partial Invalidity. In case any one or more of the provisions of this Master Indenture or of any Bonds shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Master Indenture or of the Bonds, but this Master Indenture and the Bonds shall be construed and enforced as if such illegal or invalid provision had not been contained therein. The Bonds are issued and this Master Indenture is adopted with the intent that the laws of the State of Florida shall govern their construction.

Section 1309. Attorneys' Fees. Any reference herein to the term "attorneys' fees" or "legal fees" or words of like import shall include but not be limited to fees of legal assistants and paralegals and fees incurred in any and all legal proceedings, including any trial or appellate level proceedings, and any sales tax thereon.

Section 1310. Effective Date. This Master Indenture shall be effective as of the date first above-written.

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

_____ _____

By: _____, Secretary By: _____, Board of Supervisors

U.S. BANK NATIONAL ASSOCIATION, as Trustee

ATTEST:

_____ _____

By: _____, _____ By: _____, _____

EXHIBIT A

FORM OF REQUISITION

The undersigned, an Authorized Officer of Hammock Oaks Golf and RV Resort Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of _____ 1, 2025 (the "Master Indenture"), as amended and supplemented by the [ ] Supplemental Indenture from the District to the Trustee, dated as of _____, 2025 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: _____

(B) Name of Payee: _____

(C) Amount Payable: _____

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): ___

_____

_____

(E) Fund or Account and subaccount, if any, from which disbursement to be made:

_____

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the [ ] Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the [ ] Project and each represents a Cost of the [ ] Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid].

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof. The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____, Authorized Officer

CONSULTING ENGINEER'S APPROVAL

FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the [ ] Project and is consistent with: (i) the applicable acquisition or construction contract; (i) the plans and specifications for the portion of the [ ] Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the [ ] Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

_____

CONSULTING ENGINEER

SECTION VII

RESOLUTION 2025-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK OAKS GOLF & RV RESORT COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE LOCATION OF THE PUBLIC HEARING ON THE PROPOSED BUDGETS FOR FISCAL YEARS 2024/2025 AND 2025/2026; AMENDING RESOLUTION 2025-26 TO SET THE PUBLIC HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hammock Oaks Golf & RV Resort Community Development District ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on April 17, 2025, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2025-26 approving the proposed budgets for Fiscal Years 2024/2025 and 2025/2026 and setting public hearings for June 19, 2025, at 11:00 a.m. at the E.C. Rowell Public Library, 2810 CR-478A, Webster, Florida 33597; and

WHEREAS, due to the unavailability of the venue on the date and time set forth in Resolution 2025-26, the District Manager re-set the location of the public hearing to be held at the Bushnell Public Library, 402 N. Florida Street, Bushnell, Florida 33513, at the same date and time as provided in Resolution 2025-26, and caused notice thereof to be provided pursuant to Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMMOCK OAKS GOLF & RV RESORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Resolution 2025-26 is hereby amended to reflect the changed location of the public hearing as declared in Resolution 2025-26.

SECTION 2. The actions of the District Manager in re-scheduling and noticing the public hearing are hereby ratified and approved

SECTION 3. Except as otherwise provided herein, all of the provisions of Resolution 2025-26 continue in full force and effect.

SECTION 3. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 19th day of June 2025.

ATTEST:

HAMMOCK OAKS GOLF & RV RESORT COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
Chairman, Board of Supervisors

SECTION VIII

SECTION A

SECTION 1

ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

Velcon Engineering and Surveying, LLC

April 17, 2025

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
MASTER ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("**CIP**"), and estimated costs of the CIP, for the Hammock Oaks Golf and RV Resort Community Development District (the "**District**" or "**CDD**"). The District plans to design, permit, finance, acquire and/or construct, operate, and maintain all or part of certain infrastructure necessary for community development within the District. The District was established pursuant to Ordinance No. 2025-07 adopted by the Sumter County Board of County Commissioners on March 11, 2025, effective March 17, 2025. The developer is Gulfstream Development Group LLC (the "**Developer**"), who is the current sole owner of lands within the District.

2. GENERAL SITE DESCRIPTION

The District is located entirely within unincorporated Sumter County and covers approximately 162.11 acres of land, more or less. **Exhibit A** is a metes and bounds legal description of the District's boundaries. The District is generally located. A Vicinity Map is included as **Exhibit B**. The project area, and surrounding area, land use and zoning classifications are depicted in **Exhibit C**.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the lands within the District, which are planned for 589 RV pads and supporting amenities. The proposed site plan for the District is attached as **Exhibit D**. The following tables show the planned residential product types and land uses for the District. [Ultimately the pads are anticipated to be individual for sale RV pad units]:

RESIDENTIAL PRODUCT TYPES

Product Type	Total Units
RV Pads w/ Casitas	589
TOTAL	589

LAND USE

Land Use	Estimated Acreage
Lot Development	54
Roads	26
Common Areas / Golf Course	35
Stormwater Ponds	25
Open Space	22.11
TOTAL	162.11 +/-

The CIP infrastructure includes:

Roadway Improvements

The CIP includes subdivision roads within the District and offsite roadway improvements. Generally, all roads will be 2-lane undivided roads. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the Developer and will be owned and maintained by the District. All roads will be designed in accordance with County standards and all roadway improvements financed by the District shall be available for use by the general public.

Stormwater Management System

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipe, control structures and open ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to onsite retention ponds. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, including inlets and storm sewer systems within the right-of-way.

Water and Wastewater Utilities

As part of the CIP, the District intends to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection, and connection to the existing offsite water main. Wastewater improvements for the CIP will include installation of sewer mains within the District and connection to the onsite sewer package plant to be constructed to serve the District. The potable water systems for all phases will be completed by the District and dedicated to the Lake Panasoffkee Water District for operation and maintenance.

Storm Sewer and Sewer Utilities

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipe, control structures and open ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to onsite retention ponds. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, including inlets and storm sewer systems within the right-of-way.

The Sewer Collection Utilities including the onsite package plant will be constructed, maintained, owned and operated by the District in perpetuity. Impact fees and wastewater fees will charged for the operational and repair expenses.

Hardscape, Landscape, and Irrigation

The District will construct and/or install landscaping and hardscaping within District common areas and rights-of-way. The hardscaping will consist of entry features and landscaping as well as privacy walls and

planters. All such landscaping and hardscaping will be owned, maintained, and funded by the District. The District intends to construct an irrigation system for the development that will provide a lower cost alternative to potable water for District landowners. The system will also provide water for the common areas, pond side slopes, etc. Installation, operation, and maintenance of any irrigation system will be the responsibility of the District.

Power Bay

Power Infrastructure shall be coordinated with SECO and installed per this coordination by the District. Maintenance and Supply of this duct bank infrastructure shall be provided by SECO.

Electric Street Lighting

The District intends to lease streetlights through an agreement with SECO in which case the District would fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP. The CIP does however include the incremental cost of undergrounding electrical utility lines within right-of-way utility easements throughout the District. Any lines and transformers located in such areas would be owned by SECO and not paid for by the District as part of the CIP.

Recreational Amenities

In conjunction with the construction of the CIP, the District intends to construct a clubhouse that consists of Facility Management Offices, Golf Course, Restaurant, Meeting Rooms, Locker Room and Aquatic Facilities, including a pool, dog park, pickleball courts and related restroom facilities. These improvements will be funded, owned and maintained by the District. These improvements will be open to the general public subject to a reasonable fee.

The developer may also privately construct and finance a clubhouse building, pool, and other amenity facilities. Any such improvements privately constructed and financed by the Developer will be considered common elements for the exclusive benefit of the District landowners.

Golf Course

The District will construct a regulation size 9 hole golf course within the District and own and operate the same as a public golf course, open to the public subject to reasonable fees and charges. Any such improvements privately constructed and financed by the Developer will be considered common elements for the exclusive benefit of the District landowners.

Professional Services

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

Off-Site Improvements

Offsite improvements will consist of roadway and utility extensions to serve the District. See **Exhibit E** for offsite waterlines and force mains. The following offsite improvements are proposed for construction by the District:

- County Road 470 roadway modifications including deceleration and turn lanes, sidewalk extensions and relocations as well as landscaping requirements and signage.
- Watermain extension from municipal water mains into development.
- Natural Gas Main extensions from municipal owned facilities into development.
- High Speed Fiber and Internet extensions from municipal providers.

As noted, the CIP functions as a system of improvements benefiting all lands within the District.

4. Permitting

[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:

Agency	Permit Description	Permit Status
Southwest Florida Water Mgmt.	ERP / Wetland	Obtained
Florida Dept of Env. Protection	Water / Wastewater / Environmental	Obtained

5. OPINION OF PROBABLE CONSTRUCTION COSTS

The table below presents, among other things, the cost estimate for the CIP. It is our professional opinion that the costs set forth in **Table A** are reasonable and consistent with market pricing. **Exhibit F** contains the proposed layouts of the water distribution system, sanitary sewer system, and stormwater/drainage systems.

Table A:

PROPOSED FACILITIES & ESTIMATED COSTS CHART	
Improvement	Estimated Cost
Power Bay	$1,767,000.00
Electric Street Lighting	$1,300,000.00
Sewer Utilities	$5,000,000.00
Storm Sewer Utilities	$17,987,789.60
Amenities (club house/pool)	$5,000,000.00
Golf Course	$3,500,000.00
Landscape and Irrigation Improvements	$5,000,000.00
Stormwater Improvements	$1,000,000.00
Amenities (dog park/pickleball/restrooms)	$2,000,000.00
Contingency (15%)	$6,383,218.44
TOTAL	**$48,938,008.04**

The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred. Construction of the project is for one phase from 2025 to 2027.

Table B shows which parties will finance, own and operate the various improvements of the CIP:

Table B:

PROPOSED FACILITIES FINANCING/OWNERSHIP/MAINTENANCE CHART		
Improvement	Financing / Construction Entity	Final Owner / Maintenance Entity
Power Bay	CDD	CDD
Electric Street Lighting	CDD	CDD
Sewer Utilities	CDD	CDD
Storm Sewer Utilities	CDD	CDD
Amenities (club house/pool)	CDD	CDD
Golf Course	CDD	CDD
Landscape and Irrigation Improvements	CDD	CDD
Stormwater Improvements	CDD	CDD
Amenities (dog park/pickleball/restrooms)	CDD	CDD

6. CONCLUSION

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 the jurisdiction in which the District is located, 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 issued pursuant to Section 380.06, *Florida Statutes*;

- 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; and

- the assessable property within the District will receive a special benefit from the CIP that is at least equal to the costs of the CIP.

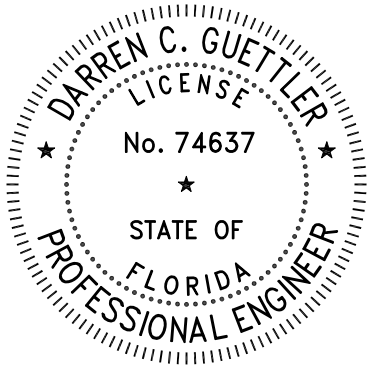
As described above, this report identifies the benefits from the CIP to the lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

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 (either by being part of a system of improvements that is available to the general public or is otherwise available to 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 lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and 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, sanitary sewer, 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.

ELECTRONICALLY SIGNED & SEALED
Darren C. Guettler, State of Florida
Professional Engineer, License No. 74637
This item has been electronically signed and sealed by Darren C. Guettler on the date indicated here using a SHA authentification code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Darren Guettler, P.E. (FL License No.74637)
Date 04-09-2025

EXHIBIT A: Legal Descriptions and Sketch of the District
EXHIBIT B: Vicinity Map
EXHIBIT C: Land Use Map
EXHIBIT D: Proposed Site Plan
EXHIBIT E: Off-Site Waterlines
EXHIBIT F: Proposed Utility and Stormwater System Layout

EXHIBIT A: Legal Descriptions and Sketch of the District

EXHIBIT A:
Legal Description

THAT PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST; AND RUN NORTH 00°15'33" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 1,795.57 FEET TO A POINT THAT IS SOUTH 00°15'33" WEST A DISTANCE OF 855.37 FEET FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 5; THENCE SOUTH 84° 43' 45" EAST, A DISTANCE OF 345.81 FEET, THENCE NORTH 00° 15'33" EAST, A DISTANCE OF 552.09 FEET, THENCE SOUTH 84° 43'25" EAST, A DISTANCE OF 1,207.74 FEET TO A POINT THAT IS NORTH 84° 43' 25" WEST A DISTANCE OF 2,650.38 FEET FROM THE WEST RIGHT-OF-WAY OF C.R. 470, THENCE SOUTH 05° 16'35" WEST, A DISTANCE OF 610.00 FEET, THENCE SOUTH 84° 43'25" EAST, A DISTANCE OF 600.00 FEET; THENCE CONTINUE SOUTH 84° 43' 25" EAST, A DISTANCE OF 695.36 FEET TO THE NORTHWEST CORNER OF MONTGOMERY ACRES PHASE ONE, AS RECORDED IN PLAT BOOK 4, PAGE 115 AND 115-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 05° 16' 35" WEST ALONG THE WEST BOUNDARY OF SAID MONTGOMERY ACRES PHASE ONE AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 657.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PRIVATE AIR STRIP; THENCE SOUTH 87° 54' 58" EAST, ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 1588.07 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,616.10 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 13'22" AN ARC DISTANCE OF 329.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE NORTH 24° 28' 48" WEST A DISTANCE OF 334.87 FEET TO A POINT ON THE SOUTH RIGHT-OF WAY OF C.R. 459; THENCE SOUTH 84° 43' 25" EAST, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 460.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF C.R. 470; THENCE SOUTH 24° 28'48" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 106.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,216.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 28' 00", AN ARC DISTANCE OF 362.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 30° 56' 48" EAST A DISTANCE OF 880.85 FEET; THENCE NORTH 89° 39' 13" WEST A DISTANCE OF 210.00 FEET; THENCE SOUTH 30° 56'48" EAST A DISTANCE OF 210.00 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID SECTION 5; THENCE NORTH 89° 39' 13" WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 5,051.68 FEET TO THE POINT OF BEGINNING.

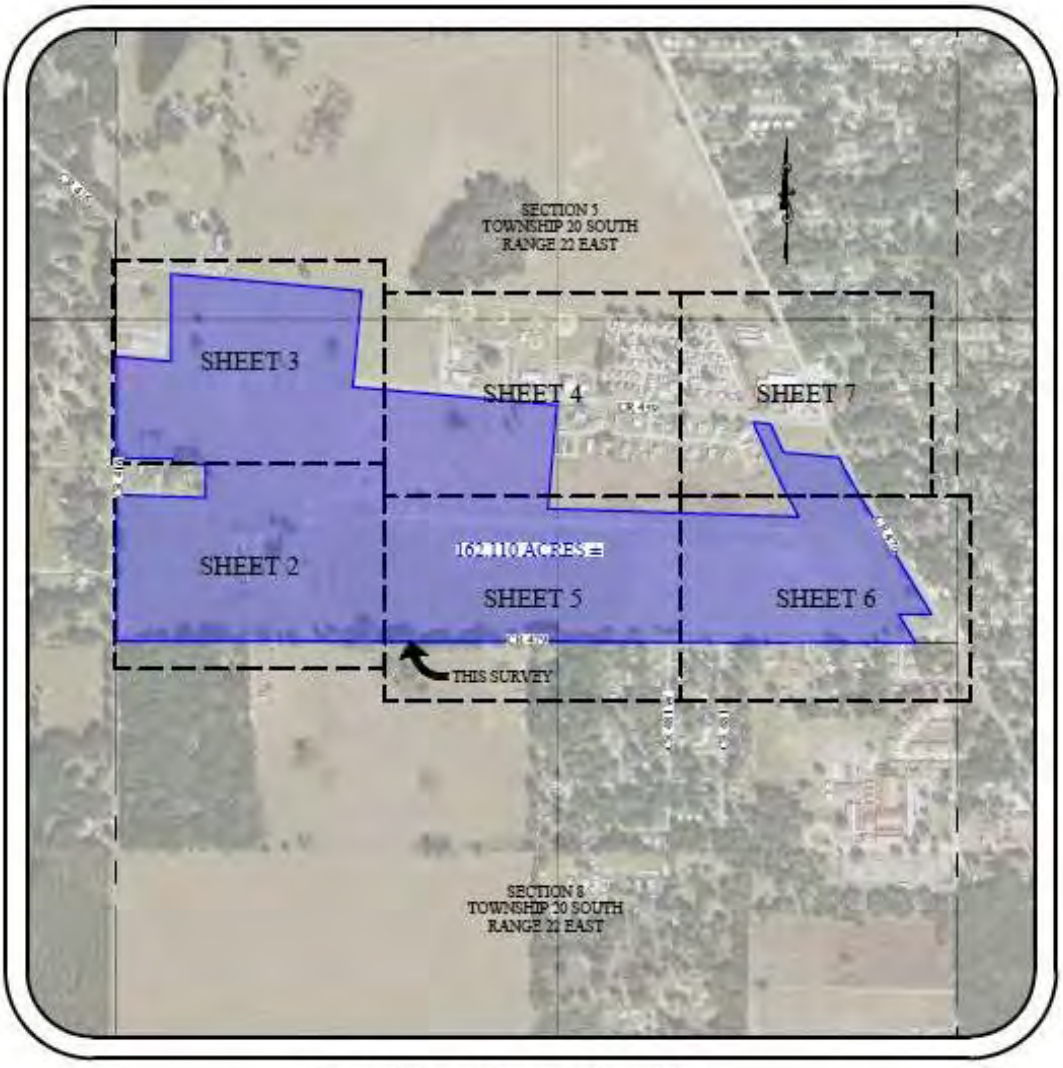
{Legal Description Continues}

LESS: FROM THE SOUTHWEST CORNER OF THE AFORESAID SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, RUN NORTH 00° 15' 33" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 922.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PRIVATE AIR STRIP, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH 87° 54' 58" EAST A DISTANCE OF 563.60 FEET; THENCE NORTH 00° 15' 33" EAST A DISTANCE OF 208.80 FEET; THENCE NORTH 87° 54' 58" WEST A DISTANCE OF 208.80 FEET; THENCE NORTH 00° 15' 33" EAST A DISTANCE OF 30.75 FEET; THENCE NORTH 89° 29' 39" WEST A DISTANCE OF 354.62 FEET TO THE AFORESAID WEST BOUNDARY OF SECTION 5; THENCE SOUTH 00° 15' 33" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 229.78 FEET TO THE POINT OF BEGINNING AND END OF ITS DESCRIPTION.

AND LESS: FROM THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, RUN NORTH 89°39'13" WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 5 A DISTANCE OF 55.38 FEET TO THE WEST RIGHT-OF-WAY OF C.R. 470; THENCE NORTH 30°56'48" WEST ALONG SAID WEST RIGHT-OF-WAY 1090.85 FEET TO THE POINT OF CURVATURE EAST OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3216.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°47'44", AN ARC LENGTH OF 269.18 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: FROM SAID POINT OF BEGINNING, CONTINUE NORTHWESTERLY ALONG THE AFORESAID CURVE THROUGH A CENTRAL ANGLE OF 01°40'16", AN ARC LENGTH OF 93.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°28'48" WEST ALONG SAID RIGHT-OF-WAY 106.20 FEET TO THE SOUTH BOUNDARY OF A 60.00 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 205, PAGE 140; THENCE NORTH 84°43'25" WEST ALONG SAID SOUTH BOUNDARY 350.00 FEET; THENCE SOUTH 24°28'48" EAST AND PARALLEL WITH SAID RIGHT-OF-WAY 199.21 FEET; THENCE SOUTH 84°43'25" EAST 351.58 FEET TO THE POINT OF BEGINNING.

The above described lands contains 162.110 acres, more or less.

{End of Legal Description}



LOCATION MAP & KEY SHEET:

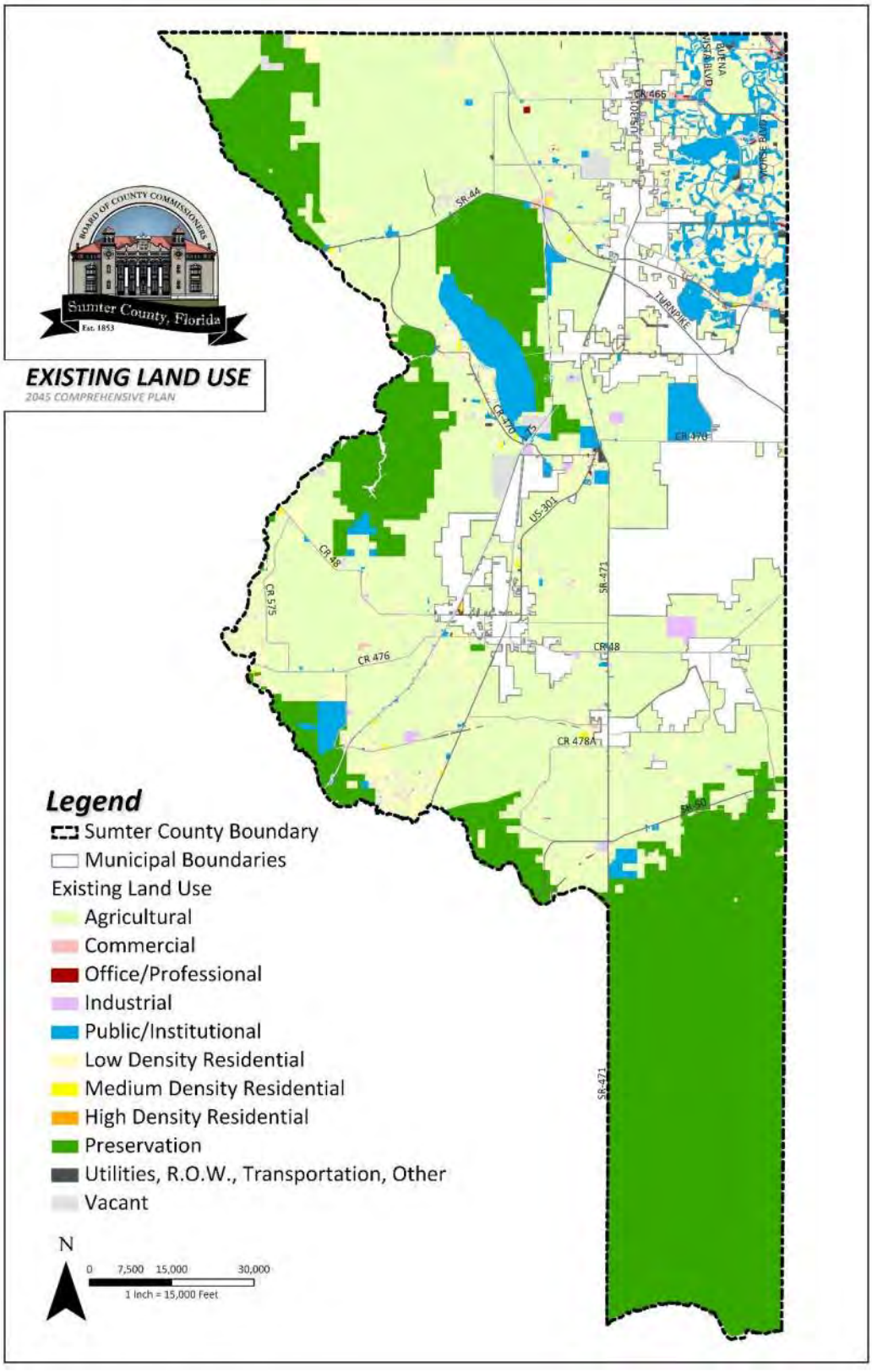
(NOT TO SCALE)

EXHIBIT B: Vicinity Map

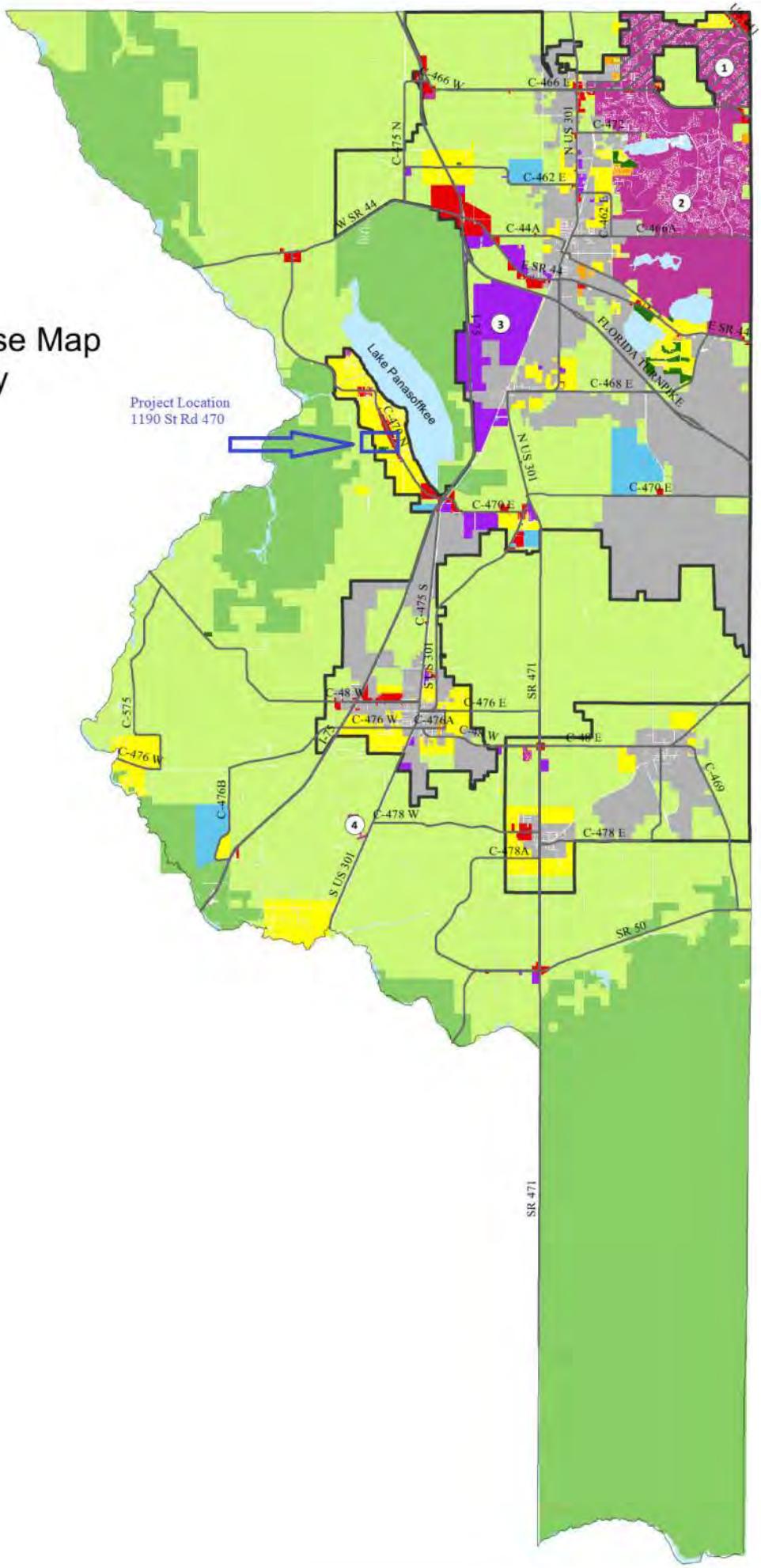
PROJECT
LOCATION
COUNTY ROAD 479

EXHIBIT C: Land Use Map

Map 1-1 – Existing Land Use Unincorporated Sumter County



2035 Future Land Use Map
Sumter County
Map 1-1



Legend

- Major Roads
- Urban Development Boundary
- Overlay Subject to Policy Restrictions

Designation/Allowable Densities

- Agricultural (AGR); 1 unit/10 acres
- Rural Residential (RR); 1 to 2 units/acre
- Urban Residential (UR); 4 to 6 units/acre
- Commercial (COM)
- Industrial (IND)
- Public, Institutional (PI)
- Conservation (CON)
- Recreation (REC)
- Municipal Jurisdiction (MUN)
- Mixed Use (MU)
- Water Features

OVERLAYS SUBJECT TO POLICY RESTRICTIONS
1 Tri-County Villages DRI (policy 1.3.1U)
2 Villages of Sumter County DRI (Policy 1.3.2U)
3 Monarch Ranch (Policy 1.1.5U)
4 Southern Villas RV Resort (Policy 1.1.6U)

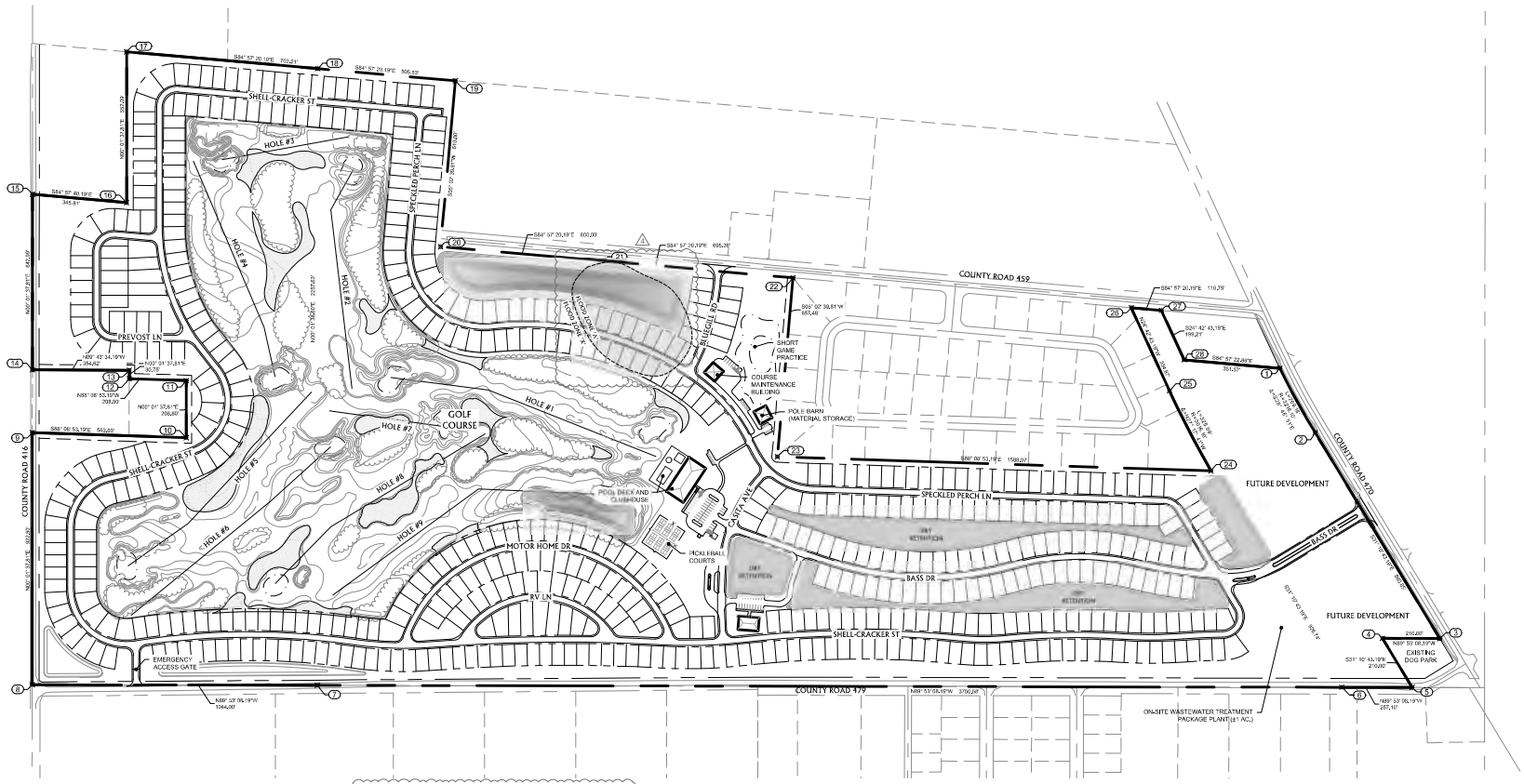
Sumter County BOCC
Geographic Information System
(352) 569-6732 or 689-4479

This map product was prepared from a Geographic Information System established by the Sumter County GIS Office. The Sumter County GIS Office, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The Sumter County GIS Office, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PATICULAR PURPOSE EXPRESSED OF IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map product should be obtained by any user of this map.

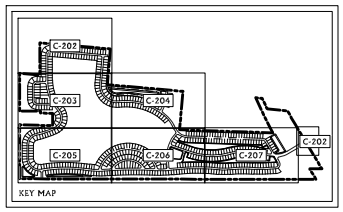
Revised June 15, 2016

EXHIBIT D: Proposed Site Plan



GENERAL SITE NOTES

1. ALL DISTURBED AREAS IN THE COUNTY RIGHTS-OF-WAY SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.
2. ALL IMPROVEMENTS SHOWN ON THE CONSTRUCITON PLANS SHALL TO BE BUILT WITH THIS PROJECT AS PART OF THE ASSOCIATED PHASING (IF APPLICABLE).
3. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING RESIDENTIAL PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.
4. MONUMENT SIGNS SHALL BE DESIGN AND PERMITTED UNDER SEPARATE PERMIT. THEY SHALL ADHERE TO ALL SUMTER COUNTY LAND DEVELOPMENT REGULATIONS.
5. SOLID WASTE AND RECYCLING WILL BE COLLECTED INTERNALLY IN DESIGNATED AREAS FOR CENTRAL PICKUP.
6. ELECTRONIC GATES SHALL BE EQUIPPED WITH "CLICK2ENTER"; MANUAL GATES SHALL HAVE A KNOX PADLOCK.
7. THE SUMTER COUNTY PUBLIC WORKS CONSTRUCTION DIVISION (352- 689-4400) SHALL BE CONTACTED AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION OF DRIVEWAY INSTALLATIONS.



PROJECT INFORMATION

SITE AREA (TOTAL)	7,061,510 SF	(162.11 AC)	100.00%
SITE AREA (RV SITE)	6,560,864 SF	(150.39 AC)	92.77%
FUTURE COMMERCIAL AREA (NORTH)	306,700 SF	(7.04 AC)	4.34%
FUTURE COMMERCIAL AREA (SOUTH)	203,946 SF	(4.68 AC)	2.89%
BUILDINGS	20,000 SF	(0.46 AC)	0.28%
CONCRETE AREA (NON-RV SITE)	25,238 SF	(0.58 AC)	0.36%
CONCRETE AREA (RV SITE)	736,250 SF	(10.43 AC)	10.90%
ASPHALT AREA	429,628 SF	(9.86 AC)	6.08%
WET POND (TOTAL)	117,685 SF	(2.70 AC)	1.67%
TOTAL IMPERVIOUS AREA	1,328,798 SF	(10.27 AC)	18.82%
TOTAL PERVIOUS AREA	5,222,966 SF	(140.12 AC)	73.95%

*NO CONTEMPLATIONS ARE PROVIDED FOR IMPERVIOUS AREA WITHIN THE FUTURE COMMERCIAL AREAS.

PROJECT UNITS	589 UNITS
PROJECT DENSITY (RV SITE ACREAGE)	3.92 UNITS PER ACRE
PROJECT DENSITY (TOTAL ACREAGE)	3.63 UNITS PER ACRE

PROJECT WAS REZONED TO RVPUD AS PART OF PERMIT R2022-0003.

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS	NONE
TOTAL PROPOSED BUILDINGS	(1) CLUBHOUSE (1) MAINTENANCE FACILITY (1) PAVILION (1) POLE BARN / MATERIAL STORAGE
MAX. BUILDING HEIGHT ALLOWED	35'
MAX. BUILDING HEIGHT PROPOSED	
CLUBHOUSE	35'
MAINTENANCE FACILITY	20'
PAVILION	20'

BUILDING SETBACKS

	REQ'D	PROVIDED
FRONT	15'	15.0' (FROM EOP)
REAR	5'	25.0'
SIDE	5'	10.0'

SITE AMENITIES

AMENITY	QTY/NOTES
SWIMMING POOL	INCLUDED
GOLF COURSE	INCLUDED
CLUBHOUSE	INCLUDED

OPEN SPACE

SITE AREA (TOTAL)	7,061,510 SF	(162.11 AC)	100.00%
OPEN SPACE			
REQUIRED (25%)	1,765,378 SF	(40.53 AC)	25.00%
PROPOSED*	2,013,710 SF	(46.23 AC)	28.52%

*THE PROPOSED OPEN SPACE AREA INCLUDES THE GOLF COURSE LESS THE WET DETENTION POND AREA AT THE SEASONAL HIGH WATER LEVEL.

POINT TABLE

POINT NUMBER	DESCRIPTION	NORTHING	EASTING
1	PROPERTY CORNER	1614129.3273	616782.5359
2	PROPERTY CORNER	1613893.4652	616912.0997
3	PROPERTY CORNER	1613139.8477	617368.1232
4	PROPERTY CORNER	1613140.2670	617158.1236
5	PROPERTY CORNER	1612960.6003	617266.8422
6	PROPERTY CORNER	1612961.1136	617009.7460
7	PROPERTY CORNER	1612968.6016	613259.1779
8	PROPERTY CORNER	1612970.6860	612215.1800
9	PROPERTY CORNER	1613893.4659	612215.6176
10	PROPERTY CORNER	1613875.2726	612779.9232
11	PROPERTY CORNER	1614084.0726	612779.0222
12	PROPERTY CORNER	1614090.8202	612570.3313
13	PROPERTY CORNER	1614121.5702	612570.3459
14	PROPERTY CORNER	1614123.2650	612215.7298
15	PROPERTY CORNER	1614766.2508	612216.0313
16	PROPERTY CORNER	1614735.8930	612560.5050
17	PROPERTY CORNER	1615287.8729	612560.7698
18	PROPERTY CORNER	1615226.2293	613260.2571
19	PROPERTY CORNER	1615181.7793	613763.8291
20	PROPERTY CORNER	1614574.7419	613710.1933
21	PROPERTY CORNER	1614521.3864	614307.8694
22	PROPERTY CORNER	1614460.2441	615000.5362
23	PROPERTY CORNER	1613850.2166	614942.7256
24	PROPERTY CORNER	1613753.9905	616529.9862
25	PROPERTY CORNER	1614046.7373	616378.7169
26	PROPERTY CORNER	1614350.9402	616238.7221
27	PROPERTY CORNER	1614341.2022	616349.0431
28	PROPERTY CORNER	1614160.2357	616432.3243

SITE INFORMATION

OWNER/APPLICANT
MICHAEL H. MOSLER, SR.
LIVA DEVELOPMENT, LLC
P.O. BOX 370
EUSTIS, FLORIDA 32727
PHONE: (772) 332-8140

ENGINEER
MBV ENGINEERING, INC.
1250 W.EAU GALLIE BLVD, UNIT H
MELBOURNE, FL 32935
PHONE: (321) 253-1510

SURVEYOR
BSM & ASSOCIATES
80 SE 21ST LANE
OKEECHOBEE, FL 34974
PHONE: (863) 484-3324

SITE ADDRESS
UNASSIGNED
LAKE PANASOFFKEE, FLORIDA 33538

FUTURE LAND USE
MIXED USE (PER CASE CP-24-00759)

ZONING
RV-PUD AND CL

TAX PARCEL I.D. NUMBER(S)
J05-098
J05-125

WASTEWATER SOURCE
ON-SITE WASTEWATER TREATMENT FACILITY

POTABLE WATER SOURCE
LAKE PANASOFFKEE WATER ASSOCIATION

PROJECT DENSITY
589 RV PADS / 158.95 ACRES = 3.71 UNITS PER ACRE

ENVIRONMENTAL IMPACTS
THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 0.63 ACRES OF FRESHWATER POND. THE SURFACE WATER WILL NOT BE IMPACTED AS THE EXISTING POND WILL REMAIN AND BE EXPANDED TO APPROXIMATELY 2.06 ACRES AT THE NORMAL WATER LEVEL.

FLOOD ZONE
A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A" PER F.I.R.M. PANEL 12119 C 0119 D, DATED SEPTEMBER 27, 2013, THE REMAINDER OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X".

THE SITE IMPROVEMENTS INCLUDE FILLING ABOVE THE FLOODPLAIN ELEVATION. ALL STRUCTURES, ABOVE GROUND UTILITIES FEATURES, PARKING, DRIVEWAYS, SIDEWALKS, AND AMENITIES WILL BE CONSTRUCTED ABOVE THE FLOODPLAIN ELEVATION AND A F.I.R.M. FLOODPLAIN MAP REVISION WILL BE CREATED VIA A CONDITION LETTER OF MAP REVISION.

REVISIONS	DATE
1. SWFWMD COMMENTS	06/06/2024
2. SUMTER COUNTY COMMENTS	06/23/2024
3. SWFWMD COMMENTS	10/29/2024
4. SUMTER COUNTY COMMENTS	11/04/2024
5.	
6.	
7.	
8.	

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 11/7/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURFACE WATER • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD., SUITE H, MELBOURNE, FLORIDA 32935
P: 321-253-1510 E: INFO@MBVENGINEERING.COM
CERTIFICATE OF AUTHORIZATION #30011
KEITH TRASHER, P.E. - PATRICK TRASHER, P.E. - ALEX WITT, EIT - TYLER HOWARD

OVERALL SITE PLAN

LAKE PANASOFFKEE RV PARK

SUMTER COUNTY, FLORIDA

DAVID W. BASSFORD, P.E. LICENSE No. 82267 STATE OF FLORIDA PROFESSIONAL ENGINEER

DAVID W. BASSFORD, P.E. #82267 — DATE 11/7/2024

C-201

SHEET

20-0411

PERMITTING SET

EXHIBIT E: Off-Site Waterlines

BOUNDARY & TOPOGRAPHIC SURVEY

MATCH LINE SHEET 3

GRAPHIC SCALE

0 — 60 — 120 Feet

1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

MATCH LINE SHEET 5

BOUNDARY & TOPOGRAPHIC SURVEY 1846 CCOUNTY ROAD 479 LAKE PANASOFFKEE ,FLORIDA 33538	CAD G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\				
	REF G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\MGO1				
	FLD HW, DF	FB./PG. RJ #1/20-22	12/5/24	TITLE COMMITMENT UPDATE	BHM
	OFF BHM	DATE 03/31/22	11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III
	CKD REB	SHEET 2 OF 7	DWG 22-106 SURVEY	DATE:	REVISIONS: BY:

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\22-106 SURVEY.dwg 2 Dec 06, 2024;

BOUNDARY & TOPOGRAPHIC SURVEY

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

GRAPHIC SCALE

0 60 120 Feet

1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

CAD G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\					
REF G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\MGO1					
FLD HW, DF	FB./PG. RJ #1/20-22		12/5/24	TITLE COMMITMENT UPDATE	BHM
OFF BHM		DATE 03/31/22	11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III
CKD REB	SHEET 3 OF 7	DWG 22-106 SURVEY	DATE:	REVISIONS:	BY:

BOUNDARY & TOPOGRAPHIC SURVEY
1846 CCOUNTY ROAD 479
LAKE PANASOFFKEE ,FLORIDA 33538

BSM &ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\22-106 SURVEY.dwg 3 Dec 06, 2024

BOUNDARY & TOPOGRAPHIC SURVEY

MATCH LINE SHEET 3

MATCH LINE SHEET 5

MATCH LINE SHEET 7

S84°57'20"E 2650.38' (C) TO R/W LINE
S84°43'25"W (D)

EXCEPTION #7
60.00' R/W
PER O.R.B. 130, PG. 593

EXCEPTION #8
POWER EASEMENT FOR
SUMTER ELECTRIC COOPERATIVE, INC.
PER O.R.B. 213, PG. 116
(EASEMENT WIDTH UNKNOWN
(LYING EASTERLY OF E 1/4 OF THES 1/2 OF THEN 1/2 OF O.R.B. 213, PG. 116)

EXCEPTION #9
20.00' SUMTER ELECTRIC
COOPERATIVE EASEMENT
PER O.R.B. 227, PG. 33
& O.R.B. 228, PG. 600

PARCEL ID# 105-096
O.R.B. 847, PG. 120

PARCEL ID# 105-097
O.R.B. 2459, PG. 746

PARCEL ID# 105-095
O.R.B. 1582, PG. 542

S84°57'20"E 695.36' (C)
S84°43'25"W (D)

S84°57'20"E, 600.00' (C)
S84°43'25"W (D)

51.0' 30.00' R/W
PER DEED

30.00' R/W
PER DEED

C/L CR 459

EDGE OF PAVEMENT

BARBED WIRE FENCE

TOP OF BANK

OHU

CATTLE POND AREA
1.860 ACRES ±

POND

TOE OF SLOPE

100.0' BSW

OSW1 GND. ELEV. = 47.1'
OSW2 GND. ELEV. = 46.6'
OSW3 GND. ELEV. = 46.0'
OSW4 GND. ELEV. = 47.1'
OSW5 GND. ELEV. = 47.1'
OSW6 GND. ELEV. = 46.2'
OSW7 GND. ELEV. = 46.4'
OSW8 GND. ELEV. = 46.5'

PARCEL ID# 105-4037, PG. 93
O.R.B. 4037, PG. 93

162.110 TOTAL ACRES ±
(VACANT)

NW CORNER OF P.B. 4, PG. 115
FND 4"X4" CONCRETE MONUMENT W/
RAILROAD SPIKE
NO IDENTIFICATION
N: 1614460.08
E: 615000.65

NW CORNER OF P.B. 19, PG. 37
FND 4"X4" CONCRETE MONUMENT W/
NAIL & DISK
STAMPED "PSM 3522"
N: 1614132.58
E: 614971.72

S05°02'40"W 657.48' (C)
S05°16'35"W (D)

EXCEPTION #6
2.6' WEST, 0.4' SOUTH
OF PROPERTY CORNER

PARCEL ID# 105-H001 LOT 1 P.B. 4, PG. 115
PARCEL ID# 105-H002 LOT 2 P.B. 4, PG. 115
PARCEL ID# 105-H003 LOT 3 P.B. 4, PG. 115
PARCEL ID# 105-H004 LOT 4 P.B. 4, PG. 115
PARCEL ID# 105-H005 LOT 5 P.B. 4, PG. 115
PARCEL ID# 105-H006 LOT 6 P.B. 4, PG. 115
PARCEL ID# 105-H007 LOT 7 P.B. 4, PG. 115
PARCEL ID# 105-H008 LOT 8 P.B. 4, PG. 115
PARCEL ID# 105-H009 LOT 9 P.B. 4, PG. 115
PARCEL ID# 105-H010 LOT 10 P.B. 4, PG. 115
PARCEL ID# 105-H011 LOT 11 P.B. 4, PG. 115
PARCEL ID# 105-H012 LOT 12 P.B. 4, PG. 115
PARCEL ID# 105-H022 LOT 22 P.B. 4, PG. 115

PARCEL ID# 105-3033 LOT 33 P.B. 19, PG. 37
PARCEL ID# 105-3034 LOT 34 P.B. 19, PG. 37
PARCEL ID# 105-3032 LOT 32 P.B. 19, PG. 37
PARCEL ID# 105-3031 LOT 31 P.B. 19, PG. 37
PARCEL ID# 105-3030 LOT 30 P.B. 19, PG. 37
PARCEL ID# 105-3029 LOT 29 P.B. 19, PG. 37
PARCEL ID# 105-3028 LOT 28 P.B. 19, PG. 37
PARCEL ID# 105-3027 LOT 27 P.B. 19, PG. 37
PARCEL ID# 105-3026 LOT 26 P.B. 19, PG. 37

C/L NW 12TH LANE

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

GRAPHIC SCALE
0 60 120 Feet
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

BOUNDARY & TOPOGRAPHIC SURVEY
1846 CCOUNTY ROAD 479
LAKE PANASOFFKEE ,FLORIDA 33538

CAD G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\					
REF G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\MGO1					
FLD HW, DF	FB./PG. RJ #1/20-22		12/5/24	TITLE COMMITMENT UPDATE	BHM
OFF BHM		DATE 03/31/22	11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III
CKD REB	SHEET 4 OF 7	DWG 22-106 SURVEY	DATE:	REVISIONS:	BY:

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

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BOUNDARY & TOPOGRAPHIC SURVEY

1846 CCOUNTY ROAD 479

LAKE PANASOFFKEE ,FLORIDA 33538

BOUNDARY & TOPOGRAPHIC SURVEY

CAD	G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING		
REF	G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\A01		
FLD HW: DF	FB: PG: RJ #1/20-22		
OFF BHM		DATE 03/31/22	
CKD REB	SHEET 5 OF 7	DWG 22-106 SURVEY	
DATE:	REVISIONS:	BY:	
11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III	
12/5/24	TITLE COMMITMENT UPDATE	BHM	

B.S.M. & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
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LB 8155

BOUNDARY & TOPOGRAPHIC SURVEY

MATCH LINE SHEET 7

MATCH LINE SHEET 5

PARCEL ID# J05-J038 LOT 38 P.B. 19, PG. 37

PARCEL ID# J05-J039 LOT 39 P.B. 19, PG. 37

PARCEL ID# J05-J040 LOT 40 P.B. 19, PG. 37

PARCEL ID# J05-J041 LOT 41 P.B. 19, PG. 37

DRAINAGE RETENTION AREA LOT 36 P.B. 19, PG. 37

R=3616.10'
Δ=5°13'22"
L=329.62'

S88°08'53"E 1588.07' (C)
S87°54'58"E (D)

BARBED WIRE FENCE

FENCE CORNER 4.7 EAST, 20.4' SOUTH OF PROPERTY CORNER

SET 1/2" IRON ROD & CAP STAMPED "BSM LB 8155" N:1613753.99 E:616529.97

PARCEL ID# J05-098 O.R.B. 4037, PG. 93

162.110 TOTAL ACRES ± (VACANT)

33.00' R/W PER DEED

CONCRETE SIDEWALK

EDGE OF PAVEMENT

C/L CR 470

S11°10'43"E 880.85' (C)
S00°59'48"E (D)

S11°10'43"W 1000.15' (C)
S00°59'48"W (D)

FND 4"X4" CONCRETE MONUMENT W/ RAILROAD SPIKE NO IDENTIFICATION
N: 1613140.33
E: 617157.93
ELEV: 48.85

SET 1/2" IRON ROD & CAP STAMPED "BSM LB 8155"
N: 1613138.83
E: 617368.14

FENCE CORNER 10.2' WEST OF PROPERTY CORNER

CHAIN LINK FENCE

FENCE CORNER 0.9' EAST OF PROPERTY CORNER

N89°53'08"W 210.00' (C)
N89°39'13"W (D)

PARCEL ID# J05-041 O.R.B. 453, PG. 682

S11°10'43"E 210.00' (C)
S00°06'48"E (D)

33.00' R/W BY MAINT. & OCCUPATION

EDGE OF PAVEMENT

R/W LINE

FENCE CORNER ON PROPERTY LINE

SOUTH LINE OF SECTION 5

C/L CR 479

N89°53'08"W 5051.67' (C)
N89°39'13"W (D)

N89°53'08"W 55.38' (C)
N89°39'13"W (D)

FND NAIL & DISK STAMPED "PCP PSM-3522"
N: 1612960.36
E: 617266.67

P.O.C. (LESS & EXCEPT 2)
SE CORNER OF SECTION 5 TOWNSHIP 20 SOUTH, RANGE 22 EAST
N: 1612960.07
E: 617532.22

EAST LINE OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST

PARCEL ID# J08-B021 LOT 1, BLOCK B P.B. 3, PG. 45

PARCEL ID# J08-A012 LOT 1, BLOCK 2 P.B. 3, PG. 21

PARCEL ID# J08-A001 LOT 1, BLOCK 1 P.B. 3, PG. 21

PARCEL ID# J08-A002 LOT 2, BLOCK 1 P.B. 3, PG. 21

PARCEL ID# J08-B022 LOT 2, BLOCK B P.B. 3, PG. 45

PARCEL ID# J08-A013 LOT 2, BLOCK 2 P.B. 3, PG. 21

C/L CR 481 (80.00' R/W)

PARCEL ID# J08-029 O.R.B. 3987, PG. 622

PARCEL ID# J08-003 O.R.B. 4080, PG. 109

PARCEL ID# J08-012 O.R.B. 679, PG. 382

PARCEL ID# J08-C001 LOT 1 P.B. 4, PG. 10

PARCEL ID# J08-C002 LOT 2 P.B. 4, PG. 10

PARCEL ID# J08-048 O.R.B. 660, PG. 557

PARCEL ID# J08-001 O.R.B. 3546, PG. 489

GRAPHIC SCALE

0 60 120 Feet

1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

BSM & ASSOCIATES
LAND SURVEYING SERVICES
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ricky.barnes@bsmsurvey.com
863.484.8324
LB 8155

12/5/24	TITLE COMMITMENT UPDATE	BHM
11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III
DATE:	REVISIONS:	BY:

CAD G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\
REF G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\MG01

FLD HW, DF | FB./PG. RJ #1/20-22 | DATE 05/31/22 | DWG'22-106 SURVEY
OFF BHM | CKD REB | SHEET 6 OF 7

BOUNDARY & TOPOGRAPHIC SURVEY
1846 CCOUNTY ROAD 479
LAKE PANASOFFKEE ,FLORIDA 33538

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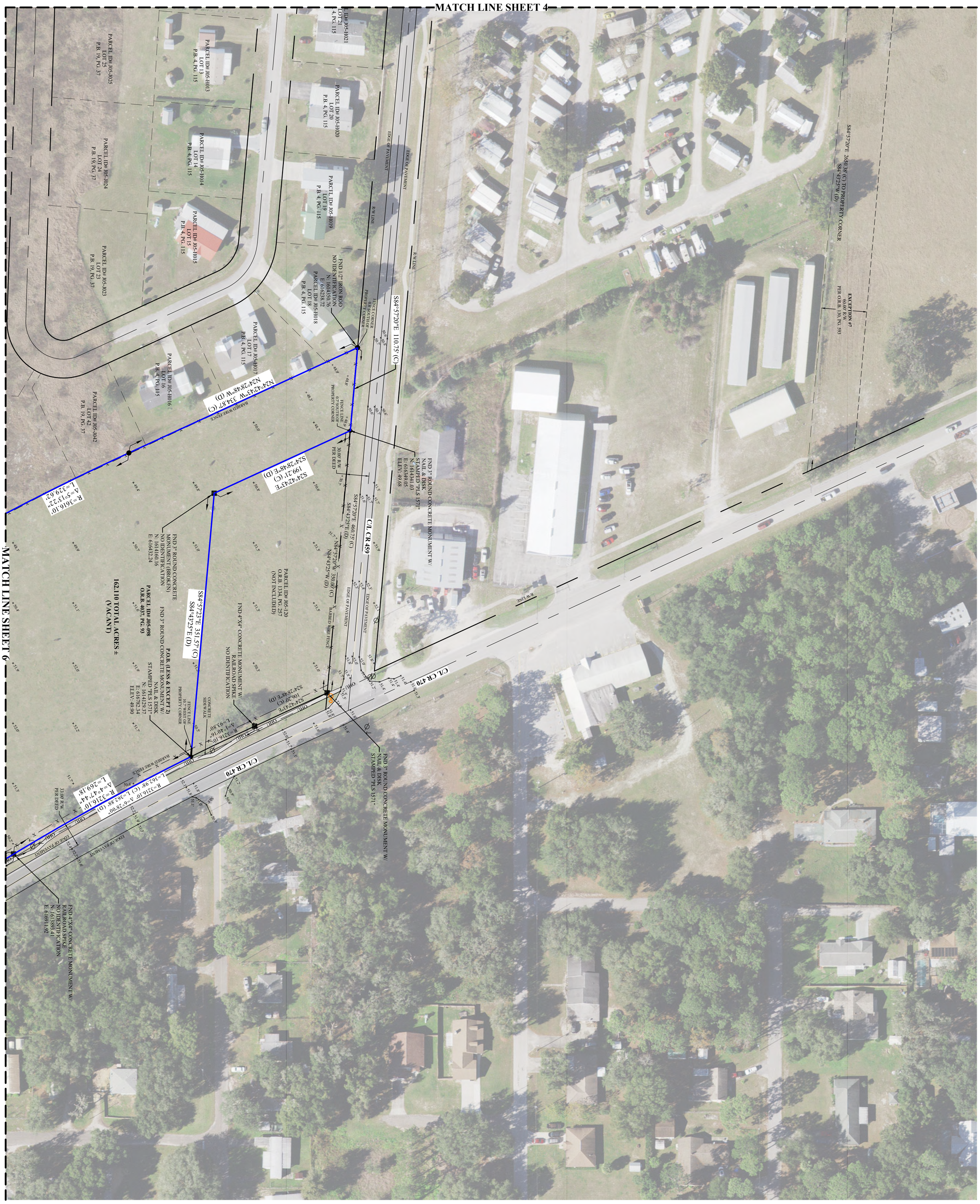
BOUNDARY & TOPOGRAPHIC SURVEY



ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

GRAPHIC SCALE

0 60 120 Feet

1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

BOUNDARY & TOPOGRAPHIC SURVEY 1846 CCOUNTY ROAD 479 LAKE PANASOFFKEE ,FLORIDA 33538	CAD G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\				
	REF G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\MGO1				
	FLD HW, DF	FB./PG. RJ #1/20-22	12/5/24	TITLE COMMITMENT UPDATE	BHM
	OFF BHM	DATE 03/31/22	11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III
	CKD REB	SHEET 7 OF 7	DWG 22-106 SURVEY	DATE:	REVISIONS: BY:

BSM & ASSOCIATES
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863.484.8324 LB 8155

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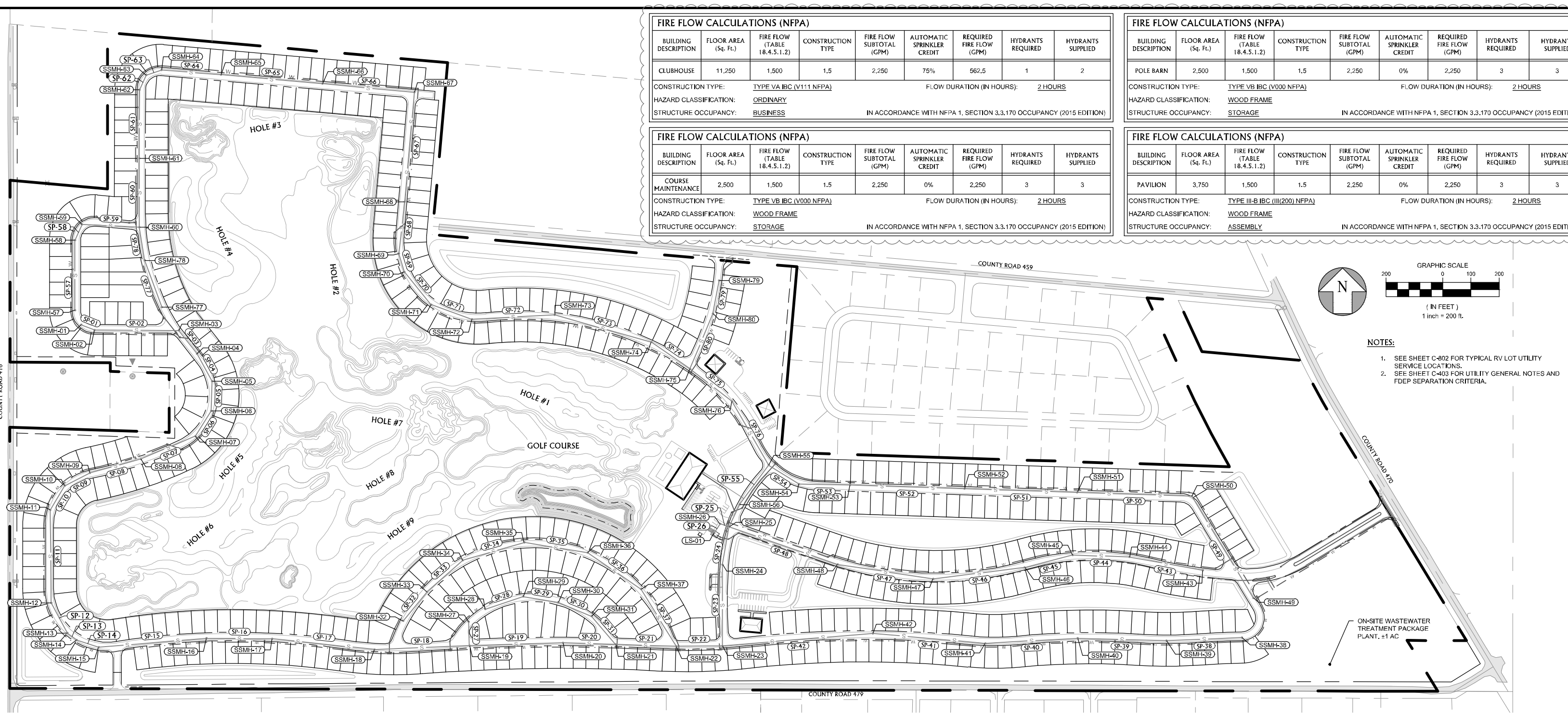
EXHIBIT F: Proposed Utility and Stormwater System Layout



FIRE FLOW CALCULATIONS (NFPA)

BUILDING DESCRIPTION	FLOOR AREA (Sq. Ft.)	FIRE FLOW (TABLE 18.4.5.1.2)	CONSTRUCTION TYPE	FIRE FLOW SUBTOTAL (GPM)	AUTOMATIC SPRINKLER CREDIT	REQUIRED FIRE FLOW (GPM)	HYDRANTS REQUIRED	HYDRANTS SUPPLIED
CLUBHOUSE	11,250	1,500	1.5	2,250	75%	562.5	1	2

CONSTRUCTION TYPE: TYPE VA IBC (V111 NFPA) FLOW DURATION (IN HOURS): 2 HOURS
HAZARD CLASSIFICATION: ORDINARY
STRUCTURE OCCUPANCY: BUSINESS IN ACCORDANCE WITH NFPA 1, SECTION 3.3.170 OCCUPANCY (2015 EDITION)

FIRE FLOW CALCULATIONS (NFPA)

BUILDING DESCRIPTION	FLOOR AREA (Sq. Ft.)	FIRE FLOW (TABLE 18.4.5.1.2)	CONSTRUCTION TYPE	FIRE FLOW SUBTOTAL (GPM)	AUTOMATIC SPRINKLER CREDIT	REQUIRED FIRE FLOW (GPM)	HYDRANTS REQUIRED	HYDRANTS SUPPLIED
POLE BARN	2,500	1,500	1.5	2,250	0%	2,250	3	3

CONSTRUCTION TYPE: TYPE VB IBC (V000 NFPA) FLOW DURATION (IN HOURS): 2 HOURS
HAZARD CLASSIFICATION: WOOD FRAME
STRUCTURE OCCUPANCY: STORAGE IN ACCORDANCE WITH NFPA 1, SECTION 3.3.170 OCCUPANCY (2015 EDITION)

FIRE FLOW CALCULATIONS (NFPA)

BUILDING DESCRIPTION	FLOOR AREA (Sq. Ft.)	FIRE FLOW (TABLE 18.4.5.1.2)	CONSTRUCTION TYPE	FIRE FLOW SUBTOTAL (GPM)	AUTOMATIC SPRINKLER CREDIT	REQUIRED FIRE FLOW (GPM)	HYDRANTS REQUIRED	HYDRANTS SUPPLIED
COURSE MAINTENANCE	2,500	1,500	1.5	2,250	0%	2,250	3	3

CONSTRUCTION TYPE: TYPE VB IBC (V000 NFPA) FLOW DURATION (IN HOURS): 2 HOURS
HAZARD CLASSIFICATION: WOOD FRAME
STRUCTURE OCCUPANCY: STORAGE IN ACCORDANCE WITH NFPA 1, SECTION 3.3.170 OCCUPANCY (2015 EDITION)

FIRE FLOW CALCULATIONS (NFPA)

BUILDING DESCRIPTION	FLOOR AREA (Sq. Ft.)	FIRE FLOW (TABLE 18.4.5.1.2)	CONSTRUCTION TYPE	FIRE FLOW SUBTOTAL (GPM)	AUTOMATIC SPRINKLER CREDIT	REQUIRED FIRE FLOW (GPM)	HYDRANTS REQUIRED	HYDRANTS SUPPLIED
PAVILION	3,750	1,500	1.5	2,250	0%	2,250	3	3

CONSTRUCTION TYPE: TYPE III-B IBC (III(200) NFPA) FLOW DURATION (IN HOURS): 2 HOURS
HAZARD CLASSIFICATION: WOOD FRAME
STRUCTURE OCCUPANCY: ASSEMBLY IN ACCORDANCE WITH NFPA 1, SECTION 3.3.170 OCCUPANCY (2015 EDITION)

NOTES:

1. SEE SHEET C-802 FOR TYPICAL RV LOT UTILITY SERVICE LOCATIONS.
2. SEE SHEET C-403 FOR UTILITY GENERAL NOTES AND FDEP SEPARATION CRITERIA.

SANITARY SEWER STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
LS-01	LIFT STATION	RIM: 53.15 [SP-26] NE INV: 28.59 (8")	N: 1613519.626011 E: 614706.756132
SSMH-01	4' DIA. SSMH	RIM: 52.27 [SP-01] E INV: 48.50 (8")	N: 1614255.879435 E: 612467.816298
SSMH-02	4' DIA. SSMH	RIM: 52.51 [SP-01] W INV: 48.27 (8") [SP-02] E INV: 48.17 (8")	N: 1614236.833701 E: 612515.479081
SSMH-03	4' DIA. SSMH	RIM: 51.15 [SP-02] W INV: 47.10 (8") [SP-03] SE INV: 47.00 (8")	N: 1614235.412825 E: 612812.772006
SSMH-04	4' DIA. SSMH	RIM: 51.67 [SP-03] NW INV: 46.63 (8") [SP-04] SE INV: 46.53 (8")	N: 1614153.367876 E: 612877.059541
SSMH-05	4' DIA. SSMH	RIM: 52.22 [SP-04] NW INV: 46.13 (8") [SP-05] S INV: 46.03 (8")	N: 1614055.794576 E: 612930.490736
SSMH-06	4' DIA. SSMH	RIM: 52.74 [SP-05] N INV: 45.65 (8") [SP-06] SW INV: 45.55 (8")	N: 1613950.940907 E: 612927.374959
SSMH-07	4' DIA. SSMH	RIM: 52.60 [SP-06] NE INV: 45.17 (8") [SP-07] SW INV: 45.07 (8")	N: 1613862.086886 E: 612871.616883
SSMH-08	4' DIA. SSMH	RIM: 51.55 [SP-07] NE INV: 44.32 (8") [SP-08] W INV: 44.22 (8")	N: 1613781.270742 E: 612678.311638
SSMH-09	4' DIA. SSMH	RIM: 51.58 [SP-08] E INV: 43.55 (8") [SP-09] SW INV: 43.45 (8")	N: 1613732.279620 E: 612498.954525
SSMH-10	4' DIA. SSMH	RIM: 52.10 [SP-09] NE INV: 43.09 (8") [SP-10] SW INV: 42.99 (8")	N: 1613686.797825 E: 612409.896081
SSMH-11	4' DIA. SSMH	RIM: 52.56 [SP-10] NE INV: 42.63 (8") [SP-11] S INV: 42.53 (8")	N: 1613601.101571 E: 612358.358212
SSMH-12	4' DIA. SSMH	RIM: 51.69 [SP-11] N INV: 41.35 (8") [SP-12] SE INV: 41.25 (8")	N: 1613273.178721 E: 612361.773667
SSMH-13	4' DIA. SSMH	RIM: 51.23 [SP-12] NW INV: 40.81 (8") [SP-13] SE INV: 40.71 (8")	N: 1613166.389532 E: 612418.678457
SSMH-14	4' DIA. SSMH	RIM: 51.25 [SP-13] NW INV: 40.56 (8") [SP-14] E INV: 40.46 (8")	N: 1613141.823235 E: 612452.099156
SSMH-15	4' DIA. SSMH	RIM: 51.61 [SP-14] W INV: 40.17 (8") [SP-15] E INV: 40.07 (8")	N: 1613116.276238 E: 612530.220703
SSMH-16	4' DIA. SSMH	RIM: 51.35 [SP-15] W INV: 38.69 (8") [SP-16] E INV: 38.59 (8")	N: 1613147.582581 E: 612911.565326
SSMH-17	4' DIA. SSMH	RIM: 52.37 [SP-16] W INV: 37.75 (8") [SP-17] E INV: 37.66 (8")	N: 1613146.023249 E: 613143.839723
SSMH-18	4' DIA. SSMH	RIM: 51.69 [SP-17] W INV: 36.34 (8") [SP-18] E INV: 36.24 (8")	N: 1613108.421687 E: 613505.914495
SSMH-19	4' DIA. SSMH	RIM: 52.39 [SP-18] W INV: 35.04 (8") [SP-27] N INV: 45.66 (8") [SP-19] E INV: 34.94 (8")	N: 1613121.771285 E: 613841.230750
SSMH-20	4' DIA. SSMH	RIM: 51.50 [SP-19] W INV: 33.74 (8") [SP-20] E INV: 33.64 (8")	N: 1613131.776160 E: 614172.336872

SANITARY SEWER STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
SSMH-21	4' DIA. SSMH	RIM: 52.48 [SP-20] W INV: 32.97 (8") [SP-31] NW INV: 43.95 (8") [SP-21] E INV: 32.87 (8")	N: 1613126.231038 E: 614358.459600
SSMH-22	4' DIA. SSMH	RIM: 51.97 [SP-21] W INV: 32.10 (8") [SP-37] NW INV: 41.65 (8") [SP-22] E INV: 32.00 (8")	N: 1613119.869518 E: 614571.984829
SSMH-23	4' DIA. SSMH	RIM: 51.19 [SP-22] W INV: 31.42 (8") [SP-42] E INV: 39.76 (8") [SP-23] N INV: 31.32 (8")	N: 1613121.343048 E: 614735.680354
SSMH-24	4' DIA. SSMH	RIM: 53.51 [SP-23] S INV: 30.28 (8") [SP-24] N INV: 30.18 (8")	N: 1613408.527653 E: 614736.279168
SSMH-25	4' DIA. SSMH	RIM: 53.69 [SP-48] E INV: 40.37 (8") [SP-24] S INV: 29.53 (8") [SP-56] NE INV: 29.05 (8") [SP-25] W INV: 28.95 (8")	N: 1613541.649463 E: 614759.684061
SSMH-26	4' DIA. SSMH	RIM: 53.37 [SP-25] E INV: 28.83 (8") [SP-26] SW INV: 28.73 (8")	N: 1613552.387124 E: 614728.344910
SSMH-27	4' DIA. SSMH	RIM: 52.26 [SP-27] S INV: 46.50 (8")	N: 1613205.775376 E: 613838.692438
SSMH-28	4' DIA. SSMH	RIM: 51.97 [SP-28] E INV: 46.25 (8")	N: 1613250.524898 E: 613897.219432
SSMH-29	4' DIA. SSMH	RIM: 51.40 [SP-28] W INV: 45.63 (8") [SP-29] E INV: 45.53 (8")	N: 1613295.177901 E: 614031.010596
SSMH-30	4' DIA. SSMH	RIM: 51.33 [SP-29] W INV: 45.08 (8") [SP-30] E INV: 44.98 (8")	N: 1613274.291377 E: 614155.097344
SSMH-31	4' DIA. SSMH	RIM: 51.87 [SP-30] W INV: 44.52 (8") [SP-31] SE INV: 44.42 (8")	N: 1613225.578929 E: 614272.973059
SSMH-32	4' DIA. SSMH	RIM: 52.21 [SP-32] NE INV: 46.65 (8")	N: 1613209.176773 E: 613606.645659
SSMH-33	4' DIA. SSMH	RIM: 51.42 [SP-32] SW INV: 46.06 (8") [SP-33] NE INV: 45.96 (8")	N: 1613312.083688 E: 613691.036943
SSMH-34	4' DIA. SSMH	RIM: 51.66 [SP-33] SW INV: 45.36 (8") [SP-34] E INV: 45.26 (8")	N: 1613423.351587 E: 613817.698623
SSMH-35	4' DIA. SSMH	RIM: 51.57 [SP-34] W INV: 44.44 (8") [SP-35] E INV: 44.34 (8")	N: 1613486.191874 E: 614035.530683
SSMH-36	4' DIA. SSMH	RIM: 51.81 [SP-35] W INV: 43.52 (8") [SP-36] SE INV: 43.43 (8")	N: 1613450.278199 E: 614259.383125
SSMH-37	4' DIA. SSMH	RIM: 51.77 [SP-36] NW INV: 42.60 (8") [SP-37] SE INV: 42.50 (8")	N: 1613321.215758 E: 614448.433247
SSMH-38	4' DIA. SSMH	RIM: 51.78 [SP-38] W INV: 47.00 (8")	N: 1613150.146558 E: 616573.674230
SSMH-39	4' DIA. SSMH	RIM: 51.95 [SP-38] E INV: 45.82 (8") [SP-39] W INV: 45.72 (8")	N: 1613139.242346 E: 616306.554752
SSMH-40	4' DIA. SSMH	RIM: 51.82 [SP-39] E INV: 44.59 (8") [SP-40] W INV: 44.49 (8")	N: 1613147.692045 E: 615992.692364
SSMH-41	4' DIA. SSMH	RIM: 51.20 [SP-40] E INV: 43.32 (8") [SP-41] W INV: 43.22 (8")	N: 1613130.195138 E: 615665.837620

SANITARY SEWER STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
SSMH-42	4' DIA. SSMH	RIM: 52.01 [SP-41] E INV: 41.78 (8") [SP-42] W INV: 41.68 (8")	N: 1613165.192851 E: 615268.237901
SSMH-43	4' DIA. SSMH	RIM: 52.03 [SP-43] W INV: 47.25 (8")	N: 1613387.753992 E: 616435.239052
SSMH-44	4' DIA. SSMH	RIM: 51.72 [SP-43] E INV: 46.09 (8") [SP-44] W INV: 45.99 (8")	N: 1613435.091382 E: 616176.000903
SSMH-45	4' DIA. SSMH	RIM: 52.71 [SP-44] E INV: 45.27 (8") [SP-45] W INV: 45.17 (8")	N: 1613441.787443 E: 615975.594876
SSMH-46	4' DIA. SSMH	RIM: 52.03 [SP-45] E INV: 44.54 (8") [SP-46] W INV: 44.44 (8")	N: 1613397.902444 E: 615805.444635
SSMH-47	4' DIA. SSMH	RIM: 51.84 [SP-46] E INV: 43.26 (8") [SP-47] W INV: 43.16 (8")	N: 1613357.978997 E: 615481.973977
SSMH-48	4' DIA. SSMH	RIM: 51.54 [SP-47] E INV: 41.93 (8") [SP-48] W INV: 41.83 (8")	N: 1613408.702064 E: 615143.984450
SSMH-49	4' DIA. SSMH	RIM: 51.39 [SP-49] NW INV: 46.75 (8")	N: 1613289.922702 E: 616614.416193
SSMH-50	4' DIA. SSMH	RIM: 51.91 [SP-49] SE INV: 44.90 (8") [SP-50] W INV: 44.80 (8")	N: 1613650.253457 E: 616396.375488
SSMH-51	4' DIA. SSMH	RIM: 51.86 [SP-50] E INV: 43.34 (8") [SP-51] W INV: 43.24 (8")	N: 1613663.363477 E: 615990.905152
SSMH-52	4' DIA. SSMH	RIM: 52.41 [SP-51] E INV: 41.80 (8") [SP-52] W INV: 41.70 (8")	N: 1613676.237703 E: 615592.727495
SSMH-53	4' DIA. SSMH	RIM: 51.45 [SP-52] E INV: 40.24 (8") [SP-53] W INV: 40.14 (8")	N: 1613689.325676 E: 615187.939026
SSMH-54	4' DIA. SSMH	RIM: 51.70 [SP-53] E INV: 39.49 (8") [SP-54] NW INV: 39.39 (8")	N: 1613692.715262 E: 615007.112418
SSMH-55	4' DIA. SSMH	RIM: 52.28 [SP-76] NW INV: 30.19 (8") [SP-54] SE INV: 38.94 (8") [SP-55] SW INV: 30.09 (8")	N: 1613759.817515 E: 614899.588990
SSMH-56	4' DIA. SSMH	RIM: 53.20 [SP-55] NE INV: 29.46 (8") [SP-56] SW INV: 29.36 (8")	N: 1613620.701999 E: 614796.630802
SSMH-57	4' DIA. SSMH	RIM: 52.00 [SP-57] N INV: 47.25 (8")	N: 1614306.866096 E: 612445.813641
SSMH-58	4' DIA. SSMH	RIM: 51.66 [SP-57] S INV: 46.16 (8") [SP-58] NE INV: 46.06 (8")	N: 1614554.128620 E: 612445.930893
SSMH-59	4' DIA. SSMH	RIM: 52.18 [SP-58] SW INV: 45.84 (8") [SP-59] E INV: 45.74 (8")	N: 1614610.198878 E: 612470.804367
SSMH-60	4' DIA. SSMH	RIM: 51.64 [SP-59] W INV: 45.01 (8") [SP-78] S INV: 45.32 (8") [SP-60] N INV: 44.91 (8")	N: 1614600.472765 E: 612673.072405
SSMH-61	4' DIA. SSMH	RIM: 51.96 [SP-60] S INV: 44.04 (8") [SP-61] N INV: 43.94 (8")	N: 1614843.541086 E: 612673.556102
SSMH-62	4' DIA. SSMH	RIM: 51.52 [SP-61] S INV: 43.06 (8") [SP-62] NE INV: 42.96 (8")	N: 1615085.966061 E: 612674.276938

SANITARY SEWER STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
SSMH-63	4' DIA. SSMH	RIM: 51.76 [SP-62] SW INV: 42.76 (8") [SP-63] E INV: 42.66 (8")	N: 1615137.571143 E: 612698.411976
SSMH-64	4' DIA. SSMH	RIM: 52.03 [SP-63] W INV: 42.46 (8") [SP-64] E INV: 42.36 (8")	N: 1615155.661087 E: 612751.825980
SSMH-65	4' DIA. SSMH	RIM: 52.04 [SP-64] W INV: 41.59 (8") [SP-65] E INV: 41.50 (8")	N: 1615139.057551 E: 612962.672613
SSMH-66	4' DIA. SSMH	RIM: 51.75 [SP-65] W INV: 40.20 (8") [SP-66] E INV: 40.10 (8")	N: 1615107.403633 E: 613321.278287
SSMH-67	4' DIA. SSMH	RIM: 52.81 [SP-66] W INV: 38.92 (8") [SP-67] S INV: 38.82 (8")	N: 1615076.720874 E: 613646.135737
SSMH-68	4' DIA. SSMH	RIM: 51.83 [SP-67] N INV: 37.43 (8") [SP-68] S INV: 37.33 (8")	N: 1614690.279723 E: 613612.024796
SSMH-69	4' DIA. SSMH	RIM: 51.31 [SP-68] N INV: 36.66 (8") [SP-69] S INV: 36.56 (8")	N: 1614507.049176 E: 613591.603582
SSMH-70	4' DIA. SSMH	RIM: 51.30 [SP-69] N INV: 36.32 (8") [SP-70] SE INV: 36.22 (8")	N: 1614442.343325 E: 613611.348944
SSMH-71	4' DIA. SSMH	RIM: 52.04 [SP-70] NW INV: 35.68 (8") [SP-71] E INV: 35.58 (8")	N: 1614326.602766 E: 613705.808705
SSMH-72	4' DIA. SSMH	RIM: 51.49 [SP-71] W INV: 35.03 (8") [SP-72] E INV: 34.93 (8")	N: 1614275.031778 E: 613850.518675
SSMH-73	4' DIA. SSMH	RIM: 52.03 [SP-72] W INV: 33.88 (8") [SP-73] E INV: 33.78 (8")	N: 1614290.705078 E: 614142.211113
SSMH-74	4' DIA. SSMH	RIM: 52.03 [SP-73] W INV: 32.50 (8") [SP-74] SE INV: 32.40 (8")	N: 1614194.051499 E: 614484.590808
SSMH-75	4' DIA. SSMH	RIM: 51.55 [SP-74] NW INV: 31.80 (8") [SP-80] NE INV: 45.37 (8") [SP-75] SE INV: 31.90 (8")	N: 1614100.152007 E: 614621.405302
SSMH-76	4' DIA. SSMH	RIM: 51.67 [SP-75] NW INV: 31.22 (8") [SP-76] SE INV: 31.12 (8")	N: 1613984.736024 E: 614770.039030
SSMH-77	4' DIA. SSMH	RIM: 51.56 [SP-77] N INV: 46.63 (8")	N: 1614317.396536 E: 612753.068991
SSMH-78	4' DIA. SSMH	RIM: 51.19 [SP-77] S INV: 45.85 (8") [SP-78] N INV: 45.75 (8")	N: 1614483.011606 E: 612692.431579
SSMH-79	4' DIA. SSMH	RIM: 51.54 [SP-79] S INV: 46.75 (8")	N: 1614412.023424 E: 614724.407421
SSMH-80	4' DIA. SSMH	RIM: 50.58 [SP-79] N INV: 46.22 (8") [SP-80] SW INV: 46.12 (8")	N: 1614294.738684 E: 614702.411121
SSMH-81	4' DIA. SSMH	RIM: 52.09 [SP-81] SE INV: 48.30 (8")	N: 1613358.120902 E: 616658.810452

ROUND PIPE TABLE

PIPE I.D.	SIZE	LENGTH	SLOPE	INV. ELV. (START)	INV. ELV. (END)	MATERIAL
SP-01	8"	51'	0.44%	48.50	48.27	PVC
SP-02	8"	297'	0.36%	48.17	47.10	PVC
SP-03	8"	104'	0.36%	47.00	46.63	PVC
SP-04	8"	111'	0.36%	46.53	46.13	PVC
SP-05	8"	105'	0.36%	46.03	45.65	PVC
SP-06	8"	105'	0.36%	45.55	45.17	PVC
SP-07	8"	210'	0.36%	45.07	44.32	PVC
SP-08	8"	186'	0.36%	44.22	43.55	PVC
SP-09	8"	100'	0.36%	43.45	43.09	PVC
SP-10	8"	100'	0.36%	42.99	42.63	PVC
SP-11	8"	328'	0.36%	42.53	41.35	PVC
SP-12	8"	121'	0.36%	41.25	40.81	PVC
SP-13	8"	41'	0.36%	40.71	40.56	PVC
SP-14	8"	82'	0.36%	40.46	40.17	PVC
SP-15	8"	383'	0.36%	40.07	38.69	PVC
SP-16	8"	232'	0.36%	38.59	37.75	PVC
SP-17	8"	364'	0.36%	37.66	36.34	PVC
SP-18	8"	336'	0.36%	36.24	35.04	PVC
SP-19	8"	331'	0.36%	34.94	33.74	PVC
SP-20	8"	186'	0.36%	33.64	32.97	PVC
SP-21	8"	214'	0.36%	32.87	32.10	PVC
SP-22	8"	164'	0.36%	32.00	31.42	PVC
SP-23	8"	287'	0.36%	31.32	30.28	PVC
SP-24	8"	135'	0.48%	30.18	29.53	PVC
SP-25	8"	33'	0.36%	28.95	28.83	PVC
SP-26	8"	39'	0.36%	28.73	28.59	PVC
SP-27	8"	84'	1.00%	46.50	45.66	PVC
SP-28	8"	141'	0.44%	46.25	45.63	PVC
SP-29	8"	126'	0.36%	45.53	45.08	PVC
SP-30	8"	128'	0.36%	44.98	44.52	PVC
SP-31	8"	131'	0.36%	44.42	43.95	PVC
SP-32	8"	133'	0.44%	46.65	46.06	PVC
SP-33	8"	169'	0.36%	45.96	45.36	PVC
SP-34	8"	227'	0.36%	45.26	44.44	PVC
SP-35	8"	227'	0.36%	44.34	43.52	PVC
SP-36	8"	229'	0.36%	43.43	42.60	PVC
SP-37	8"	236'	0.36%	42.50	41.65	PVC
SP-38	8"	267'	0.44%	47.00	45.82	PVC
SP-39	8"	314'	0.36%	45.72	44.59	PVC
SP-40	8"	327'	0.36%	44.49	43.32	PVC
SP-41	8"	389'	0.36%	43.22	41.78	PVC

ROUND PIPE TABLE

PIPE I.D.	SIZE	LENGTH	SLOPE	INV. ELV. (START)	INV. ELV. (END)	MATERIAL
SP-42	8"	534'	0.36%	41.68	39.76	PVC
SP-43	8"	264'	0.44%	47.25	46.09	PVC
SP-44	8"	201'	0.36%	45.99	45.27	PVC
SP-45	8"	176'	0.36%	45.17	44.54	PVC
SP-46	8"	326'	0.36%	44.44	43.26	PVC
SP-47	8"	342'	0.36%	43.16	41.93	PVC
SP-48	8"	407'	0.36%	41.83	40.37	PVC
SP-49	8"	421'	0.44%	46.75	44.90	PVC
SP-50	8"	406'	0.36%	44.80	43.34	PVC
SP-51	8"	398'	0.36%	43.24	41.80	PVC
SP-52	8"	405'	0.36%	41.70	40.24	PVC
SP-53	8"	181'	0.36%	40.14	39.49	PVC
SP-54	8"	127'	0.36%	39.39	38.94	PVC
SP-55	8"	173'	0.36%	30.09	29.46	PVC
SP-56	8"	87'	0.36%	29.36	29.05	PVC
SP-57	8"	247'	0.44%	47.25	46.16	PVC
SP-58	8"	61'	0.36%	46.06	45.84	PVC
SP-59	8"	203'	0.36%	45.74	45.01	PVC
SP-60	8"	243'	0.36%	44.91	44.04	PVC
SP-61	8"	242'	0.36%	43.94	43.06	PVC
SP-62	8"	57'	0.36%	42.96	42.76	PVC
SP-63	8"	56'	0.36%	42.66	42.46	PVC
SP-64	8"	211'	0.36%	42.36	41.59	PVC
SP-65	8"	360'	0.36%	41.50	40.20	PVC
SP-66	8"	326'	0.36%	40.10	38.92	PVC
SP-67	8"	388'	0.36%	38.82	37.43	PVC
SP-68	8"	184'	0.36%	37.33	36.66	PVC
SP-69	8"	68'	0.36%	36.56	36.32	PVC
SP-70	8"	149'	0.36%	36.22	35.68	PVC
SP-71	8"	154'	0.36%	35.58	35.03	PVC
SP-72	8"	292'	0.36%	34.93	33.88	PVC
SP-73	8"	356'	0.36%	33.78	32.50	PVC
SP-74	8"	166'	0.36%	32.40	31.80	PVC
SP-75	8"	188'	0.36%	31.90	31.22	PVC
SP-76	8"	260'	0.36%	31.12	30.19	PVC
SP-77	8"	176'	0.44%	46.63	45.85	PVC
SP-78	8"	119'	0.36%	45.75	45.32	PVC
SP-79	8"	119'	0.44%	46.75	46.22	PVC
SP-80	8"	211'	0.36%	46.12	45.37	PVC
SP-81	8"	47'	1.00%	48.30	47.83	PVC

LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.
SP 04	SANITARY SEWER PIPE NAME I.D.
(S)	SANITARY SEWER MANHOLE
—S—	PROPOSED SANITARY SEWER PIPE
—W—	EXISTING WATER MAIN
—WM—	PROPOSED WATER MAIN
—S—	EXISTING FORCEMAIN
—FM—	PROPOSED FORCEMAIN
▬ ▬	PROPOSED STORM PIPE

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

MUNICIPAL APPROVAL STAMP

	REVISIONS	DATE
	COMMENTS	
1	SWFWMD COMMENTS	05/09/2024
2	SUMTER COUNTY COMMENTS	05/23/2024
3	SWFWMD COMMENTS	10/29/2024
4	SUMTER COUNTY COMMENTS	11/04/2024
5		
6		
7		
8		

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	11/8/2024

MBV ENGINEERING INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H CA#3728
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

OVERALL UTILITY PLAN

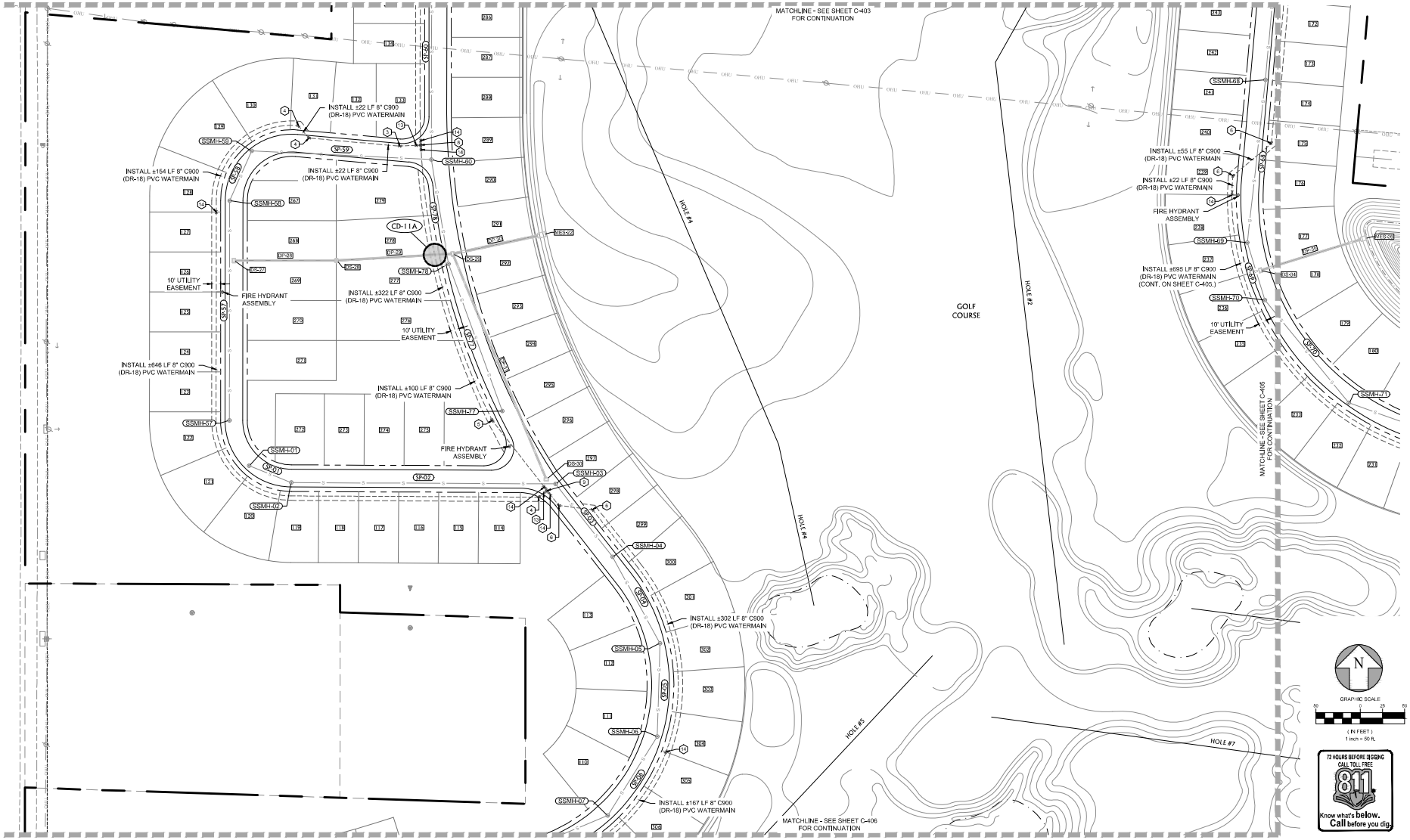
LAKE PANASOFFKEE RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD LICENSE No. 83267 STATE OF FLORIDA PROFESSIONAL ENGINEER
DAVID W. BASSFORD
FL. P.E. #83267
DATE 11/8/2024

C-401
SHEET
20-0411
PERMITTING SET

W:\2020\20-0411 LAKE PANASOFFKEE RV PARK\06 CAD\Site\20-0411 UTILITY OVERALL.dwg 11/8/2024 12:40 PM DMYER



LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.
SP 04	SANITARY SEWER PIPE NAME I.D.
S	SANITARY SEWER MANHOLE
CD-2B	LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)
S	PROPOSED SANITARY SEWER PIPE
	PROPOSED WATER MAIN
	PROPOSED FORCEMAIN
	PROPOSED STORM PIPE

PRESSURIZED APPURTENANCE TABLE

1	4" 22.5° BEND	10	8" TEE
2	4" 45° BEND	11	8" CROSS
3	6" 22.5° BEND	12	4" GATE VALVE
4	6" 45° BEND	13	6" GATE VALVE
5	8" 22.5° BEND	14	8" GATE VALVE
6	8" 45° BEND	15	4" ECCENTRIC PLUG VALVE
7	8" 90° BEND	16	F.D.C.
8	8"x6" REDUCER	17	FIRE HYDRANT
9	8"x6" TEE	18	

MUNICIPAL APPROVAL STAMP

	DATE	REVISIONS
1	06/23/2021	SUMTER COUNTY COMMENTS
2	08/09/2021	SWFWMD COMMENTS
3		
4		
5		
6		
7		
8		

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 10/1/2024

MBV ENGINEERING, INC.
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1250 S. HICKORY ST., SUITE 1, MELBOURNE, FLORIDA 32901
P: 321.253.1213 F: 321.253.0411
ALSO WITH OFFICES IN:
KEY WEST, TAVERNIER, TAMPA, NAPLES, FT. LAUDERDALE

UTILITY PLAN
(SHEET 02 OF 07)

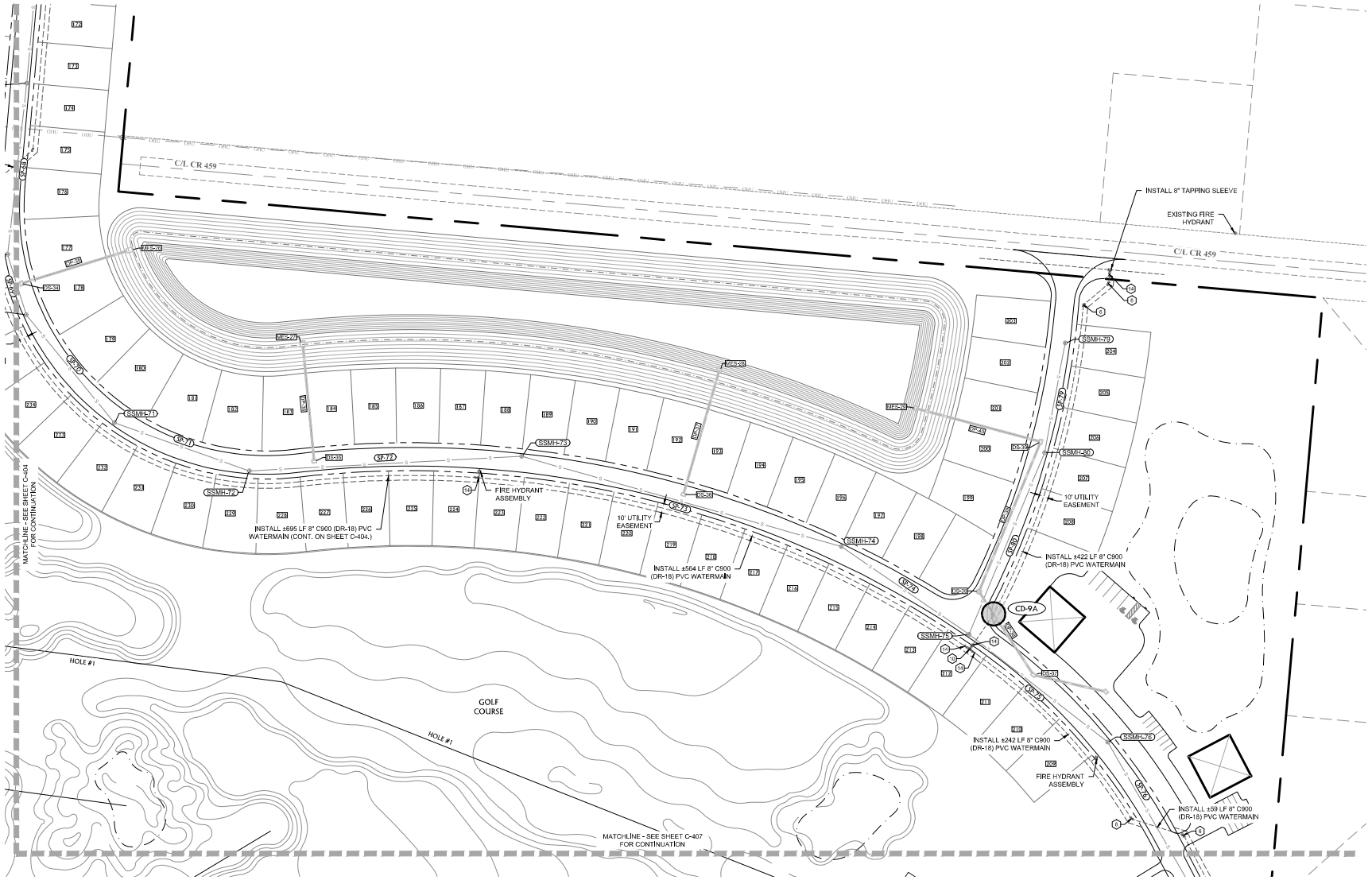
LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD
FL. P.E. #63267
DATE 10/1/2024

C-404
SHEET
20-0411

PERMITTING SET



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING CALL TOLL-FREE 811
Know what's below. Call before you dig.

LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.
SP 04	SANITARY SEWER PIPE NAME I.D.
S	SANITARY SEWER MANHOLE
CD-2B	LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)
S	PROPOSED SANITARY SEWER PIPE
	PROPOSED WATER MAIN
	PROPOSED FORCEMAIN
	PROPOSED STORM PIPE

PRESSURIZED APPURTENANCE TABLE

1	4" 22.5° BEND	10	8" TEE
2	4" 45° BEND	11	8" CROSS
3	6" 22.5° BEND	12	4" GATE VALVE
4	6" 45° BEND	13	6" GATE VALVE
5	8" 22.5° BEND	14	8" GATE VALVE
6	8" 45° BEND	15	4" ECCENTRIC PLUG VALVE
7	8" 90° BEND	16	F.D.C.
8	8"x6" REDUCER	17	FIRE HYDRANT
9	8"x6" TEE	18	

MUNICIPAL APPROVAL STAMP

		DATE
1	SWFWMD COMMENTS	06/06/2024
2	SUMTER COUNTY COMMENTS	08/23/2024
3		
4		
5		
6		
7		
8		

REVISIONS

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 10/1/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1901 W. NASA BLVD., SUITE 1000 - 32904
MELBOURNE, FLORIDA 32935
P: 321.253.1203 F: 321.253.0411
ALSO WITH OFFICES IN:
KISSIMMEE • TAMPA • PANAMA CITY • TAVARES

UTILITY PLAN
(SHEET 03 OF 07)

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD LICENSE No. 63267 STATE OF FLORIDA PROFESSIONAL ENGINEER

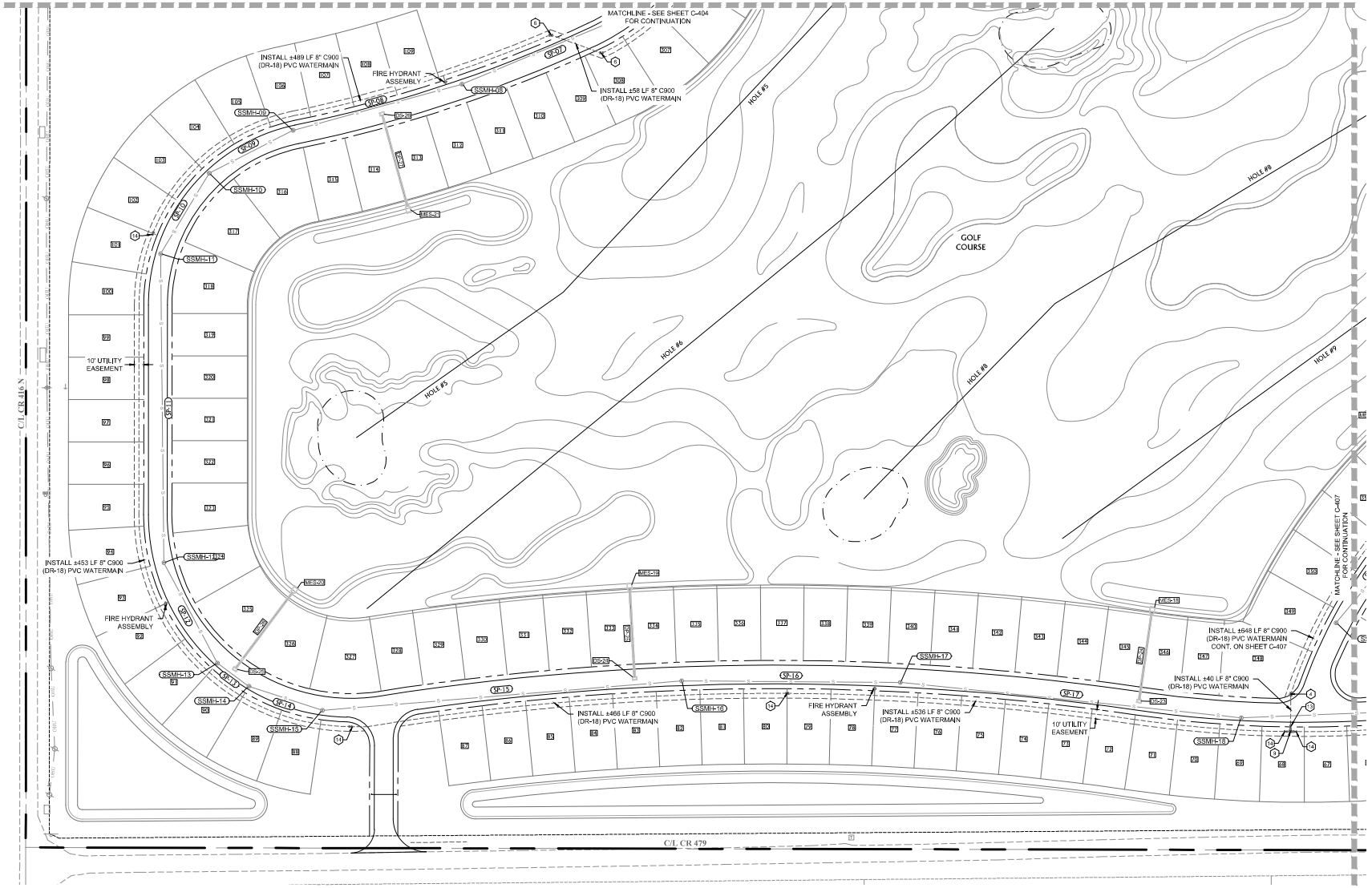
DAVID W. BASSFORD, P.E. #63267 — DATE 10/1/2024

C-405

SHEET

20-0411

PERMITTING SET



LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.	S	PROPOSED SANITARY SEWER PIPE
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.		PROPOSED WATER MAIN
SP 04	SANITARY SEWER PIPE NAME I.D.		PROPOSED FORCEMAIN
S	SANITARY SEWER MANHOLE		PROPOSED STORM PIPE
CD-2B	LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)		

PRESSURIZED APPURTENANCE TABLE

1	4" 22.5° BEND	10	8" TEE
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7	8" 90° BEND	16	F.D.C.
8	8"x6" REDUCER	17	FIRE HYDRANT
9	8"x6" TEE	18	

MUNICIPAL APPROVAL STAMP

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING CALL TOLL-FREE 811 Know what's below. Call before you dig.

DATE	REVISIONS
05/23/2024	2 SUMTER COUNTY COMMENTS
06/06/2024	1 SWFWMD COMMENTS
	COMMENTS

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 10/1/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD., SUITE A - MELBOURNE, FLORIDA 32935
P: 321.253.1961 - F: 321.253.0411
A DIVISION OF JPFLEETER
CERT. 7764 - NAICS: 237990 - NAICS: 541330 - NAICS: 541611 - 7764

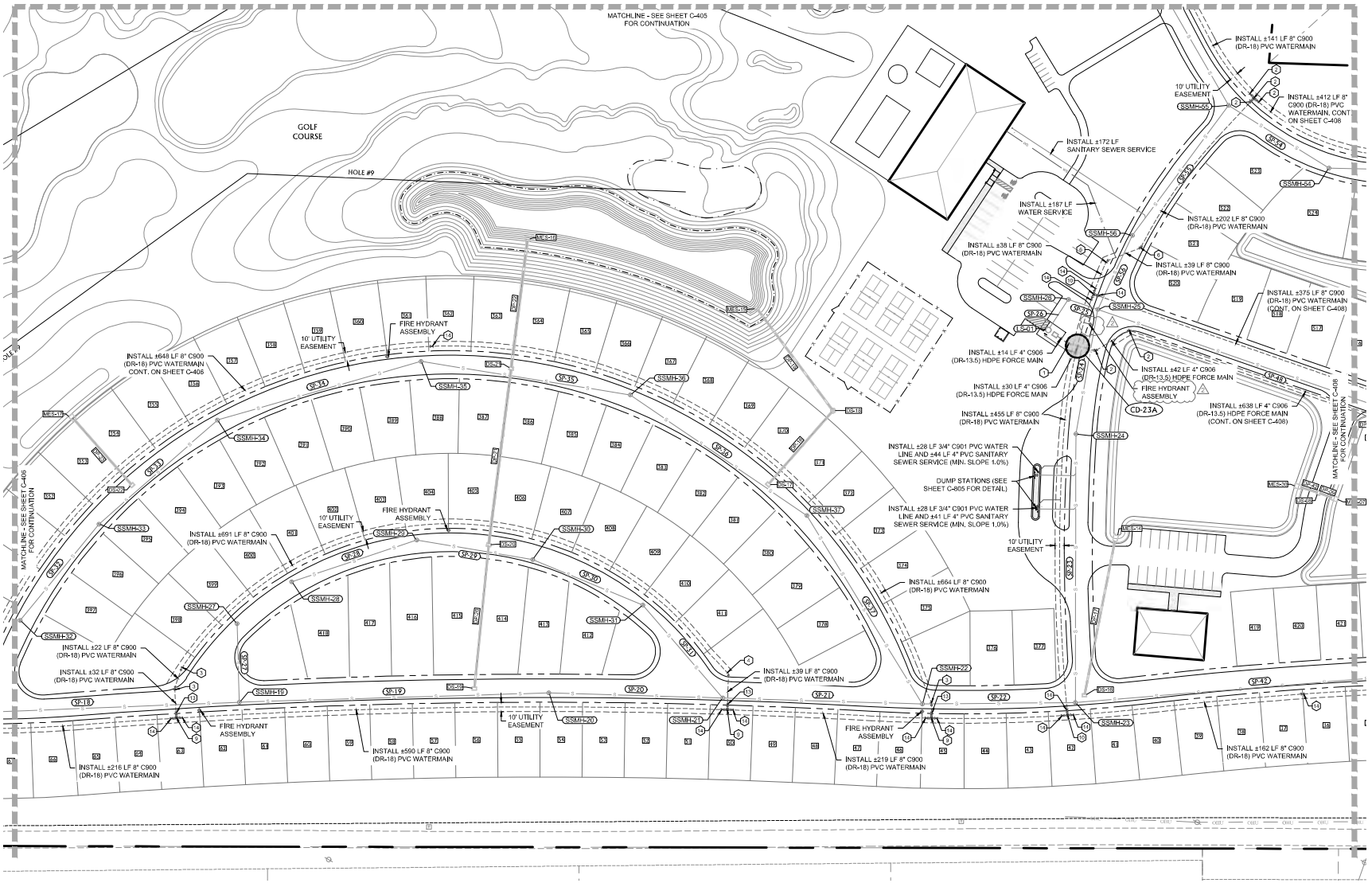
UTILITY PLAN
(SHEET 04 OF 07)

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD
FL. P.E. #63267
DATE 10/1/2024

C-406
SHEET
20-0411
PERMITTING SET



LEGEND

SSMH-06 — SANITARY SEWER STRUCTURE NAME I.D.	PROPOSED SANITARY SEWER PIPE
EX SP 04 — EXISTING SANITARY SEWER PIPE NAME I.D.	PROPOSED WATER MAIN
SP 04 — SANITARY SEWER PIPE NAME I.D.	PROPOSED FORCEMAIN
S — SANITARY SEWER MANHOLE	PROPOSED STORM PIPE
CD-2B — LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)	

PRESSURIZED APPURTENANCE TABLE

1	4" 22.5° BEND	10	8" TEE
2	4" 45° BEND	11	8" CROSS
3	6" 22.5° BEND	12	4" GATE VALVE
4	6" 45° BEND	13	6" GATE VALVE
5	8" 22.5° BEND	14	8" GATE VALVE
6	8" 45° BEND	15	4" ECCENTRIC PLUG VALVE
7	8" 90° BEND	16	F.D.C.
8	8"x6" REDUCER	17	FIRE HYDRANT
9	8"x6" TEE	18	

MUNICIPAL APPROVAL STAMP

NO.	REVISIONS	DATE
1	SWFWMD COMMENTS	06/06/2024
2	SUMTER COUNTY COMMENTS	08/23/2024
3		
4		
5		
6		
7		
8		

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 10/1/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • LANDSCAPE ARCHITECTURAL
1401 FOREST HILL BOULEVARD, SUITE 201 WEST PALM BEACH, FLORIDA
MELBOURNE, FLORIDA 32935 (561) 429-0011
P: 321-622-4646 FAX: 321-622-4591
ALSO WITH OFFICES IN:
KEY WEST, FLORIDA • TAMPA, FLORIDA • ATLANTA, GEORGIA

UTILITY PLAN (SHEET 05 OF 07)

LAKE PANASOFFKEE RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD FL. P.E. #83267 — DATE 10/1/2024

C-407

SHEET

20-0411

PERMITTING SET

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING CALL TOLL-FREE 811
Know what's below. Call before you dig.

LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.
SP 04	SANITARY SEWER PIPE NAME I.D.
S	SANITARY SEWER MANHOLE
CD-2B	LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)
S	PROPOSED SANITARY SEWER PIPE
	PROPOSED WATER MAIN
	PROPOSED FORCEMAIN
	PROPOSED STORM PIPE

PRESSURIZED APPURTENANCE TABLE

1	4" 22.5° BEND	10	8" TEE
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MUNICIPAL APPROVAL STAMP

REVISIONS	DATE
1 SWFWMD COMMENTS	06/06/2024
2 SUMTER COUNTY COMMENTS	08/23/2024
3	
4	
5	
6	
7	
8	

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 10/1/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD., SUITE A - MELBOURNE, FLORIDA 32935
P: 321.253.1961 - F: 321.253.0411
A DIVISION OF PIPER ENGINEERING
FLORIDA CERTIFICATE OF AUTHORIZATION #30043000 - TEXAS FIRM REGISTRATION #F-21424

UTILITY PLAN
(SHEET 06 OF 07)

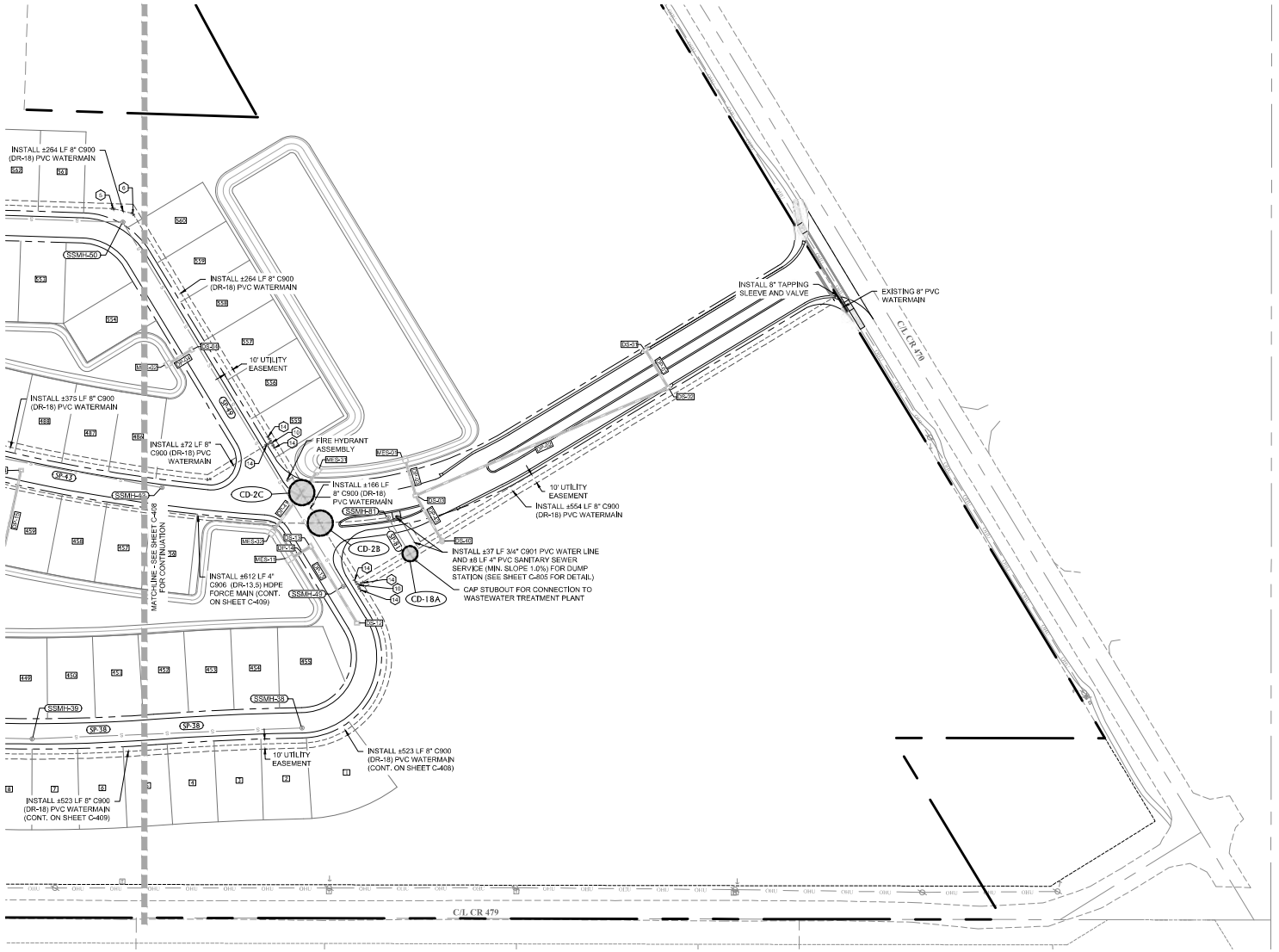
LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD
LICENSE No. 83267
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DAVID W. BASSFORD, FL. P.E. #83267 — DATE 10/1/2024

C-408
SHEET
20-0411
PERMITTING SET



LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.	8	PROPOSED SANITARY SEWER PIPE
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.		PROPOSED WATER MAIN
SP 04	SANITARY SEWER PIPE NAME I.D.		PROPOSED FORCEMAIN
5	SANITARY SEWER MANHOLE		PROPOSED STORM PIPE
CD-2B	LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)		

PRESSURIZED APPURTENANCE TABLE

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5	8" 22.5° BEND	14	8" GATE VALVE
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9	8"x6" TEE	18	

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING CALL TOLL-FREE 811
Know what's below. Call before you dig.

MUNICIPAL APPROVAL STAMP

NO.	REVISIONS	DATE
1	SWFWMD COMMENTS	06/06/2024
2	SUMTER COUNTY COMMENTS	08/23/2024
3		
4		
5		
6		
7		
8		

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	10/1/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD., SUITE A MELBOURNE, FLORIDA 32935
P: 321-253-1961 F: 321-253-0411
A DBE/MBE/SBE FIRM
CERT. 7504/6626 • FBPE CA 29408 • AA 26001711

UTILITY PLAN
(SHEET 07 OF 07)

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD LICENSE No. 83267 STATE OF FLORIDA PROFESSIONAL ENGINEER

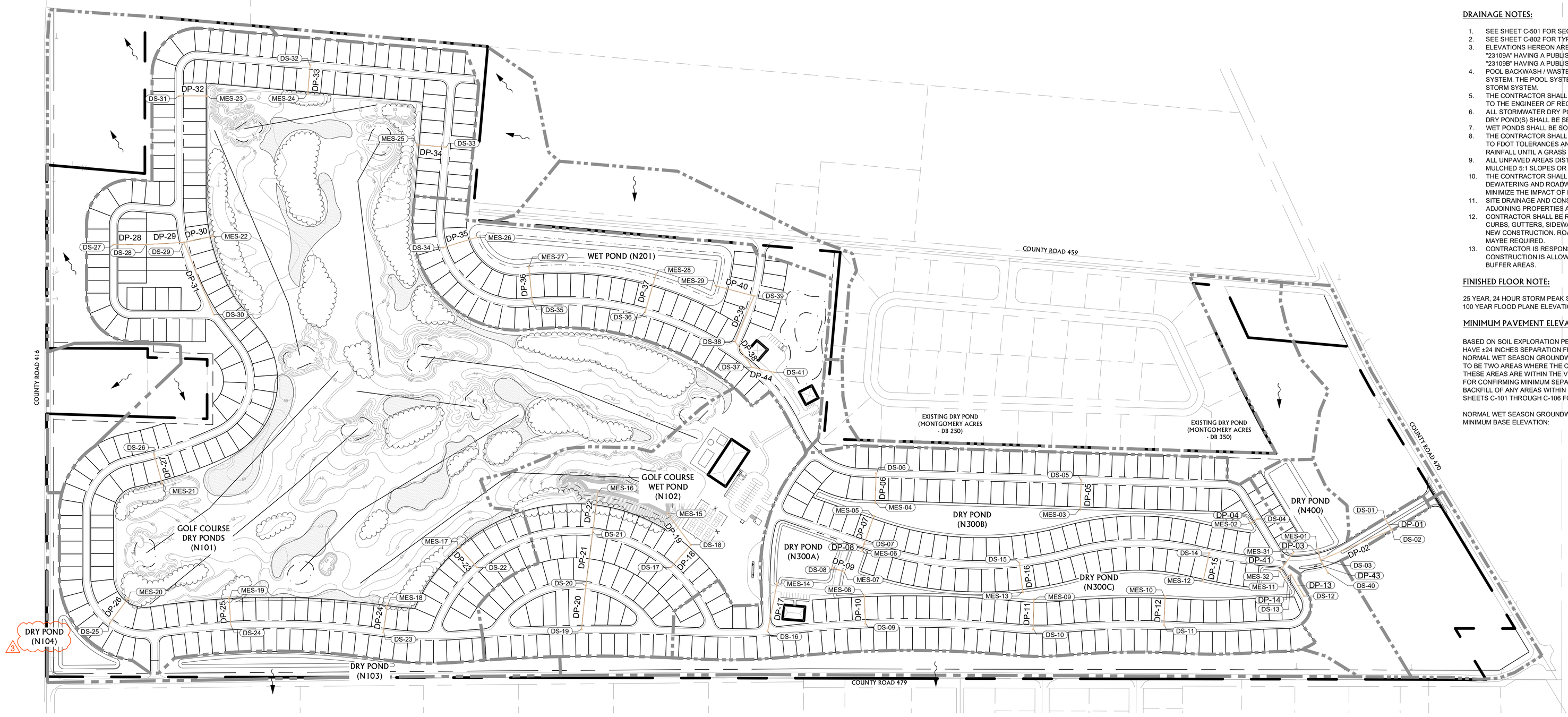
DAVID W. BASSFORD FL. P.E. #83267 — DATE 10/1/2024

C-409

SHEET

20-0411

PERMITTING SET



DRAINAGE NOTES:

1. SEE SHEET C-501 FOR SECTIONS.
2. SEE SHEET C-802 FOR TYPICAL ROADWAY CROSS SECTION GRADING INFORMATION.
3. ELEVATIONS HEREON ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT "23109A" HAVING A PUBLISHED ELEVATION OF 51.49 FEET (NAVD88) AND CONTROL POINT "23109B" HAVING A PUBLISHED ELEVATION OF 51.69 FEET (NAVD88).
4. POOL BACKWASH / WASTEWATER SHALL NOT BE CONNECTED TO THE SANITARY SEWER SYSTEM. THE POOL SYSTEM SHALL INCLUDE A DE-CHLORINATOR AND BE DISCHARGED TO THE STORM SYSTEM.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM DRAINAGE STRUCTURES TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL, PRIOR TO ORDERING MATERIALS.
6. ALL STORMWATER DRY PONDS ARE TO BE SODDED TO POND BOTTOM. THE BOTTOM OF ANY DRY POND(S) SHALL BE SEEDED AND MULCHED.
7. WET PONDS SHALL BE SODDED TO 1 FOOT BELOW THE NORMAL WATER (CONTROL) ELEVATION.
8. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED ON THE PLANS AND TO FDOT TOLERANCES AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED.
9. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED, SEED, AND MULCHED 5:1 SLOPES OR FLATTER, SOD STEEPER SLOPES, UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL UTILIZE METHODS TO CONTROL SURFACE WATER DURING DEWATERING AND ROADWAY PREPARATION, INCLUDING TEMPORARY SWALES, BERMS, ETC., TO MINIMIZE THE IMPACT OF RAIN DELAYS ON THE PROJECT SCHEDULE.
11. SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS, AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
13. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO CLEARING, FILLING, DREDGING, OR CONSTRUCTION IS ALLOWED OTHER THAN THAT WHICH IS NECESSARY TO PLANT THE UPLAND BUFFER AREAS.

FINISHED FLOOR NOTE:

25 YEAR, 24 HOUR STORM PEAK STAGE + 12"	= 50.11
100 YEAR FLOOD PLANE ELEVATION + 12"	= N/A

MINIMUM PAVEMENT ELEVATION:

BASED ON SOIL EXPLORATION PERFORMED BY ANDREYEV ENGINEERING, INC. THE ROAD BASE SHALL HAVE ±24 INCHES SEPARATION FROM THE CLAYEY SANDS OR CLAYS AND ±18 INCHES ABOVE THE NORMAL WET SEASON GROUNDWATER ELEVATION. BASED ON THE DATA OBTAINED, THERE APPEARS TO BE TWO AREAS WHERE THE CLAYEY SOILS MAY BE OF CONCERN AND NEED TO BE EXCAVATED. THESE AREAS ARE WITHIN THE VICINITY OF BORINGS HA-14 AND HA-19. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING MINIMUM SEPARATION FROM THESE LAYERS, EXCAVATION AS NEEDED, AND BACKFILL OF ANY AREAS WITHIN THE ROADS AND RV PADS AS DESCRIBED IN THE SOILS REPORT. SEE SHEETS C-101 THROUGH C-106 FOR BORING LOCATIONS.

NORMAL WET SEASON GROUNDWATER ELEVATION:	±45.4 (AVERAGE, NAVD88)
MINIMUM BASE ELEVATION:	49.38 (NAVD88)

STORM STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
DS-01	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 50.86 [DP-01] SE INV: 48.30 (18")	N: 1613523.829455 E: 616913.493817
DS-02	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 50.86 [DP-01] NW INV: 48.23 (18") [DP-02] SW INV: 48.24 (18")	N: 1613486.547342 E: 616935.906089
DS-03	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-02] NE INV: 47.80 (18") [DP-03] N INV: 47.80 (18") [DP-43] SE INV: 47.80 (18")	N: 1613379.935550 E: 616686.140314
DS-04	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-04] SW INV: 48.45 (18")	N: 1613524.122995 E: 616464.516825
DS-05	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-05] S INV: 48.45 (18")	N: 1613661.042094 E: 615846.090450
DS-06	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-06] S INV: 48.45 (18")	N: 1613684.309601 E: 615126.466500
DS-07	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-06] S INV: 48.00 (18") [DP-07] N INV: 48.00 (18")	N: 1613436.185225 E: 615084.108616
DS-08	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 50.70 [DP-42] W INV: 48.00 (18") [DP-09] E INV: 48.00 (18")	N: 1613345.630954 E: 614996.046583
DS-09	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-10] N INV: 48.45 (18")	N: 1613156.626019 E: 615088.952787
DS-10	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-11] N INV: 48.45 (18")	N: 1613136.827342 E: 615077.494459
DS-11	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-12] N INV: 48.45 (18")	N: 1613151.144203 E: 616136.485698
DS-12	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-13] NW INV: 48.45 (18")	N: 1613253.787572 E: 616628.100215
DS-13	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.59 [DP-13] SE INV: 48.18 (18") [DP-14] SW INV: 48.18 (24")	N: 1613329.509747 E: 616582.279767
DS-14	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-15] S INV: 48.45 (18")	N: 1613404.868020 E: 616295.691355
DS-15	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-16] S INV: 48.45 (18")	N: 1613370.826566 E: 615629.275238
DS-16	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-17] N INV: 48.45 (18")	N: 1613129.051330 E: 614745.485112
DS-17	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-18] NE INV: 44.00 (18")	N: 1613354.536599 E: 614407.045656
DS-18	TYPE 'P8' MNAHOLE FDOT Index 425-010	RIM: 52.23 [DP-18] SW INV: 43.48 (18") [DP-19] NW INV: 43.48 (18")	N: 1613433.419119 E: 614476.360075
DS-19	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-20] N INV: 44.04 (18")	N: 1613136.365484 E: 614092.620351
DS-20	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-20] S INV: 42.50 (18") [DP-21] N INV: 42.00 (24")	N: 1613290.047679 E: 614108.083922
DS-21	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-21] S INV: 41.05 (24") [DP-22] N INV: 41.05 (24")	N: 1613478.534143 E: 614132.018264
DS-22	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-23] NW INV: 48.45 (18")	N: 1613353.794015 E: 613726.398143
DS-23	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-24] N INV: 48.45 (18")	N: 1613126.178144 E: 613397.286110
DS-24	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-25] N INV: 48.45 (18")	N: 1613150.287623 E: 612861.701878
DS-25	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-26] NE INV: 48.45 (18")	N: 1613160.126800 E: 612437.317202

STORM STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
DS-26	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-27] S INV: 48.45 (18")	N: 1613749.797633 E: 612593.440483
DS-27	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-28] E INV: 48.45 (18")	N: 1614486.863705 E: 612450.898997
DS-28	TYPE 'P8' MNAHOLE FDOT Index 425-010	RIM: 51.88 [DP-28] W INV: 48.10 (18") [DP-29] E INV: 48.10 (18")	N: 1614486.809076 E: 612566.100174
DS-29	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-31] SE INV: 47.63 (18") [DP-29] W INV: 47.62 (18") [DP-30] E INV: 47.38 (24")	N: 1614494.329229 E: 612697.104754
DS-30	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-31] NW INV: 48.45 (18")	N: 1614240.462151 E: 612802.463419
DS-31	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-32] E INV: 48.45 (18")	N: 1615008.213903 E: 612680.634191
DS-32	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-33] S INV: 48.45 (18")	N: 1615116.319509 E: 613140.659775
DS-33	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-34] W INV: 48.45 (18")	N: 1614828.304649 E: 613617.180961
DS-34	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-35] E INV: 48.45 (18")	N: 1614475.754860 E: 613606.343476
DS-35	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-36] N INV: 48.45 (18")	N: 1614285.247530 E: 613919.922226
DS-36	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-37] N INV: 47.50 (18")	N: 1614249.809740 E: 614315.498855
DS-37	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-44] E INV: 44.64 (18") [DP-38] NW INV: 44.63 (18")	N: 1614056.571891 E: 614690.502382
DS-38	TYPE 'P8' MNAHOLE FDOT Index 425-010	RIM: 51.36 [DP-38] SE INV: 42.50 (18") [DP-39] N INV: 42.50 (18")	N: 1614145.891386 E: 614632.055867
DS-39	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 50.39 [DP-39] S INV: 41.63 (18") [DP-40] W INV: 41.63 (18")	N: 1614306.294702 E: 614698.308128
DS-40	TYPE 'P8' MNAHOLE FDOT Index 425-010	RIM: 51.76 [DP-43] NW INV: 47.95 (18")	N: 1613334.874227 E: 616712.266411
DS-41	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.41 [DP-44] W INV: 45.43 (18")	N: 1614038.647299 E: 614767.918309

MITERED END STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
MES-01	MES [4:1] FDOT Index 430-021	[DP-03] S INV: 47.50 (18")	N: 1613414.071638 E: 616676.182882
MES-02	MES [4:1] FDOT Index 430-021	[DP-04] NE INV: 48.00 (18")	N: 1613510.662575 E: 616442.272340
MES-03	MES [4:1] FDOT Index 430-021	[DP-05] N INV: 48.00 (18")	N: 1613559.095368 E: 615842.794220
MES-04	MES [4:1] FDOT Index 430-021	[DP-06] N INV: 48.00 (18")	N: 1613582.362875 E: 615123.170274
MES-05	MES [4:1] FDOT Index 430-021	[DP-07] S INV: 48.00 (18")	N: 1613532.520904 E: 615117.626328
MES-06	MES [4:1] FDOT Index 430-021	[DP-08] N INV: 48.00 (18")	N: 1613413.948068 E: 615076.392138
MES-07	MES [4:1] FDOT Index 430-021	[DP-09] W INV: 48.00 (18")	N: 1613339.816920 E: 615011.945355
MES-08	MES [4:1] FDOT Index 430-021	[DP-10] S INV: 48.00 (18")	N: 1613256.068712 E: 615084.918392
MES-09	MES [4:1] FDOT Index 430-021	[DP-11] S INV: 48.00 (18")	N: 1613240.320602 E: 615680.054495
MES-10	MES [4:1] FDOT Index 430-021	[DP-12] S INV: 48.00 (18")	N: 1613250.626446 E: 616140.260357
MES-11	MES [4:1] FDOT Index 430-021	[DP-14] NE INV: 48.00 (24")	N: 1613318.396956 E: 616563.880484
MES-12	MES [4:1] FDOT Index 430-021	[DP-15] N INV: 48.00 (18")	N: 1613307.633958 E: 616274.535793
MES-13	MES [4:1] FDOT Index 430-021	[DP-16] N INV: 48.00 (18")	N: 1613269.634885 E: 615641.070033
MES-14	MES [4:1] FDOT Index 430-021	[DP-17] S INV: 48.00 (18")	N: 1613296.292512 E: 614778.421081
MES-15	MES [2:1] FDOT Index 430-021	[DP-19] SE INV: 38.00 (18")	N: 1613542.526439 E: 614395.062947
MES-16	MES [2:1] FDOT Index 430-021	[DP-22] S INV: 38.00 (24")	N: 1613616.426873 E: 614149.528125
MES-17	MES [4:1] FDOT Index 430-021	[DP-23] SE INV: 48.00 (18")	N: 1613425.026933 E: 613663.542185
MES-18	MES [4:1] FDOT Index 430-021	[DP-24] S INV: 48.00 (18")	N: 1613221.195861 E: 613410.984045
MES-19	MES [4:1] FDOT Index 430-021	[DP-25] S INV: 48.00 (18")	N: 1613246.140393 E: 612856.387122
MES-20	MES [4:1] FDOT Index 430-021	[DP-26] SW INV: 48.00 (18")	N: 1613243.315220 E: 612499.732638

MITERED END STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
MES-21	MES [4:1] FDOT Index 430-021	[DP-27] N INV: 48.00 (18")	N: 1613414.071638 E: 616676.182882
MES-22	MES [4:1] FDOT Index 430-021	[DP-30] W INV: 47.00 (24")	N: 1613510.662575 E: 616442.272340
MES-23	MES [4:1] FDOT Index 430-021	[DP-32] W INV: 48.00 (18")	N: 1613559.095368 E: 612776.634180
MES-24	MES [4:1] FDOT Index 430-021	[DP-33] N INV: 48.00 (18")	N: 1613582.362875 E: 615123.170274
MES-25	MES [4:1] FDOT Index 430-021	[DP-34] E INV: 48.00 (18")	N: 1613532.520904 E: 615117.626328
MES-26	MES [4:1] FDOT Index 430-021	[DP-35] W INV: 47.00 (18")	N: 1613413.948068 E: 615076.392138
MES-27	MES [4:1] FDOT Index 430-021	[DP-36] S INV: 47.00 (18")	N: 1613339.816920 E: 615011.945355
MES-28	MES [2:1] FDOT Index 430-021	[DP-37] S INV: 38.00 (18")	N: 1613256.068712 E: 615084.918392
MES-29	MES [2:1] FDOT Index 430-021	[DP-40] E INV: 38.00 (18")	N: 1613240.320602 E: 615680.054495
MES-30	MES [4:1] FDOT Index 430-021	[DP-42] E INV: 48.00 (18")	N: 1613250.626446 E: 616140.260357
MES-31	MES [4:1] FDOT Index 430-021	[DP-41] SW INV: 48.00 (18")	N: 1613318.396956 E: 616563.880484
MES-32	MES [4:1] FDOT Index 430-021	[DP-41] NE INV: 48.00 (18")	N: 1613307.633958 E: 616274.535793

ROUND PIPE TABLE

PIPE I.D.	SIZE	LENGTH	SLOPE	INV. ELV. (START)	INV. ELV. (END)	MATERIAL
DP-01	18 "	44'	0.15%	48.30	48.23	HDPE
DP-02	18 "	272'	0.16%	48.24	47.80	HDPE
DP-03	18 "	36'	0.84%	47.80	47.50	HDPE
DP-04	18 "	26'	1.73%	48.45	48.00	HDPE
DP-05	18 "	102'	0.44%	48.45	48.00	HDPE
DP-06	18 "	102'	0.44%	48.45	48.00	HDPE
DP-07	18 "	102'	0.00%	48.00	48.00	HDPE
DP-08	18 "	24'	0.00%	48.00	48.00	HDPE
DP-09	18 "	17'	0.00%	48.00	48.00	HDPE
DP-10	18 "	100'	0.45%	48.45	48.00	HDPE
DP-11	18 "	104'	0.43%	48.45	48.00	HDPE
DP-12	18 "	100'	0.45%	48.45	48.00	HDPE
DP-13	18 "	89'	0.30%	48.45	48.18	HDPE
DP-14	24 "	21'	0.86%	48.18	48.00	HDPE
DP-15	18 "	100'	0.45%	48.45	48.00	HDPE
DP-16	18 "	102'	0.44%	48.45	48.00	HDPE
DP-17	18 "	170'	0.26%	48.45	48.00	HDPE
DP-18	18 "	105'	0.50%	44.00	43.48	HDPE
DP-19	18 "	136'	4.02%	43.48	38.00	HDPE
DP-20	18 "	154'	1.00%	44.04	42.50	HDPE
DP-21	24 "	190'	0.50%	42.00	41.05	HDPE
DP-22	24 "	139'	2.19%	41.05	38.00	HDPE
DP-23	18 "	95'	0.47%	48.45	48.00	HDPE
DP-24	18 "	96'	0.47%	48.45	48.00	HDPE
DP-25	18 "	96'	0.47%	48.45	48.00	HDPE
DP-26	18 "	104'	0.43%	48.45	48.00	HDPE
DP-27	18 "	104'	0.43%	48.45	48.00	HDPE
DP-28	18 "	115'	0.30%	48.45	48.10	HDPE
DP-29	18 "	131'	0.37%	48.10	47.62	HDPE
DP-30	24 "	100'	0.37%	47.38	47.00	HDPE
DP-31	18 "	275'	0.30%	48.45	47.63	HDPE
DP-32	18 "	96'	0.47%	48.45	48.00	HDPE
DP-33	18 "	100'	0.45%	48.45	48.00	HDPE
DP-34	18 "	100'	0.45%	48.45	48.00	HDPE
DP-35	18 "	120'	1.21%	48.45	47.00	HDPE
DP-36	18 "	125'	1.16%	48.45	47.00	HDPE
DP-37	18 "	138'	6.88%	47.50	38.00	HDPE
DP-38	18 "	107'	2.00%	44.63	42.50	HDPE
DP-39	18 "	174'	0.50%	42.50	41.63	HDPE
DP-40	18 "	138'	2.63%	41.63	38.00	HDPE
DP-41	18 "	73'	0.00%	48.00	48.00	HDPE
DP-42	18 "	22'	0.00%	48.00	48.00	HDPE
DP-43	18 "	52'	0.30%	47.80	47.95	HDPE
DP-44	18 "	79'	1.00%	45.43	44.64	HDPE

LEGEND

- DS-06 — DRAINAGE STRUCTURE I.D.
- YDS-06 — YARD DRAIN STRUCTURE I.D.
- FDOT TYPE 'F' D.B.I.
- FDOT TYPE 'F' D.B.I. W/ ROUND BOTTOM
- FDOT TYPE 8 MANHOLE
- PROPOSED DRAINAGE PIPE
- DP-06 — DRAINAGE PIPE I.D.
- YDP-06 — YARD DRAIN PIPE I.D.

BC:	BACK OF CURB ELEVATION
EG:	EXISTING GROUND ELEVATION
EP:	EDGE OF PAVEMENT ELEVATION
FL:	FLOWLINE OF SWALE
PG:	PROPOSED GRADE ELEVATION
SW:	SIDEWALK GRADE ELEVATION
TB:	TOP OF BANK ELEVATION
TS:	TOE OF SLOPE

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

MUNICIPAL APPROVAL STAMP

DAVID W. BASSFORD, LICENSE NO. 83267, STATE OF FLORIDA, PROFESSIONAL ENGINEER
DAVID W. BASSFORD FL. P.E. #83267 — DATE 10/31/2024

	DATE	REVISIONS
8		
7		
6		
5		
4	10/29/2024	SWFWMD COMMENTS
3	05/23/2024	SUMTER COUNTY COMMENTS
2	05/09/2024	SWFWMD COMMENTS
1		COMMENTS

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	10/31/2024

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H, MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0911
CA#7728
VERO: 772-569-0035 FT PIERCE: 772-468-9055 PALM CITY: 772-426-9959

OVERALL GRADING & DRAINAGE PLAN

LAKE PANASOFFKEE RV PARK

FLORIDA

SUMTER COUNTY

C-301

SHEET

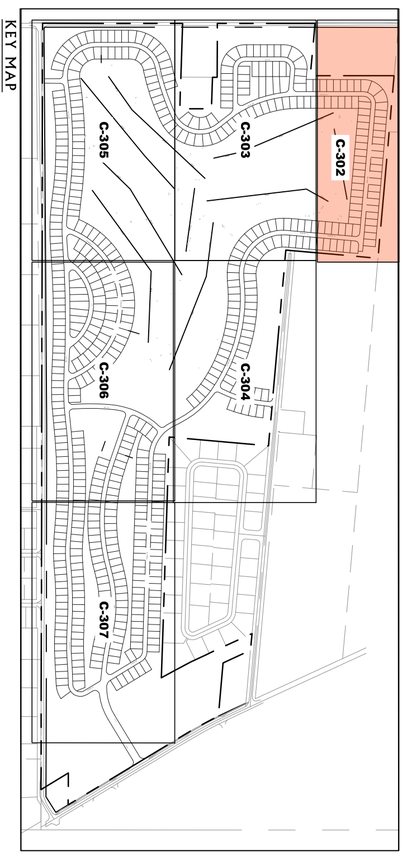
20-0411

PERMITTING SET

W:\2020\20411 LAKE PANASOFFKEE RV PARK\06 DESIGN\20411 GRADING OVERALL.dwg 10/31/2024 8:55 AM DWEBER

W:\20\20-0411 LAKE PANASOFFKEE RV PARK\06 CAD\Site\20-0411 GRADING.dwg 11/8/2024 9:50 AM DMYER

KEY MAP
N.T.S.



LEGEND

RIGHT-OF-WAY LINE

GRADE BREAK LINE

GOLF COURSE LINE

COUNTY ROAD 416

PROPERTY BOUNDARY

GRADE TO EXISTING 3:1 (MAX.)

SHELL-CRACKER ST

SPECKLED PERCH LN

DS-31 DS-32 DS-33

DP-32 DP-33 DP-34

MES-23 MES-24 MES-25

W2 C-503 W3 C-503

A C-501 B C-501 C-502

HOLE #1 HOLE #2 HOLE #3 HOLE #4

MATCHLINE - SEE SHEET C-303 FOR CONTINUATION

SEE SHEET C-309 FOR GRADING DETAIL

SEE GOLF COURSE GRADING NOTE THIS SHEET

GOLF COURSE DRY RETENTION POND
N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

GOLF COURSE GRADING NOTE:
GOLF COURSE GRADING BY OTHERS. GRADING FOR THE GOLF COURSE IS DEPICTED BUT IS SUBJECT TO CHANGE BASED ON THE DESIRED COURSE PLAY. REQUIRED STORAGE SHALL BE A MINIMUM OF 53.0 AC.-FT. (± 2,310,000 C.F.) BELOW ELEVATION 51.0 NAVD88. IT SHALL BE CONFIRMED BY EITHER AN AS-BUILT SURVEY OR SPECIAL PURPOSE TOPOGRAPHIC SURVEY TO CONFIRM CAPACITY. SEE GOLF COURSE ARCHITECT PLANS FOR DETAILS.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

N

72 HOURS BEFORE DIGGING CALL TOLL FREE 811
Know what's below. Call before you dig.

MUNICIPAL APPROVAL STAMP

C-302

SHEET
20-0411
PERMITTING SET

DAVID W. BASSFORD
FL. P.E. #83267
DATE: 11/8/2024

DAVID W. BASSFORD * LICENSE No. 83267 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

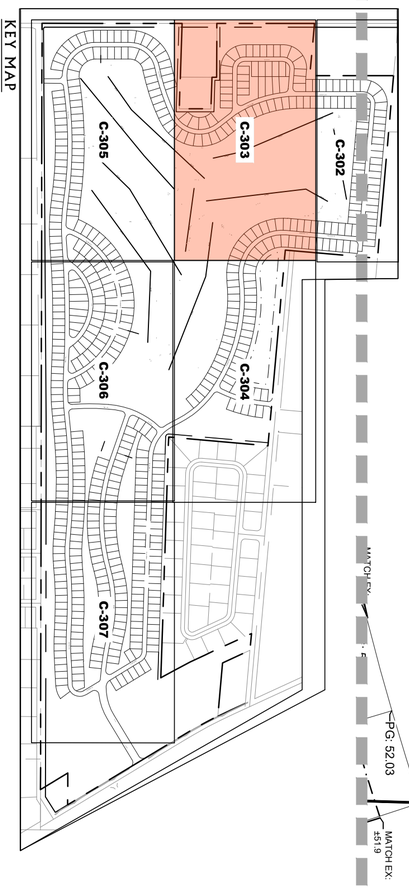
GRADING & DRAINAGE PLAN
(SHEET 1 OF 6)

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H CA#3728
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	11/8/2024

8		
7		
6		
5		
4	SUMTER COUNTY COMMENTS	11/04/2024
3	SWFWMD COMMENTS	10/29/2024
2	SUMTER COUNTY COMMENTS	05/23/2024
1	SWFWMD COMMENTS	05/09/2024
	COMMENTS	
△	**REVISIONS**	**DATE**

KEY MAP
N.T.S.



COUNTY ROAD 416

PREVOST LN

SHELL CRACKER ST

SPECKLED PERCH LN

COUNTY ROAD 459

GRADE TO EXISTING 3:1 (MAX.)

GRADE TO EXISTING 4:1 (MAX.)

SEE SHEET C-309 FOR GRADING DETAIL

MATCHLINE - SEE SHEET C-305 FOR CONTINUATION

MATCHLINE - SEE SHEET C-302 FOR CONTINUATION

MATCHLINE - SEE SHEET C-304 FOR CONTINUATION

GOLF COURSE DRY RETENTION POND N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

BASIN B101 / N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

SEE GOLF COURSE GRADING NOTE THIS SHEET

HOLE #1
HOLE #2
HOLE #4
HOLE #5
HOLE #7

DS-27
DS-28
DS-29
DS-30
DS-34
DP-28
DP-29
DP-30
DP-31
DP-35
MES-22
MES-26

LEGEND

———	RIGHT-OF-WAY LINE
— · — · —	GRADE BREAK LINE
———	GOLF COURSE LINE

GOLF COURSE GRADING NOTE:
GOLF COURSE GRADING BY OTHERS. GRADING FOR THE GOLF COURSE IS DEPICTED BUT IS SUBJECT TO CHANGE BASED ON THE DESIRED COURSE PLAY. REQUIRED STORAGE SHALL BE A MINIMUM OF 53.0 AC.-FT. (±2,310,000 C.F.) BELOW ELEVATION 51.0 NAVD88. IT SHALL BE CONFIRMED BY EITHER AN AS-BUILT SURVEY OR SPECIAL PURPOSE TOPOGRAPHIC SURVEY TO CONFIRM CAPACITY. SEE GOLF COURSE ARCHITECT PLANS FOR DETAILS.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

MUNICIPAL APPROVAL STAMP

PERMITTING SET

SHEET
20-0411

C-303

DAVID W. BASSFORD
FL. P.E. #83267
DATE: 11/8/2024

DAVID W. BASSFORD
LICENSE
No. 83267
STATE OF FLORIDA
PROFESSIONAL ENGINEER

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

GRADING & DRAINAGE PLAN
(SHEET 2 OF 6)

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H CA#3728
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	11/8/2024

8		
7		
6		
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3	SWFWMD COMMENTS	10/29/2024
2	SUMTER COUNTY COMMENTS	05/23/2024
1	SWFWMD COMMENTS	05/09/2024
	COMMENTS	
△	**REVISIONS**	**DATE**

MATCHLINE - SEE SHEET C-303 FOR CONTINUATION

KEY MAP
N.T.S.

C-302 C-303 C-304 C-305 C-306 C-307

SEE GOLF COURSE GRADING NOTE THIS SHEET

GOLF COURSE DRY RETENTION POND N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

WET DETENTION POND B201 / N201
BASIN B201 / N201
10 YR / 24 HR. = 45.34
25 YR / 24 HR. = 45.63

COUNTY ROAD 459

BLUEGILL RD

SPECKLED PERCH LN

HOLE #1

DP-36 DP-37 DP-38 DP-39 DP-40

MES-27 MES-28 MES-29

DS-35 DS-36 DS-37 DS-38 DS-39

SEE SHEET C-309 FOR GRADING DETAIL

GRADE TO EXISTING 3:1 (MAX.)

SEE SHEET C-310 FOR GRADING DETAIL

MATCHLINE - SEE SHEET C-306 FOR CONTINUATION

PUTTING GREEN GRADING BY OTHERS. GRADING SHALL CONVEY RUNOFF TOWARD THE ONSITE STORMWATER FACILITIES. NO PORTION, OTHER THAN THE BACKSLOPE, SHALL DRAIN TOWARD THE ADJACENT PROPERTIES. SEE GOLF COURSE ARCHITECT PLANS FOR DETAILS.

GOLF COURSE GRADING NOTE:
GOLF COURSE GRADING BY OTHERS. GRADING FOR THE GOLF COURSE IS DEPICTED BUT IS SUBJECT TO CHANGE BASED ON THE DESIRED COURSE PLAY. REQUIRED STORAGE SHALL BE A MINIMUM OF 53.0 AC.-FT. (±2,310,000 C.F.) BELOW ELEVATION 51.0 NAVD88. IT SHALL BE CONFIRMED BY EITHER AN AS-BUILT SURVEY OR SPECIAL PURPOSE TOPOGRAPHIC SURVEY TO CONFIRM CAPACITY. SEE GOLF COURSE ARCHITECT PLANS FOR DETAILS.

LEGEND
- RIGHT-OF-WAY LINE
- GRADE BREAK LINE
- GOLF COURSE LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

Know what's below. Call before you dig.
811
72 HOURS BEFORE DIGGING CALL TOLL FREE

MUNICIPAL APPROVAL STAMP

PERMITTING SET

SHEET 20-0411

C-304

DAVID W. BASSFORD
FL. P.E. #83267
DATE: 11/8/2024

DAVID W. BASSFORD LICENSE No. 83267 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAKE PANASOFFKEE RV PARK

SUMTER COUNTY FLORIDA

GRADING & DRAINAGE PLAN (SHEET 3 OF 6)

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H CA#3728
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	11/8/2024

	REVISIONS	DATE
8		
7		
6		
5		
4	SUMTER COUNTY COMMENTS	11/04/2024
3	SWFWMD COMMENTS	10/29/2024
2	SUMTER COUNTY COMMENTS	05/23/2024
1	SWFWMD COMMENTS	05/09/2024
	COMMENTS	

COUNTY ROAD 416

GRADE TO EXISTING 3:1 (MAX.)

SHELL-CRACKER ST

DP-26

DP-27

DP-25

DP-24

DP-23

DS-25

DS-26

DS-24

DS-23

DS-22

MES-20

MES-21

MES-19

MES-18

MES-17

GOLF COURSE DRY RETENTION POND N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

BASIN B104 / N104
10 YR / 24 HR. = 48.39
25 YR / 24 HR. = 48.52
TOP-OF-BANK = 49.25

BASIN B103 / N103
10 YR / 24 HR. = 48.50
25 YR / 24 HR. = 48.65
TOP-OF-BANK = 49.25

HOLE #5

HOLE #6

HOLE #8

HOLE #9

MOTOR HOME DR

SEE SHEET C-309 FOR GRADING DETAIL

SEE GOLF COURSE GRADING NOTE THIS SHEET

MATCHLINE - SEE SHEET C-303 FOR CONTINUATION

MATCHLINE - SEE SHEET C-306 FOR CONTINUATION

COUNTY ROAD 479

KEY MAP
N.T.S.

C-301 C-302 C-303 C-304 C-305 C-306 C-307

LEGEND
- RIGHT-OF-WAY LINE
- GRADE BREAK LINE
- GOLF COURSE LINE

GOLF COURSE GRADING NOTE:
GOLF COURSE GRADING BY OTHERS. GRADING FOR THE GOLF COURSE IS DEPICTED BUT IS SUBJECT TO CHANGE BASED ON THE DESIRED COURSE PLAY. REQUIRED STORAGE SHALL BE A MINIMUM OF 53.0 AC.-FT. (± 2,310,000 C.F.) BELOW ELEVATION 51.0 NAVD88. IT SHALL BE CONFIRMED BY EITHER AN AS-BUILT SURVEY OR SPECIAL PURPOSE TOPOGRAPHIC SURVEY TO CONFIRM CAPACITY. SEE GOLF COURSE ARCHITECT PLANS FOR DETAILS.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING
CALL TOLL FREE 811
Know what's below. Call before you dig.

MUNICIPAL APPROVAL STAMP

PERMITTING SET

SHEET 20-0411 **C-305**

DAVID W. BASSFORD
FL. P.E. #83267
DATE: 11/8/2024

DAVID W. BASSFORD · LICENSE No. 83267 · STATE OF FLORIDA · PROFESSIONAL ENGINEER

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

GRADING & DRAINAGE PLAN
(SHEET 4 OF 6)

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H CA#3728
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
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DATE ISSUED	11/8/2024

	REVISIONS	DATE
8		
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4	SUMTER COUNTY COMMENTS	11/04/2024
3	SWFWMD COMMENTS	10/29/2024
2	SUMTER COUNTY COMMENTS	05/23/2024
1	SWFWMD COMMENTS	05/09/2024
	COMMENTS	

MATCHLINE - SEE SHEET C-305 FOR CONTINUATION

GOLF COURSE DRY RETENTION POND N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

GRASS WEIR, INV: 49.0 (ICPR WEIR LINK W-101-102)
SEE MAINTENANCE NOTE THIS SHEET

SEE GOLF COURSE GRADING NOTE THIS SHEET

HOLE #9

WET DETENTION POND N102
10 YR / 24 HR. = 46.17
25 YR / 24 HR. = 46.81

MOTOR HOME DR

RV LN

SHELL CRACKER ST

CASITA AVE

SPECKLED PERCH LN

BASS DR

COUNTY ROAD 479

PROPOSED PAVILION

DRY RETENTION POND N300A
10 YR / 24 HR. = 48.86
25 YR / 24 HR. = 49.10

DRY RETENTION POND N300B
10 YR / 24 HR. = 48.86
25 YR / 24 HR. = 49.10

DRY RETENTION POND N300C
10 YR / 24 HR. = 48.86
25 YR / 24 HR. = 49.10

SEE SHEET C-308 FOR GRADING DETAIL

SEE SHEET C-310 FOR GRADING DETAIL

SEE SHEET C-309 FOR GRADING DETAIL

GRADE TO EXISTING 3:1 (MAX.)

4:1 (MAX.)

3:1 (MAX.)

MATCH EX: ±51.9

MATCH EX: ±52.1

MATCH EX: ±51.7

MATCH EX: ±50.9

MATCH EX: ±50.4

MATCH EX: ±50.3

MATCH EX: ±50.1

MATCH EX: ±49.3

MATCH EX: ±48.9

MATCH EX: ±48.4

KEY MAP
N.T.S.

C-302 C-303 C-304 C-305 C-306 C-307

LEGEND

RIGHT-OF-WAY LINE
GRADE BREAK LINE
GOLF COURSE LINE

GOLF COURSE GRADING NOTE:
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GRASS WEIR MAINTENANCE NOTE:
THE MAINTENANCE ENTITY SHALL INSPECT AND RESHAPE THE GRASS WEIR ON HOLE #9 AFTER ANY RAINFALL EVENT EQUAL TO, OR GREATER THAN, ONE (1) INCH.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811
Know what's below. Call before you dig.

MUNICIPAL APPROVAL STAMP

MATCHLINE - SEE SHEET C-307 FOR CONTINUATION

C-306

SHEET
20-0411
PERMITTING SET

DAVID W. BASSFORD
FL. P.E. #83267
DATE: 11/8/2024

DAVID W. BASSFORD LICENSE No. 83267 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

GRADING & DRAINAGE PLAN
(SHEET 5 OF 6)

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL CA#3728
1250 W. EAU GALLIE BLVD, SUITE H
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
ALSO WITH OFFICES IN:
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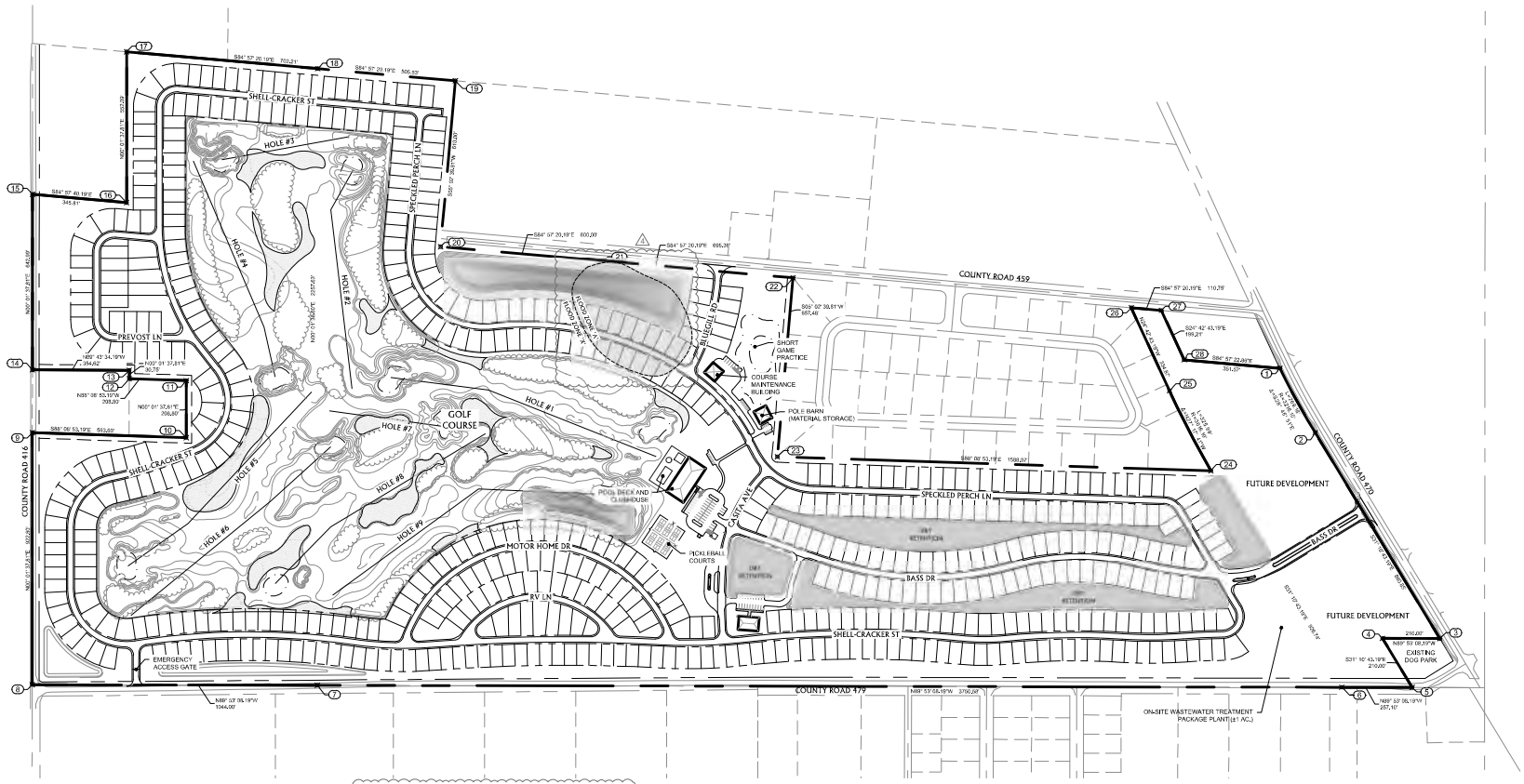
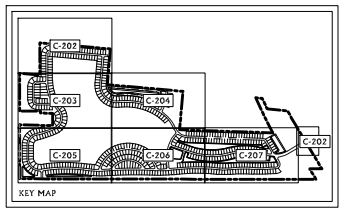
1	SWFWMD COMMENTS	05/09/2024
	COMMENTS	



GENERAL SITE NOTES

1. ALL DISTURBED AREAS IN THE COUNTY RIGHTS-OF-WAY SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.
2. ALL IMPROVEMENTS SHOWN ON THE CONSTRUCITON PLANS SHALL TO BE BUILT WITH THIS PROJECT AS PART OF THE ASSOCIATED PHASING (IF APPLICABLE).
3. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING RESIDENTIAL PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.
4. MONUMENT SIGNS SHALL BE DESIGN AND PERMITTED UNDER SEPARATE PERMIT. THEY SHALL ADHERE TO ALL SUMTER COUNTY LAND DEVELOPMENT REGULATIONS.
5. SOLID WASTE AND RECYCLING WILL BE COLLECTED INTERNALLY IN DESIGNATED AREAS FOR CENTRAL PICKUP.
6. ELECTRONIC GATES SHALL BE EQUIPPED WITH "CLICK2ENTER"; MANUAL GATES SHALL HAVE A KNOX PADLOCK.
7. THE SUMTER COUNTY PUBLIC WORKS CONSTRUCTION DIVISION (352- 689-4400) SHALL BE CONTACTED AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION OF DRIVEWAY INSTALLATIONS.



PROJECT INFORMATION

SITE AREA (TOTAL)	7,061,510 SF	(162.11 AC)	100.00%
SITE AREA (RV SITE)	6,560,864 SF	(150.39 AC)	92.77%
FUTURE COMMERCIAL AREA (NORTH)	306,700 SF	(7.04 AC)	4.34%
FUTURE COMMERCIAL AREA (SOUTH)	203,946 SF	(4.68 AC)	2.89%
BUILDINGS	20,000 SF	(0.46 AC)	0.28%
CONCRETE AREA (NON-RV SITE)	25,238 SF	(0.58 AC)	0.36%
CONCRETE AREA (RV SITE)	736,250 SF	(10.43 AC)	10.90%
ASPHALT AREA	429,626 SF	(9.86 AC)	6.08%
WET POND (TOTAL)	117,685 SF	(2.70 AC)	1.67%
TOTAL IMPERVIOUS AREA	1,328,798 SF	(10.27 AC)	18.82%
TOTAL PERVIOUS AREA	5,222,966 SF	(140.12 AC)	73.95%

*NO CONTEMPLATIONS ARE PROVIDED FOR IMPERVIOUS AREA WITHIN THE FUTURE COMMERCIAL AREAS.

PROJECT UNITS	589 UNITS
PROJECT DENSITY (RV SITE ACREAGE)	3.92 UNITS PER ACRE
PROJECT DENSITY (TOTAL ACREAGE)	3.63 UNITS PER ACRE

PROJECT WAS REZONED TO RVPUD AS PART OF PERMIT R2022-0003.

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS	NONE
TOTAL PROPOSED BUILDINGS	(1) CLUBHOUSE (1) MAINTENANCE FACILITY (1) PAVILION (1) POLE BARN / MATERIAL STORAGE
MAX. BUILDING HEIGHT ALLOWED	35'
MAX. BUILDING HEIGHT PROPOSED	
CLUBHOUSE	35'
MAINTENANCE FACILITY	20'
PAVILION	20'

BUILDING SETBACKS

	REQ'D	PROVIDED
FRONT	15'	15.0' (FROM EOP)
REAR	5'	25.0'
SIDE	5'	10.0'

SITE AMENITIES

AMENITY	QTY/NOTES
SWIMMING POOL	INCLUDED
GOLF COURSE	INCLUDED
CLUBHOUSE	INCLUDED

OPEN SPACE

SITE AREA (TOTAL)	7,061,510 SF	(162.11 AC)	100.00%
OPEN SPACE			
REQUIRED (25%)	1,765,378 SF	(40.53 AC)	25.00%
PROPOSED*	2,013,710 SF	(46.23 AC)	28.52%

*THE PROPOSED OPEN SPACE AREA INCLUDES THE GOLF COURSE LESS THE WET DETENTION POND AREA AT THE SEASONAL HIGH WATER LEVEL.

POINT TABLE

POINT NUMBER	DESCRIPTION	NORTHING	EASTING
1	PROPERTY CORNER	1614129.3273	616782.5359
2	PROPERTY CORNER	1613893.4652	616912.0997
3	PROPERTY CORNER	1613139.8477	617368.1232
4	PROPERTY CORNER	1613140.2670	617158.1236
5	PROPERTY CORNER	1612960.6003	617266.8422
6	PROPERTY CORNER	1612961.1136	617009.7460
7	PROPERTY CORNER	1612968.6016	613259.1779
8	PROPERTY CORNER	1612970.6860	612215.1800
9	PROPERTY CORNER	1613893.4659	612215.6176
10	PROPERTY CORNER	1613875.2726	612779.9232
11	PROPERTY CORNER	1614084.0726	612779.9222
12	PROPERTY CORNER	1614090.8202	612570.3313
13	PROPERTY CORNER	1614121.5702	612570.3459
14	PROPERTY CORNER	1614123.2650	612215.7298
15	PROPERTY CORNER	1614766.2508	612216.0313
16	PROPERTY CORNER	1614735.8930	612560.5050
17	PROPERTY CORNER	1615287.8729	612560.7698
18	PROPERTY CORNER	1615226.2293	613260.2571
19	PROPERTY CORNER	1615181.7793	613763.8291
20	PROPERTY CORNER	1614574.7419	613710.1933
21	PROPERTY CORNER	1614521.3654	614307.8694
22	PROPERTY CORNER	1614460.2441	615000.5362
23	PROPERTY CORNER	1613850.2166	614942.7256
24	PROPERTY CORNER	1613753.9905	616529.9862
25	PROPERTY CORNER	1614046.7373	616378.7169
26	PROPERTY CORNER	1614350.9402	616236.7221
27	PROPERTY CORNER	1614341.2022	616349.0431
28	PROPERTY CORNER	1614160.2357	616432.3243

SITE INFORMATION

OWNER/APPLICANT
MICHAEL H. MOSLER, SR.
I.H.A DEVELOPMENT, LLC
P.O. BOX 370
EUSTIS, FLORIDA 32727
PHONE: (772) 332-8140

ENGINEER
MBV ENGINEERING, INC.
1250 W.EAU GALLIE BLVD, UNIT H
MELBOURNE, FL 32935
PHONE: (321) 253-1510

SURVEYOR
BSM & ASSOCIATES
80 SE 21ST LANE
OKEECHOBEE, FL 34974
PHONE: (863) 484-3324

SITE ADDRESS
UNASSIGNED
LAKE PANASOFFKEE, FLORIDA 33538

FUTURE LAND USE
MIXED USE (PER CASE CP-24-00759)

ZONING
RV-PUD AND CL

TAX PARCEL I.D. NUMBER(S)
J05-098
J05-125

WASTEWATER SOURCE
ON-SITE WASTEWATER TREATMENT FACILITY

POTABLE WATER SOURCE
LAKE PANASOFFKEE WATER ASSOCIATION

PROJECT DENSITY
589 RV PADS / 158.95 ACRES = 3.71 UNITS PER ACRE

ENVIRONMENTAL IMPACTS
THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 0.83 ACRES OF FRESHWATER POND. THE SURFACE WATER WILL NOT BE IMPACTED AS THE EXISTING POND WILL REMAIN AND BE EXPANDED TO APPROXIMATELY 2.06 ACRES AT THE NORMAL WATER LEVEL.

FLOOD ZONE
A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A" PER F.I.R.M. PANEL 12119 C 0119 D, DATED SEPTEMBER 27, 2013, THE REMAINDER OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X".

THE SITE IMPROVEMENTS INCLUDE FILLING ABOVE THE FLOODPLAIN ELEVATION. ALL STRUCTURES, ABOVE GROUND UTILITIES FEATURES, PARKING, DRIVEWAYS, SIDEWALKS, AND AMENITIES WILL BE CONSTRUCTED ABOVE THE FLOODPLAIN ELEVATION AND A F.I.R.M. FLOODPLAIN MAP REVISION WILL BE CREATED VIA A CONDITION LETTER OF MAP REVISION.

DATE	REVISIONS
11/04/2024	5. SUMTER COUNTY COMMENTS
10/29/2024	4. SWFWMD COMMENTS
08/23/2024	3. SUMTER COUNTY COMMENTS
06/06/2024	2. SWFWMD COMMENTS
	1. COMMENTS

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 11/7/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURFACE WATER • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD., SUITE H, MELBOURNE, FLORIDA 32935
P: 321-253-1510 E: INFO@MBVENGINEERING.COM
ALSO WITH OFFICES IN:
KEY WEST, FLORIDA • TAMPA, FLORIDA • ATLANTA, GEORGIA

OVERALL SITE PLAN

LAKE PANASOFFKEE RV PARK

SUMTER COUNTY, FLORIDA

DAVID W. BASSFORD, P.E. No. 82267 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
DAVID W. BASSFORD P.E. #82267 DATE 11/7/2024

C-201

SHEET
20-0411

PERMITTING SET

SECTION 2

MASTER

ASSESSMENT METHODOLOGY

FOR

HAMMOCK OAKS GOLF AND RV RESORT

COMMUNITY DEVELOPMENT DISTRICT

Date: April 17, 2025

Prepared by

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

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GMS-CF, LLC does not represent the Hammock Oaks Golf and RV Resort 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 Hammock Oaks Golf and RV Resort Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Hammock Oaks Golf and RV Resort 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 $67,620,000 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 Engineer's Report dated April 17, 2025 prepared by Velcon Engineering and Surveying, LLC 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 170, 190, and 197, 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 Chapter 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 162.11 acres within unincorporated Sumter County, Florida. The development program currently envisions approximately 589 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 power bay(s) electrical street lighting (undergrounding), sewer utilities, storm sewer utilities, amenities (clubhouse/pool), golf course, landscape and irrigation improvements, stormwater improvements, amenities (dog park/pickleball/restrooms) and contingency. The acquisition and construction costs are summarized in Table 2.

The Assessment Report 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 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 $48,938,008. 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 $67,620,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by Gulfstream Development Group, 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 $67,620,000 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 $67,620,000 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, 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 $48,938,008. 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 $67,620,000. 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 589 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.

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 Power bay(s) Electrical street lighting (Undergrounding), sewer utilities, storm sewer utilities, amenities (clubhouse/pool), golf course, landscape and irrigation improvements, stormwater improvements, amenities (dog park/pickleball/restrooms) and contingency. There is ***one*** residential product type within the planned development. The RV Pad unit 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 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 Power bay(s) Electrical street lighting (Undergrounding), sewer utilities, storm sewer utilities, amenities (clubhouse/pool), golf course, landscape and irrigation improvements, stormwater improvements, amenities (dog park/pickleball/restrooms) 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

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. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. 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
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
RV Pad	589	589	1	589
Total Units	589	589		589

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a RV Pad unit equal to 1 ERU

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Power Bay	$1,767,000
Electric Street Lighting (underground)	$1,300,000
Sewer Utilities	$5,000,000
Storm Sewer Utilities	$17,987,790
Amenities (clubhouse/pool)	$5,000,000
Golf Course	$3,500,000
Landscape and Irrigation Improvements	$5,000,000
Stormwater Improvements	$1,000,000
Amenities (dog park/pickleball/restrooms)	$2,000,000
Contingency	$6,383,218
	$48,938,008

(1) A detailed description of these improvements is provided in the Engineer's Report dated April 17, 2025

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	$48,938,008
Debt Service Reserve	$6,006,511
Capitalized Interest	$10,819,200
Underwriters Discount	$1,352,400
Cost of Issuance	$500,000
Rounding	$3,881
Par Amount*	**$67,620,000**

Bond Assumptions:

Average Coupon	8.00%
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
HAMMOCK OAKS GOLF AND RV RESORT 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
RV Pad	589	1.0	589	100.00%	$48,938,008	$83,087
Totals	589		589	100.00%	$48,938,008	

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

TABLE 5
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
RV Pad	589	$48,938,008	$67,620,000	$114,805
Totals	589	$48,938,008	$67,620,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
HAMMOCK OAKS GOLF AND RV RESORT 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)
RV Pad	589	$67,620,000	$114,805	$6,006,511	$10,198	$10,965
Totals	589	$67,620,000		$6,006,511		

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY

Owner	Property*	Net Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
KIVA DEVELOPMENT LLC	HAMMOCK OAKS GOLF AND RV RESORT CDD	162.11	$417,124	$67,620,000	$6,006,511.05	$6,458,614
Totals		162.11		$67,620,000	$6,006,511	$6,458,614

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	8.00%
Maximum Annual Debt Service	$6,006,511

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION 3

RESOLUTION 2025-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT 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.

WHEREAS, Hammock Oaks Golf and RV Resort Community Development District (the "**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 (the "**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 HAMMOCK OAKS GOLF AND RV RESORT 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 roadways; stormwater management system; sanitary sewer; force main; lift station; water main; irrigation; and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (together, the "**Capital 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 projects and services and to issue special assessment 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 Capital Improvements, the nature and location of which is described in the *Engineer's Report Prepared for Board of Supervisors Hammock Oaks Golf and RV Resort Community Development District,* dated April 17, 2025 (the "**Engineer's Report**") (attached as **Exhibit A** hereto and incorporated herein by this reference), and which plans and specifications are on file at the office of the District Manager c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("**District Records Offices**"); (ii) the cost of such Capital Improvements be assessed against the lands specially benefited by such Capital Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Capital Improvements, 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 Capital Improvements 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 2025-31, the Board determined to provide the Capital Improvements and to defray the costs thereof by making Assessments on benefited property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide all or a portion of the funds needed for the Capital Improvements prior to the collection of such Assessments. Resolution 2025-31 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 2025-31, Resolution 2025-31 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 Board.

(i) As directed by Resolution 2025-31, 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 2025-31, 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, including the Capital 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 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 Board.

(l) On June 19, 2025, at the time and place specified in Resolution 2025-31 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.

(m) Having considered the estimated costs of the Capital Improvements, 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 Capital Improvements 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 Capital Improvements against the properties specially benefited thereby using the method determined by the Board set forth in *Master Assessment Methodology for Hammock Oaks Golf and RV Resort Community Development District*, dated April 17, 2025 (the "**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 Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds;

iv. it is hereby declared that the Capital Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the 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. that the costs of the Capital Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in **Exhibit B**;

vi. it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

vii. it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Capital Improvements 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 construction of Capital Improvements initially described in Resolution No. 2025-31, 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 CAPITAL IMPROVEMENTS. The total estimated costs of the Capital Improvements 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 Capital Improvements, 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 or assessments 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 at a publicly noticed meeting, 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 Capital Improvements 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 Capital Improvements, 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.

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 Capital Improvements and the adoption by the Board of a resolution accepting the Capital Improvements, 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. All impact fee credits received and/or value received for impact fee credits shall be applied against the Capital Improvements costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Capital Improvements have been completed and a resolution accepting the Capital Improvements 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. The 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 one time 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 (45) day 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 the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Sumter 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 Assessment Report, attached hereto as **Exhibit B**, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the 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 initial 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, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments 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 (the "**True-Up Methodology**"). 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 with landowner and/or developer that it 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 Capital Improvements, 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 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 Capital Improvements, 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. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific written consent thereto. 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 Sumter 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 19th day of June 2025.

Attest:

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report Prepared for Board of Supervisors Hammock Oaks Golf and RV Resort Community Development District*, dated April 17, 2025

Exhibit B: *Master Assessment Methodology for Hammock Oaks Golf and RV Resort Community Development District*, dated April 17, 2025

Exhibit A

Engineer's Report Prepared for Board of Supervisors Hammock Oaks Golf and RV Resort Community Development District, dated April 17, 2025

ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

Velcon Engineering and Surveying, LLC

April 17, 2025

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
MASTER ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("**CIP**"), and estimated costs of the CIP, for the Hammock Oaks Golf and RV Resort Community Development District (the "**District**" or "**CDD**"). The District plans to design, permit, finance, acquire and/or construct, operate, and maintain all or part of certain infrastructure necessary for community development within the District. The District was established pursuant to Ordinance No. 2025-07 adopted by the Sumter County Board of County Commissioners on March 11, 2025, effective March 17, 2025. The developer is Gulfstream Development Group LLC (the "**Developer**"), who is the current sole owner of lands within the District.

2. GENERAL SITE DESCRIPTION

The District is located entirely within unincorporated Sumter County and covers approximately 162.11 acres of land, more or less. **Exhibit A** is a metes and bounds legal description of the District's boundaries. The District is generally located. A Vicinity Map is included as **Exhibit B**. The project area, and surrounding area, land use and zoning classifications are depicted in **Exhibit C**.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the lands within the District, which are planned for 589 RV pads and supporting amenities. The proposed site plan for the District is attached as **Exhibit D**. The following tables show the planned residential product types and land uses for the District. [Ultimately the pads are anticipated to be individual for sale RV pad units]:

RESIDENTIAL PRODUCT TYPES

Product Type	Total Units
RV Pads w/ Casitas	589
TOTAL	589

LAND USE

Land Use	Estimated Acreage
Lot Development	54
Roads	26
Common Areas / Golf Course	35
Stormwater Ponds	25
Open Space	22.11
TOTAL	162.11 +/-

The CIP infrastructure includes:

Roadway Improvements

The CIP includes subdivision roads within the District and offsite roadway improvements. Generally, all roads will be 2-lane undivided roads. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the Developer and will be owned and maintained by the District. All roads will be designed in accordance with County standards and all roadway improvements financed by the District shall be available for use by the general public.

Stormwater Management System

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipe, control structures and open ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to onsite retention ponds. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, including inlets and storm sewer systems within the right-of-way.

Water and Wastewater Utilities

As part of the CIP, the District intends to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection, and connection to the existing offsite water main. Wastewater improvements for the CIP will include installation of sewer mains within the District and connection to the onsite sewer package plant to be constructed to serve the District. The potable water systems for all phases will be completed by the District and dedicated to the Lake Panasoffkee Water District for operation and maintenance.

Storm Sewer and Sewer Utilities

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipe, control structures and open ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to onsite retention ponds. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, including inlets and storm sewer systems within the right-of-way.

The Sewer Collection Utilities including the onsite package plant will be constructed, maintained, owned and operated by the District in perpetuity. Impact fees and wastewater fees will charged for the operational and repair expenses.

Hardscape, Landscape, and Irrigation

The District will construct and/or install landscaping and hardscaping within District common areas and rights-of-way. The hardscaping will consist of entry features and landscaping as well as privacy walls and

planters. All such landscaping and hardscaping will be owned, maintained, and funded by the District. The District intends to construct an irrigation system for the development that will provide a lower cost alternative to potable water for District landowners. The system will also provide water for the common areas, pond side slopes, etc. Installation, operation, and maintenance of any irrigation system will be the responsibility of the District.

Power Bay

Power Infrastructure shall be coordinated with SECO and installed per this coordination by the District. Maintenance and Supply of this duct bank infrastructure shall be provided by SECO.

Electric Street Lighting

The District intends to lease streetlights through an agreement with SECO in which case the District would fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP. The CIP does however include the incremental cost of undergrounding electrical utility lines within right-of-way utility easements throughout the District. Any lines and transformers located in such areas would be owned by SECO and not paid for by the District as part of the CIP.

Recreational Amenities

In conjunction with the construction of the CIP, the District intends to construct a clubhouse that consists of Facility Management Offices, Golf Course, Restaurant, Meeting Rooms, Locker Room and Aquatic Facilities, including a pool, dog park, pickleball courts and related restroom facilities. These improvements will be funded, owned and maintained by the District. These improvements will be open to the general public subject to a reasonable fee.

The developer may also privately construct and finance a clubhouse building, pool, and other amenity facilities. Any such improvements privately constructed and financed by the Developer will be considered common elements for the exclusive benefit of the District landowners.

Golf Course

The District will construct a regulation size 9 hole golf course within the District and own and operate the same as a public golf course, open to the public subject to reasonable fees and charges. Any such improvements privately constructed and financed by the Developer will be considered common elements for the exclusive benefit of the District landowners.

Professional Services

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

Off-Site Improvements

Offsite improvements will consist of roadway and utility extensions to serve the District. See **Exhibit E** for offsite waterlines and force mains. The following offsite improvements are proposed for construction by the District:

- County Road 470 roadway modifications including deceleration and turn lanes, sidewalk extensions and relocations as well as landscaping requirements and signage.
- Watermain extension from municipal water mains into development.
- Natural Gas Main extensions from municipal owned facilities into development.
- High Speed Fiber and Internet extensions from municipal providers.

As noted, the CIP functions as a system of improvements benefiting all lands within the District.

4. Permitting

[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:

Agency	Permit Description	Permit Status
Southwest Florida Water Mgmt.	ERP / Wetland	Obtained
Florida Dept of Env. Protection	Water / Wastewater / Environmental	Obtained

5. OPINION OF PROBABLE CONSTRUCTION COSTS

The table below presents, among other things, the cost estimate for the CIP. It is our professional opinion that the costs set forth in **Table A** are reasonable and consistent with market pricing. **Exhibit F** contains the proposed layouts of the water distribution system, sanitary sewer system, and stormwater/drainage systems.

Table A:

PROPOSED FACILITIES & ESTIMATED COSTS CHART	
Improvement	Estimated Cost
Power Bay	$1,767,000.00
Electric Street Lighting	$1,300,000.00
Sewer Utilities	$5,000,000.00
Storm Sewer Utilities	$17,987,789.60
Amenities (club house/pool)	$5,000,000.00
Golf Course	$3,500,000.00
Landscape and Irrigation Improvements	$5,000,000.00
Stormwater Improvements	$1,000,000.00
Amenities (dog park/pickleball/restrooms)	$2,000,000.00
Contingency (15%)	$6,383,218.44
TOTAL	**$48,938,008.04**

The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred. Construction of the project is for one phase from 2025 to 2027.

Table B shows which parties will finance, own and operate the various improvements of the CIP:

Table B:

PROPOSED FACILITIES FINANCING/OWNERSHIP/MAINTENANCE CHART		
Improvement	Financing / Construction Entity	Final Owner / Maintenance Entity
Power Bay	CDD	CDD
Electric Street Lighting	CDD	CDD
Sewer Utilities	CDD	CDD
Storm Sewer Utilities	CDD	CDD
Amenities (club house/pool)	CDD	CDD
Golf Course	CDD	CDD
Landscape and Irrigation Improvements	CDD	CDD
Stormwater Improvements	CDD	CDD
Amenities (dog park/pickleball/restrooms)	CDD	CDD

6. CONCLUSION

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 the jurisdiction in which the District is located, 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 issued pursuant to Section 380.06, *Florida Statutes*;

- 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; and

- the assessable property within the District will receive a special benefit from the CIP that is at least equal to the costs of the CIP.

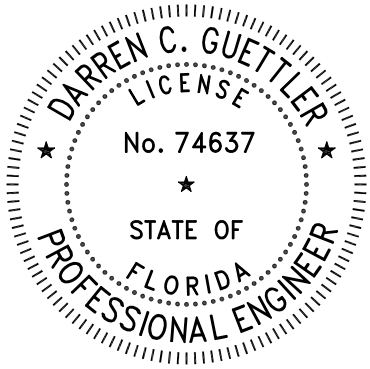
As described above, this report identifies the benefits from the CIP to the lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

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 (either by being part of a system of improvements that is available to the general public or is otherwise available to 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 lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and 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, sanitary sewer, 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.

ELECTRONICALLY SIGNED & SEALED
Darren C. Guettler, State of Florida
Professional Engineer, License No. 74637
This item has been electronically signed and sealed by Darren C. Guettler on the date indicated here using a SHA authentification code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Darren Guettler, P.E. (FL License No.74637)
Date 04-09-2025

EXHIBIT A: Legal Descriptions and Sketch of the District
EXHIBIT B: Vicinity Map
EXHIBIT C: Land Use Map
EXHIBIT D: Proposed Site Plan
EXHIBIT E: Off-Site Waterlines
EXHIBIT F: Proposed Utility and Stormwater System Layout

EXHIBIT A: Legal Descriptions and Sketch of the District

EXHIBIT A:
Legal Description

THAT PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST; AND RUN NORTH 00°15'33" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 1,795.57 FEET TO A POINT THAT IS SOUTH 00°15'33" WEST A DISTANCE OF 855.37 FEET FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 5; THENCE SOUTH 84° 43' 45" EAST, A DISTANCE OF 345.81 FEET, THENCE NORTH 00° 15'33" EAST, A DISTANCE OF 552.09 FEET, THENCE SOUTH 84° 43'25" EAST, A DISTANCE OF 1,207.74 FEET TO A POINT THAT IS NORTH 84° 43' 25" WEST A DISTANCE OF 2,650.38 FEET FROM THE WEST RIGHT-OF-WAY OF C.R. 470, THENCE SOUTH 05° 16'35" WEST, A DISTANCE OF 610.00 FEET, THENCE SOUTH 84° 43'25" EAST, A DISTANCE OF 600.00 FEET; THENCE CONTINUE SOUTH 84° 43' 25" EAST, A DISTANCE OF 695.36 FEET TO THE NORTHWEST CORNER OF MONTGOMERY ACRES PHASE ONE, AS RECORDED IN PLAT BOOK 4, PAGE 115 AND 115-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 05° 16' 35" WEST ALONG THE WEST BOUNDARY OF SAID MONTGOMERY ACRES PHASE ONE AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 657.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PRIVATE AIR STRIP; THENCE SOUTH 87° 54' 58" EAST, ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 1588.07 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,616.10 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 13'22" AN ARC DISTANCE OF 329.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE NORTH 24° 28' 48" WEST A DISTANCE OF 334.87 FEET TO A POINT ON THE SOUTH RIGHT-OF WAY OF C.R. 459; THENCE SOUTH 84° 43' 25" EAST, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 460.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF C.R. 470; THENCE SOUTH 24° 28'48" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 106.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,216.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 28' 00", AN ARC DISTANCE OF 362.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 30° 56' 48" EAST A DISTANCE OF 880.85 FEET; THENCE NORTH 89° 39' 13" WEST A DISTANCE OF 210.00 FEET; THENCE SOUTH 30° 56'48" EAST A DISTANCE OF 210.00 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID SECTION 5; THENCE NORTH 89° 39' 13" WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 5,051.68 FEET TO THE POINT OF BEGINNING.

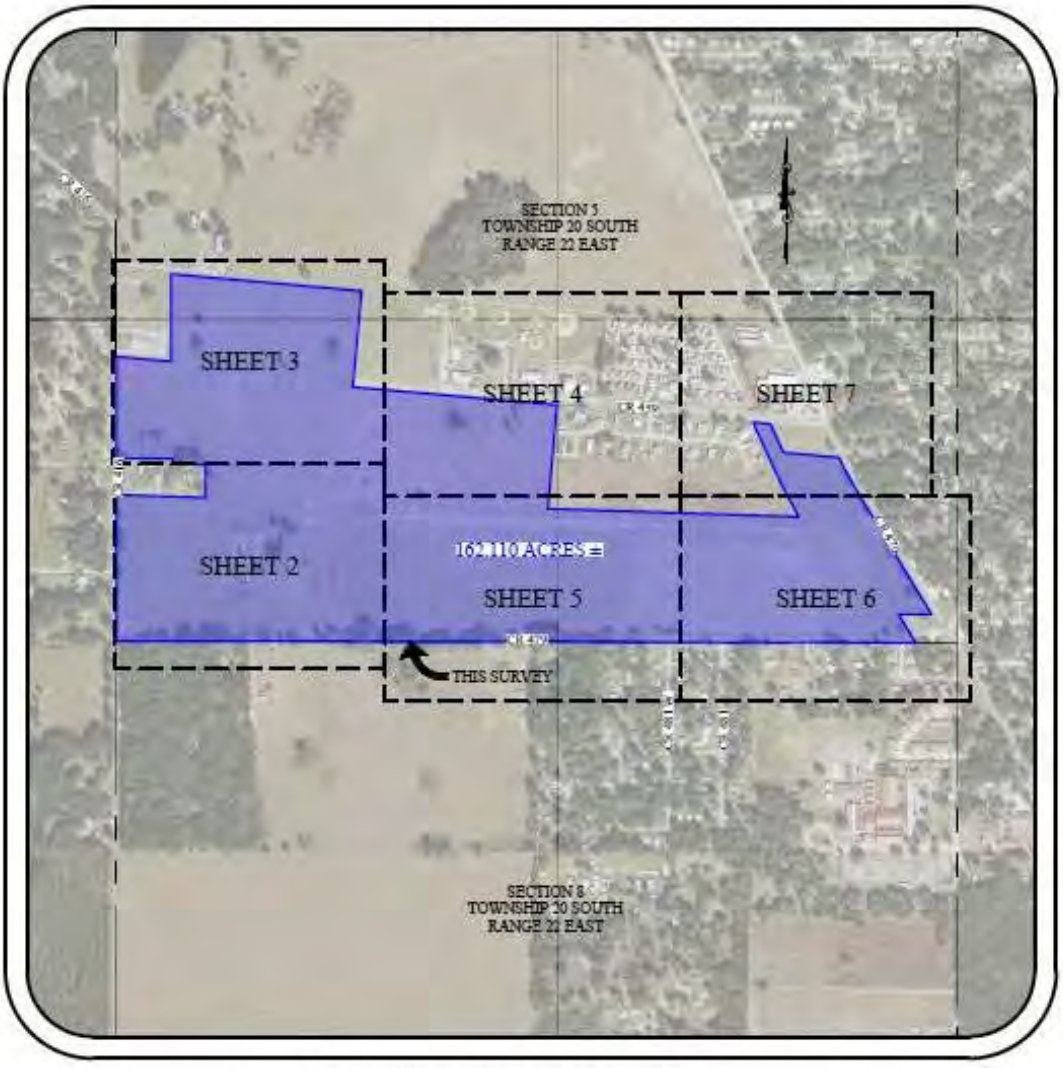
{Legal Description Continues}

LESS: FROM THE SOUTHWEST CORNER OF THE AFORESAID SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, RUN NORTH 00° 15' 33" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 922.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PRIVATE AIR STRIP, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH 87° 54' 58" EAST A DISTANCE OF 563.60 FEET; THENCE NORTH 00° 15' 33" EAST A DISTANCE OF 208.80 FEET; THENCE NORTH 87° 54' 58" WEST A DISTANCE OF 208.80 FEET; THENCE NORTH 00° 15' 33" EAST A DISTANCE OF 30.75 FEET; THENCE NORTH 89° 29' 39" WEST A DISTANCE OF 354.62 FEET TO THE AFORESAID WEST BOUNDARY OF SECTION 5; THENCE SOUTH 00° 15' 33" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 229.78 FEET TO THE POINT OF BEGINNING AND END OF ITS DESCRIPTION.

AND LESS: FROM THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, RUN NORTH 89°39'13" WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 5 A DISTANCE OF 55.38 FEET TO THE WEST RIGHT-OF-WAY OF C.R. 470; THENCE NORTH 30°56'48" WEST ALONG SAID WEST RIGHT-OF-WAY 1090.85 FEET TO THE POINT OF CURVATURE EAST OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3216.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°47'44", AN ARC LENGTH OF 269.18 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: FROM SAID POINT OF BEGINNING, CONTINUE NORTHWESTERLY ALONG THE AFORESAID CURVE THROUGH A CENTRAL ANGLE OF 01°40'16", AN ARC LENGTH OF 93.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°28'48" WEST ALONG SAID RIGHT-OF-WAY 106.20 FEET TO THE SOUTH BOUNDARY OF A 60.00 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 205, PAGE 140; THENCE NORTH 84°43'25" WEST ALONG SAID SOUTH BOUNDARY 350.00 FEET; THENCE SOUTH 24°28'48" EAST AND PARALLEL WITH SAID RIGHT-OF-WAY 199.21 FEET; THENCE SOUTH 84°43'25" EAST 351.58 FEET TO THE POINT OF BEGINNING.

The above described lands contains 162.110 acres, more or less.

{End of Legal Description}



LOCATION MAP & KEY SHEET:

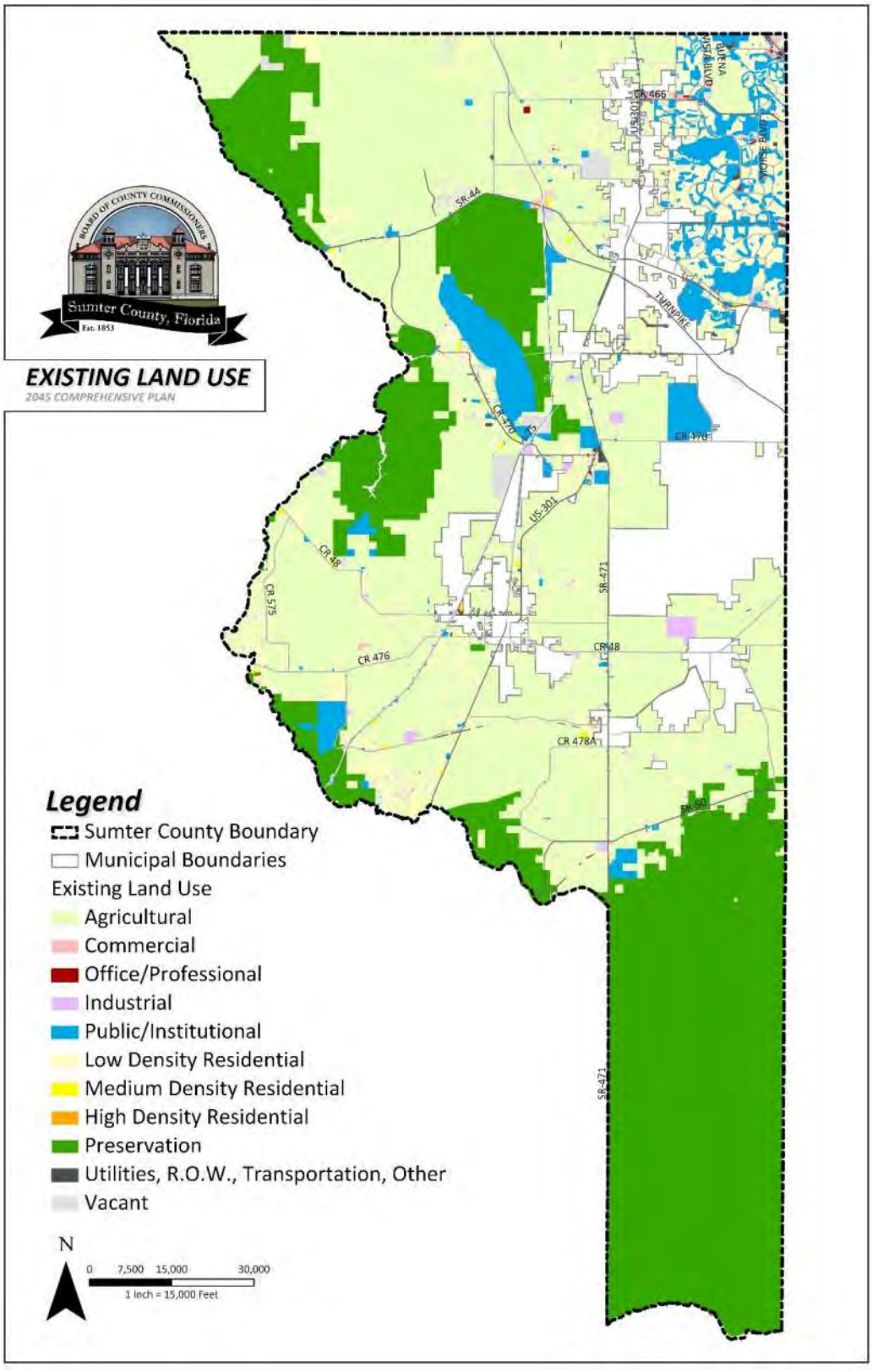
(NOT TO SCALE)

EXHIBIT B: Vicinity Map

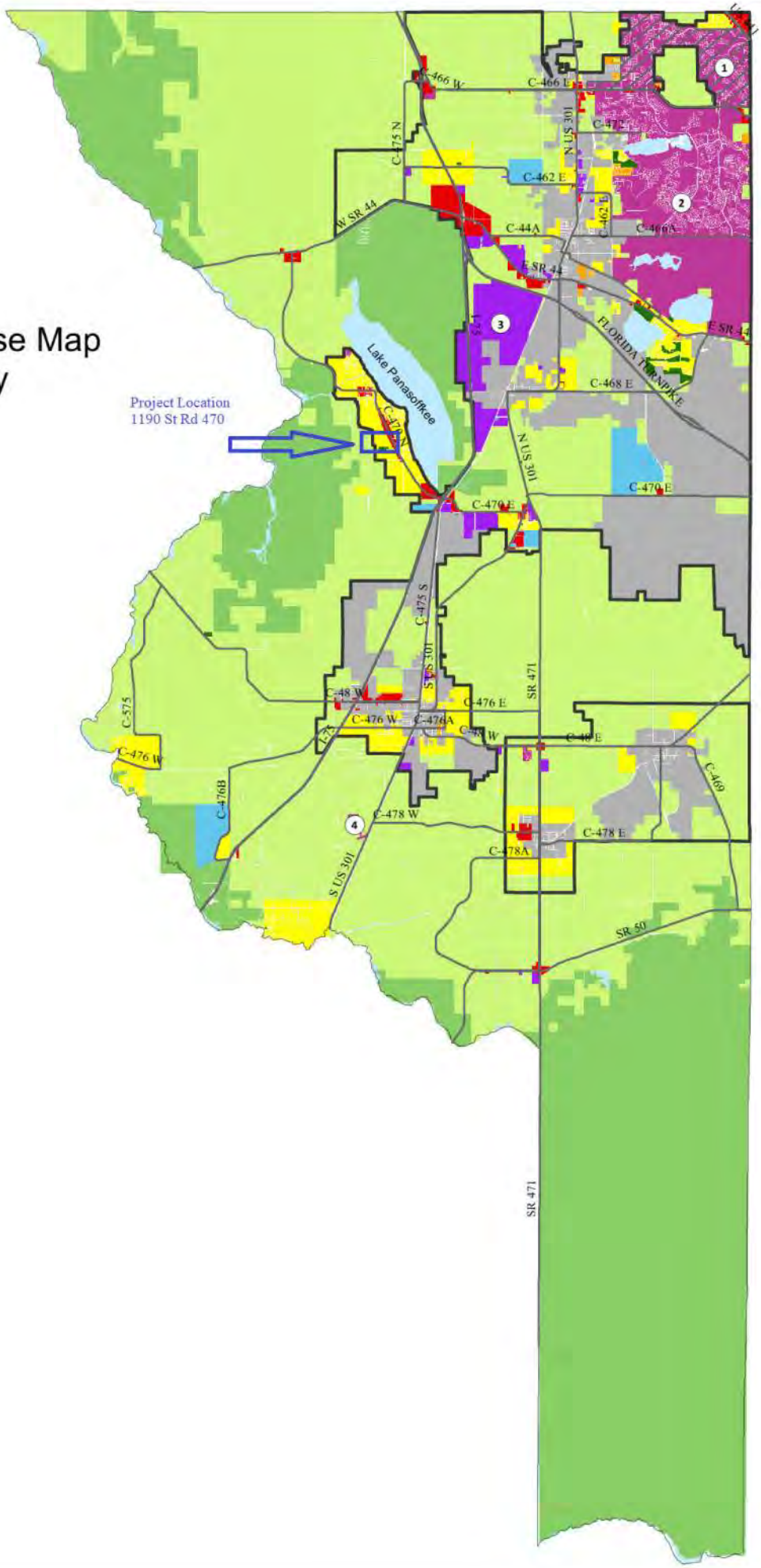
PROJECT
LOCATION
COUNTY ROAD 479

EXHIBIT C: Land Use Map

Map 1-1 – Existing Land Use Unincorporated Sumter County



2035 Future Land Use Map
Sumter County
Map 1-1



Legend

- Major Roads
- Urban Development Boundary
- Overlay Subject to Policy Restrictions

Designation/Allowable Densities

- Agricultural (AGR); 1 unit/10 acres
- Rural Residential (RR); 1 to 2 units/acre
- Urban Residential (UR); 4 to 6 units/acre
- Commercial (COM)
- Industrial (IND)
- Public, Institutional (PI)
- Conservation (CON)
- Recreation (REC)
- Municipal Jurisdiction (MUN)
- Mixed Use (MU)
- Water Features

OVERLAYS SUBJECT TO POLICY RESTRICTIONS
1 Tri-County Villages DRI (policy 1.3.1U)
2 Villages of Sumter County DRI (Policy 1.3.2U)
3 Monarch Ranch (Policy 1.1.5U)
4 Southern Villas RV Resort (Policy 1.1.6U)

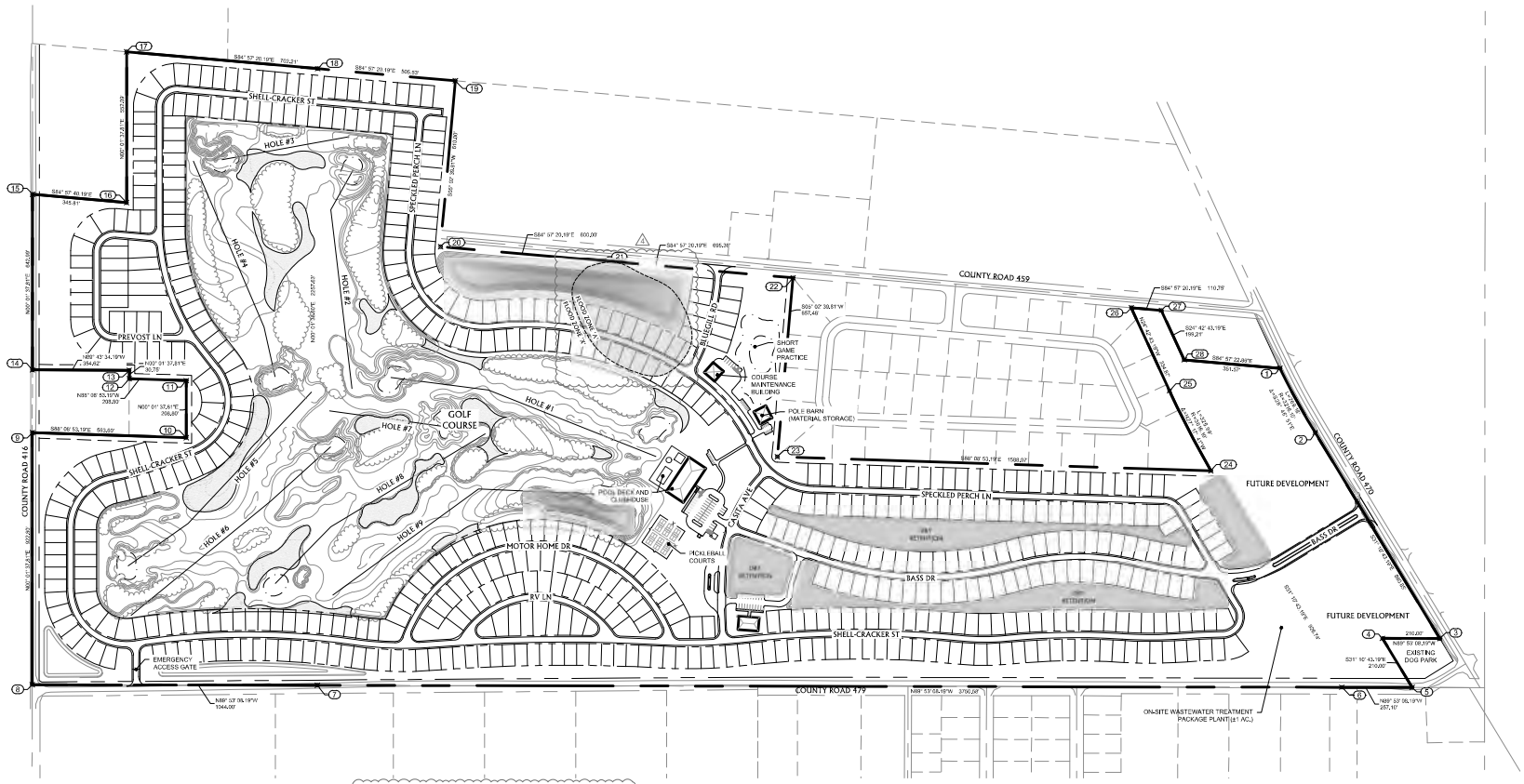
Sumter County BOCC
Geographic Information System
(352) 569-6732 or 689-4479

This map product was prepared from a Geographic Information System established by the Sumter County GIS Office. The Sumter County GIS Office, its employees, agents and personnel, make no warranty to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries or placement or location of any map features thereon. The Sumter County GIS Office, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF A USE FOR A PATICULAR PURPOSE EXPRESSED OF IMPLIED WITH RESPECT TO THIS MAP PRODUCT.

Independent verification of all data contained on this map product should be obtained by any user of this map.

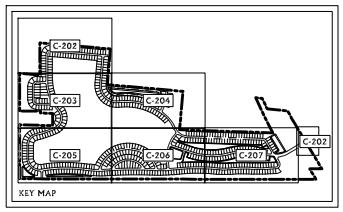
Revised June 15, 2016

EXHIBIT D: Proposed Site Plan



GENERAL SITE NOTES

1. ALL DISTURBED AREAS IN THE COUNTY RIGHTS-OF-WAY SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.
2. ALL IMPROVEMENTS SHOWN ON THE CONSTRUCITON PLANS SHALL TO BE BUILT WITH THIS PROJECT AS PART OF THE ASSOCIATED PHASING (IF APPLICABLE).
3. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING RESIDENTIAL PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.
4. MONUMENT SIGNS SHALL BE DESIGN AND PERMITTED UNDER SEPARATE PERMIT. THEY SHALL ADHERE TO ALL SUMTER COUNTY LAND DEVELOPMENT REGULATIONS.
5. SOLID WASTE AND RECYCLING WILL BE COLLECTED INTERNALLY IN DESIGNATED AREAS FOR CENTRAL PICKUP.
6. ELECTRONIC GATES SHALL BE EQUIPPED WITH "CLICK2ENTER"; MANUAL GATES SHALL HAVE A KNOX PADLOCK.
7. THE SUMTER COUNTY PUBLIC WORKS CONSTRUCTION DIVISION (352- 689-4400) SHALL BE CONTACTED AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION OF DRIVEWAY INSTALLATIONS.



PROJECT INFORMATION

SITE AREA (TOTAL)	7,061,510 SF	(162.11 AC)	100.00%
SITE AREA (RV SITE)	6,560,864 SF	(150.39 AC)	92.77%
FUTURE COMMERCIAL AREA (NORTH)	306,700 SF	(7.04 AC)	4.34%
FUTURE COMMERCIAL AREA (SOUTH)	203,946 SF	(4.68 AC)	2.89%
BUILDINGS	20,000 SF	(0.46 AC)	0.28%
CONCRETE AREA (NON-RV SITE)	25,238 SF	(0.58 AC)	0.36%
CONCRETE AREA (RV SITE)	736,250 SF	(10.43 AC)	10.90%
ASPHALT AREA	429,628 SF	(9.86 AC)	6.08%
WET POND (TOTAL)	117,685 SF	(2.70 AC)	1.67%
TOTAL IMPERVIOUS AREA	1,328,798 SF	(10.27 AC)	18.82%
TOTAL PERVIOUS AREA	5,222,966 SF	(140.12 AC)	73.95%

*NO CONTEMPLATIONS ARE PROVIDED FOR IMPERVIOUS AREA WITHIN THE FUTURE COMMERCIAL AREAS.

PROJECT UNITS	589 UNITS
PROJECT DENSITY (RV SITE ACREAGE)	3.92 UNITS PER ACRE
PROJECT DENSITY (TOTAL ACREAGE)	3.63 UNITS PER ACRE

PROJECT WAS REZONED TO RVPUD AS PART OF PERMIT R2022-0003.

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS	NONE
TOTAL PROPOSED BUILDINGS	(1) CLUBHOUSE (1) MAINTENANCE FACILITY (1) PAVILION (1) POLE BARN / MATERIAL STORAGE
MAX. BUILDING HEIGHT ALLOWED	35'
MAX. BUILDING HEIGHT PROPOSED	
CLUBHOUSE	35'
MAINTENANCE FACILITY	20'
PAVILION	20'

BUILDING SETBACKS

	REQ'D	PROVIDED
FRONT	15'	15.0' (FROM EOP)
REAR	5'	25.0'
SIDE	5'	10.0'

SITE AMENITIES

AMENITY	QTY/NOTES
SWIMMING POOL	INCLUDED
GOLF COURSE	INCLUDED
CLUBHOUSE	INCLUDED

OPEN SPACE

SITE AREA (TOTAL)	7,061,510 SF	(162.11 AC)	100.00%
OPEN SPACE			
REQUIRED (25%)	1,765,378 SF	(40.53 AC)	25.00%
PROPOSED*	2,013,710 SF	(46.23 AC)	28.52%

*THE PROPOSED OPEN SPACE AREA INCLUDES THE GOLF COURSE LESS THE WET DETENTION POND AREA AT THE SEASONAL HIGH WATER LEVEL.

POINT TABLE

POINT NUMBER	DESCRIPTION	NORTHING	EASTING
1	PROPERTY CORNER	1614129.3273	616782.5359
2	PROPERTY CORNER	1613893.4652	616912.0997
3	PROPERTY CORNER	1613139.8477	617368.1232
4	PROPERTY CORNER	1613140.2670	617158.1236
5	PROPERTY CORNER	1612960.6003	617266.8422
6	PROPERTY CORNER	1612961.1136	617009.7460
7	PROPERTY CORNER	1612968.6016	613259.1779
8	PROPERTY CORNER	1612970.6860	612215.1800
9	PROPERTY CORNER	1613893.4659	612215.6176
10	PROPERTY CORNER	1613875.2726	612779.9232
11	PROPERTY CORNER	1614084.0726	612779.0222
12	PROPERTY CORNER	1614090.8202	612570.3313
13	PROPERTY CORNER	1614121.5702	612570.3459
14	PROPERTY CORNER	1614123.2650	612215.7298
15	PROPERTY CORNER	1614766.2508	612216.0313
16	PROPERTY CORNER	1614735.8930	612560.5050
17	PROPERTY CORNER	1615287.8729	612560.7698
18	PROPERTY CORNER	1615226.2293	613260.2571
19	PROPERTY CORNER	1615181.7793	613763.8291
20	PROPERTY CORNER	1614574.7419	613710.1933
21	PROPERTY CORNER	1614521.3864	614307.8694
22	PROPERTY CORNER	1614460.2441	615000.5362
23	PROPERTY CORNER	1613850.2166	614942.7256
24	PROPERTY CORNER	1613753.9905	616529.9862
25	PROPERTY CORNER	1614046.7373	616378.7169
26	PROPERTY CORNER	1614350.9402	616238.7221
27	PROPERTY CORNER	1614341.2022	616349.0431
28	PROPERTY CORNER	1614160.2357	616432.3243

SITE INFORMATION

OWNER/APPLICANT
MICHAEL H. MOSLER, SR.
LIVA DEVELOPMENT, LLC
P.O. BOX 370
EUSTIS, FLORIDA 32727
PHONE: (772) 332-8140

ENGINEER
MBV ENGINEERING, INC.
1250 W.EAU GALLIE BLVD, UNIT H
MELBOURNE, FL 32935
PHONE: (321) 253-1510

SURVEYOR
BSM & ASSOCIATES
80 SE 21ST LANE
OKEECHOBEE, FL 34974
PHONE: (863) 484-3324

SITE ADDRESS
UNASSIGNED
LAKE PANASOFFKEE, FLORIDA 33538

FUTURE LAND USE
MIXED USE (PER CASE CP-24-00759)

ZONING
RV-PUD AND CL

TAX PARCEL I.D. NUMBER(S)
J05-098
J05-125

WASTEWATER SOURCE
ON-SITE WASTEWATER TREATMENT FACILITY

POTABLE WATER SOURCE
LAKE PANASOFFKEE WATER ASSOCIATION

PROJECT DENSITY
589 RV PADS / 158.95 ACRES = 3.71 UNITS PER ACRE

ENVIRONMENTAL IMPACTS
THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 0.63 ACRES OF FRESHWATER POND. THE SURFACE WATER WILL NOT BE IMPACTED AS THE EXISTING POND WILL REMAIN AND BE EXPANDED TO APPROXIMATELY 2.06 ACRES AT THE NORMAL WATER LEVEL.

FLOOD ZONE
A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A" PER F.I.R.M. PANEL 12119 C 0119 D, DATED SEPTEMBER 27, 2013, THE REMAINDER OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X".

THE SITE IMPROVEMENTS INCLUDE FILLING ABOVE THE FLOODPLAIN ELEVATION. ALL STRUCTURES, ABOVE GROUND UTILITIES FEATURES, PARKING, DRIVEWAYS, SIDEWALKS, AND AMENITIES WILL BE CONSTRUCTED ABOVE THE FLOODPLAIN ELEVATION AND A F.I.R.M. FLOODPLAIN MAP REVISION WILL BE CREATED VIA A CONDITION LETTER OF MAP REVISION.

REVISIONS	DATE
1. SWFWMD COMMENTS	06/06/2024
2. SUMTER COUNTY COMMENTS	06/23/2024
3. SWFWMD COMMENTS	10/29/2024
4. SUMTER COUNTY COMMENTS	11/04/2024
5.	
6.	
7.	
8.	

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 11/7/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURFACE WATER • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD., SUITE H, MELBOURNE, FLORIDA 32935
P: 321-253-1510 E: INFO@MBVENGINEERING.COM
CERTIFICATE OF AUTHORIZATION #30011
KEITH TRASHER, P.E. - PATRICK TRASHER, P.E. - ALEX WITT, EIT

OVERALL SITE PLAN

LAKE PANASOFFKEE RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD, P.E. LICENSE No. 82267 STATE OF FLORIDA PROFESSIONAL ENGINEER

DAVID W. BASSFORD, FL P.E. #82267 — DATE 11/7/2024

C-201

SHEET

20-0411

PERMITTING SET

EXHIBIT E: Off-Site Waterlines

BOUNDARY & TOPOGRAPHIC SURVEY

MATCH LINE SHEET 3

GRAPHIC SCALE

0 — 60 — 120 Feet

1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

MATCH LINE SHEET 5

BOUNDARY & TOPOGRAPHIC SURVEY 1846 CCOUNTY ROAD 479 LAKE PANASOFFKEE ,FLORIDA 33538	CAD G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\				
	REF G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\MGO1				
	FLD HW, DF	FB./PG. RJ #1/20-22	12/5/24	TITLE COMMITMENT UPDATE	BHM
	OFF BHM	DATE 03/31/22	11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III
	CKD REB	SHEET 2 OF 7	DWG 22-106 SURVEY	DATE:	REVISIONS: BY:

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\22-106 SURVEY.dwg 2 Dec 06, 2024;

BOUNDARY & TOPOGRAPHIC SURVEY

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

GRAPHIC SCALE

0 60 120 Feet

1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

CAD G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\					
REF G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\MGO1					
FLD HW, DF	FB./PG. RJ #1/20-22		12/5/24	TITLE COMMITMENT UPDATE	BHM
OFF BHM		DATE 03/31/22	11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III
CKD REB	SHEET 3 OF 7	DWG 22-106 SURVEY	DATE:	REVISIONS:	BY:

BOUNDARY & TOPOGRAPHIC SURVEY
1846 CCOUNTY ROAD 479
LAKE PANASOFFKEE ,FLORIDA 33538

BSM &ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\22-106 SURVEY.dwg 3 Dec 06, 2024

BOUNDARY & TOPOGRAPHIC SURVEY

MATCH LINE SHEET 3

MATCH LINE SHEET 5

MATCH LINE SHEET 7

S84°57'20"E 2650.38' (C) TO R/W LINE
S84°43'25"W (D)

EXCEPTION #7
60.00' R/W
PER O.R.B. 130, PG. 593

EXCEPTION #8
POWER EASEMENT FOR
SUMTER ELECTRIC COOPERATIVE, INC.
PER O.R.B. 213, PG. 116
(EASEMENT WIDTH UNKNOWN
(LYING EASTERLY OF E 1/4 OF THES 1/2 OF THEN 1/2 OF O.R.B. 213, PG. 116)

EXCEPTION #9
20.00' SUMTER ELECTRIC
COOPERATIVE EASEMENT
PER O.R.B. 227, PG. 33
& O.R.B. 228, PG. 600

PARCEL ID# 105-096
O.R.B. 847, PG. 120

PARCEL ID# 105-097
O.R.B. 2459, PG. 746

PARCEL ID# 105-095
O.R.B. 1582, PG. 542

S84°57'20"E 695.36' (C)
S84°43'25"W (D)

S84°57'20"E, 600.00' (C)
S84°43'25"W (D)

51.0' 30.00' R/W
PER DEED

30.00' R/W
PER DEED

C/L CR 459

EDGE OF PAVEMENT

BARBED WIRE FENCE

TOP OF BANK

OHU

CATTLE POND AREA
1.860 ACRES ±

POND

TOE OF SLOPE

100.0' BSW

OSW1 GND. ELEV. = 47.1'
OSW2 GND. ELEV. = 46.6'
OSW3 GND. ELEV. = 46.0'
OSW4 GND. ELEV. = 47.1'
OSW5 GND. ELEV. = 47.1'
OSW6 GND. ELEV. = 46.2'
OSW7 GND. ELEV. = 46.4'
OSW8 GND. ELEV. = 46.5'

PARCEL ID# 105-4037, PG. 93
O.R.B. 4037, PG. 93

162.110 TOTAL ACRES ±
(VACANT)

NW CORNER OF P.B. 4, PG. 115
FND 4"X4" CONCRETE MONUMENT W/
RAILROAD SPIKE
NO IDENTIFICATION
N: 1614460.08
E: 615000.65

NW CORNER OF P.B. 19, PG. 37
FND 4"X4" CONCRETE MONUMENT W/
NAIL & DISK
STAMPED "PSM 3522"
N: 1614132.58
E: 614971.72

S05°02'40"W 657.48' (C)
S05°16'35"W (D)

EXCEPTION #6
2.6' WEST, 0.4' SOUTH
OF PROPERTY CORNER

PARCEL ID# 105-H001 LOT 1 P.B. 4, PG. 115
PARCEL ID# 105-H002 LOT 2 P.B. 4, PG. 115
PARCEL ID# 105-H003 LOT 3 P.B. 4, PG. 115
PARCEL ID# 105-H004 LOT 4 P.B. 4, PG. 115
PARCEL ID# 105-H005 LOT 5 P.B. 4, PG. 115
PARCEL ID# 105-H006 LOT 6 P.B. 4, PG. 115
PARCEL ID# 105-H007 LOT 7 P.B. 4, PG. 115
PARCEL ID# 105-H008 LOT 8 P.B. 4, PG. 115
PARCEL ID# 105-H009 LOT 9 P.B. 4, PG. 115
PARCEL ID# 105-H010 LOT 10 P.B. 4, PG. 115
PARCEL ID# 105-H011 LOT 11 P.B. 4, PG. 115
PARCEL ID# 105-H012 LOT 12 P.B. 4, PG. 115
PARCEL ID# 105-H022 LOT 22 P.B. 4, PG. 115

PARCEL ID# 105-3033 LOT 33 P.B. 19, PG. 37
PARCEL ID# 105-3034 LOT 34 P.B. 19, PG. 37
PARCEL ID# 105-3032 LOT 32 P.B. 19, PG. 37
PARCEL ID# 105-3031 LOT 31 P.B. 19, PG. 37
PARCEL ID# 105-3030 LOT 30 P.B. 19, PG. 37
PARCEL ID# 105-3029 LOT 29 P.B. 19, PG. 37
PARCEL ID# 105-3028 LOT 28 P.B. 19, PG. 37
PARCEL ID# 105-3027 LOT 27 P.B. 19, PG. 37
PARCEL ID# 105-3026 LOT 26 P.B. 19, PG. 37

C/L NW 12TH LANE

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

GRAPHIC SCALE
0 60 120 Feet
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

BOUNDARY & TOPOGRAPHIC SURVEY
1846 CCOUNTY ROAD 479
LAKE PANASOFFKEE ,FLORIDA 33538

CAD G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\					
REF G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\MGO1					
FLD HW, DF	FB./PG. RJ #1/20-22		12/5/24	TITLE COMMITMENT UPDATE	BHM
OFF BHM		DATE 03/31/22	11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III
CKD REB	SHEET 4 OF 7	DWG 22-106 SURVEY	DATE:	REVISIONS:	BY:

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

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BOUNDARY & TOPOGRAPHIC SURVEY

1846 CCOUNTY ROAD 479

LAKE PANASOFFKEE ,FLORIDA 33538

BOUNDARY & TOPOGRAPHIC SURVEY

CAD	G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING		
REF	G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\A01		
FLD HW: DF	FB: PG: RJ #1/20-22		
OFF BHM		DATE 03/31/22	
CKD REB	SHEET 5 OF 7	DWG 22-106 SURVEY	
DATE:	REVISIONS:	BY:	
11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III	
12/5/24	TITLE COMMITMENT UPDATE	BHM	

B.S.M. & ASSOCIATES
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LB 8155

BOUNDARY & TOPOGRAPHIC SURVEY

MATCH LINE SHEET 7

MATCH LINE SHEET 5

PARCEL ID# J05-J038 LOT 38 P.B. 19, PG. 37

PARCEL ID# J05-J039 LOT 39 P.B. 19, PG. 37

PARCEL ID# J05-J040 LOT 40 P.B. 19, PG. 37

PARCEL ID# J05-J041 LOT 41 P.B. 19, PG. 37

DRAINAGE RETENTION AREA LOT 36 P.B. 19, PG. 37

R=3616.10'
Δ=5°13'22"
L=329.62'

S88°08'53"E 1588.07' (C)
S87°54'58"E (D)

BARBED WIRE FENCE

FENCE CORNER 4.7 EAST, 20.4' SOUTH OF PROPERTY CORNER

SET 1/2" IRON ROD & CAP STAMPED "BSM LB 8155" N:1613753.99 E:616529.97

PARCEL ID# J05-098 O.R.B. 4037, PG. 93

162.110 TOTAL ACRES ± (VACANT)

33.00' R/W PER DEED

CONCRETE SIDEWALK

EDGE OF PAVEMENT

C/L CR 470

S11°10'43"E 880.85' (C)
S00°59'48"E (D)

S11°10'43"W 1000.15' (C)
S00°59'48"W (D)

FND 4"X4" CONCRETE MONUMENT W/ RAILROAD SPIKE NO IDENTIFICATION
N: 1613140.33
E: 617157.93
ELEV: 48.85

SET 1/2" IRON ROD & CAP STAMPED "BSM LB 8155"
N: 1613138.83
E: 617368.14

FENCE CORNER 10.2' WEST OF PROPERTY CORNER

CHAIN LINK FENCE

FENCE CORNER 0.9' EAST OF PROPERTY CORNER

N89°53'08"W 210.00' (C)
N89°39'13"W (D)

PARCEL ID# J05-041 O.R.B. 453, PG. 682

S11°10'43"E 210.00' (C)
S00°06'48"E (D)

33.00' R/W BY MAINT. & OCCUPATION

EDGE OF PAVEMENT

R/W LINE

FENCE CORNER ON PROPERTY LINE

SOUTH LINE OF SECTION 5

C/L CR 479

N89°53'08"W 5051.67' (C)
N89°39'13"W (D)

N89°53'08"W 55.38' (C)
N89°39'13"W (D)

FND NAIL & DISK STAMPED "PCP PSM-3522"
N: 1612960.36
E: 617266.67

P.O.C. (LESS & EXCEPT 2)
SE CORNER OF SECTION 5 TOWNSHIP 20 SOUTH, RANGE 22 EAST
N: 1612960.07
E: 617532.22

EAST LINE OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST

PARCEL ID# J08-B021 LOT 1, BLOCK B P.B. 3, PG. 45

PARCEL ID# J08-A012 LOT 1, BLOCK 2 P.B. 3, PG. 21

PARCEL ID# J08-A001 LOT 1, BLOCK 1 P.B. 3, PG. 21

PARCEL ID# J08-A002 LOT 2, BLOCK 1 P.B. 3, PG. 21

PARCEL ID# J08-B022 LOT 2, BLOCK B P.B. 3, PG. 45

PARCEL ID# J08-A013 LOT 2, BLOCK 2 P.B. 3, PG. 21

C/L CR 481 (80.00' R/W)

PARCEL ID# J08-029 O.R.B. 3987, PG. 622

PARCEL ID# J08-003 O.R.B. 4080, PG. 109

PARCEL ID# J08-012 O.R.B. 679, PG. 382

PARCEL ID# J08-C001 LOT 1 P.B. 4, PG. 10

PARCEL ID# J08-C002 LOT 2 P.B. 4, PG. 10

PARCEL ID# J08-048 O.R.B. 660, PG. 557

PARCEL ID# J08-001 O.R.B. 3546, PG. 489

GRAPHIC SCALE

0 60 120 Feet

1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

BSM & ASSOCIATES
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LB 8155

12/5/24	TITLE COMMITMENT UPDATE	BHM
11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III
DATE:	REVISIONS:	BY:

CAD G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\
REF G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\MG01

FLD HW, DF | FB./PG. RJ #1/20-22 | DATE 05/31/22 | DWG'22-106 SURVEY
OFF BHM | CKD REB | SHEET 6 OF 7

BOUNDARY & TOPOGRAPHIC SURVEY
1846 CCOUNTY ROAD 479
LAKE PANASOFFKEE ,FLORIDA 33538

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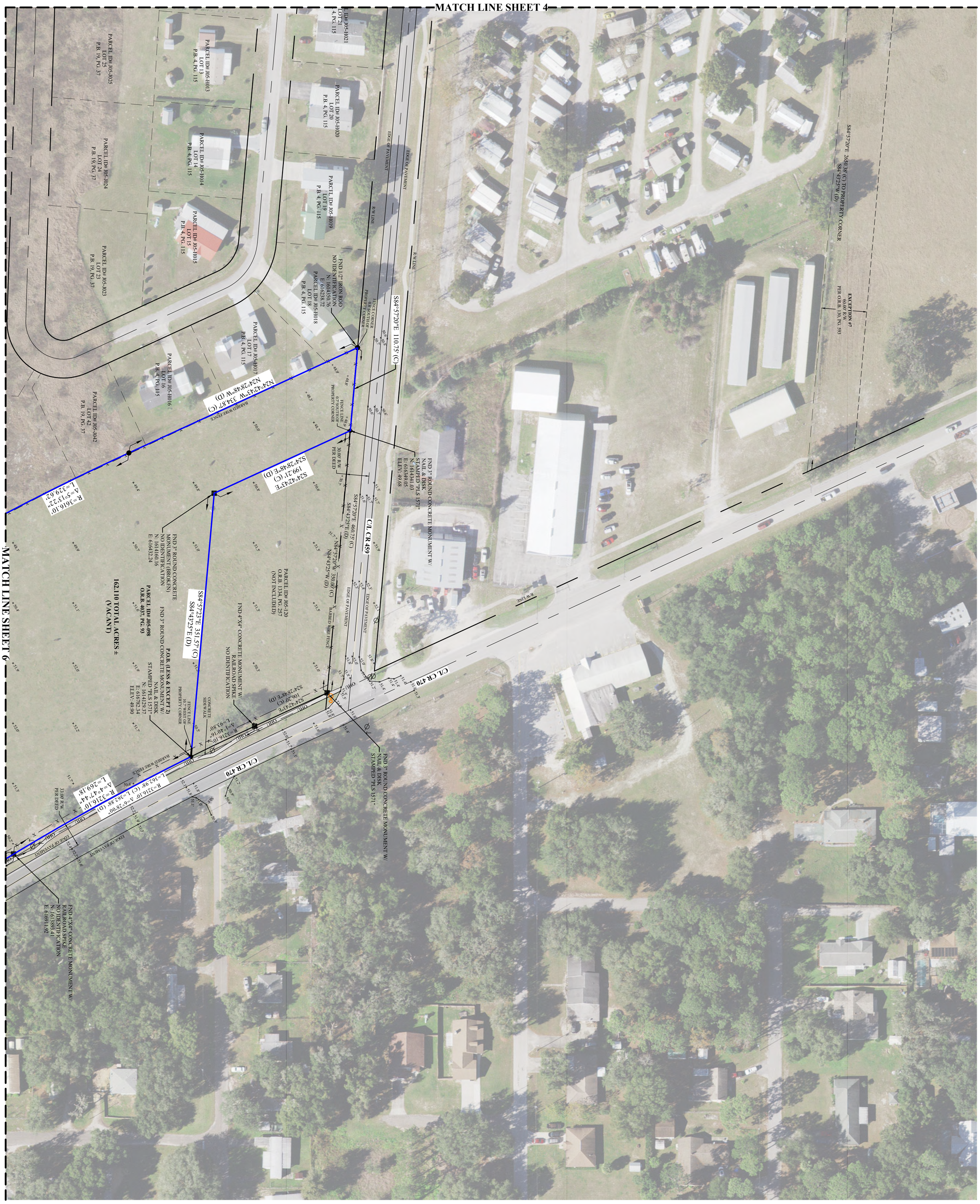
BOUNDARY & TOPOGRAPHIC SURVEY



ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

GRAPHIC SCALE

0 60 120 Feet

1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

BOUNDARY & TOPOGRAPHIC SURVEY 1846 CCOUNTY ROAD 479 LAKE PANASOFFKEE ,FLORIDA 33538	CAD G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\				
	REF G:\My Drive\BSM & ASSOCIATES, INC\2022\22-106 BND TOPO LAKE PANSOFKEE\DRAWING\MGO1				
	FLD HW, DF	FB./PG. RJ #1/20-22	12/5/24	TITLE COMMITMENT UPDATE	BHM
	OFF BHM	DATE 03/31/22	11/26/24	ADDED CATTLE POND AREA TO SURVEY	REB III
	CKD REB	SHEET 7 OF 7	DWG 22-106 SURVEY	DATE:	REVISIONS: BY:

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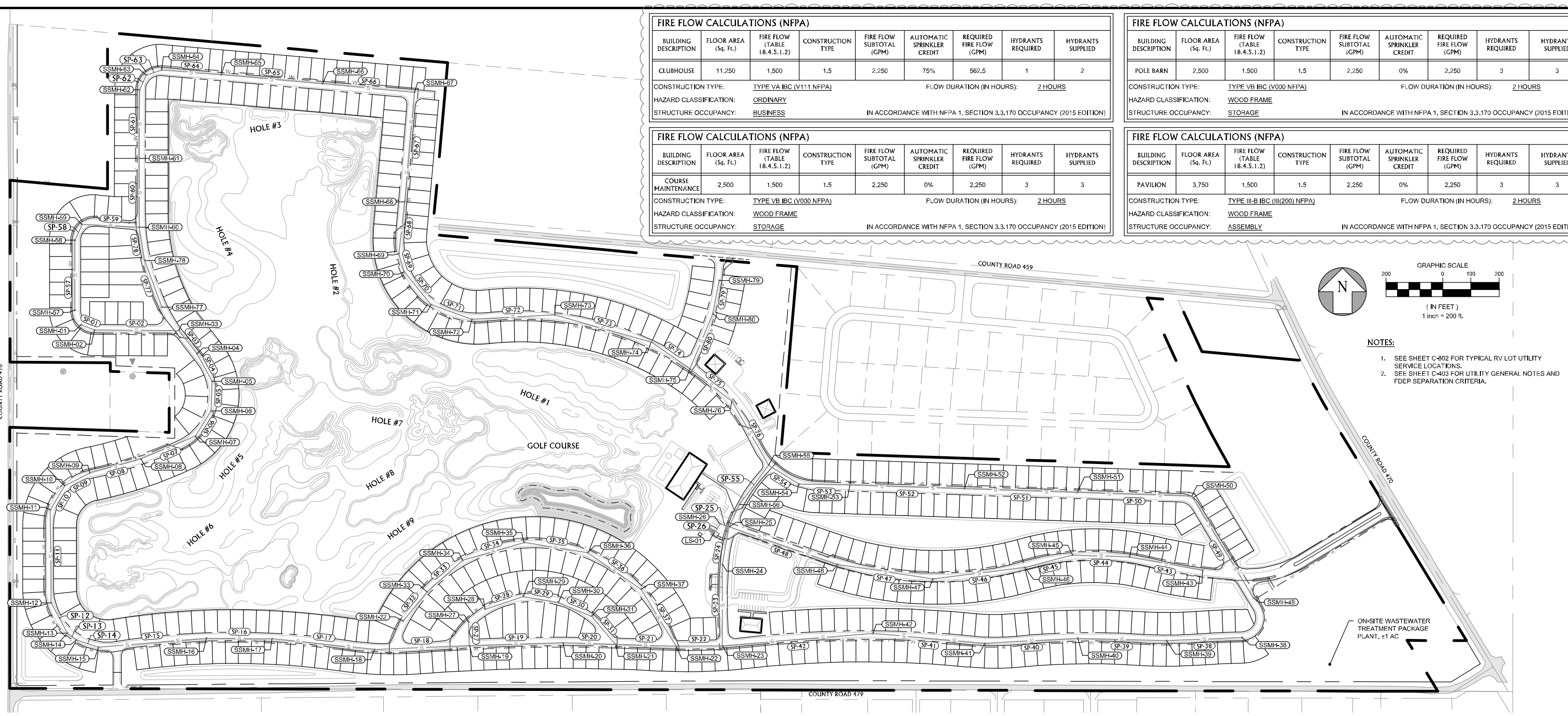
EXHIBIT F: Proposed Utility and Stormwater System Layout



FIRE FLOW CALCULATIONS (NFPA)

BUILDING DESCRIPTION	FLOOR AREA (Sq. Ft.)	FIRE FLOW (TABLE 18.4.5.1.2)	CONSTRUCTION TYPE	FIRE FLOW SUBTOTAL (GPM)	AUTOMATIC SPRINKLER CREDIT	REQUIRED FIRE FLOW (GPM)	HYDRANTS REQUIRED	HYDRANTS SUPPLIED
CLUBHOUSE	11,250	1,500	1.5	2,250	75%	562.5	1	2

CONSTRUCTION TYPE: TYPE VA IBC (V111 NFPA) — FLOW DURATION (IN HOURS): 2 HOURS
HAZARD CLASSIFICATION: ORDINARY
STRUCTURE OCCUPANCY: BUSINESS — IN ACCORDANCE WITH NFPA 1, SECTION 3.3.170 OCCUPANCY (2015 EDITION)

FIRE FLOW CALCULATIONS (NFPA)

BUILDING DESCRIPTION	FLOOR AREA (Sq. Ft.)	FIRE FLOW (TABLE 18.4.5.1.2)	CONSTRUCTION TYPE	FIRE FLOW SUBTOTAL (GPM)	AUTOMATIC SPRINKLER CREDIT	REQUIRED FIRE FLOW (GPM)	HYDRANTS REQUIRED	HYDRANTS SUPPLIED
POLE BARN	2,500	1,500	1.5	2,250	0%	2,250	3	3

CONSTRUCTION TYPE: TYPE VB IBC (V000 NFPA) — FLOW DURATION (IN HOURS): 2 HOURS
HAZARD CLASSIFICATION: WOOD FRAME
STRUCTURE OCCUPANCY: STORAGE — IN ACCORDANCE WITH NFPA 1, SECTION 3.3.170 OCCUPANCY (2015 EDITION)

FIRE FLOW CALCULATIONS (NFPA)

BUILDING DESCRIPTION	FLOOR AREA (Sq. Ft.)	FIRE FLOW (TABLE 18.4.5.1.2)	CONSTRUCTION TYPE	FIRE FLOW SUBTOTAL (GPM)	AUTOMATIC SPRINKLER CREDIT	REQUIRED FIRE FLOW (GPM)	HYDRANTS REQUIRED	HYDRANTS SUPPLIED
COURSE MAINTENANCE	2,500	1,500	1.5	2,250	0%	2,250	3	3

CONSTRUCTION TYPE: TYPE VB IBC (V000 NFPA) — FLOW DURATION (IN HOURS): 2 HOURS
HAZARD CLASSIFICATION: WOOD FRAME
STRUCTURE OCCUPANCY: STORAGE — IN ACCORDANCE WITH NFPA 1, SECTION 3.3.170 OCCUPANCY (2015 EDITION)

FIRE FLOW CALCULATIONS (NFPA)

BUILDING DESCRIPTION	FLOOR AREA (Sq. Ft.)	FIRE FLOW (TABLE 18.4.5.1.2)	CONSTRUCTION TYPE	FIRE FLOW SUBTOTAL (GPM)	AUTOMATIC SPRINKLER CREDIT	REQUIRED FIRE FLOW (GPM)	HYDRANTS REQUIRED	HYDRANTS SUPPLIED
PAVILION	3,750	1,500	1.5	2,250	0%	2,250	3	3

CONSTRUCTION TYPE: TYPE III-B IBC (III(200) NFPA) — FLOW DURATION (IN HOURS): 2 HOURS
HAZARD CLASSIFICATION: WOOD FRAME
STRUCTURE OCCUPANCY: ASSEMBLY — IN ACCORDANCE WITH NFPA 1, SECTION 3.3.170 OCCUPANCY (2015 EDITION)

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

NOTES:

1. SEE SHEET C-802 FOR TYPICAL RV LOT UTILITY SERVICE LOCATIONS.
2. SEE SHEET C-403 FOR UTILITY GENERAL NOTES AND FDEP SEPARATION CRITERIA.

SANITARY SEWER STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
LS-01	LIFT STATION	RIM: 53.15 [SP-26] NE INV: 28.59 (8")	N: 1613519.626011 E: 614706.756132
SSMH-01	4' DIA. SSMH	RIM: 52.27 [SP-01] E INV: 48.50 (8")	N: 1614255.879435 E: 612467.816298
SSMH-02	4' DIA. SSMH	RIM: 52.51 [SP-01] W INV: 48.27 (8") [SP-02] E INV: 48.17 (8")	N: 1614236.833701 E: 612515.479081
SSMH-03	4' DIA. SSMH	RIM: 51.15 [SP-02] W INV: 47.10 (8") [SP-03] SE INV: 47.00 (8")	N: 1614235.412825 E: 612812.772006
SSMH-04	4' DIA. SSMH	RIM: 51.67 [SP-03] NW INV: 46.63 (8") [SP-04] SE INV: 46.53 (8")	N: 1614153.367876 E: 612877.059541
SSMH-05	4' DIA. SSMH	RIM: 52.22 [SP-04] NW INV: 46.13 (8") [SP-05] S INV: 46.03 (8")	N: 1614055.794576 E: 612930.490736
SSMH-06	4' DIA. SSMH	RIM: 52.74 [SP-05] N INV: 45.65 (8") [SP-06] SW INV: 45.55 (8")	N: 1613950.840907 E: 612927.374959
SSMH-07	4' DIA. SSMH	RIM: 52.60 [SP-06] NE INV: 45.17 (8") [SP-07] SW INV: 45.07 (8")	N: 1613862.086886 E: 612871.616883
SSMH-08	4' DIA. SSMH	RIM: 51.55 [SP-07] NE INV: 44.32 (8") [SP-08] W INV: 44.22 (8")	N: 1613781.270742 E: 612678.311638
SSMH-09	4' DIA. SSMH	RIM: 51.58 [SP-08] E INV: 43.55 (8") [SP-09] SW INV: 43.45 (8")	N: 1613732.279620 E: 612498.954525
SSMH-10	4' DIA. SSMH	RIM: 52.10 [SP-09] NE INV: 43.09 (8") [SP-10] SW INV: 42.99 (8")	N: 1613686.797825 E: 612409.896081
SSMH-11	4' DIA. SSMH	RIM: 52.56 [SP-10] NE INV: 42.63 (8") [SP-11] S INV: 42.53 (8")	N: 1613601.101571 E: 612358.358212
SSMH-12	4' DIA. SSMH	RIM: 51.69 [SP-11] N INV: 41.35 (8") [SP-12] SE INV: 41.25 (8")	N: 1613273.178721 E: 612361.773667
SSMH-13	4' DIA. SSMH	RIM: 51.23 [SP-12] NW INV: 40.81 (8") [SP-13] SE INV: 40.71 (8")	N: 1613166.389532 E: 612418.678457
SSMH-14	4' DIA. SSMH	RIM: 51.25 [SP-13] NW INV: 40.56 (8") [SP-14] E INV: 40.46 (8")	N: 1613141.823235 E: 612452.099156
SSMH-15	4' DIA. SSMH	RIM: 51.61 [SP-14] W INV: 40.17 (8") [SP-15] E INV: 40.07 (8")	N: 1613116.276238 E: 612530.220703
SSMH-16	4' DIA. SSMH	RIM: 51.35 [SP-15] W INV: 38.69 (8") [SP-16] E INV: 38.59 (8")	N: 1613147.592581 E: 612911.565326
SSMH-17	4' DIA. SSMH	RIM: 52.37 [SP-16] W INV: 37.75 (8") [SP-17] E INV: 37.66 (8")	N: 1613146.023249 E: 613143.839723
SSMH-18	4' DIA. SSMH	RIM: 51.69 [SP-17] W INV: 36.34 (8") [SP-18] E INV: 36.24 (8")	N: 1613108.421687 E: 613505.914495
SSMH-19	4' DIA. SSMH	RIM: 52.39 [SP-18] W INV: 35.04 (8") [SP-27] N INV: 45.66 (8") [SP-19] E INV: 34.94 (8")	N: 1613121.771285 E: 613841.230750
SSMH-20	4' DIA. SSMH	RIM: 51.50 [SP-19] W INV: 33.74 (8") [SP-20] E INV: 33.64 (8")	N: 1613131.776160 E: 614172.336872

SANITARY SEWER STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
SSMH-21	4' DIA. SSMH	RIM: 52.48 [SP-20] W INV: 32.97 (8") [SP-31] NW INV: 43.95 (8") [SP-21] E INV: 32.87 (8")	N: 1613126.231038 E: 614358.459600
SSMH-22	4' DIA. SSMH	RIM: 51.97 [SP-21] W INV: 32.10 (8") [SP-37] NW INV: 41.65 (8") [SP-22] E INV: 32.00 (8")	N: 1613119.869518 E: 614571.984829
SSMH-23	4' DIA. SSMH	RIM: 51.19 [SP-22] W INV: 31.42 (8") [SP-42] E INV: 39.76 (8") [SP-23] N INV: 31.32 (8")	N: 1613121.243048 E: 614735.680354
SSMH-24	4' DIA. SSMH	RIM: 53.51 [SP-23] S INV: 30.28 (8") [SP-24] N INV: 30.18 (8")	N: 1613408.527653 E: 614736.279168
SSMH-25	4' DIA. SSMH	RIM: 53.69 [SP-48] E INV: 40.37 (8") [SP-24] S INV: 29.53 (8") [SP-56] NE INV: 29.05 (8") [SP-25] W INV: 28.95 (8")	N: 1613541.649463 E: 614759.684061
SSMH-26	4' DIA. SSMH	RIM: 53.37 [SP-25] E INV: 28.83 (8") [SP-26] SW INV: 28.73 (8")	N: 1613552.387124 E: 614728.344910
SSMH-27	4' DIA. SSMH	RIM: 52.26 [SP-27] S INV: 46.50 (8")	N: 1613205.775376 E: 613838.692438
SSMH-28	4' DIA. SSMH	RIM: 51.97 [SP-28] W INV: 46.25 (8")	N: 1613250.524898 E: 613897.219432
SSMH-29	4' DIA. SSMH	RIM: 51.40 [SP-28] W INV: 45.63 (8") [SP-29] E INV: 45.53 (8")	N: 1613295.177901 E: 614031.010596
SSMH-30	4' DIA. SSMH	RIM: 51.33 [SP-29] W INV: 45.08 (8") [SP-30] E INV: 44.98 (8")	N: 1613274.291377 E: 614155.097344
SSMH-31	4' DIA. SSMH	RIM: 51.87 [SP-30] W INV: 44.52 (8") [SP-31] SE INV: 44.42 (8")	N: 1613225.578929 E: 614272.973059
SSMH-32	4' DIA. SSMH	RIM: 52.21 [SP-32] NE INV: 46.65 (8")	N: 1613209.176773 E: 613606.645659
SSMH-33	4' DIA. SSMH	RIM: 51.42 [SP-32] SW INV: 46.06 (8") [SP-33] NE INV: 45.96 (8")	N: 1613312.083688 E: 613691.036943
SSMH-34	4' DIA. SSMH	RIM: 51.66 [SP-33] SW INV: 45.36 (8") [SP-34] E INV: 45.26 (8")	N: 1613423.351587 E: 613817.698623
SSMH-35	4' DIA. SSMH	RIM: 51.57 [SP-34] W INV: 44.44 (8") [SP-35] E INV: 44.34 (8")	N: 1613486.191874 E: 614035.530683
SSMH-36	4' DIA. SSMH	RIM: 51.81 [SP-35] W INV: 43.52 (8") [SP-36] SE INV: 43.43 (8")	N: 1613450.278199 E: 614259.383125
SSMH-37	4' DIA. SSMH	RIM: 51.77 [SP-36] NW INV: 42.60 (8") [SP-37] SE INV: 42.50 (8")	N: 1613321.215758 E: 614448.433247
SSMH-38	4' DIA. SSMH	RIM: 51.78 [SP-38] W INV: 47.00 (8")	N: 1613150.146558 E: 616573.674230
SSMH-39	4' DIA. SSMH	RIM: 51.95 [SP-38] E INV: 45.82 (8") [SP-39] W INV: 45.72 (8")	N: 1613139.242346 E: 616306.554752
SSMH-40	4' DIA. SSMH	RIM: 51.62 [SP-39] E INV: 44.59 (8") [SP-40] W INV: 44.49 (8")	N: 1613147.692045 E: 615992.692364
SSMH-41	4' DIA. SSMH	RIM: 51.20 [SP-40] E INV: 43.32 (8") [SP-41] W INV: 43.22 (8")	N: 1613130.195138 E: 615665.837620

SANITARY SEWER STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
SSMH-42	4' DIA. SSMH	RIM: 52.01 [SP-41] E INV: 41.78 (8") [SP-42] W INV: 41.68 (8")	N: 1613165.192851 E: 615268.237901
SSMH-43	4' DIA. SSMH	RIM: 52.03 [SP-43] W INV: 47.25 (8")	N: 1613387.753992 E: 616435.239052
SSMH-44	4' DIA. SSMH	RIM: 51.72 [SP-43] E INV: 46.09 (8") [SP-44] W INV: 45.99 (8")	N: 1613435.091382 E: 616176.000903
SSMH-45	4' DIA. SSMH	RIM: 52.71 [SP-44] E INV: 45.27 (8") [SP-45] W INV: 45.17 (8")	N: 1613441.787443 E: 615975.594876
SSMH-46	4' DIA. SSMH	RIM: 52.03 [SP-45] E INV: 44.54 (8") [SP-46] W INV: 44.44 (8")	N: 1613397.902444 E: 615805.444635
SSMH-47	4' DIA. SSMH	RIM: 51.84 [SP-46] E INV: 43.26 (8") [SP-47] W INV: 43.16 (8")	N: 1613357.978997 E: 615481.973977
SSMH-48	4' DIA. SSMH	RIM: 51.54 [SP-47] E INV: 41.93 (8") [SP-48] W INV: 41.83 (8")	N: 1613408.702064 E: 615143.984450
SSMH-49	4' DIA. SSMH	RIM: 51.39 [SP-49] NW INV: 46.75 (8")	N: 1613289.922702 E: 616614.416193
SSMH-50	4' DIA. SSMH	RIM: 51.91 [SP-49] SE INV: 44.90 (8") [SP-50] W INV: 44.80 (8")	N: 1613650.253457 E: 616396.375488
SSMH-51	4' DIA. SSMH	RIM: 51.86 [SP-50] E INV: 43.34 (8") [SP-51] W INV: 43.24 (8")	N: 1613663.363477 E: 615990.905152
SSMH-52	4' DIA. SSMH	RIM: 52.41 [SP-51] E INV: 41.80 (8") [SP-52] W INV: 41.70 (8")	N: 1613676.237703 E: 615592.727495
SSMH-53	4' DIA. SSMH	RIM: 51.45 [SP-52] E INV: 40.24 (8") [SP-53] W INV: 40.14 (8")	N: 1613689.325676 E: 615187.939026
SSMH-54	4' DIA. SSMH	RIM: 51.70 [SP-53] E INV: 39.49 (8") [SP-54] NW INV: 39.39 (8")	N: 1613692.715262 E: 615007.112418
SSMH-55	4' DIA. SSMH	RIM: 52.28 [SP-76] NW INV: 30.19 (8") [SP-54] SE INV: 38.94 (8") [SP-55] SW INV: 30.09 (8")	N: 1613759.817515 E: 614899.588990
SSMH-56	4' DIA. SSMH	RIM: 53.20 [SP-55] NE INV: 29.46 (8") [SP-56] SW INV: 29.36 (8")	N: 1613620.701999 E: 614796.630802
SSMH-57	4' DIA. SSMH	RIM: 52.00 [SP-57] N INV: 47.25 (8")	N: 1614306.866096 E: 612445.813641
SSMH-58	4' DIA. SSMH	RIM: 51.66 [SP-57] S INV: 46.16 (8") [SP-58] NE INV: 46.06 (8")	N: 1614554.128620 E: 612445.930893
SSMH-59	4' DIA. SSMH	RIM: 52.18 [SP-58] SW INV: 45.84 (8") [SP-59] E INV: 45.74 (8")	N: 1614610.198878 E: 612470.804367
SSMH-60	4' DIA. SSMH	RIM: 51.64 [SP-59] W INV: 45.01 (8") [SP-78] S INV: 45.32 (8") [SP-60] N INV: 44.91 (8")	N: 1614600.472765 E: 612673.072405
SSMH-61	4' DIA. SSMH	RIM: 51.96 [SP-60] S INV: 44.04 (8") [SP-61] N INV: 43.94 (8")	N: 1614843.541086 E: 612673.556102
SSMH-62	4' DIA. SSMH	RIM: 51.52 [SP-61] S INV: 43.06 (8") [SP-62] NE INV: 42.96 (8")	N: 1615085.966061 E: 612674.276938

SANITARY SEWER STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
SSMH-63	4' DIA. SSMH	RIM: 51.76 [SP-62] SW INV: 42.76 (8") [SP-63] E INV: 42.66 (8")	N: 1615137.571143 E: 612698.411976
SSMH-64	4' DIA. SSMH	RIM: 52.03 [SP-63] W INV: 42.46 (8") [SP-64] E INV: 42.36 (8")	N: 1615155.661087 E: 612751.825980
SSMH-65	4' DIA. SSMH	RIM: 52.04 [SP-64] W INV: 41.59 (8") [SP-65] E INV: 41.50 (8")	N: 1615139.057551 E: 612962.672613
SSMH-66	4' DIA. SSMH	RIM: 51.75 [SP-65] W INV: 40.20 (8") [SP-66] E INV: 40.10 (8")	N: 1615107.403633 E: 613321.278287
SSMH-67	4' DIA. SSMH	RIM: 52.81 [SP-66] W INV: 38.92 (8") [SP-67] S INV: 38.82 (8")	N: 1615076.720874 E: 613646.135737
SSMH-68	4' DIA. SSMH	RIM: 51.83 [SP-67] N INV: 37.43 (8") [SP-68] S INV: 37.33 (8")	N: 1614690.279723 E: 613612.024796
SSMH-69	4' DIA. SSMH	RIM: 51.31 [SP-68] N INV: 36.66 (8") [SP-69] S INV: 36.56 (8")	N: 1614507.049176 E: 613591.603582
SSMH-70	4' DIA. SSMH	RIM: 51.30 [SP-69] N INV: 36.32 (8") [SP-70] SE INV: 36.22 (8")	N: 1614442.343325 E: 613611.348944
SSMH-71	4' DIA. SSMH	RIM: 52.04 [SP-70] NW INV: 35.68 (8") [SP-71] E INV: 35.58 (8")	N: 1614326.602766 E: 613705.808705
SSMH-72	4' DIA. SSMH	RIM: 51.49 [SP-71] W INV: 35.03 (8") [SP-72] E INV: 34.93 (8")	N: 1614275.031778 E: 613850.518675
SSMH-73	4' DIA. SSMH	RIM: 52.03 [SP-72] W INV: 33.88 (8") [SP-73] E INV: 33.78 (8")	N: 1614290.705078 E: 614142.211113
SSMH-74	4' DIA. SSMH	RIM: 52.03 [SP-73] W INV: 32.50 (8") [SP-74] SE INV: 32.40 (8")	N: 1614194.051499 E: 614484.590808
SSMH-75	4' DIA. SSMH	RIM: 51.55 [SP-74] NW INV: 31.80 (8") [SP-80] NE INV: 45.37 (8") [SP-75] SE INV: 31.90 (8")	N: 1614100.152007 E: 614621.405302
SSMH-76	4' DIA. SSMH	RIM: 51.67 [SP-75] NW INV: 31.22 (8") [SP-76] SE INV: 31.12 (8")	N: 1613984.736024 E: 614770.039030
SSMH-77	4' DIA. SSMH	RIM: 51.56 [SP-77] N INV: 46.63 (8")	N: 1614317.396536 E: 612753.068991
SSMH-78	4' DIA. SSMH	RIM: 51.19 [SP-77] S INV: 45.85 (8") [SP-78] N INV: 45.75 (8")	N: 1614483.011606 E: 612692.431579
SSMH-79	4' DIA. SSMH	RIM: 51.54 [SP-79] S INV: 46.75 (8")	N: 1614412.023424 E: 614724.407421
SSMH-80	4' DIA. SSMH	RIM: 50.58 [SP-79] N INV: 46.22 (8") [SP-80] SW INV: 46.12 (8")	N: 1614294.738684 E: 614702.411121
SSMH-81	4' DIA. SSMH	RIM: 52.09 [SP-81] SE INV: 48.30 (8")	N: 1613358.120902 E: 616658.810452

ROUND PIPE TABLE

PIPE I.D.	SIZE	LENGTH	SLOPE	INV. ELV. (START)	INV. ELV. (END)	MATERIAL
SP-01	8"	51'	0.44%	48.50	48.27	PVC
SP-02	8"	297'	0.36%	48.17	47.10	PVC
SP-03	8"	104'	0.36%	47.00	46.63	PVC
SP-04	8"	111'	0.36%	46.53	46.13	PVC
SP-05	8"	105'	0.36%	46.03	45.65	PVC
SP-06	8"	105'	0.36%	45.55	45.17	PVC
SP-07	8"	210'	0.36%	45.07	44.32	PVC
SP-08	8"	186'	0.36%	44.22	43.55	PVC
SP-09	8"	100'	0.36%	43.45	43.09	PVC
SP-10	8"	100'	0.36%	42.99	42.63	PVC
SP-11	8"	328'	0.36%	42.53	41.35	PVC
SP-12	8"	121'	0.36%	41.25	40.81	PVC
SP-13	8"	41'	0.36%	40.71	40.56	PVC
SP-14	8"	82'	0.36%	40.46	40.17	PVC
SP-15	8"	383'	0.36%	40.07	38.69	PVC
SP-16	8"	232'	0.36%	38.59	37.75	PVC
SP-17	8"	364'	0.36%	37.66	36.34	PVC
SP-18	8"	336'	0.36%	36.24	35.04	PVC
SP-19	8"	331'	0.36%	34.94	33.74	PVC
SP-20	8"	186'	0.36%	33.64	32.97	PVC
SP-21	8"	214'	0.36%	32.87	32.10	PVC
SP-22	8"	164'	0.36%	32.00	31.42	PVC
SP-23	8"	287'	0.36%	31.32	30.28	PVC
SP-24	8"	135'	0.48%	30.18	29.53	PVC
SP-25	8"	33'	0.36%	28.95	28.83	PVC
SP-26	8"	39'	0.36%	28.73	28.59	PVC
SP-27	8"	84'	1.00%	46.50	45.66	PVC
SP-28	8"	141'	0.44%	46.25	45.63	PVC
SP-29	8"	126'	0.36%	45.53	45.08	PVC
SP-30	8"	128'	0.36%	44.98	44.52	PVC
SP-31	8"	131'	0.36%	44.42	43.95	PVC
SP-32	8"	133'	0.44%	46.65	46.06	PVC
SP-33	8"	169'	0.36%	45.96	45.36	PVC
SP-34	8"	227'	0.36%	45.26	44.44	PVC
SP-35	8"	227'	0.36%	44.34	43.52	PVC
SP-36	8"	229'	0.36%	43.43	42.60	PVC
SP-37	8"	236'	0.36%	42.50	41.65	PVC
SP-38	8"	267'	0.44%	47.00	45.82	PVC
SP-39	8"	314'	0.36%	45.72	44.59	PVC
SP-40	8"	327'	0.36%	44.49	43.32	PVC
SP-41	8"	399'	0.36%	43.22	41.78	PVC

ROUND PIPE TABLE

PIPE I.D.	SIZE	LENGTH	SLOPE	INV. ELV. (START)	INV. ELV. (END)	MATERIAL
SP-42	8"	534'	0.36%	41.68	39.76	PVC
SP-43	8"	264'	0.44%	47.25	46.09	PVC
SP-44	8"	201'	0.36%	45.99	45.27	PVC
SP-45	8"	176'	0.36%	45.17	44.54	PVC
SP-46	8"	326'	0.36%	44.44	43.26	PVC
SP-47	8"	342'	0.36%	43.16	41.93	PVC
SP-48	8"	407'	0.36%	41.83	40.37	PVC
SP-49	8"	421'	0.44%	46.75	44.90	PVC
SP-50	8"	406'	0.36%	44.80	43.34	PVC
SP-51	8"	398'	0.36%	43.24	41.80	PVC
SP-52	8"	405'	0.36%	41.70	40.24	PVC
SP-53	8"	181'	0.36%	40.14	39.49	PVC
SP-54	8"	127'	0.36%	39.39	38.94	PVC
SP-55	8"	173'	0.36%	30.09	29.46	PVC
SP-56	8"	87'	0.36%	29.36	29.05	PVC
SP-57	8"	247'	0.44%	47.25	46.16	PVC
SP-58	8"	61'	0.36%	46.06	45.84	PVC
SP-59	8"	203'	0.36%	45.74	45.01	PVC
SP-60	8"	243'	0.36%	44.91	44.04	PVC
SP-61	8"	242'	0.36%	43.94	43.06	PVC
SP-62	8"	57'	0.36%	42.96	42.76	PVC
SP-63	8"	56'	0.36%	42.66	42.46	PVC
SP-64	8"	211'	0.36%	42.36	41.59	PVC
SP-65	8"	360'	0.36%	41.50	40.20	PVC
SP-66	8"	326'	0.36%	40.10	38.92	PVC
SP-67	8"	388'	0.36%	38.82	37.43	PVC
SP-68	8"	184'	0.36%	37.33	36.66	PVC
SP-69	8"	68'	0.36%	36.56	36.32	PVC
SP-70	8"	149'	0.36%	36.22	35.68	PVC
SP-71	8"	154'	0.36%	35.58	35.03	PVC
SP-72	8"	292'	0.36%	34.93	33.88	PVC
SP-73	8"	356'	0.36%	33.78	32.50	PVC
SP-74	8"	166'	0.36%	32.40	31.80	PVC
SP-75	8"	188'	0.36%	31.90	31.22	PVC
SP-76	8"	260'	0.36%	31.12	30.19	PVC
SP-77	8"	176'	0.44%	46.63	45.85	PVC
SP-78	8"	119'	0.36%	45.75	45.32	PVC
SP-79	8"	119'	0.44%	46.75	46.22	PVC
SP-80	8"	211'	0.36%	46.12	45.37	PVC
SP-81	8"	47'	1.00%	48.30	47.83	PVC

LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.
SP 04	SANITARY SEWER PIPE NAME I.D.
(S)	SANITARY SEWER MANHOLE
——S——	PROPOSED SANITARY SEWER PIPE
——W——	EXISTING WATER MAIN
——WM——	PROPOSED WATER MAIN
——S——	EXISTING FORCEMAIN
——FM——	PROPOSED FORCEMAIN
— — —	PROPOSED STORM PIPE

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below. Call before you dig.

MUNICIPAL APPROVAL STAMP

	REVISIONS	DATE
	COMMENTS	
1	SWFWMD COMMENTS	05/09/2024
2	SUMTER COUNTY COMMENTS	05/23/2024
3	SWFWMD COMMENTS	10/29/2024
4	SUMTER COUNTY COMMENTS	11/04/2024
5		
6		
7		
8		

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	11/8/2024

MBV ENGINEERING INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H CA#3728
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

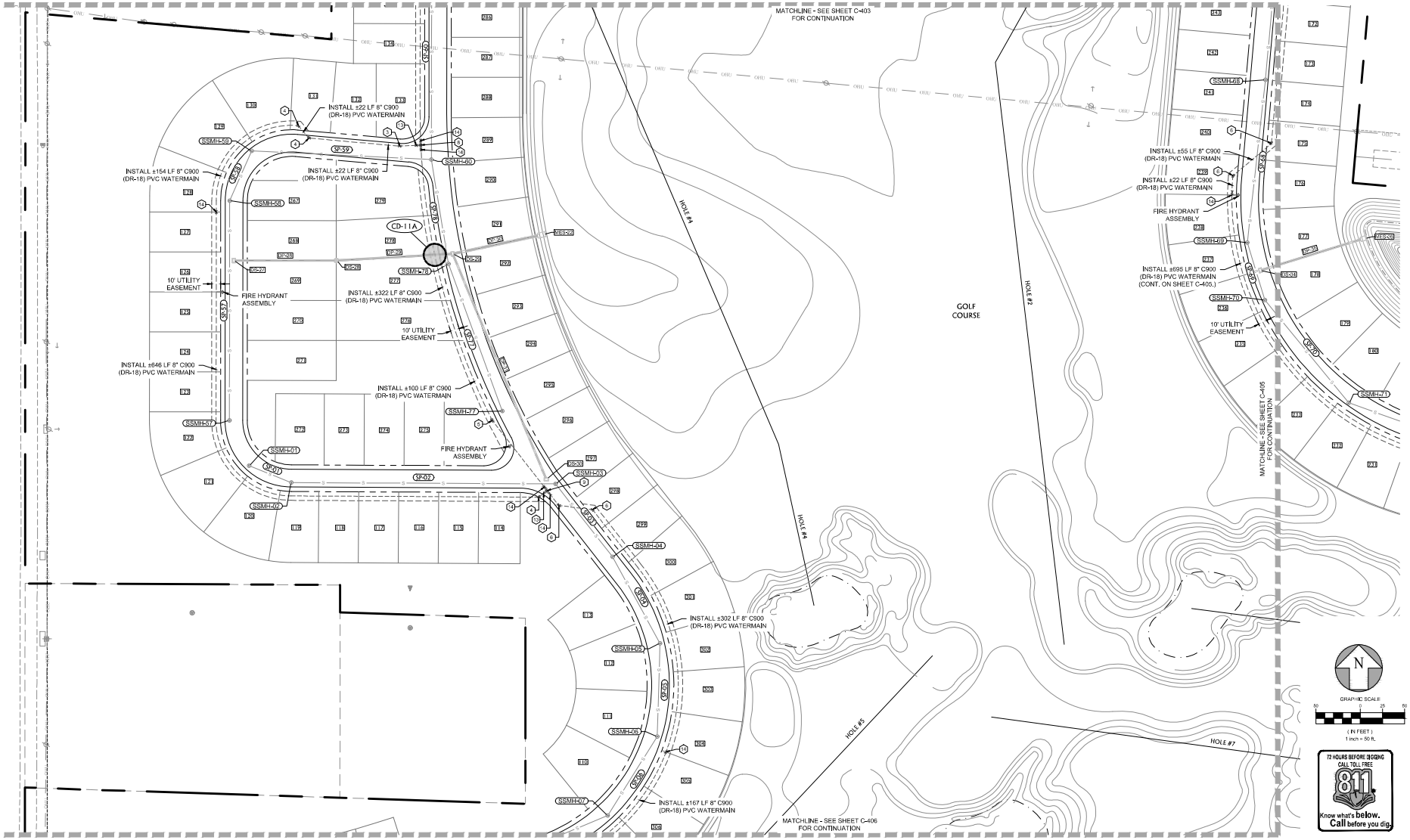
OVERALL UTILITY PLAN

LAKE PANASOFFKEE RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 83267
DAVID W. BASSFORD
FL. P.E. #83267
DATE 11/8/2024

C-401
SHEET
20-0411
PERMITTING SET



LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.
SP 04	SANITARY SEWER PIPE NAME I.D.
S	SANITARY SEWER MANHOLE
CD-2B	LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)
S	PROPOSED SANITARY SEWER PIPE
	PROPOSED WATER MAIN
	PROPOSED FORCEMAIN
	PROPOSED STORM PIPE

PRESSURIZED APPURTENANCE TABLE

1	4" 22.5° BEND	10	8" TEE
2	4" 45° BEND	11	8" CROSS
3	6" 22.5° BEND	12	4" GATE VALVE
4	6" 45° BEND	13	6" GATE VALVE
5	8" 22.5° BEND	14	8" GATE VALVE
6	8" 45° BEND	15	4" ECCENTRIC PLUG VALVE
7	8" 90° BEND	16	F.D.C.
8	8"x6" REDUCER	17	FIRE HYDRANT
9	8"x6" TEE	18	

MUNICIPAL APPROVAL STAMP

	DATE	REVISIONS
1	06/23/2021	SUMTER COUNTY COMMENTS
2	08/09/2021	SWFWMD COMMENTS
3		
4		
5		
6		
7		
8		

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 10/1/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 S. HICKORY ST., SUITE 1, MELBOURNE, FLORIDA 32901
P: 321.253.1213 F: 321.253.0411
ALSO WITH OFFICES IN:
KEY WEST, TAVERNIER, TAMPA, NAPLES, FT. LAUDERDALE

UTILITY PLAN
(SHEET 02 OF 07)

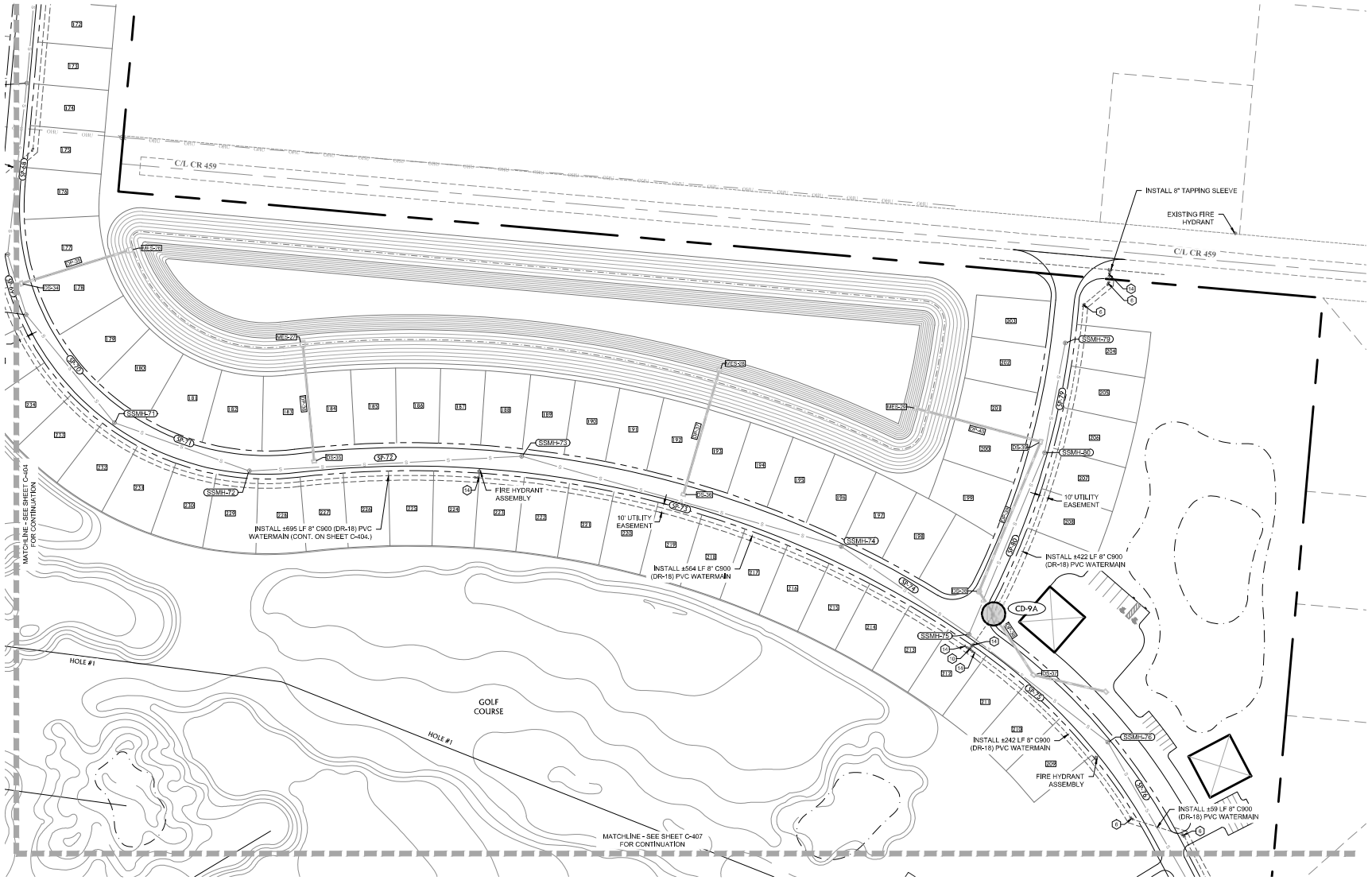
LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD
FL. P.E. #63267
DATE 10/1/2024

C-404
SHEET
20-0411

PERMITTING SET



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING CALL TOLL-FREE 811
Know what's below. Call before you dig.

LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.
SP 04	SANITARY SEWER PIPE NAME I.D.
S	SANITARY SEWER MANHOLE
CD-2B	LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)
S	PROPOSED SANITARY SEWER PIPE
	PROPOSED WATER MAIN
	PROPOSED FORCEMAIN
	PROPOSED STORM PIPE

PRESSURIZED APPURTENANCE TABLE

1	4" 22.5° BEND	10	8" TEE
2	4" 45° BEND	11	8" CROSS
3	6" 22.5° BEND	12	4" GATE VALVE
4	6" 45° BEND	13	6" GATE VALVE
5	8" 22.5° BEND	14	8" GATE VALVE
6	8" 45° BEND	15	4" ECCENTRIC PLUG VALVE
7	8" 90° BEND	16	F.D.C.
8	8"x6" REDUCER	17	FIRE HYDRANT
9	8"x6" TEE	18	

MUNICIPAL APPROVAL STAMP

		DATE
1	SWFWMD COMMENTS	06/06/2024
2	SUMTER COUNTY COMMENTS	08/23/2024
3		
4		
5		
6		
7		
8		

REVISIONS

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 10/1/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1901 W. NASA BLVD., SUITE 1000 - 32904
MELBOURNE, FLORIDA 32935
P: 321.253.1203 F: 321.253.0411
ALSO WITH OFFICES IN:
KISSIMMEE • TAMPA • PANAMA CITY • TAVARES

UTILITY PLAN
(SHEET 03 OF 07)

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD LICENSE No. 63267 STATE OF FLORIDA PROFESSIONAL ENGINEER

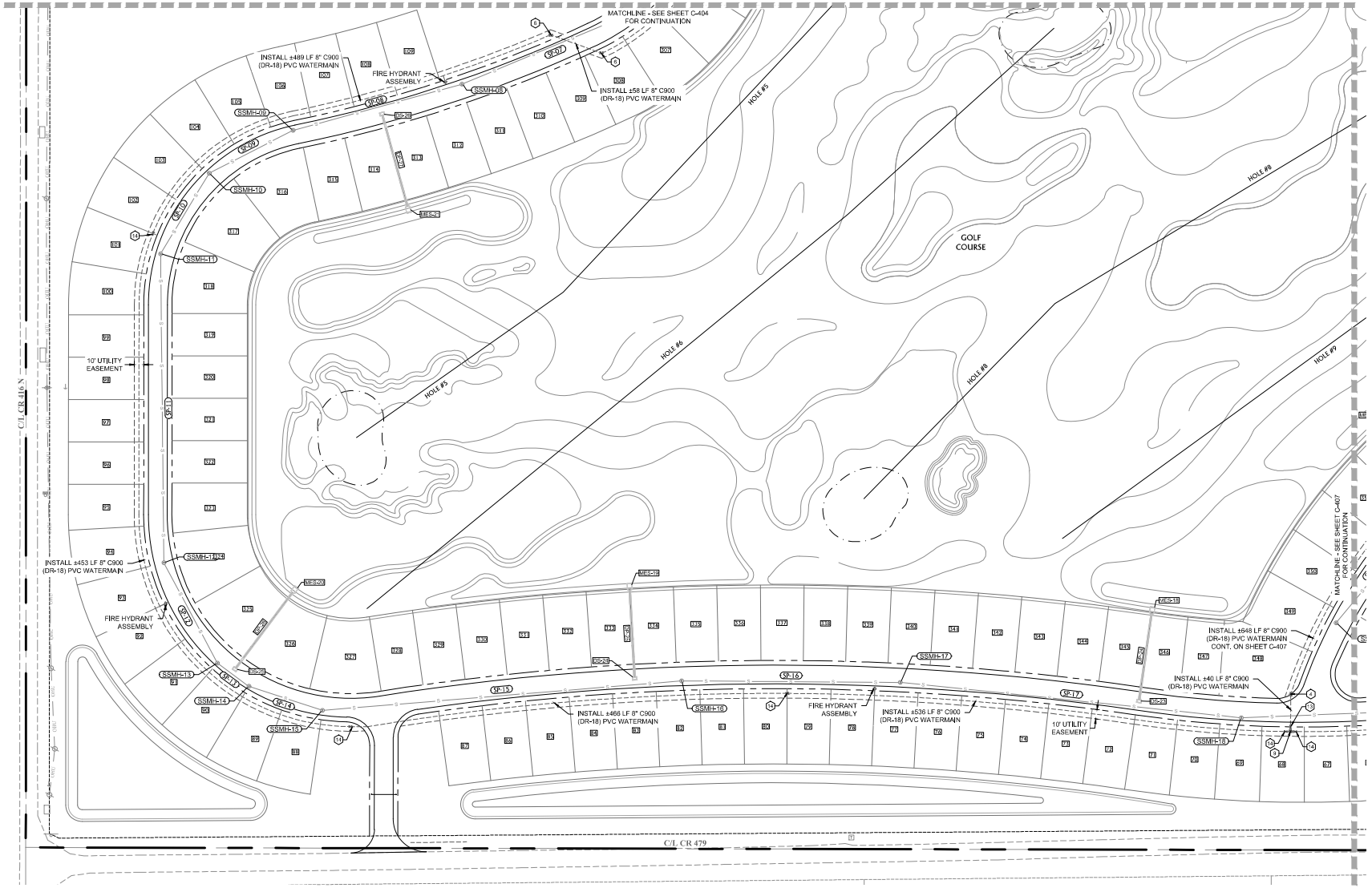
DAVID W. BASSFORD, P.E. #63267 — DATE 10/1/2024

C-405

SHEET

20-0411

PERMITTING SET



LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.	S	PROPOSED SANITARY SEWER PIPE
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.		PROPOSED WATER MAIN
SP 04	SANITARY SEWER PIPE NAME I.D.		PROPOSED FORCEMAIN
S	SANITARY SEWER MANHOLE		PROPOSED STORM PIPE
CD-2B	LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)		

PRESSURIZED APPURTENANCE TABLE

1	4" 22.5° BEND	10	8" TEE
2	4" 45° BEND	11	8" CROSS
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7	8" 90° BEND	16	F.D.C.
8	8"x6" REDUCER	17	FIRE HYDRANT
9	8"x6" TEE	18	

MUNICIPAL APPROVAL STAMP

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING CALL TOLL-FREE 811 Know what's below. Call before you dig.

DATE	REVISIONS
05/23/2024	2 SUMTER COUNTY COMMENTS
06/06/2024	1 SWFWMD COMMENTS
	COMMENTS

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 10/1/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD., SUITE A - MELBOURNE, FLORIDA 32935
P: 321.253.1961 - F: 321.253.0411
A DIVISION OF JPFLEETER
CERT. 7764 - NAICS: 237990 - NAICS: 541330 - NAICS: 541611 - 7764

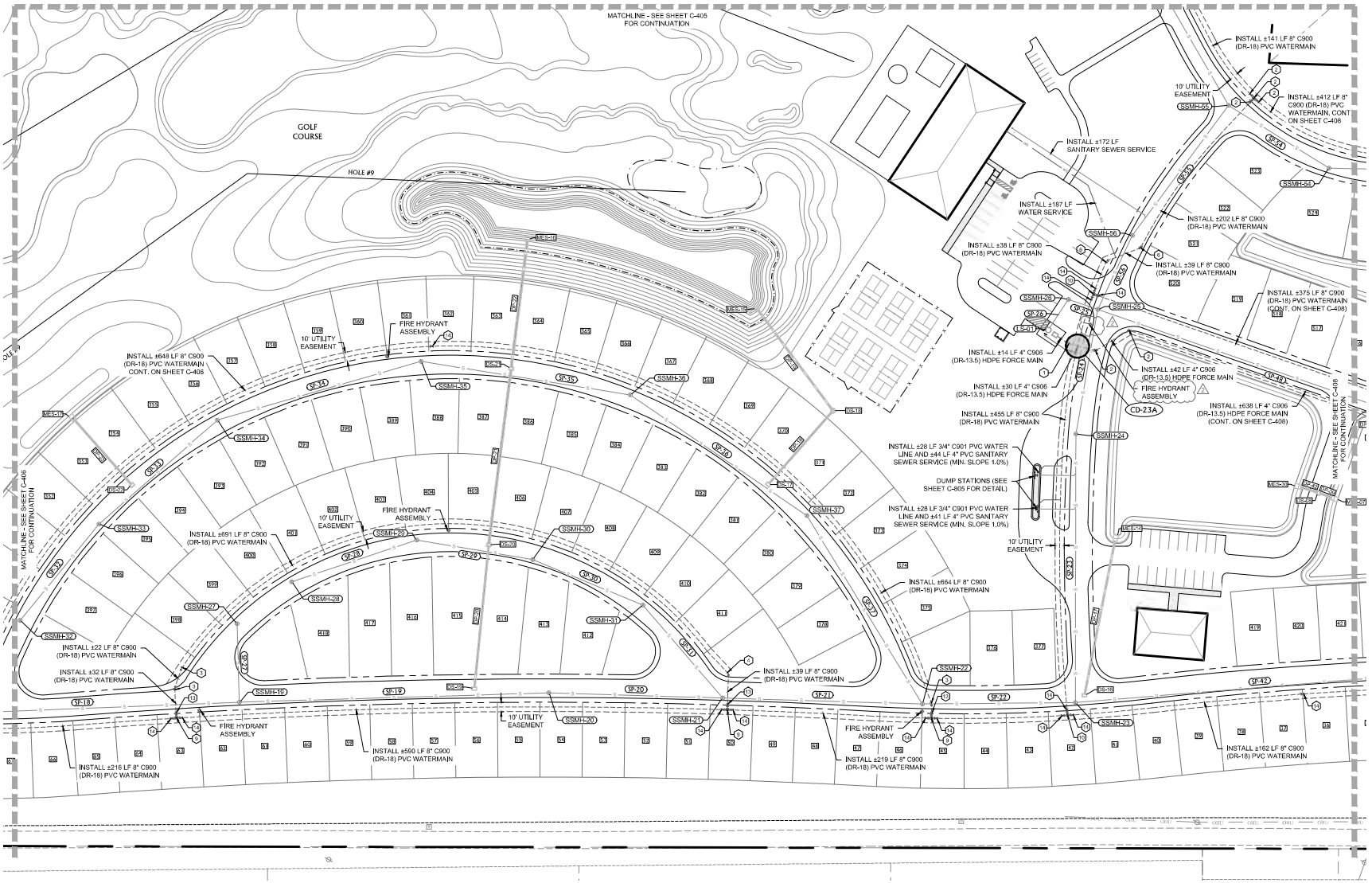
UTILITY PLAN
(SHEET 04 OF 07)

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD
FL. P.E. #63267
DATE 10/1/2024

C-406
SHEET
20-0411
PERMITTING SET



LEGEND

SSMH-06 — SANITARY SEWER STRUCTURE NAME I.D.	PROPOSED SANITARY SEWER PIPE
EX SP 04 — EXISTING SANITARY SEWER PIPE NAME I.D.	PROPOSED WATER MAIN
SP 04 — SANITARY SEWER PIPE NAME I.D.	PROPOSED FORCEMAIN
S — SANITARY SEWER MANHOLE	PROPOSED STORM PIPE
CD-2B — LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)	

PRESSURIZED APPURTENANCE TABLE

1	4" 22.5° BEND	10	8" TEE
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MUNICIPAL APPROVAL STAMP

NO.	REVISIONS	DATE
1	SWFWMD COMMENTS	06/06/2024
2	SUMTER COUNTY COMMENTS	08/23/2024
3		
4		
5		
6		
7		
8		

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 10/1/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • LANDSCAPE ARCHITECTURAL
1401 FOREST HILL BOULEVARD, SUITE 201 WEST PALM BEACH, FLORIDA
MELBOURNE, FLORIDA 32935 (561) 429-0011
P: 321-622-4646 FAX: 321-622-4591
ALSO WITH OFFICES IN:
KEY WEST, FLORIDA • TAMPA, FLORIDA • ATLANTA, GEORGIA

UTILITY PLAN (SHEET 05 OF 07)

LAKE PANASOFFKEE RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD FL. P.E. #83267 — DATE 10/1/2024

C-407

SHEET

20-0411

PERMITTING SET

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING CALL TOLL-FREE 811
Know what's below. Call before you dig.

LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.
SP 04	SANITARY SEWER PIPE NAME I.D.
S	SANITARY SEWER MANHOLE
CD-2B	LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)
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	PROPOSED WATER MAIN
	PROPOSED FORCEMAIN
	PROPOSED STORM PIPE

PRESSURIZED APPURTENANCE TABLE

1	4" 22.5° BEND	10	8" TEE
2	4" 45° BEND	11	8" CROSS
3	6" 22.5° BEND	12	4" GATE VALVE
4	6" 45° BEND	13	6" GATE VALVE
5	8" 22.5° BEND	14	8" GATE VALVE
6	8" 45° BEND	15	4" ECCENTRIC PLUG VALVE
7	8" 90° BEND	16	F.D.C.
8	8"x6" REDUCER	17	FIRE HYDRANT
9	8"x6" TEE	18	

MUNICIPAL APPROVAL STAMP

REVISIONS	DATE
1 SWFWMD COMMENTS	06/06/2024
2 SUMTER COUNTY COMMENTS	08/23/2024
3	
4	
5	
6	
7	
8	

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 10/1/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD., SUITE A - MELBOURNE, FLORIDA 32935
P: 321.253.1961 - F: 321.253.0411
A DIVISION OF PIPER ENGINEERING
FLORIDA CERTIFICATE OF AUTHORIZATION #30043000 - TEXAS FIRM REGISTRATION #F-21424

UTILITY PLAN
(SHEET 06 OF 07)

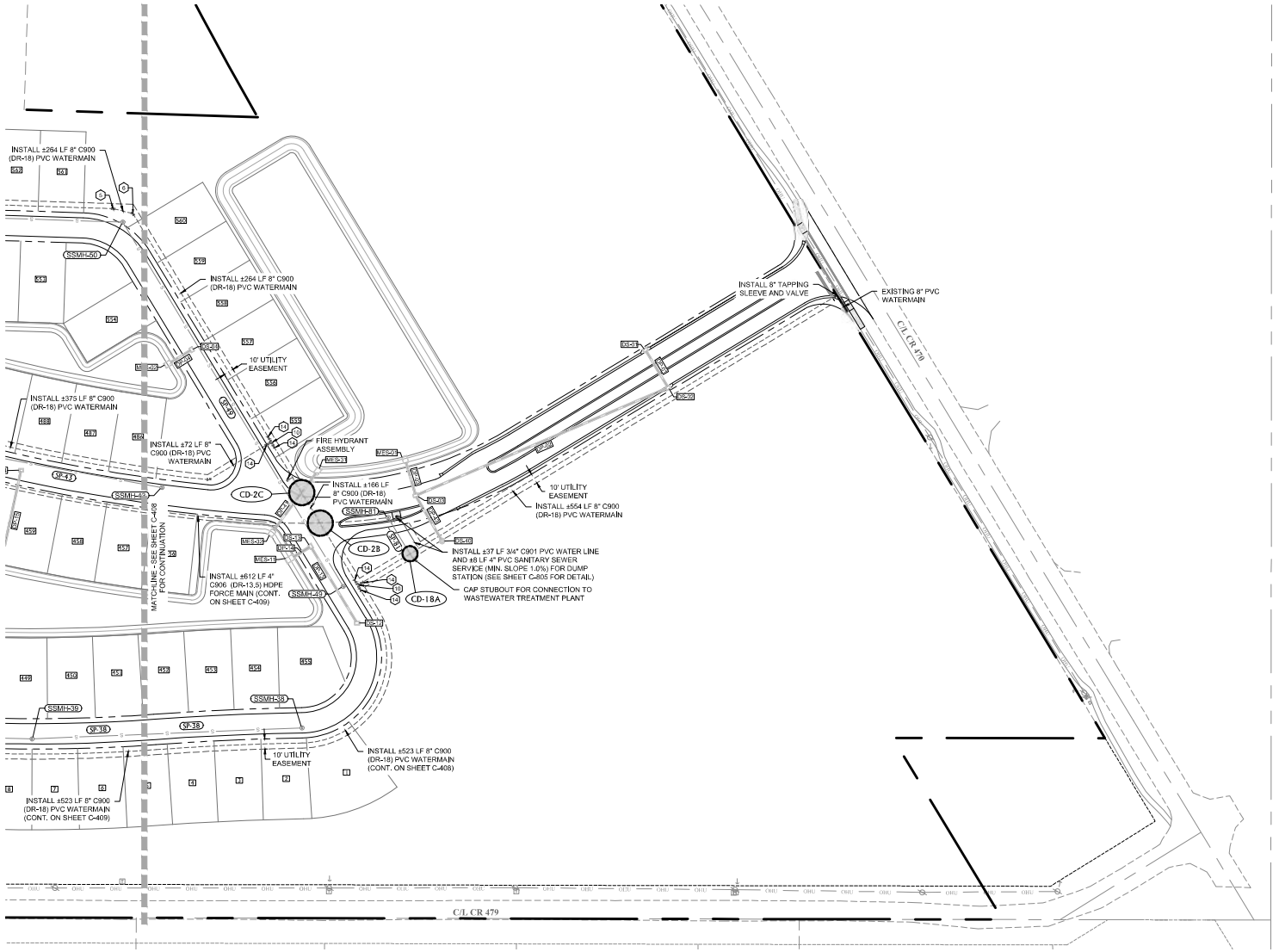
LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD
LICENSE No. 83267
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DAVID W. BASSFORD, FL. P.E. #83267 — DATE 10/1/2024

C-408
SHEET
20-0411
PERMITTING SET



LEGEND

SSMH-06	SANITARY SEWER STRUCTURE NAME I.D.	8	PROPOSED SANITARY SEWER PIPE
EX SP 04	EXISTING SANITARY SEWER PIPE NAME I.D.		PROPOSED WATER MAIN
SP 04	SANITARY SEWER PIPE NAME I.D.		PROPOSED FORCEMAIN
5	SANITARY SEWER MANHOLE		PROPOSED STORM PIPE
CD-2B	LOCATION AND I.D. OF UTILITY CONFLICT DETAIL (CD) -XB (X = 600 SHEET NUM, B = CONFLICT DETAIL)		

PRESSURIZED APPURTENANCE TABLE

1	4" 22.5° BEND	10	8" TEE
2	4" 45° BEND	11	8" CROSS
3	6" 22.5° BEND	12	4" GATE VALVE
4	6" 45° BEND	13	6" GATE VALVE
5	8" 22.5° BEND	14	8" GATE VALVE
6	8" 45° BEND	15	4" ECCENTRIC PLUG VALVE
7	8" 90° BEND	16	F.D.C.
8	8"x6" REDUCER	17	FIRE HYDRANT
9	8"x6" TEE	18	

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING CALL TOLL-FREE 811
Know what's below. Call before you dig.

MUNICIPAL APPROVAL STAMP

NO.	REVISIONS	DATE
1	SWFWMD COMMENTS	06/06/2024
2	SUMTER COUNTY COMMENTS	08/23/2024
3		
4		
5		
6		
7		
8		

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	10/1/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD., SUITE A MELBOURNE, FLORIDA 32935
P: 321-253-1961 F: 321-253-0411
A DBE/MBE/SBE FIRM
CERT. 7504/6626 • FBPE CA 29408 • AA 26001711

UTILITY PLAN
(SHEET 07 OF 07)

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

DAVID W. BASSFORD LICENSE No. 83267 STATE OF FLORIDA PROFESSIONAL ENGINEER

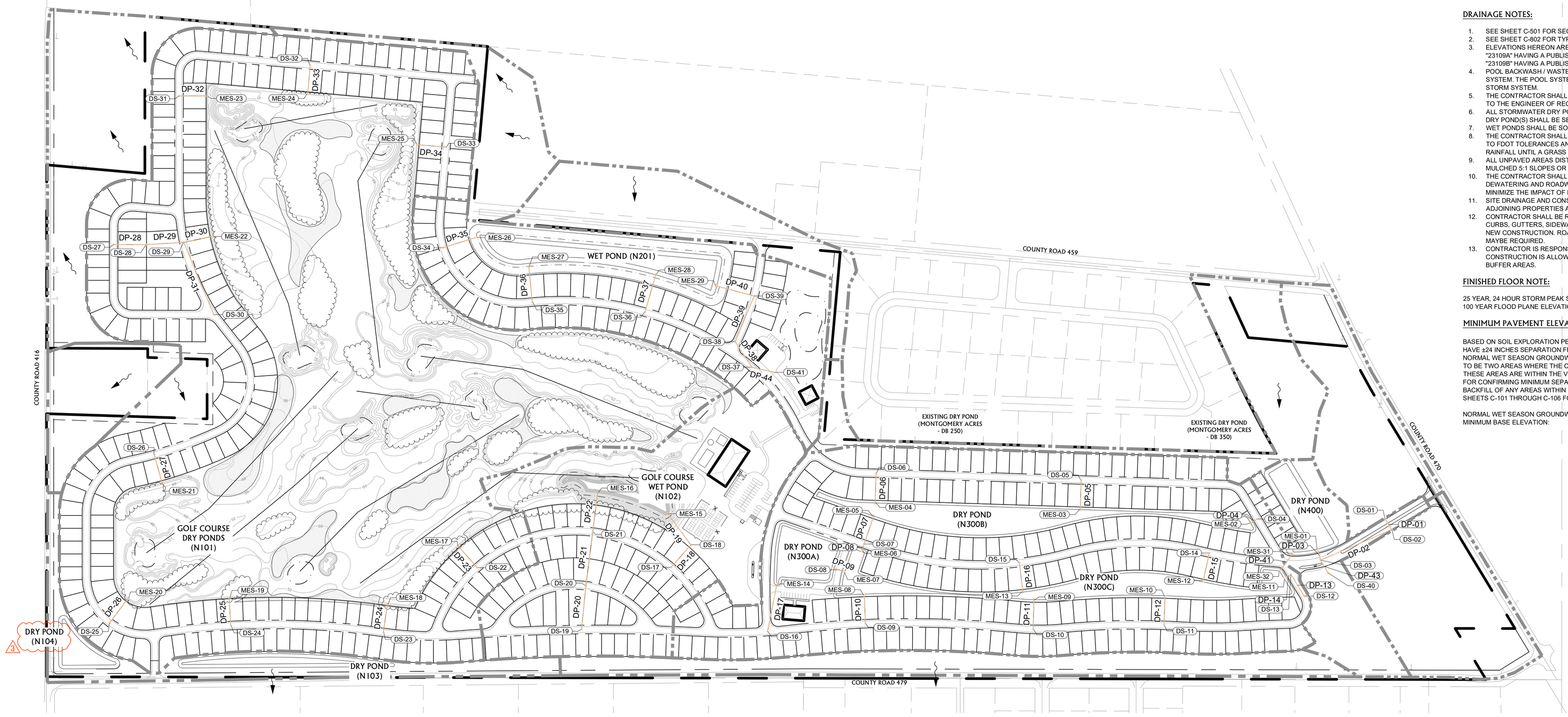
DAVID W. BASSFORD FL. P.E. #83267 — DATE 10/1/2024

C-409

SHEET

20-0411

PERMITTING SET



DRAINAGE NOTES:

1. SEE SHEET C-501 FOR SECTIONS.
2. SEE SHEET C-802 FOR TYPICAL ROADWAY CROSS SECTION GRADING INFORMATION.
3. ELEVATIONS HEREON ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT "23109A" HAVING A PUBLISHED ELEVATION OF 51.49 FEET (NAVD88) AND CONTROL POINT "23109B" HAVING A PUBLISHED ELEVATION OF 51.69 FEET (NAVD88).
4. POOL BACKWASH / WASTEWATER SHALL NOT BE CONNECTED TO THE SANITARY SEWER SYSTEM. THE POOL SYSTEM SHALL INCLUDE A DE-CHLORINATOR AND BE DISCHARGED TO THE STORM SYSTEM.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM DRAINAGE STRUCTURES TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL, PRIOR TO ORDERING MATERIALS.
6. ALL STORMWATER DRY PONDS ARE TO BE SODDED TO POND BOTTOM. THE BOTTOM OF ANY DRY POND(S) SHALL BE SEEDED AND MULCHED.
7. WET PONDS SHALL BE SODDED TO 1 FOOT BELOW THE NORMAL WATER (CONTROL) ELEVATION.
8. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED ON THE PLANS AND TO FDOT TOLERANCES AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED.
9. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED, SEED, AND MULCHED 5:1 SLOPES OR FLATTER, SOD STEEPER SLOPES, UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL UTILIZE METHODS TO CONTROL SURFACE WATER DURING DEWATERING AND ROADWAY PREPARATION, INCLUDING TEMPORARY SWALES, BERMS, ETC., TO MINIMIZE THE IMPACT OF RAIN DELAYS ON THE PROJECT SCHEDULE.
11. SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS, AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
13. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO CLEARING, FILLING, DREDGING, OR CONSTRUCTION IS ALLOWED OTHER THAN THAT WHICH IS NECESSARY TO PLANT THE UPLAND BUFFER AREAS.

FINISHED FLOOR NOTE:

25 YEAR, 24 HOUR STORM PEAK STAGE + 12"	= 50.11
100 YEAR FLOOD PLANE ELEVATION + 12"	= N/A

MINIMUM PAVEMENT ELEVATION:

BASED ON SOIL EXPLORATION PERFORMED BY ANDREYEV ENGINEERING, INC. THE ROAD BASE SHALL HAVE ±24 INCHES SEPARATION FROM THE CLAYEY SANDS OR CLAYS AND ±18 INCHES ABOVE THE NORMAL WET SEASON GROUNDWATER ELEVATION. BASED ON THE DATA OBTAINED, THERE APPEARS TO BE TWO AREAS WHERE THE CLAYEY SOILS MAY BE OF CONCERN AND NEED TO BE EXCAVATED. THESE AREAS ARE WITHIN THE VICINITY OF BORINGS HA-14 AND HA-19. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING MINIMUM SEPARATION FROM THESE LAYERS, EXCAVATION AS NEEDED, AND BACKFILL OF ANY AREAS WITHIN THE ROADS AND RV PADS AS DESCRIBED IN THE SOILS REPORT. SEE SHEETS C-101 THROUGH C-106 FOR BORING LOCATIONS.

NORMAL WET SEASON GROUNDWATER ELEVATION:	±45.4 (AVERAGE, NAVD88)
MINIMUM BASE ELEVATION:	49.38 (NAVD88)

STORM STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
DS-01	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 50.86 [DP-01] SE INV: 48.30 (18")	N: 1613523.829455 E: 616913.493817
DS-02	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 50.86 [DP-01] NW INV: 48.23 (18") [DP-02] SW INV: 48.24 (18")	N: 1613486.547342 E: 616935.906089
DS-03	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-02] NE INV: 47.80 (18") [DP-03] N INV: 47.80 (18") [DP-43] SE INV: 47.80 (18")	N: 1613379.935550 E: 616686.140314
DS-04	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-04] SW INV: 48.45 (18")	N: 1613524.122995 E: 616464.516825
DS-05	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-05] S INV: 48.45 (18")	N: 1613661.042094 E: 615846.090450
DS-06	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-06] S INV: 48.45 (18")	N: 1613684.309601 E: 615126.466500
DS-07	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-06] S INV: 48.00 (18") [DP-07] N INV: 48.00 (18")	N: 1613436.185225 E: 615084.108616
DS-08	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 50.70 [DP-42] W INV: 48.00 (18") [DP-09] E INV: 48.00 (18")	N: 1613345.630954 E: 614996.046583
DS-09	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-10] N INV: 48.45 (18")	N: 1613156.626019 E: 615088.952787
DS-10	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-11] N INV: 48.45 (18")	N: 1613136.827342 E: 615077.494459
DS-11	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-12] N INV: 48.45 (18")	N: 1613151.144203 E: 616136.485698
DS-12	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-13] NW INV: 48.45 (18")	N: 1613253.787572 E: 616628.100215
DS-13	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.59 [DP-13] SE INV: 48.18 (18") [DP-14] SW INV: 48.18 (24")	N: 1613329.509747 E: 616582.279767
DS-14	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-15] S INV: 48.45 (18")	N: 1613404.868020 E: 616295.691355
DS-15	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-16] S INV: 48.45 (18")	N: 1613370.826566 E: 615629.275238
DS-16	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-17] N INV: 48.45 (18")	N: 1613129.051330 E: 614745.485112
DS-17	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-18] NE INV: 44.00 (18")	N: 1613354.536599 E: 614407.045656
DS-18	TYPE 'P8' MNAHOLE FDOT Index 425-010	RIM: 52.23 [DP-18] SW INV: 43.48 (18") [DP-19] NW INV: 43.48 (18")	N: 1613433.419119 E: 614476.360075
DS-19	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-20] N INV: 44.04 (18")	N: 1613136.365484 E: 614092.620351
DS-20	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-20] S INV: 42.50 (18") [DP-21] N INV: 42.00 (24")	N: 1613290.047679 E: 614108.083922
DS-21	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-21] S INV: 41.05 (24") [DP-22] N INV: 41.05 (24")	N: 1613478.534143 E: 614132.018264
DS-22	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-23] NW INV: 48.45 (18")	N: 1613353.794015 E: 613726.398143
DS-23	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-24] N INV: 48.45 (18")	N: 1613126.178144 E: 613397.286110
DS-24	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-25] N INV: 48.45 (18")	N: 1613150.287623 E: 612861.701878
DS-25	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-26] NE INV: 48.45 (18")	N: 1613160.126800 E: 612437.317202

STORM STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
DS-26	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-27] S INV: 48.45 (18")	N: 1613749.797633 E: 612593.440483
DS-27	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-28] E INV: 48.45 (18")	N: 1614486.863705 E: 612450.898997
DS-28	TYPE 'P8' MNAHOLE FDOT Index 425-010	RIM: 51.88 [DP-28] W INV: 48.10 (18") [DP-29] E INV: 48.10 (18")	N: 1614486.809076 E: 612566.100174
DS-29	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-31] SE INV: 47.63 (18") [DP-29] W INV: 47.62 (18") [DP-30] E INV: 47.38 (24")	N: 1614494.329229 E: 612697.104754
DS-30	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-31] NW INV: 48.45 (18")	N: 1614240.462151 E: 612802.463419
DS-31	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-32] E INV: 48.45 (18")	N: 1615008.213903 E: 612680.634191
DS-32	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-33] S INV: 48.45 (18")	N: 1615116.319509 E: 613140.659775
DS-33	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-34] W INV: 48.45 (18")	N: 1614828.304649 E: 613617.180961
DS-34	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-35] E INV: 48.45 (18")	N: 1614475.754860 E: 613606.343476
DS-35	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-36] N INV: 48.45 (18")	N: 1614285.247530 E: 613919.922226
DS-36	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-37] N INV: 47.50 (18")	N: 1614249.809740 E: 614315.498855
DS-37	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.00 [DP-44] E INV: 44.64 (18") [DP-38] NW INV: 44.63 (18")	N: 1614056.571891 E: 614690.502382
DS-38	TYPE 'P8' MNAHOLE FDOT Index 425-010	RIM: 51.36 [DP-38] SE INV: 42.50 (18") [DP-39] N INV: 42.50 (18")	N: 1614145.891386 E: 614632.055867
DS-39	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 50.39 [DP-39] S INV: 41.63 (18") [DP-40] W INV: 41.63 (18")	N: 1614306.294702 E: 614698.308128
DS-40	TYPE 'P8' MNAHOLE FDOT Index 425-010	RIM: 51.76 [DP-43] NW INV: 47.95 (18")	N: 1613334.874227 E: 616712.266411
DS-41	TYPE 'F' D.B.I. FDOT Index 425-053	RIM: 51.41 [DP-44] W INV: 45.43 (18")	N: 1614038.647299 E: 614767.918309

MITERED END STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
MES-01	MES [4:1] FDOT Index 430-021	[DP-03] S INV: 47.50 (18")	N: 1613414.071638 E: 616676.182882
MES-02	MES [4:1] FDOT Index 430-021	[DP-04] NE INV: 48.00 (18")	N: 1613510.662575 E: 616442.272340
MES-03	MES [4:1] FDOT Index 430-021	[DP-05] N INV: 48.00 (18")	N: 1613559.095368 E: 615842.794220
MES-04	MES [4:1] FDOT Index 430-021	[DP-06] N INV: 48.00 (18")	N: 1613582.362875 E: 615123.170274
MES-05	MES [4:1] FDOT Index 430-021	[DP-07] S INV: 48.00 (18")	N: 1613532.520904 E: 615117.626328
MES-06	MES [4:1] FDOT Index 430-021	[DP-08] N INV: 48.00 (18")	N: 1613413.948068 E: 615076.392138
MES-07	MES [4:1] FDOT Index 430-021	[DP-09] W INV: 48.00 (18")	N: 1613339.816920 E: 615011.945355
MES-08	MES [4:1] FDOT Index 430-021	[DP-10] S INV: 48.00 (18")	N: 1613256.068712 E: 615084.918392
MES-09	MES [4:1] FDOT Index 430-021	[DP-11] S INV: 48.00 (18")	N: 1613240.320602 E: 615680.054495
MES-10	MES [4:1] FDOT Index 430-021	[DP-12] S INV: 48.00 (18")	N: 1613250.626446 E: 616140.260357
MES-11	MES [4:1] FDOT Index 430-021	[DP-14] NE INV: 48.00 (24")	N: 1613318.396956 E: 616563.880484
MES-12	MES [4:1] FDOT Index 430-021	[DP-15] N INV: 48.00 (18")	N: 1613307.633958 E: 616274.535793
MES-13	MES [4:1] FDOT Index 430-021	[DP-16] N INV: 48.00 (18")	N: 1613269.634885 E: 615641.070033
MES-14	MES [4:1] FDOT Index 430-021	[DP-17] S INV: 48.00 (18")	N: 1613296.292512 E: 614778.421081
MES-15	MES [2:1] FDOT Index 430-021	[DP-19] SE INV: 38.00 (18")	N: 1613542.526439 E: 614395.062947
MES-16	MES [2:1] FDOT Index 430-021	[DP-22] S INV: 38.00 (24")	N: 1613616.426873 E: 614149.528125
MES-17	MES [4:1] FDOT Index 430-021	[DP-23] SE INV: 48.00 (18")	N: 1613425.026933 E: 613663.542185
MES-18	MES [4:1] FDOT Index 430-021	[DP-24] S INV: 48.00 (18")	N: 1613221.195861 E: 613410.984045
MES-19	MES [4:1] FDOT Index 430-021	[DP-25] S INV: 48.00 (18")	N: 1613246.140393 E: 612856.387122
MES-20	MES [4:1] FDOT Index 430-021	[DP-26] SW INV: 48.00 (18")	N: 1613243.315220 E: 612499.732638

MITERED END STRUCTURE TABLE

STRUCTURE I.D.	DESCRIPTION	DATA	COORDINATES
MES-21	MES [4:1] FDOT Index 430-021	[DP-27] N INV: 48.00 (18")	N: 1613414.071638 E: 616676.182882
MES-22	MES [4:1] FDOT Index 430-021	[DP-30] W INV: 47.00 (24")	N: 1613510.662575 E: 616442.272340
MES-23	MES [4:1] FDOT Index 430-021	[DP-32] W INV: 48.00 (18")	N: 1613559.095368 E: 612776.634180
MES-24	MES [4:1] FDOT Index 430-021	[DP-33] N INV: 48.00 (18")	N: 1613582.362875 E: 615123.170274
MES-25	MES [4:1] FDOT Index 430-021	[DP-34] E INV: 48.00 (18")	N: 1613532.520904 E: 615117.626328
MES-26	MES [4:1] FDOT Index 430-021	[DP-35] W INV: 47.00 (18")	N: 1613413.948068 E: 615076.392138
MES-27	MES [4:1] FDOT Index 430-021	[DP-36] S INV: 47.00 (18")	N: 1613339.816920 E: 615011.945355
MES-28	MES [2:1] FDOT Index 430-021	[DP-37] S INV: 38.00 (18")	N: 1613256.068712 E: 615084.918392
MES-29	MES [2:1] FDOT Index 430-021	[DP-40] E INV: 38.00 (18")	N: 1613240.320602 E: 615680.054495
MES-30	MES [4:1] FDOT Index 430-021	[DP-42] E INV: 48.00 (18")	N: 1613250.626446 E: 616140.260357
MES-31	MES [4:1] FDOT Index 430-021	[DP-41] SW INV: 48.00 (18")	N: 1613318.396956 E: 616563.880484
MES-32	MES [4:1] FDOT Index 430-021	[DP-41] NE INV: 48.00 (18")	N: 1613307.633958 E: 616274.535793

ROUND PIPE TABLE

PIPE I.D.	SIZE	LENGTH	SLOPE	INV. ELV. (START)	INV. ELV. (END)	MATERIAL
DP-01	18 "	44'	0.15%	48.30	48.23	HDPE
DP-02	18 "	272'	0.16%	48.24	47.80	HDPE
DP-03	18 "	36'	0.84%	47.80	47.50	HDPE
DP-04	18 "	26'	1.73%	48.45	48.00	HDPE
DP-05	18 "	102'	0.44%	48.45	48.00	HDPE
DP-06	18 "	102'	0.44%	48.45	48.00	HDPE
DP-07	18 "	102'	0.00%	48.00	48.00	HDPE
DP-08	18 "	24'	0.00%	48.00	48.00	HDPE
DP-09	18 "	17'	0.00%	48.00	48.00	HDPE
DP-10	18 "	100'	0.45%	48.45	48.00	HDPE
DP-11	18 "	104'	0.43%	48.45	48.00	HDPE
DP-12	18 "	100'	0.45%	48.45	48.00	HDPE
DP-13	18 "	89'	0.30%	48.45	48.18	HDPE
DP-14	24 "	21'	0.86%	48.18	48.00	HDPE
DP-15	18 "	100'	0.45%	48.45	48.00	HDPE
DP-16	18 "	102'	0.44%	48.45	48.00	HDPE
DP-17	18 "	170'	0.26%	48.45	48.00	HDPE
DP-18	18 "	105'	0.50%	44.00	43.48	HDPE
DP-19	18 "	136'	4.02%	43.48	38.00	HDPE
DP-20	18 "	154'	1.00%	44.04	42.50	HDPE
DP-21	24 "	190'	0.50%	42.00	41.05	HDPE
DP-22	24 "	139'	2.19%	41.05	38.00	HDPE
DP-23	18 "	95'	0.47%	48.45	48.00	HDPE
DP-24	18 "	96'	0.47%	48.45	48.00	HDPE
DP-25	18 "	96'	0.47%	48.45	48.00	HDPE
DP-26	18 "	104'	0.43%	48.45	48.00	HDPE
DP-27	18 "	104'	0.43%	48.45	48.00	HDPE
DP-28	18 "	115'	0.30%	48.45	48.10	HDPE
DP-29	18 "	131'	0.37%	48.10	47.62	HDPE
DP-30	24 "	100'	0.37%	47.38	47.00	HDPE
DP-31	18 "	275'	0.30%	48.45	47.63	HDPE
DP-32	18 "	96'	0.47%	48.45	48.00	HDPE
DP-33	18 "	100'	0.45%	48.45	48.00	HDPE
DP-34	18 "	100'	0.45%	48.45	48.00	HDPE
DP-35	18 "	120'	1.21%	48.45	47.00	HDPE
DP-36	18 "	125'	1.16%	48.45	47.00	HDPE
DP-37	18 "	138'	6.88%	47.50	38.00	HDPE
DP-38	18 "	107'	2.00%	44.63	42.50	HDPE
DP-39	18 "	174'	0.50%	42.50	41.63	HDPE
DP-40	18 "	138'	2.63%	41.63	38.00	HDPE
DP-41	18 "	73'	0.00%	48.00	48.00	HDPE
DP-42	18 "	22'	0.00%	48.00	48.00	HDPE
DP-43	18 "	52'	0.30%	47.80	47.95	HDPE
DP-44	18 "	79'	1.00%	45.43	44.64	HDPE

LEGEND

- DS-06 — DRAINAGE STRUCTURE I.D.
- YDS-06 — YARD DRAIN STRUCTURE I.D.
- FDOT TYPE 'F' D.B.I.
- FDOT TYPE 'F' D.B.I. W/ ROUND BOTTOM
- FDOT TYPE 8 MANHOLE
- PROPOSED DRAINAGE PIPE
- DP-06 — DRAINAGE PIPE I.D.
- YDP-06 — YARD DRAIN PIPE I.D.

BC:	BACK OF CURB ELEVATION
EG:	EXISTING GROUND ELEVATION
EP:	EDGE OF PAVEMENT ELEVATION
FL:	FLOWLINE OF SWALE
PG:	PROPOSED GRADE ELEVATION
SW:	SIDEWALK GRADE ELEVATION
TB:	TOP OF BANK ELEVATION
TS:	TOE OF SLOPE

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

MUNICIPAL APPROVAL STAMP

DAVID W. BASSFORD, LICENSE NO. 83267, STATE OF FLORIDA, PROFESSIONAL ENGINEER
DAVID W. BASSFORD FL. P.E. #83267 — DATE 10/31/2024

	DATE	REVISIONS
8		
7		
6		
5		
4	10/29/2024	SWFWMD COMMENTS
3	05/23/2024	SUMTER COUNTY COMMENTS
2	05/09/2024	SWFWMD COMMENTS
1		COMMENTS

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	10/31/2024

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H, MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0911
CA#7728
VERO: 772-569-0035 FT PIERCE: 772-468-9055 PALM CITY: 772-426-9959

OVERALL GRADING & DRAINAGE PLAN

LAKE PANASOFFKEE RV PARK

FLORIDA

SUMTER COUNTY

C-301

SHEET

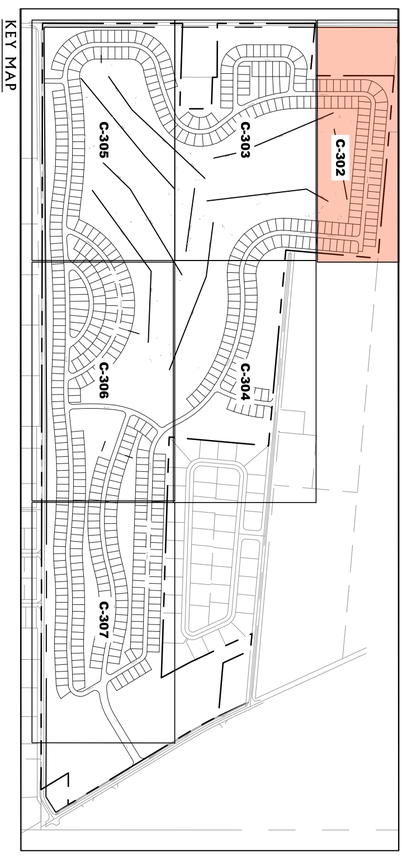
20-0411

PERMITTING SET

W:\2020\20411 LAKE PANASOFFKEE RV PARK\06 DESIGN\20411 GRADING OVERALL.dwg 10/31/2024 8:55 AM DWEBER

W:\20\20-0411 LAKE PANASOFFKEE RV PARK\06 CAD\Site\20-0411 GRADING.dwg 11/8/2024 9:50 AM DMYER

KEY MAP
N.T.S.



LEGEND

RIGHT-OF-WAY LINE

GRADE BREAK LINE

GOLF COURSE LINE

COUNTY ROAD 416

PROPERTY BOUNDARY

GRADE TO EXISTING 3:1 (MAX.)

SHELL-CRACKER ST

SPECKLED PERCH LN

DS-31 DS-32 DS-33

DP-32 DP-33 DP-34

MES-23 MES-24 MES-25

W2 C-503 W3 C-503

A C-501 B C-501 C-502

HOLE #1 HOLE #2 HOLE #3 HOLE #4

MATCHLINE - SEE SHEET C-303 FOR CONTINUATION

SEE SHEET C-309 FOR GRADING DETAIL

SEE GOLF COURSE GRADING NOTE THIS SHEET

GOLF COURSE DRY RETENTION POND
N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

GOLF COURSE GRADING NOTE:
GOLF COURSE GRADING BY OTHERS. GRADING FOR THE GOLF COURSE IS DEPICTED BUT IS SUBJECT TO CHANGE BASED ON THE DESIRED COURSE PLAY. REQUIRED STORAGE SHALL BE A MINIMUM OF 53.0 AC.-FT. (± 2,310,000 C.F.) BELOW ELEVATION 51.0 NAVD88. IT SHALL BE CONFIRMED BY EITHER AN AS-BUILT SURVEY OR SPECIAL PURPOSE TOPOGRAPHIC SURVEY TO CONFIRM CAPACITY. SEE GOLF COURSE ARCHITECT PLANS FOR DETAILS.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

N

72 HOURS BEFORE DIGGING CALL TOLL FREE 811
Know what's below. Call before you dig.

MUNICIPAL APPROVAL STAMP

C-302

SHEET
20-0411
PERMITTING SET

DAVID W. BASSFORD
FL. P.E. #83267
DATE: 11/8/2024

DAVID W. BASSFORD * LICENSE No. 83267 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

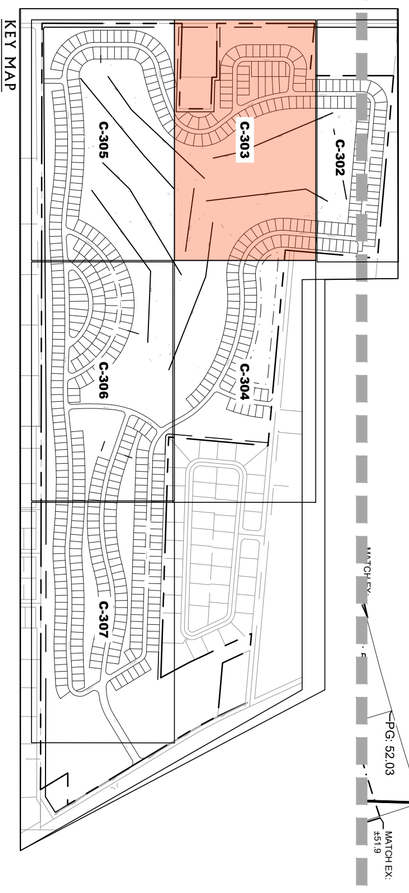
GRADING & DRAINAGE PLAN
(SHEET 1 OF 6)

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H CA#3728
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	11/8/2024

8		
7		
6		
5		
4	SUMTER COUNTY COMMENTS	11/04/2024
3	SWFWMD COMMENTS	10/29/2024
2	SUMTER COUNTY COMMENTS	05/23/2024
1	SWFWMD COMMENTS	05/09/2024
	COMMENTS	
△	**REVISIONS**	**DATE**

KEY MAP
N.T.S.



COUNTY ROAD 416

PREVOST LN

SHELL CRACKER ST

SPECKLED PERCH LN

COUNTY ROAD 459

GRADE TO EXISTING 3:1 (MAX.)

GRADE TO EXISTING 4:1 (MAX.)

SEE SHEET C-309 FOR GRADING DETAIL

MATCHLINE - SEE SHEET C-305 FOR CONTINUATION

MATCHLINE - SEE SHEET C-302 FOR CONTINUATION

MATCHLINE - SEE SHEET C-304 FOR CONTINUATION

GOLF COURSE DRY RETENTION POND N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

BASIN B101 / N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

SEE GOLF COURSE GRADING NOTE THIS SHEET

HOLE #1
HOLE #2
HOLE #4
HOLE #5
HOLE #7

DS-27
DS-28
DS-29
DS-30
DS-34
DP-28
DP-29
DP-30
DP-31
DP-35
MES-22
MES-26

LEGEND

———	RIGHT-OF-WAY LINE
— · — · —	GRADE BREAK LINE
———	GOLF COURSE LINE

GOLF COURSE GRADING NOTE:
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GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

MUNICIPAL APPROVAL STAMP

PERMITTING SET

SHEET
20-0411

C-303

DAVID W. BASSFORD
FL. P.E. #83267
DATE: 11/8/2024

DAVID W. BASSFORD
LICENSE
No. 83267
STATE OF FLORIDA
PROFESSIONAL ENGINEER

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

GRADING & DRAINAGE PLAN
(SHEET 2 OF 6)

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H CA#3728
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
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VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

JOB NO.	20-0411
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DATE	JUNE 2023
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2	SUMTER COUNTY COMMENTS	05/23/2024
1	SWFWMD COMMENTS	05/09/2024
	COMMENTS	
△	**REVISIONS**	**DATE**

MATCHLINE - SEE SHEET C-303 FOR CONTINUATION

KEY MAP
N.T.S.

C-302 C-303 C-304 C-305 C-306 C-307

SEE GOLF COURSE GRADING NOTE THIS SHEET

GOLF COURSE DRY RETENTION POND N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

WET DETENTION POND B201 / N201
BASIN B201 / N201
10 YR / 24 HR. = 45.34
25 YR / 24 HR. = 45.63

COUNTY ROAD 459

BLUEGILL RD

SPECKLED PERCH LN

HOLE #1

DP-36 DP-37 DP-38 DP-39 DP-40

MES-27 MES-28 MES-29

DS-35 DS-36 DS-37 DS-38 DS-39

SEE SHEET C-309 FOR GRADING DETAIL

GRADE TO EXISTING 3:1 (MAX.)

SEE SHEET C-310 FOR GRADING DETAIL

MATCHLINE - SEE SHEET C-306 FOR CONTINUATION

PUTTING GREEN GRADING BY OTHERS. GRADING SHALL CONVEY RUNOFF TOWARD THE ONSITE STORMWATER FACILITIES. NO PORTION, OTHER THAN THE BACKSLOPE, SHALL DRAIN TOWARD THE ADJACENT PROPERTIES. SEE GOLF COURSE ARCHITECT PLANS FOR DETAILS.

GOLF COURSE GRADING NOTE:
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LEGEND
- RIGHT-OF-WAY LINE
- GRADE BREAK LINE
- GOLF COURSE LINE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

Know what's below. Call before you dig.
811
72 HOURS BEFORE DIGGING CALL TOLL FREE

MUNICIPAL APPROVAL STAMP

PERMITTING SET

SHEET 20-0411

C-304

DAVID W. BASSFORD
FL. P.E. #83267
DATE: 11/8/2024

DAVID W. BASSFORD LICENSE No. 83267 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAKE PANASOFFKEE RV PARK

SUMTER COUNTY FLORIDA

GRADING & DRAINAGE PLAN (SHEET 3 OF 6)

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H CA#3728
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	11/8/2024

	REVISIONS	DATE
8		
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4	SUMTER COUNTY COMMENTS	11/04/2024
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1	SWFWMD COMMENTS	05/09/2024
	COMMENTS	

COUNTY ROAD 416

GRADE TO EXISTING 3:1 (MAX.)

SHELL-CRACKER ST

DP-26

DP-27

DP-25

DP-24

DP-23

DS-25

DS-26

DS-24

DS-23

DS-22

MES-20

MES-21

MES-19

MES-18

MES-17

GOLF COURSE DRY RETENTION POND N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

BASIN B104 / N104
10 YR / 24 HR. = 48.39
25 YR / 24 HR. = 48.52
TOP-OF-BANK = 49.25

BASIN B103 / N103
10 YR / 24 HR. = 48.50
25 YR / 24 HR. = 48.65
TOP-OF-BANK = 49.25

HOLE #5

HOLE #6

HOLE #8

HOLE #9

MOTOR HOME DR

SEE SHEET C-309 FOR GRADING DETAIL

SEE GOLF COURSE GRADING NOTE THIS SHEET

MATCHLINE - SEE SHEET C-303 FOR CONTINUATION

MATCHLINE - SEE SHEET C-306 FOR CONTINUATION

COUNTY ROAD 479

KEY MAP
N.T.S.

C-301 C-302 C-303 C-304 C-305 C-306 C-307

LEGEND
- RIGHT-OF-WAY LINE
- GRADE BREAK LINE
- GOLF COURSE LINE

GOLF COURSE GRADING NOTE:
GOLF COURSE GRADING BY OTHERS. GRADING FOR THE GOLF COURSE IS DEPICTED BUT IS SUBJECT TO CHANGE BASED ON THE DESIRED COURSE PLAY. REQUIRED STORAGE SHALL BE A MINIMUM OF 53.0 AC.-FT. (± 2,310,000 C.F.) BELOW ELEVATION 51.0 NAVD88. IT SHALL BE CONFIRMED BY EITHER AN AS-BUILT SURVEY OR SPECIAL PURPOSE TOPOGRAPHIC SURVEY TO CONFIRM CAPACITY. SEE GOLF COURSE ARCHITECT PLANS FOR DETAILS.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING
CALL TOLL FREE 811
Know what's below. Call before you dig.

MUNICIPAL APPROVAL STAMP

PERMITTING SET

SHEET 20-0411 **C-305**

DAVID W. BASSFORD
FL. P.E. #83267
DATE: 11/8/2024

DAVID W. BASSFORD · LICENSE No. 83267 · STATE OF FLORIDA · PROFESSIONAL ENGINEER

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

GRADING & DRAINAGE PLAN
(SHEET 4 OF 6)

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SUITE H CA#3728
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
ALSO WITH OFFICES IN:
VERO: 772-569-0035, FT PIERCE: 772-468-9055, PALM CITY: 772-426-9959

JOB NO.	20-0411
DESIGNED	DCM
DRAWN	DCM / DWB
DATE	JUNE 2023
CHECKED	DWB
DATE ISSUED	11/8/2024

	REVISIONS	DATE
8		
7		
6		
5		
4	SUMTER COUNTY COMMENTS	11/04/2024
3	SWFWMD COMMENTS	10/29/2024
2	SUMTER COUNTY COMMENTS	05/23/2024
1	SWFWMD COMMENTS	05/09/2024
	COMMENTS	

MATCHLINE - SEE SHEET C-305 FOR CONTINUATION

GOLF COURSE DRY RETENTION POND N101
10 YR / 24 HR. = 48.88
25 YR / 24 HR. = 49.05

GRASS WEIR, INV: 49.0 (ICPR WEIR LINK W-101-102)
SEE MAINTENANCE NOTE THIS SHEET

SEE GOLF COURSE GRADING NOTE THIS SHEET

HOLE #9

WET DETENTION POND N102
10 YR / 24 HR. = 46.17
25 YR / 24 HR. = 46.81

MOTOR HOME DR

RV LN

SHELL CRACKER ST

CASITA AVE

SPECKLED PERCH LN

BASS DR

COUNTY ROAD 479

PROPOSED PAVILION

DRY RETENTION POND N300A
10 YR / 24 HR. = 48.86
25 YR / 24 HR. = 49.10

DRY RETENTION POND N300B
10 YR / 24 HR. = 48.86
25 YR / 24 HR. = 49.10

DRY RETENTION POND N300C
10 YR / 24 HR. = 48.86
25 YR / 24 HR. = 49.10

SEE SHEET C-308 FOR GRADING DETAIL

SEE SHEET C-310 FOR GRADING DETAIL

SEE SHEET C-309 FOR GRADING DETAIL

GRADE TO EXISTING 3:1 (MAX.)

4:1 (MAX.)

3:1 (MAX.)

MATCH EX: ±51.9

MATCH EX: ±52.1

MATCH EX: ±51.7

MATCH EX: ±50.9

MATCH EX: ±50.4

MATCH EX: ±50.3

MATCH EX: ±50.1

MATCH EX: ±49.3

MATCH EX: ±48.9

MATCH EX: ±48.4

KEY MAP
N.T.S.

C-302 C-303 C-304 C-305 C-306 C-307

LEGEND

RIGHT-OF-WAY LINE
GRADE BREAK LINE
GOLF COURSE LINE

GOLF COURSE GRADING NOTE:
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GRASS WEIR MAINTENANCE NOTE:
THE MAINTENANCE ENTITY SHALL INSPECT AND RESHAPE THE GRASS WEIR ON HOLE #9 AFTER ANY RAINFALL EVENT EQUAL TO, OR GREATER THAN, ONE (1) INCH.

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811
Know what's below. Call before you dig.

MUNICIPAL APPROVAL STAMP

MATCHLINE - SEE SHEET C-307 FOR CONTINUATION

C-306

SHEET
20-0411
PERMITTING SET

DAVID W. BASSFORD
FL. P.E. #83267
DATE: 11/8/2024

DAVID W. BASSFORD LICENSE No. 83267 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAKE PANASOFFKEE
RV PARK

SUMTER COUNTY FLORIDA

GRADING & DRAINAGE PLAN
(SHEET 5 OF 6)

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL CA#3728
1250 W. EAU GALLIE BLVD, SUITE H
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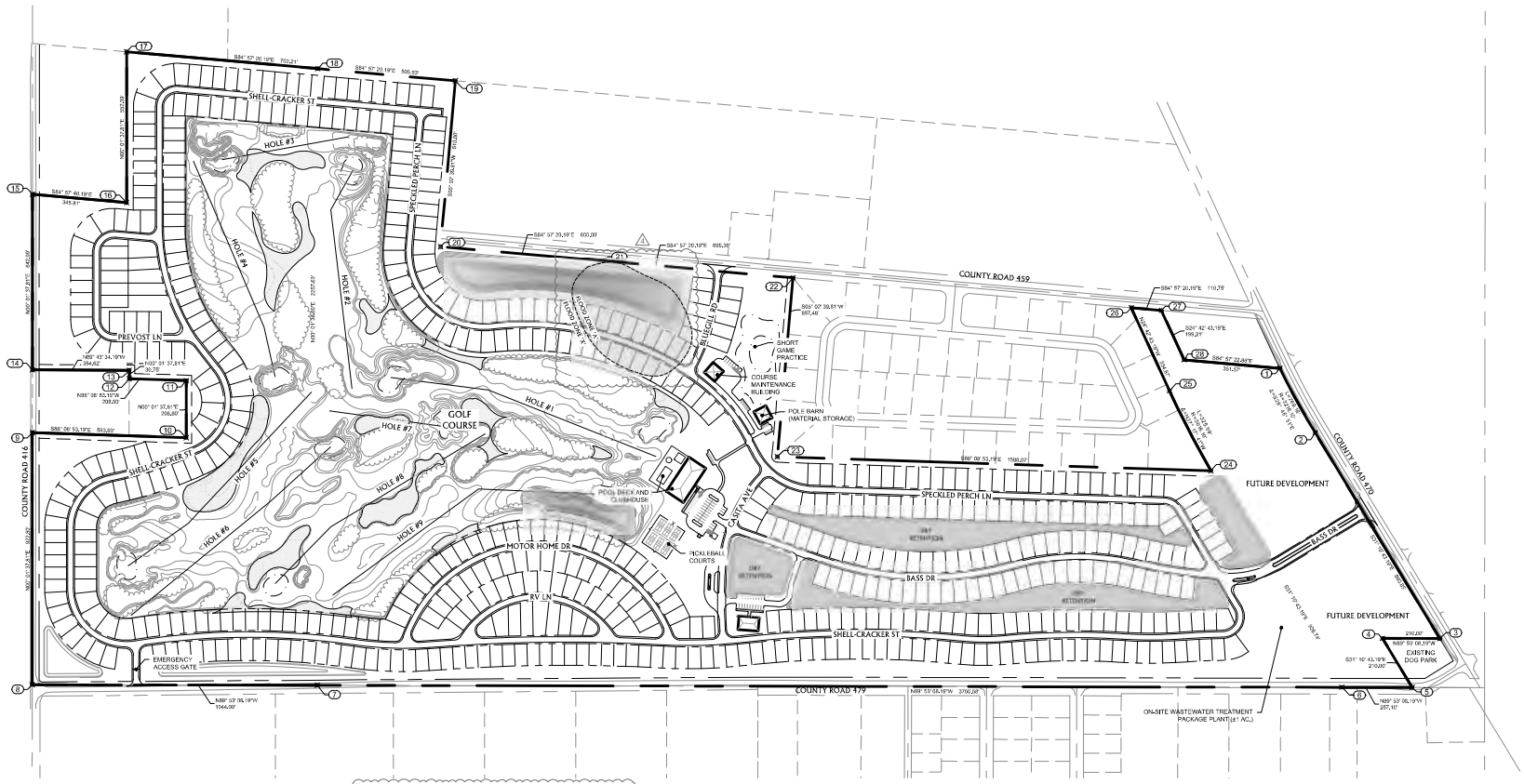
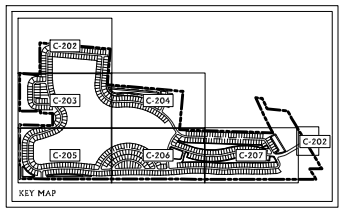
	COMMENTS	



GENERAL SITE NOTES

1. ALL DISTURBED AREAS IN THE COUNTY RIGHTS-OF-WAY SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.
2. ALL IMPROVEMENTS SHOWN ON THE CONSTRUCITON PLANS SHALL TO BE BUILT WITH THIS PROJECT AS PART OF THE ASSOCIATED PHASING (IF APPLICABLE).
3. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING RESIDENTIAL PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.
4. MONUMENT SIGNS SHALL BE DESIGN AND PERMITTED UNDER SEPARATE PERMIT. THEY SHALL ADHERE TO ALL SUMTER COUNTY LAND DEVELOPMENT REGULATIONS.
5. SOLID WASTE AND RECYCLING WILL BE COLLECTED INTERNALLY IN DESIGNATED AREAS FOR CENTRAL PICKUP.
6. ELECTRONIC GATES SHALL BE EQUIPPED WITH "CLICK2ENTER"; MANUAL GATES SHALL HAVE A KNOX PADLOCK.
7. THE SUMTER COUNTY PUBLIC WORKS CONSTRUCTION DIVISION (352- 689-4400) SHALL BE CONTACTED AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION OF DRIVEWAY INSTALLATIONS.



PROJECT INFORMATION

SITE AREA (TOTAL)	7,061,510 SF	(162.11 AC)	100.00%
SITE AREA (RV SITE)	6,560,864 SF	(150.39 AC)	92.77%
FUTURE COMMERCIAL AREA (NORTH)	306,700 SF	(7.04 AC)	4.34%
FUTURE COMMERCIAL AREA (SOUTH)	203,946 SF	(4.68 AC)	2.89%
BUILDINGS	20,000 SF	(0.46 AC)	0.28%
CONCRETE AREA (NON-RV SITE)	25,238 SF	(0.58 AC)	0.36%
CONCRETE AREA (RV SITE)	736,250 SF	(10.43 AC)	10.90%
ASPHALT AREA	429,626 SF	(9.86 AC)	6.08%
WET POND (TOTAL)	117,685 SF	(2.70 AC)	1.67%
TOTAL IMPERVIOUS AREA	1,328,798 SF	(10.27 AC)	18.82%
TOTAL PERVIOUS AREA	5,222,966 SF	(140.12 AC)	73.95%

*NO CONTEMPLATIONS ARE PROVIDED FOR IMPERVIOUS AREA WITHIN THE FUTURE COMMERCIAL AREAS.

PROJECT UNITS	589 UNITS
PROJECT DENSITY (RV SITE ACREAGE)	3.92 UNITS PER ACRE
PROJECT DENSITY (TOTAL ACREAGE)	3.63 UNITS PER ACRE

PROJECT WAS REZONED TO RVPUD AS PART OF PERMIT R2022-0003.

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS	NONE
TOTAL PROPOSED BUILDINGS	(1) CLUBHOUSE (1) MAINTENANCE FACILITY (1) PAVILION (1) POLE BARN / MATERIAL STORAGE
MAX. BUILDING HEIGHT ALLOWED	35'
MAX. BUILDING HEIGHT PROPOSED	
CLUBHOUSE	35'
MAINTENANCE FACILITY	20'
PAVILION	20'

BUILDING SETBACKS

	REQ'D	PROVIDED
FRONT	15'	15.0' (FROM EOP)
REAR	5'	25.0'
SIDE	5'	10.0'

SITE AMENITIES

AMENITY	QTY/NOTES
SWIMMING POOL	INCLUDED
GOLF COURSE	INCLUDED
CLUBHOUSE	INCLUDED

OPEN SPACE

SITE AREA (TOTAL)	7,061,510 SF	(162.11 AC)	100.00%
OPEN SPACE			
REQUIRED (25%)	1,765,378 SF	(40.53 AC)	25.00%
PROPOSED*	2,013,710 SF	(46.23 AC)	28.52%

*THE PROPOSED OPEN SPACE AREA INCLUDES THE GOLF COURSE LESS THE WET DETENTION POND AREA AT THE SEASONAL HIGH WATER LEVEL.

POINT TABLE

POINT NUMBER	DESCRIPTION	NORTHING	EASTING
1	PROPERTY CORNER	1614129.3273	616782.5359
2	PROPERTY CORNER	1613893.4652	616912.0997
3	PROPERTY CORNER	1613139.8477	617368.1232
4	PROPERTY CORNER	1613140.2670	617158.1236
5	PROPERTY CORNER	1612960.6003	617266.8422
6	PROPERTY CORNER	1612961.1136	617009.7460
7	PROPERTY CORNER	1612968.6016	613259.1779
8	PROPERTY CORNER	1612970.6860	612215.1800
9	PROPERTY CORNER	1613893.4659	612215.6176
10	PROPERTY CORNER	1613875.2726	612779.9232
11	PROPERTY CORNER	1614084.0726	612779.9222
12	PROPERTY CORNER	1614090.8202	612570.3313
13	PROPERTY CORNER	1614121.5702	612570.3459
14	PROPERTY CORNER	1614123.2650	612215.7298
15	PROPERTY CORNER	1614766.2508	612216.0313
16	PROPERTY CORNER	1614735.8930	612560.5050
17	PROPERTY CORNER	1615287.8729	612560.7698
18	PROPERTY CORNER	1615226.2293	613260.2571
19	PROPERTY CORNER	1615181.7793	613763.8291
20	PROPERTY CORNER	1614574.7419	613710.1933
21	PROPERTY CORNER	1614521.3654	614307.8694
22	PROPERTY CORNER	1614460.2441	615000.5362
23	PROPERTY CORNER	1613850.2166	614942.7256
24	PROPERTY CORNER	1613753.9905	616529.9862
25	PROPERTY CORNER	1614046.7373	616378.7169
26	PROPERTY CORNER	1614350.9402	616236.7221
27	PROPERTY CORNER	1614341.2022	616349.0431
28	PROPERTY CORNER	1614160.2357	616432.3243

SITE INFORMATION

OWNER/APPLICANT
MICHAEL H. MOSLER, SR.
I.H.A DEVELOPMENT, LLC
P.O. BOX 370
EUSTIS, FLORIDA 32727
PHONE: (772) 332-8140

ENGINEER
MBV ENGINEERING, INC.
1250 W.EAU GALLIE BLVD, UNIT H
MELBOURNE, FL 32935
PHONE: (321) 253-1510

SURVEYOR
BSM & ASSOCIATES
80 SE 21ST LANE
OKEECHOBEE, FL 34974
PHONE: (863) 484-3324

SITE ADDRESS
UNASSIGNED
LAKE PANASOFFKEE, FLORIDA 33538

FUTURE LAND USE
MIXED USE (PER CASE CP-24-00759)

ZONING
RV-PUD AND CL

TAX PARCEL I.D. NUMBER(S)
J05-098
J05-125

WASTEWATER SOURCE
ON-SITE WASTEWATER TREATMENT FACILITY

POTABLE WATER SOURCE
LAKE PANASOFFKEE WATER ASSOCIATION

PROJECT DENSITY
589 RV PADS / 158.95 ACRES = 3.71 UNITS PER ACRE

ENVIRONMENTAL IMPACTS
THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 0.83 ACRES OF FRESHWATER POND. THE SURFACE WATER WILL NOT BE IMPACTED AS THE EXISTING POND WILL REMAIN AND BE EXPANDED TO APPROXIMATELY 2.06 ACRES AT THE NORMAL WATER LEVEL.

FLOOD ZONE
A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A" PER F.I.R.M. PANEL 12119 C 0119 D, DATED SEPTEMBER 27, 2013, THE REMAINDER OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X".

THE SITE IMPROVEMENTS INCLUDE FILLING ABOVE THE FLOODPLAIN ELEVATION. ALL STRUCTURES, ABOVE GROUND UTILITIES FEATURES, PARKING, DRIVEWAYS, SIDEWALKS, AND AMENITIES WILL BE CONSTRUCTED ABOVE THE FLOODPLAIN ELEVATION AND A F.I.R.M. FLOODPLAIN MAP REVISION WILL BE CREATED VIA A CONDITION LETTER OF MAP REVISION.

DATE	REVISIONS
11/04/2024	5. SUMTER COUNTY COMMENTS
10/29/2024	4. SWFWMD COMMENTS
08/23/2024	3. SUMTER COUNTY COMMENTS
06/06/2024	2. SWFWMD COMMENTS
	1. COMMENTS

JOB NO. 20-0411
DESIGNED DCM
DRAWN DCM / DWB
DATE JUNE 2023
CHECKED DWB
DATE ISSUED 11/7/2024

MBV ENGINEERING, INC.
CIVIL • STRUCTURAL • SURFACE WATER • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD., SUITE H, MELBOURNE, FLORIDA 32935
P: 321-253-1510 E: INFO@MBVENGINEERING.COM
ALSO WITH OFFICES IN:
KEY WEST, FLORIDA • TAMPA, FLORIDA • ATLANTA, GEORGIA

OVERALL SITE PLAN

LAKE PANASOFFKEE RV PARK

SUMTER COUNTY, FLORIDA

DAVID W. BASSFORD, P.E. No. 82267 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
DAVID W. BASSFORD P.E. #82267 DATE 11/7/2024

C-201

SHEET
20-0411

PERMITTING SET

Exhibit B

Master Assessment Methodology for Hammock Oaks Golf and RV Resort Community Development District, dated April 17, 2025

MASTER

ASSESSMENT METHODOLOGY

FOR

HAMMOCK OAKS GOLF AND RV RESORT

COMMUNITY DEVELOPMENT DISTRICT

Date: April 17, 2025

Prepared by

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

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GMS-CF, LLC does not represent the Hammock Oaks Golf and RV Resort 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 Hammock Oaks Golf and RV Resort Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Hammock Oaks Golf and RV Resort 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 $67,620,000 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 Engineer's Report dated April 17, 2025 prepared by Velcon Engineering and Surveying, LLC 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 170, 190, and 197, 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 Chapter 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 162.11 acres within unincorporated Sumter County, Florida. The development program currently envisions approximately 589 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 power bay(s) electrical street lighting (undergrounding), sewer utilities, storm sewer utilities, amenities (clubhouse/pool), golf course, landscape and irrigation improvements, stormwater improvements, amenities (dog park/pickleball/restrooms) and contingency. The acquisition and construction costs are summarized in Table 2.

The Assessment Report 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 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 $48,938,008. 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 $67,620,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by Gulfstream Development Group, 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 $67,620,000 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 $67,620,000 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, 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 $48,938,008. 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 $67,620,000. 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 589 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.

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 Power bay(s) Electrical street lighting (Undergrounding), sewer utilities, storm sewer utilities, amenities (clubhouse/pool), golf course, landscape and irrigation improvements, stormwater improvements, amenities (dog park/pickleball/restrooms) and contingency. There is ***one*** residential product type within the planned development. The RV Pad unit 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 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 Power bay(s) Electrical street lighting (Undergrounding), sewer utilities, storm sewer utilities, amenities (clubhouse/pool), golf course, landscape and irrigation improvements, stormwater improvements, amenities (dog park/pickleball/restrooms) 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

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. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. 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
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
RV Pad	589	589	1	589
Total Units	589	589		589

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a RV Pad unit equal to 1 ERU

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Power Bay	$1,767,000
Electric Street Lighting (underground)	$1,300,000
Sewer Utilities	$5,000,000
Storm Sewer Utilities	$17,987,790
Amenities (clubhouse/pool)	$5,000,000
Golf Course	$3,500,000
Landscape and Irrigation Improvements	$5,000,000
Stormwater Improvements	$1,000,000
Amenities (dog park/pickleball/restrooms)	$2,000,000
Contingency	$6,383,218
	$48,938,008

(1) A detailed description of these improvements is provided in the Engineer's Report dated April 17, 2025

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	$48,938,008
Debt Service Reserve	$6,006,511
Capitalized Interest	$10,819,200
Underwriters Discount	$1,352,400
Cost of Issuance	$500,000
Rounding	$3,881
Par Amount*	**$67,620,000**

Bond Assumptions:

Average Coupon	8.00%
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
HAMMOCK OAKS GOLF AND RV RESORT 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
RV Pad	589	1.0	589	100.00%	$48,938,008	$83,087
Totals	589		589	100.00%	$48,938,008	

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

TABLE 5
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
RV Pad	589	$48,938,008	$67,620,000	$114,805
Totals	589	$48,938,008	$67,620,000	

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
HAMMOCK OAKS GOLF AND RV RESORT 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)
RV Pad	589	$67,620,000	$114,805	$6,006,511	$10,198	$10,965
Totals	589	$67,620,000		$6,006,511		

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY

Owner	Property*	Net Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
KIVA DEVELOPMENT LLC	HAMMOCK OAKS GOLF AND RV RESORT CDD	162.11	$417,124	$67,620,000	$6,006,511.05	$6,458,614
Totals		162.11		$67,620,000	$6,006,511	$6,458,614

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	8.00%
Maximum Annual Debt Service	$6,006,511

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION 4

This instrument was prepared by:

Jennifer Kilinski, Esq.
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MASTER SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORD
(Master Debt Assessments)

PLEASE TAKE NOTICE that the Board of Supervisors of Hammock Oaks Golf and RV Resort Community Development District ("**District**") in accordance with Chapters 170, 190, and 197, *Florida Statutes*, previously adopted Resolution Nos. 2025-31 and 2025-34 (together, "**Master Assessment Resolutions**"). The Master Assessment Resolutions levy and impose one or more non-ad valorem, debt service special assessment lien(s) ("**Master Assessments**"), which are levied on the property described in **Exhibit A** ("**Master Assessment Area**") and are intended to secure the District's repayment of debt service on future special assessment revenue bonds ("**Master Bonds**"). Such Master Bonds are intended to finance all or a portion of the District's capital improvement plan, which is defined in the Master Assessment Resolutions and described in the *Engineer's Report Prepared for Board of Supervisors of Hammock Oaks Golf and RV Resort Community Development District*, dated April 17, 2025, as may be amended or supplemented from time to time ("**Master Engineer's Report**"). The Master Assessments are further described in the District's *Master Assessment Methodology for Hammock Oaks Golf and RV Resort Community Development District,* dated April 17, 2025 ("**Master Assessment Report**").

A copy of the Master Engineer's Report, Master Assessment Report and Master Assessment Resolutions may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District Manager by mail at c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, or by phone at (407) 841-5524.

The Master Assessments were legally and validly determined and levied in accordance with all applicable requirements of Florida law and constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Please note that, as part of the Master Assessments, the Master Assessment Resolutions require that certain "True-Up Payments" be made in certain circumstances, and landowners should familiarize themselves with those requirements, as they constitute a requirement under the liens.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. This notice shall remain effective even if the District undergoes merger, boundary amendment, or name change. Further, this notice shall constitute a lien of record under Florida law, including but not limited to Chapter 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others.

Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE ASSESSMENT AREA. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION,**

OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice shall be effective as of the 19th day of June, 2025 and shall be recorded in the Public Records of Sumter County, Florida.

WITNESSES

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Address: _____

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: Jill Burns
Title: District Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of _____ 2025, by Jill Burns, as District Manager of **Hammock Oaks Golf and RV Resort Community Development District**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Legal Description of Master Assessment Area (District Boundaries)

THAT PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST; AND RUN NORTH 00°15'33" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 1,795.57 FEET TO A POINT THAT IS SOUTH 00°15'33" WEST A DISTANCE OF 855.37 FEET FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 5; THENCE SOUTH 84° 43' 45" EAST, A DISTANCE OF 345.81 FEET, THENCE NORTH 00° 15' 33" EAST, A DISTANCE OF 552.09 FEET, THENCE SOUTH 84° 43' 25" EAST, A DISTANCE OF 1,207.74 FEET TO A POINT THAT IS NORTH 84° 43' 25" WEST A DISTANCE OF 2,650.38 FEET FROM THE WEST RIGHT-OF-WAY OF C.R. 470, THENCE SOUTH 05° 16' 35" WEST, A DISTANCE OF 610.00 FEET, THENCE SOUTH 84° 43' 25" EAST, A DISTANCE OF 600.00 FEET; THENCE CONTINUE SOUTH 84° 43' 25" EAST, A DISTANCE OF 695.36 FEET TO THE NORTHWEST CORNER OF MONTGOMERY ACRES PHASE ONE, AS RECORDED IN PLAT BOOK 4, PAGE 115 AND 115-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 05° 16' 35" WEST ALONG THE WEST BOUNDARY OF SAID MONTGOMERY ACRES PHASE ONE AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 657.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PRIVATE AIR STRIP; THENCE SOUTH 87° 54' 58" EAST, ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 1588.07 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,616.10 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 13' 22" AN ARC DISTANCE OF 329.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE NORTH 24° 28' 48" WEST A DISTANCE OF 334.87 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF C.R. 459; THENCE SOUTH 84° 43' 25" EAST, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 460.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF C.R. 470; THENCE SOUTH 24° 28' 48" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 106.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,216.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 28' 00", AN ARC DISTANCE OF 362.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 30° 56' 48" EAST A DISTANCE OF 880.85 FEET; THENCE NORTH 89° 39' 13" WEST A DISTANCE OF 210.00 FEET; THENCE SOUTH 30° 56' 48" EAST A DISTANCE OF 210.00 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID SECTION 5; THENCE NORTH 89° 39' 13" WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 5,051.68 FEET TO THE POINT OF BEGINNING.

LESS: FROM THE SOUTHWEST CORNER OF THE AFORESAID SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, RUN NORTH 00° 15' 33" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 922.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PRIVATE AIR STRIP, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH 87° 54' 58" EAST A DISTANCE OF 563.60 FEET; THENCE NORTH 00° 15' 33" EAST A DISTANCE OF 208.80 FEET; THENCE NORTH 87° 54' 58" WEST A DISTANCE OF 208.80 FEET; THENCE NORTH 00° 15' 33" EAST A DISTANCE OF 30.75 FEET; THENCE NORTH 89° 29' 39" WEST A DISTANCE OF 354.62 FEET TO THE AFORESAID WEST BOUNDARY OF SECTION 5; THENCE SOUTH 00° 15' 33" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 229.78 FEET TO THE POINT OF BEGINNING AND END OF ITS DESCRIPTION.

AND LESS: FROM THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, RUN NORTH 89°39'13" WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 5 A DISTANCE OF 55.38 FEET TO THE WEST RIGHT-OF-WAY OF C.R. 470; THENCE NORTH 30°56'48" WEST ALONG SAID WEST RIGHT-OF-WAY 1090.85 FEET TO THE POINT OF CURVATURE EAST OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3216.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°47'44", AN ARC LENGTH OF 269.18 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: FROM SAID POINT OF BEGINNING, CONTINUE NORTHWESTERLY ALONG THE AFORESAID CURVE THROUGH A CENTRAL ANGLE OF 01°40'16", AN ARC LENGTH OF 93.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°28'48" WEST ALONG SAID RIGHT-OF-WAY 106.20 FEET TO THE SOUTH BOUNDARY OF A 60.00 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 205, PAGE 140; THENCE NORTH 84°43'25" WEST ALONG SAID SOUTH BOUNDARY 350.00 FEET; THENCE SOUTH 24°28'48" EAST AND PARALLEL WITH SAID RIGHT-OF-WAY 199.21 FEET; THENCE SOUTH 84°43'25" EAST 351.58 FEET TO THE POINT OF BEGINNING.

The above described lands contains 162.110 acres, more or less.

SECTION B

SECTION 1

RESOLUTION 2025-35

RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT 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 HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hammock Oaks Golf and RV Resort Community Development District ("**District**") was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, for the acquisition, maintenance, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be levied and 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 (the "**Uniform Method**"); and

WHEREAS, the Board has previously adopted a resolution declaring the intent to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, over certain lands within the District as described therein; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing on the District's intent to use the Uniform Method to be advertised weekly in a newspaper of general circulation within Sumter County for four (4) consecutive weeks prior to such hearing; and

WHEREAS, the District has held a public hearing pursuant to Section 197.3632, *Florida Statutes*, where public and landowners were allowed to give testimony regarding the use of the Uniform Method; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, for special assessments, including benefit and maintenance assessments, over all the lands in the District as further described in **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT:

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

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Sumter 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 19th day of June 2025.

ATTEST:

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

EXHIBIT A: Legal Description of Hammock Oaks Golf and RV Resort Community Development District

EXHIBIT A:
Legal Description of Hammock Oaks Golf and RV Resort Community Development District

THAT PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS:

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SECTION C

SECTION 1

RESOLUTION 2025-36

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District was established on March 17, 2025, by Sumter County ordinance; and

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Hammock Oaks Golf and RV Resort Community Development District ("**District**") proposed budgets (together, the "**Proposed Budgets**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2025**"), and for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**"), 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 Statute*s; and

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

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

WHEREAS, the District Manager posted the Proposed Budgets on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 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; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGETS

a. The Board has reviewed the Proposed Budgets, a copy of which are on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budgets, attached hereto as **Composite Exhibit A,** as amended by the Board, are hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (together, the "**Adopted Budgets**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budgets, 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 Hammock Oaks Golf and RV Resort Community Development District Ending September 30, 2025*"; and "*The Budget for the Hammock Oaks Golf and RV Resort Community Development District for the Fiscal Year Ending September 30, 2026*".

d. The Adopted Budgets shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum of $_____ to be raised by developer funding, 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 in the following fashion:

TOTAL GENERAL FUND $_____

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of $_____ to be raised by developer funding, 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 in the following fashion:

TOTAL GENERAL FUND $_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 and/or Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2025 and/or Fiscal Year 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 budgets under paragraph c. above are posted on the District's website within five (5) days after adoption 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 19TH DAY OF JUNE 2025.

ATTEST:

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Comp. Exhibit A: Adopted Budgets for Fiscal Year 2025 and Fiscal Year 2026

Hammock Oaks Golf & RV

Community Development District

Proposed Budget

FY2025 - FY2026

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1 General Fund

2-4 General Fund Narrative

Hammock Oaks Golf & RV

Community Development District

Proposed Budget

General Fund

Description	Proposed Budget FY2025*	Proposed Budget FY2026
Revenues		
Developer Contributions	$ 66,188	$ 638,150
Total Revenues	**$ 66,188**	**$ 638,150**
Expenditures		
General & Administrative		
Supervisor Fees	$ 6,000	$ 12,000
FICA Expense	$ 450	$ 900
Engineering	$ 7,500	$ 15,000
Attorney	$ 12,500	$ 25,000
Annual Audit	$ -	$ 4,000
Arbitrage	$ -	$ 450
Dissemination	$ -	$ 5,000
Trustee Fees	$ -	$ 5,000
Management Fees	$ 20,000	$ 40,000
Information Technology	$ 900	$ 1,800
Website Maintenance **	$ 2,350	$ 1,200
Postage & Delivery	$ 500	$ 1,000
Insurance	$ 5,000	$ 5,000
Copies	$ 500	$ 1,000
Legal Advertising	$ 7,500	$ 15,000
Other Current Charges	$ 2,500	$ 5,000
Office Supplies	$ 313	$ 625
Dues, Licenses & Subscriptions	$ 175	$ 175
Total General & Administrative:	**$ 66,188**	**$ 138,150**
Operations & Maintenance		
Field Contingency	$ -	$ 500,000
Total Operations & Maintenance:	**$ -**	**$ 500,000**
Total Expenditures	**$ 66,188**	**$ 638,150**
Excess Revenues/(Expenditures)	$ -	$ -

*Budget is prorated from April 2025 to September 2025.
** FY25 Budget amount includes a one-time website creation fee.

Hammock Oaks Golf & RV
Community Development District
General Fund Budget

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 Expense

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

Engineering

The District's engineer, Honeycutt & Associates, Inc provides 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, Cob Cole, provides 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.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

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 an anticipated bond issuances.

Trustee Fees

The District will incur trustee related costs with the issuance of its' anticipated issued bonds.

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.

Information Technology

Represents costs 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. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs 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. Governmental Management Services – Central Florida, LLC provides these services.

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 coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

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.

Other Current Charges

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.

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.

Operations & Maintenance:

Field Contingency

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that are field related.

SECTION D

SECTION 1

RESOLUTION 2025-37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hammock Oaks Golf and RV Resort Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Sumter County, Florida; 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 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 HAMMOCK OAKS GOLF AND RV RESORT 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 19th day of June 2025.

ATTEST:

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Rules of Procedure

Exhibit A
Rules of Procedure

RULES OF PROCEDURE
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

EFFECTIVE AS OF JUNE 19, 2025

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Rule 1.0 General.

(1) Hammock Oaks Golf and RV Resort Community Development District ("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 ("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 electronic 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 ("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 in the county 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) 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, 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 not to exceed $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, as provided in Section 119.07(4)(a), Florida Statutes. 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 (as defined in Section 119.011(9), Florida Statutes) 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 Chapter 119, Florida Statutes, and the retention schedules established by the Florida Department of State.

(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 required by statute or these Rules, at least seven (7) 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 in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week, and shall satisfy the requirement to give at least seven (7) days' public notice stated 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 three (3) business days before the meeting/hearing/workshop by contacting the District Manager toll free at (877) 276-0889 or (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 before each meeting, hearing, or workshop, unless a shorter period is required by Florida law due to an emergency or other exceptional circumstance.

(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 confidential and any confidential and exempt information, shall be available to the public at least seven 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 comment
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
Public comment
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 in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, 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. 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), Florida Statutes; and
(b) Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; and
(c) Support economical and efficient operations; and
(d) Ensure reliability of financial records and reports; and
(e) 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 notice by the District. 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 ("Rule"). 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) 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 by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) calendar days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.

(b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.

(3) Notice of Proceedings and Proposed Rules.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a 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, and 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. The notice shall additionally include a statement that any affected person may request a public hearing

by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

(b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.

(c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, 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 by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.

(4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.

(5) Petitions to Initiate Rulemaking. 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. Not later than sixty (60) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

(6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:

(a) The text of the proposed rule, or any amendment or repeal of any existing rules;

(b) A detailed written statement of the facts and circumstances justifying the proposed rule;

(c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and

(d) The published notice.

(7) Hearing. 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 described in section (3) of this Rule, 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. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. 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.

(8) Emergency Rule Adoption. 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. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. 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 and otherwise complies with these provisions.

(9) 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 in the county in which the District is located.

(10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:

(a) The texts of the proposed rule and the adopted rule;

(b) All notices given for a proposed rule;

(c) Any statement of estimated regulatory costs for the rule;

(d) A written summary of hearings, if any, on the proposed rule;

(e) All written comments received by the District and responses to those written comments; and

(f) All notices and findings pertaining to an emergency rule.

(11) Petitions to Challenge Existing Rules.

(a) Any person substantially affected by a 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.

(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 rule is substantially affected by it.

(c) The petition shall be filed with the District. Within 10 days after receiving the petition, 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 30 days thereafter, 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) Within 30 days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.

(e) Hearings held under this section shall be de novo in nature. 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. 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) 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.

(12) Variances 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. Variances and waivers from District rules may be granted subject to the following:

(a) Variances 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.

(13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 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 estimated construction costs do not exceed four million dollars ($4,000,000), for a study activity when the fee for such Professional Services to the District does not exceed five hundred thousand dollars ($500,000), 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 in the District 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 consultants

by United States Mail, hand delivery, facsimile, or overnight delivery service. 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 and Chapter 120, Florida Statutes," 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. 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) Definitions.

(a) "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.

(b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) 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.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) 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.

(4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) 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 in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

(5) 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.

(6) 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 (3)(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.

(7) 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.

(8) 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.

(9) 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 United States Mail, hand delivery, facsimile, or overnight delivery service. 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 District. 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 bidders by United States Mail, by hand delivery, or by overnight delivery service. 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 District and within the county in which the District 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 electronic mail, United States Mail, hand delivery, or facsimile, 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) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, facsimile, or overnight delivery service. 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.

(3) 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 in the District and in the county 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 United States Mail, hand delivery, facsimile, 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 electronic mail, United States Mail, hand delivery, or facsimile, 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) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, hand delivery, facsimile, or overnight delivery service. 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.

(k) 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.

(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 in the county in which the District 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 electronic mail, United States Mail, hand delivery, or facsimile, 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 consultants by United States Mail, hand delivery, facsimile, or overnight delivery service. 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 should require that the contractor, before commencing the work, execute and record a payment and performance bond 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 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 electronic mail, United States Mail, hand delivery, or facsimile, 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 Responsible and Responsive 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 vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. 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 District and within the county 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 electronic mail, United States Mail, hand delivery, or facsimile, 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 vendors by United States Mail, hand delivery, facsimile, or overnight delivery service. 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. 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 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 electronic 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 facsimile, 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) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(6) 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 B**i**ds, 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.

(7) 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: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective June 19, 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 IX

RESOLUTION 2025-16

A RESOLUTION BY THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hammock Oaks Golf and RV Resort Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sumter County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

WHEREAS, District records are available for public review and inspection at the offices of Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District's local records office shall be located at:

_____
_____
_____

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of June 2025.

ATTEST:

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson / Vice Chairperson,
Board of Supervisors

SECTION X

RESOLUTION 2025-17

A RESOLUTION BY THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hammock Oaks Golf and RV Resort Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sumter County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District's public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District's Record's Custodian in order to provide citizens with the ability to access the District's records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District's primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801.

SECTION 2. The District's principal headquarters for purposes of establishing proper venue shall be located at _____ within Sumter County, Florida.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of June 2025.

ATTEST:

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson / Vice Chairperson,
Board of Supervisors

SECTION XI

District Professional Engineering Services

HAMMOCK OAKS GOLF & RV RESORT COMMUNITY DEVELOPMENT DISTRICT | June 2, 2025

HIGGINS
ENGINEERING & SURVEYING

3561 SW Corporate Parkway
Palm City, FL 34990
(561) 439-7807

HIGGINS
ENGINEERING & SURVEYING

June 2, 2025

Hammock Oaks Golf & RV Resort Community Development District
19 East Livingston Street
Orlando, FL 32801

Re: **DISTRICT PROFESSIONAL ENGINEERING SERVICES**

Higgins Engineering and Surveying, LLC (HES) is pleased to submit this statement of qualifications in response to the Hammock Oaks Golf & RV Resort Community Development District's (District) Request for Qualifications (RFQ) for Professional Engineering Services. As this project reflects what we do best, we are eager to serve as your District Engineer.

HES brings extensive experience with Chapter 189, 190, and 298 F.S. special districts across southeast Florida. Patrick Helms, our project lead, has provided engineering services for Journey's End Community Development District (CDD), Beeline CDD, Winston Trails CDD, and Captains Key CDD. HES currently is serving as District Engineer for the Newfield CDD, Fort Pierce Farms Water Control District, North St. Lucie River Water Control District, Hobe St. Lucie Conservancy District, and Pal-Mar Water Control District.

For the last 40 years, HES has delivered high-quality engineering services in water resources, environmental, civil, and development projects. Our longevity reflects the trust and repeat business of valued clients. We prioritize client needs, efficiency, and adherence to budgets and schedules to ensure exceptional outcomes.

Patrick Helms, Vice President of HES, is authorized to commit to this proposal and will serve as the primary contact for all services. We are confident in our ability to deliver outstanding engineering and surveying services to the District. Thank you for considering HES for this opportunity.

PROJECT LEAD

Patrick D. Helms, P.E.
VICE PRESIDENT
Higgins Engineering & Surveying
(561) 718-0899
patrickh@higginsfl.com

Sincerely,

Patrick D. Helms, P.E.
Vice President
Higgins Engineering and Surveying, LLC.

3561 SW Corporate Parkway
Palm City, FL 34990

PROFESSIONAL LICENSES

HIGGINS ENGINEERING & SURVEYING

Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

HELMS, PATRICK D.
477 CARAVELLE DR
JUPITER FL 33458

LICENSE NUMBER: PE70805
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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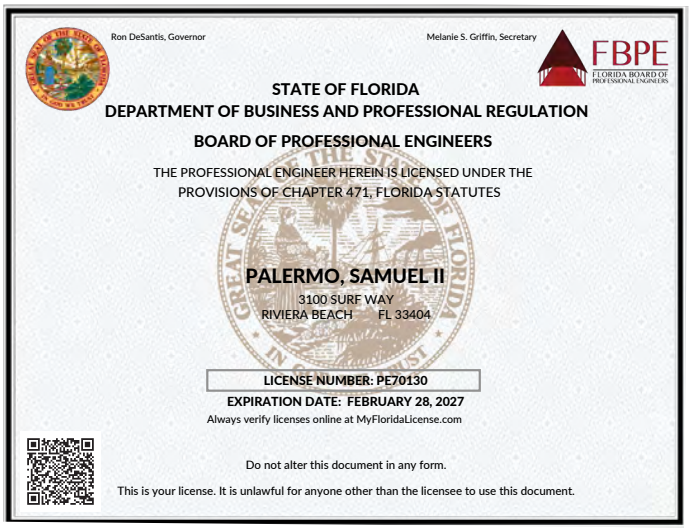

Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

PALERMO, SAMUEL II
3100 SURF WAY
RIVIERA BEACH FL 33404

LICENSE NUMBER: PE70130
EXPIRATION DATE: FEBRUARY 28, 2027
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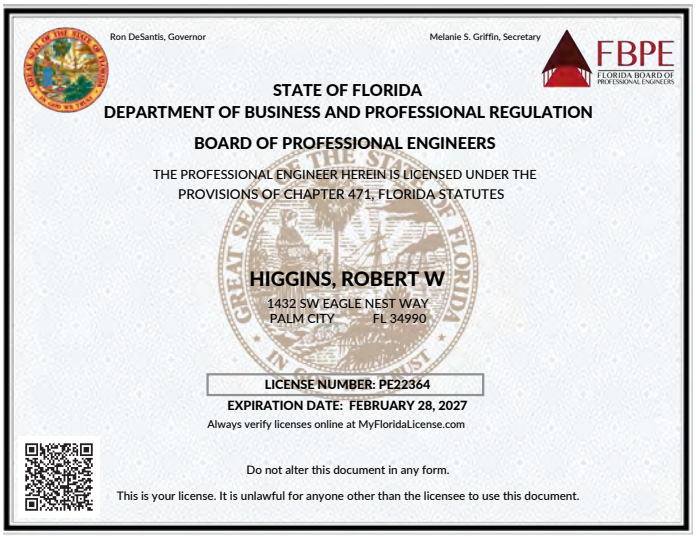

Ron DeSantis, Governor — Melanie S. Griffin, Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

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

HIGGINS, ROBERT W
1432 SW EAGLE NEST WAY
PALM CITY FL 34990

LICENSE NUMBER: PE22364
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

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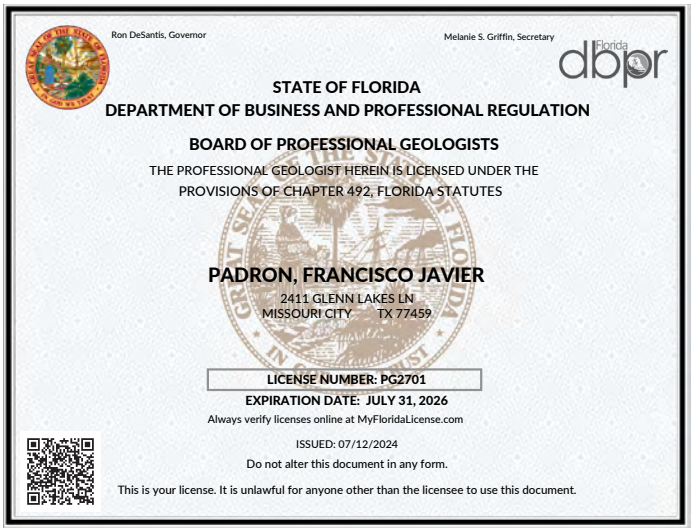

Ron DeSantis, Governor — Melanie S. Griffin, Secretary

Florida dbpr

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

THE PROFESSIONAL GEOLOGIST HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 492, FLORIDA STATUTES

PADRON, FRANCISCO JAVIER
2411 GLENN LAKES LN
MISSOURI CITY TX 77459

LICENSE NUMBER: PG2701
EXPIRATION DATE: JULY 31, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/12/2024
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LB8634**
Expiration Date February 28, 2025

Professional Surveyor and Mapper Business License

Under the provisions of Chapter 472, Florida Statutes

HIGGINS ENGINEERING AND SURVEYING
1449 COMMERCE CENTRE DRIVE
PORT SAINT LUCIE, FL 34986

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

2025 FLORIDA LIMITED LIABILITY COMPANY AMENDED ANNUAL REPORT

FILED
Apr 24, 2025
Secretary of State
9431535144CC

DOCUMENT# L24000140521

Entity Name: HIGGINS ENGINEERING AND SURVEYING, LLC

Current Principal Place of Business:

3561 SW CORPORATE PARKWAY
PALM CITY, FL 34990

Current Mailing Address:

1449 COMMERCE CENTRE DRIVE
PORT SAINT LUCIE, FL 34986 US

FEI Number: 99-2324084

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GUETTLER, ANTHONY P
979 BEACHLAND BOULEVARD
VERO BEACH, FL 32963 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	GUETTLER, DARREN C	Name	GUETTLER, FRANCIS N
Address	1449 COMMERCE CENTRE DRIVE	Address	1449 COMMERCE CENTRE DRIVE
City-State-Zip:	PORT ST. LUCIE FL 34986	City-State-Zip:	PORT ST. LUCIE FL 34986

Title	VICE PRESIDENT
Name	PATRICK, HELMS
Address	1449 COMMERCE CENTRE DRIVE
City-State-Zip:	PORT ST. LUCIE FL 34986

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DARREN GUETTLER MANAGER 04/24/2025

Electronic Signature of Signing Authorized Person(s) Detail — Date

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)
Professional Engineering Services

2. PUBLIC NOTICE DATE
5/19/25

3. SOLICITATION OR PROJECT NUMBER
N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE
Patrick Helms, PE

5. NAME OF FIRM
Higgins Engineering & Surveying, LLC

6. TELEPHONE NUMBER
(561) 439-7807

7. FAX NUMBER

8. E-MAIL ADDRESS
patrickh@higginsfl.com

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

	(Check) PRIME	J-V PARTNER	SUBCONTRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a	X			Higgins Engineering & Surveying, LLC ☐ CHECK IF BRANCH OFFICE	3561 SW Corporate Parkway Palm City, FL 34990	Consulting Engineer Services
b				☐ CHECK IF BRANCH OFFICE		
c				☐ CHECK IF BRANCH OFFICE		
d				☐ CHECK IF BRANCH OFFICE		
e				☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

[X] (Attached)

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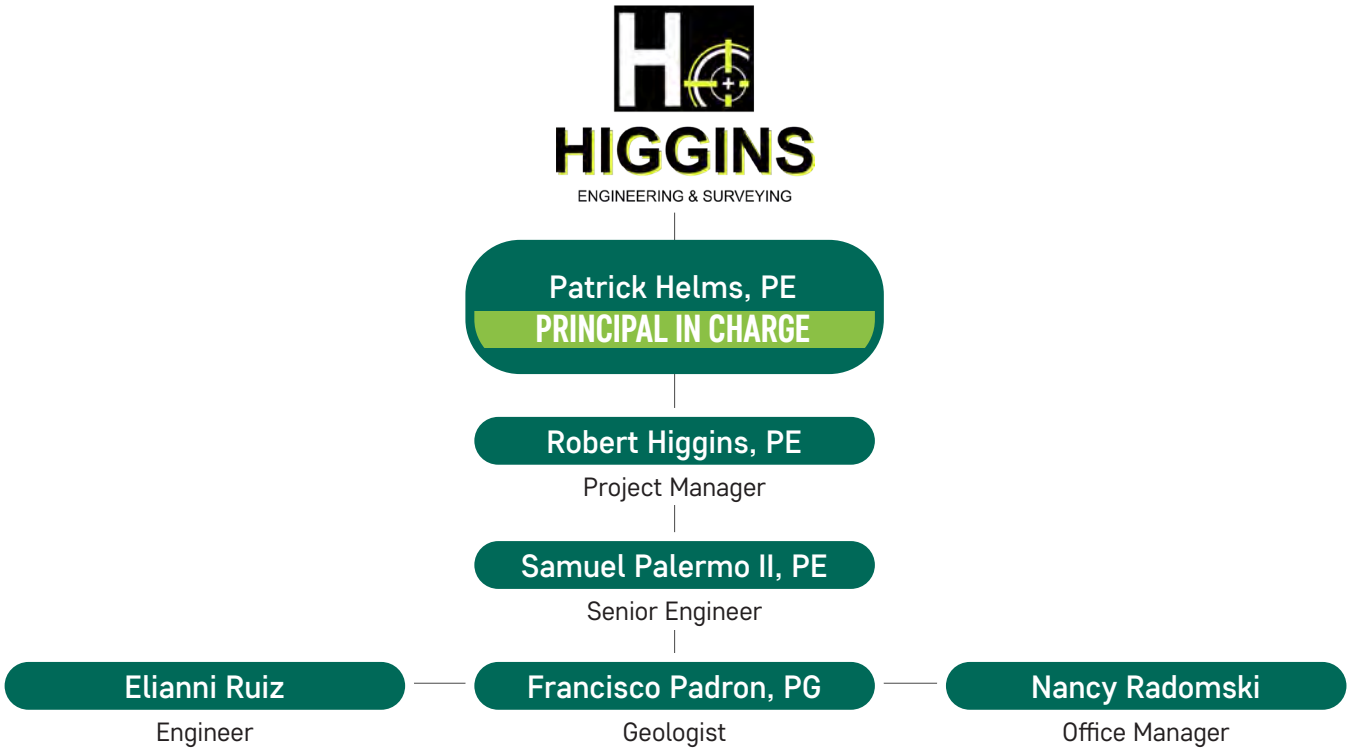
D. ORGANIZATIONAL CHART

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT PROFESSIONAL ENGINEERING SERVICES



TECHNICAL RESOURCES

Professional Engineers	3	Project Managers	3	CAD Technicians	1	Professional Geologists	1
		Project Engineers	3				

Higgins is staffed with a team of professional engineers, available and committed to dedicate their services to the District as needed.

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E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Patrick Helms	**Principal in Charge**	a. TOTAL **21**	b. WITH CURRENT FIRM **1**

15. FIRM NAME AND LOCATION (City and State)
Higgins Engineering and Surveying, LLC - Palm City, FL

16. EDUCATION (Degree and Specialization)
B.S. Civil Engineering - Florida State University

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
State of Florida - PE

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
President – Treasure Coast Chapter, Florida Engineering Society (2015-2016), Member - American Water Resources Association (AWRA), Member - National Society of Professional Engineers (NSPE), Member - American Society of Civil Engineer (ASCE)

19. RELEVANT PROJECTS

a

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**N. St. Lucie River Water Control District**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**St. Lucie County, FL**	**Ongoing**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — **X** Check if project performed with current firm

Project Manager / District Engineer responsible for the operation, maintenance and rehabilitation of District infrastructure within this 65,000 acre water control district including analysis and design of District facilities / structures, updating District rules / regulations, grant administration, local, state / federal agency coordination, technical advice to the Board of Supervisors and Superintendent of Works.

b

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**Ft. Pierce Farms Water Control District**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**Ft. Pierce, FL**	**Ongoing**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — **X** Check if project performed with current firm

Project Manager / District Engineer responsible for the operation, maintenance / rehabilitation of District infrastructure within this nearly 15,000 acre water control district including analysis / design of District facilities / structures, updating District rules / regulations, grant administration, local, state / federal agency coordination, technical advice to the Board.

c

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**Hobe St. Lucie Conservancy District**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**St. Lucie County, FL**	**Ongoing**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — **X** Check if project performed with current firm

Project Manager responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review for District issued Drainage Permits, attending meetings with the District Board, District Staff, Other Governmental Agencies, businesses and organizations.

d

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**FPFWCD Canal 1 Bank Restoration**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**St. Lucie, FL**	**2023**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — Check if project performed with current firm

Project Manager / Engineer of Record responsible to perform design, agency coordination, bidding and services during construction for the restoration and reconstruction of approximately 10,500 feet of canal bank , as well as securing a Natural Resource Conservation Service (NRCS) Emergency Watershed Protection grant to develop innovative alternatives which saved the project $200,000 and allowed for additional bank reconstruction.

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E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Robert Higgins	**President**	a. TOTAL **49**	b. WITH CURRENT FIRM **40**

15. FIRM NAME AND LOCATION (City and State)
Higgins Engineering and Surveying, LLC - Palm City, FL

16. EDUCATION (Degree and Specialization)
B.S. Civil Engineering - University of South Florida
M.S.E. Water Resource Engineering - University of South Florida

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
State of Florida - PE

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Member - American Water Resources Association (AWRA), Member - Florida Engineering Society (FES) National Society of Professional Engineers (NSPE) , Member - American Society of Civil Engineers (ASCE), Member - Water Management Institute (WMI)

19. RELEVANT PROJECTS

a

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**Hobe St. Lucie Conservancy District**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**St. Lucie County, FL**	**Ongoing**	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		**X**	Check if project performed with current firm

District Engineer, responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review for District issued Drainage Permits, attending meetings with the District Board, District Staff, Other Governmental Agencies, businesses and organizations, providing construction management services and assisting the District Board in applying for Grants, Loans and Legislative Budget Request.

b

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**Pal-Mar Water Control District**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**Palm Beach Gardens, FL**	**Ongoing**	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		**X**	Check if project performed with current firm

District Engineer, responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review, providing construction management services, and assisting the District Board in applying for Grants, Loans and Legislative Budget Request.

c

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**GL Homes Riverland Community**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**Sunrise, FL**	**Ongoing**	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		**X**	Check if project performed with current firm

Instrumental in the design and permitting of the primary facilities at a 55+ community located in Port. St. Lucie called Riverland. Services included: preparation of the overall Water Management Plans; preparation, submittal and processing of SFWMD's Environmental Resource Permits; and design of the proposed Outfall Structure which serves a drainage area of 3,828 acres.

d

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**Grove Golf XXIII**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**Martin County, FL**	**Ongoing**	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		**X**	Check if project performed with current firm

Providing civil engineering services in support of redeveloping a 200 acre citrus farm into a Golf Course located in Martin County. Services provided include Storm Water Management design and modeling, water use; mass earthwork and lake construction plans; paving, grading and drainage plans, water and sanitary plans.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Samuel Palermo	**Senior Engineer**	a. TOTAL **21**	b. WITH CURRENT FIRM **5**

15. FIRM NAME AND LOCATION (City and State)
Higgins Engineering and Surveying, LLC - Palm City, FL

16. EDUCATION (Degree and Specialization)
B.S. Environmental Resources Engineering - State University of New York College of Environmental Science and Forestry

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
State of Florida - PE

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Certified Contractor - Quality Mgmt USACE, Member - American Society of Civil Engineers, Board Member - American Water Resources Assoc.

19. RELEVANT PROJECTS

a

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**Hobe St. Lucie Conservancy District**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**St. Lucie County, FL**	**Ongoing**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — **X** Check if project performed with current firm

Assistant District Engineer, responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review for District issued Drainage Permits, attending meetings with the District Board, District Staff, Other Governmental Agencies, businesses and organizations, providing construction management services.

b

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**Pal-Mar Water Control District**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**Palm Beach Gardens, FL**	**Ongoing**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — **X** Check if project performed with current firm

Assistant District Engineer, responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review, providing construction management services, and assisting the District Board in applying for Grants, Loans and Legislative Budget Request.

c

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**El Maximo Ranch NEPPP - Dispersed Water Management**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**Palm Beach Gardens, FL**	**2024**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — **X** Check if project performed with current firm

Engineer of Record, responsible for delivery of final permits, plans, specifications, quality control plan and monitoring plan for a 7,000 - acre dispersed storage project. Provided Engineering support for the design report, plans and specifications and engineering during construction for a Dispersed Water Management System (DWS) on the EL Maximo Ranch in Osceola County, FL to assist in managing source basin runoff by attenuating peak flows and temporarily storing a portion of stormwater runoff prior to it being conveyed downstream.

d

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**N. St. Lucie River Water Control District**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**St. Lucie County, FL**	**Ongoing**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — **X** Check if project performed with current firm

Assistant District Engineer responsible for the operation, maintenance and rehabilitation of District infrastructure within this 65,000 acre water control district including analysis and design of District facilities / structures, updating District rules / regulations, grant administration, local, state / federal agency coordination, technical advice to the Board of Supervisors and Superintendent of Works.

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E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Francisco Padron	**Project Engineer**	a. TOTAL **34**	b. WITH CURRENT FIRM **20**

15. FIRM NAME AND LOCATION (City and State)
Higgins Engineering and Surveying, LLC - Palm City, FL

16. EDUCATION (Degree and Specialization)	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
B.S Geophysics/Geology Geological Sciences Master Program - University of Texas, BBA in International Business and Management	**State of Florida - PG** **State of Texas - PG**

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
40-Hr Hazwoper Certification

19. RELEVANT PROJECTS

a

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**Hobe St. Lucie Conservancy District**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**St. Lucie County, FL**	**Ongoing**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — **X** Check if project performed with current firm

Project Engineer, responsible for all design drainage and irrigation improvements within the District including culvert crossings, water control structures, bridges, canals, lakes, storm water storage areas, design of District buildings or other infrastructure, assisting District Board with development plan and storm-water calculation review for District issued Drainage Permits, attending meetings with the District Board, District Staff, Other Governmental Agencies, businesses and organizations, providing construction management services.

b

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**South County Regional Park**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**West Palm Beach, FL**	**2016**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — **X** Check if project performed with current firm

Project Engineer, responsible for surface and groundwater analysis in support of the water use permitting effort for a 27-hole golf course to be located in the South County Regional Park. The evaluation included the application of the USG§ mudflow model to evaluate drawdown impacts for both irrigation and dewatering withdrawals.

c

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**GL Homes Riverland Community**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**Sunrise, FL**	**Ongoing**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — **X** Check if project performed with current firm

Instrumental in the design and permitting of the primary facilities at a 55+ community located in Port. St. Lucie called Riverland. Services included: preparation of the overall Water Management Plans; preparation, submittal and processing of SFWMD's Environmental Resource Permits; and design of the proposed Outfall Structure which serves a drainage area of 3,828 acres.

d

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
PROJECT NAME:	**Jupiter Country Club**	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROJECT LOCATION:	**Jupiter, FL**	**2010**	

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE — **X** Check if project performed with current firm

Project Engineer responsible for the Water Management Design, Hydraulic Analysis, SFWMD permitting and on-going construction observation of a 500-acre golfing/residential development in Palm Beach County. Construction design of surface water management system, construction design of spine road and rough grading for residential pods. The water management system includes a gated structure which allows water to be directed into Riverbend Park, which is owned by the SFWMD. Obtained Town of Jupiter approvals for water management system.

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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

1

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
NSLRWCD Consulting Engineering Services **Fort Pierce, FL**	PROFESSIONAL SERVICES **Ongoing**	CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
North St. Lucie River Water Control District	**Patricia Kuta**	**(772) 461-5050** **nslrwcd@bellsouth.net**

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

Higgins Engineering provided the project manager and district engineering roles responsible for the design, permitting, and agency coordination of a special water control district in St. Lucie County, FL. They performed analysis of pipes, control structures, and canals for conformance with District criteria and general engineering standards.

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION	**N/A**	**Consulting Engineer Services**
ENGINEERING	**$350,000 per year**	

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	**Higgins Engineering**	**Palm City, FL**	**Prime**
b.			
c.			
d.			
e.			
f.			

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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

2

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
FPFWCD Consulting Engineering Services **Fort Pierce, FL**	**Ongoing**	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
Fort Pierce Farms Water Control District	**Patricia Kuta**	**(772) 461-5050** **nslrwcd@bellsouth.net**

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

Higgins Engineering provided the project manager and district engineering roles responsible for the design, permitting, and agency coordination of a special water control district in St. Lucie County, FL. They performed analysis of pipes, control structures, and canals for conformance with District criteria and general engineering standards.

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION	**N/A**	**Consulting Engineer Services**
ENGINEERING	**$130,000 per year**	

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	**Higgins Engineering**	**Palm City, FL**	**Prime**
b.			
c.			
d.			
e.			
f.			

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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

3

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
Hobe St. Lucie Conservancy District Engineer Palm Beach Gardens, FL	PROFESSIONAL SERVICES **2007-Ongoing**	CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
Hobe St. Lucie Conservancy District	**Mike McElligott**	**(561) 630-4922 mmcelligott@sdsinc.org**

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

Higgins Engineering provided the District Engineer responsibilities for all drainage and irrigation improvements within the District. Directed the design, permitting and construction of water management and irrigation improvements.

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION	**N/A**	**Consulting Engineer Services**
ENGINEERING	**$115,000 per year**	

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	**Higgins Engineering**	**Palm City, FL**	**Prime**
b.			
c.			
d.			
e.			
f.			

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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

4

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Pal-Mar Water Control District **Palm Beach Gardens, FL**	**2008-Ongoing**	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
Pal-Mar Water Control District	**Mike McElligott**	**(561) 630-4922** **mmcelligott@sdsinc.org**

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

Higgins Engineering provided the District Engineer responsibilities for all drainage and irrigation improvements within the District. Directed the design, permitting and construction of water management and irrigation improvements. Preparation of Water Control Plans and monitoring for Permit Compliance.

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION	**N/A**	**Consulting Engineer Services**
ENGINEERING	**$35,000 per year**	

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	**Higgins Engineering**	**Palm City, FL**	**Prime**
b.			
c.			
d.			
e.			
f.			

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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

5

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
El Maximo Dispersed Water Management System **Palm Beach Gardens, FL**	**2020-2024**	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
The Garcia Companies	**Russell Merle**	**(772) 215-9554** **rmerle@growgarcia.com**

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

Higgins Engineering conducted the design, permitting, and engineering during construction of the project. The El Maximo project was design to assisted in maintaining source basin runoff from the basin in attenuating peak flows and temporary storing a potion of storm water runoff prior to it being conveyed downstream. Flows are received via the Kissimmee River from the west and from the north via Blanket Bay Slough. The project consisted of 8 basins isolated by earthen berms, 4 electrical inflow 100 cfs pump stations, 9 control structures, 10 overflow structures, 1 turnout structure and 3 canals. All of which control the water to temporarily capture and detain water within the system. The project included approximately 29.37 miles of perimeter embankments and 7,030 acres of potential storage footprint with all enclosed basin. The purpose of the el Maximo Ranch Northern Everglades and Estuaries Protection Program (NEEPP) Project is to provide regional water quality treatment on land currently used for agricultural purposes in souther Osceola County. The project includes pup stations that will move water from the Kissimmee River and Blanket Bay Slough onto the property. In addition, storm water will be detained within the project area by a system of berms and outlets structures to facilitate surface water quality enhancement during periods of low flow or environmental needs. The project is a public-private partnership between South Florida Water Management District and The Garcia Companies.

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION	**N/A**	**Consulting Engineer Services**
ENGINEERING	**$500,000**	

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	**Higgins Engineering**	**West Palm Beach, FL**	**Prime**
b.			
c.			
d.			
e.			
f.			

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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

6

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Riverland Community Sunrise, FL	**2005-Ongoing**	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
GL Homes	**Mike Fogarty**	**(561) 441-8029 mikef@glhomes.com**

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

Higgins Engineering was responsible for design and permitting of primary facilities of a 55+ community Development. Responsible for the overall Water Management Plans. Design of the proposed Outfall Structure serving a 3,828-acre drainage area. Preparation, submittal of all the environmental permitting with the South Florida Water Management District.

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION	**N/A**	**Consulting Engineer Services**
ENGINEERING	**$100,785**	

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	**Higgins Engineering**	**West Palm Beach, FL**	**Prime**
b.			
c.			
d.			
e.			
f.			

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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
7

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
Lake Point Restoration **Port Mayaca, FL**	PROFESSIONAL SERVICES **2008-Ongoing**	CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
Lake Point Restoration, LLC	**Jamie Rusbridge**	**(561) 924-9100** **jamie@hjcontracting.com**

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

Higgins Engineering was responsible for design, permitting and construction of a 2,000 acre mine restoration reservoir project. Perform necessary reporting and permit compliance. This is a joint venture public/private partnership with the South Florida Water Management District.

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION	**N/A**	**Consulting Engineer Services**
ENGINEERING	**$276,500**	

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	**Higgins Engineering**	**West Palm Beach, FL**	**Prime**
b.			
c.			
d.			
e.			
f.			

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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 (City and State)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Jupiter Country Club **Jupiter, FL**	**2005-2010**	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
Toll Brothers	**Donald Barnes**	**(561) 741-5700** **dbarnes@tollbrothersinc.com**

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

Higgins Engineering was responsible for Water Management Design, Hydraulic Analysis, SFWMD permitting and on-going construction observation of a 500-acre golfing/residential development in Palm Beach County. Construction design of surface water management system, construction design of spine road and rough grading for residential pods. The water management system includes a gated structure which allows water to be directed into Riverbend Park, which is owned by the SFWMD. Obtained Town of Jupiter approvals for water management system.

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION	**N/A**	**Consulting Engineer Services**
ENGINEERING	**$158,000**	

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	**Higgins Engineering**	**West Palm Beach, FL**	**Prime**
b.			
c.			
d.			
e.			
f.			

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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
9

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
South County Regional Park **West Palm Beach, FL**	PROFESSIONAL SERVICES **2004-2016**	CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER	b. POINT OF CONTACT	c. POINT OF CONTACT TELEPHONE NUMBER
Palm Beach County	**Larry Noegal**	**(561) 233-0282**

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

Higgins Engineering was responsible for surface and groundwater analysis in support of the water use permitting effort for a 27-hole golf course to be located in the South County Regional Park. The evaluation included the application of the USG§ mudflow model to evaluate drawdown impacts for both irrigation and dewatering withdrawals.

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION	**N/A**	**Consulting Engineer Services**
ENGINEERING	**$140,000**	

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	**Higgins Engineering**	**West Palm Beach, FL**	**Prime**
b.			
c.			
d.			
e.			
f.			

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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
10

21. TITLE AND LOCATION (City and State)
Wellington Environmental Preserve
Wellington, FL

22. YEAR COMPLETED
PROFESSIONAL SERVICES: **2009-Ongoing**
CONSTRUCTION (If applicable):

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
Village of Wellington

b. POINT OF CONTACT
Paul Schofield

c. POINT OF CONTACT TELEPHONE NUMBER
(561) 924-9100
pschofield@wellingtonfl.gov

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

Higgins Engineering was responsible for the Project Management, Conceptual Design and Permitting for a 365-acre Storm-water Treatment Area in a Village joint venue with South Florida Water Management District. Designed for the purposes of deaning phosphorus from the water prior to it entering the Florida Everglades. The project involved coordinating the work effort among the project consultants, including survey, pump station and water control structure design, levee/embankment design, wetland planting and project landscaping. Preparation of conceptual level permitting plan depicting the earthwork features of the reservoir as well as the location of the proposed pump station and outfall structure.

PROJECT COSTS		SERVICES PROVIDED
CONSTRUCTION	**N/A**	**Consulting Engineer Services**
ENGINEERING	**$30,000 per year**	

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	**Higgins Engineering**	**West Palm Beach, FL**	**Prime**
b.			
c.			
d.			
e.			
f.			

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G. KEY PERSONNEL PARTICIPATION

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
Patrick Helms	*Vice President*	X	X	X	X						
Robert Higgins	*President*	X	X	X	X	X	X	X	X	X	X
Samuel Palermo	*Senior Engineer*	X	X	X	X	X					
Francisco Padron	*Geologist*	X	X	X	X	X	X		X	X	X
Elianni Ruiz	*Engineer*	X	X								

29. EXAMPLE KEY PROJECTS

No	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	North St. Lucie Water Control District
2	Ft. Pierce Farms Water Control District
3	Hobe St. Lucie Conservancy District
4	Pal-Mar Water Control District
5	El Maximo Dispered Water Management Systems

No	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
6	GL Homes / Riverland Community
7	Lake Point Restoration
8	Jupiter Country Club
9	Palm Beach County South County Regional Park
10	Village of Wellington Environmental Preserve

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H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS IF NECESSARY.

PROFESSIONAL QUALIFICATIONS

Higgins Engineering and Surveying, LLC is a full-service, multidisciplinary engineering and surveying firm with extensive expertise in delivering civil engineering and surveying services, particularly related to stormwater management projects. Our firm, along with our subconsultants, is comprised of a diverse team of highly qualified civil, environmental and water resources engineers with a proven track record in designing, permitting, managing and implementing project that address complex stormwater challenges. We specialize in flood risk analysis, stormwater treatment and erosion and sediment control, utilizing cutting-edge modeling tools and industry best practices.

Our qualifications are further demonstrated though relevant pre-qualifications, licenses and certifications, such as Professional Engineer (PE) licensure, Professional Surveyor and Mapper licensure (PSM) and our deep familiarity with stormwater permitting processes. HES consistently delivers innovative and resilient stormwater solutions, making us a trusted partner for engineering and surveying stormwater management projects.

ENGINEERING

Hydraulic Modeling
Watershed Analysis and Modeling
Water Quality Analysis and Modeling
Drainage Retrofit Design and Permitting
FEMA Mapping Services
Master Planning Services
Water Management Design and Permitting
Agricultural Systems
Water Resource Investigations
Engineering
CAD Design / Production
Permit Review & Processing
Project Management
Field Inspections
Water Quality Sampling
Grant Applications
NPDES & FDEP CRS Reporting
Public Involvement

SURVEYING & MAPPING

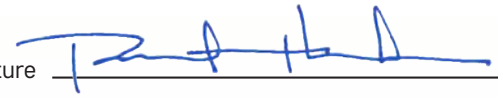
ROW and Boundary Surveys
Real Estate Services / ALTA Surveys
Platting & Easements
Topographic Mapping
Tree Surveys
Environmental Surveys
GIS Mapping Products & Services
FEMA Flood Map Changes
Construction As-Builts

Field capabilities include remote GPS survey and drone survey services

CONSTRUCTION PHASE SERVICES & INSPECTION

Roadway & Utility Infrastructure
NPDES Inspections
ROW Inspections
Construction Monitoring
Davis-Bacon Compliance Monitoring
Certified Payroll Review

I. AUTHORIZED REPRESENTATIVE The foregoing is a statement of fact

31. Signature  32. Date 6/2/25

33. Name and Title Patrick Helms, Vice President

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ARCHITECT - ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any): N/A

PART II - General Qualifications

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME **Higgins Engineering and Surveying, LLC**			3. YEAR ESTABLISHED **2024**	4. DUNS NUMBER **129272500**
2b. STREET **3561 SW Corporate Parkway**			5. OWNERSHIP a. TYPE	**LLC**
2c. CITY **Palm City**	2d. STATE **FL**	2e. ZIP CODE **34990**	b. SMALL BUSINESS STATUS	
6a. POINT OF CONTACT NAME AND TITLE **Patrick Helms, PE - Vice President**			7. NAME OF FIRM (If block 2a. is a branch office) **N/A**	
6b. TELEPHONE NUMBER **(561) 439-7807**	6c. E-MAIL ADDRESS **patrickh@higginsfl.com**			
8a. FORMER FIRM NAME(S) (If any) **Higgins Engineering, Inc.**			8b. YR ESTABLISHED **1984**	8c. DUNS NUMBER **966523548**

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
02	**Administrative**	1	-
08	**CAD Technicians**	1	-
12	**Civil Engineer**	2	-
30	**Geologist**	1	-
	Other Employees	0	
	Total	6	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
P06	**Planning (Site, Install, and Proj)**	2
R11	**Flood Control**	3
S10	**Flood Plain Studies**	2
S13	**Stormwater Handling and Facilities**	3
W02	**Water Resources, Hydrology**	3
C15	**Construction Management**	2
I06	**Irrigation, Drainage**	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	5
c. Total Work	5

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,00 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.

a. SIGNATURE: Patrick Helms

b. DATE: 6/2/25

c. NAME AND TITLE:

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LOCATION

This project will be managed out of our Palm City office with resources provided by our team in Port St. Lucie.
All team members are either stationed in the managing office, on site, or have the ability to work in a mobile capacity.

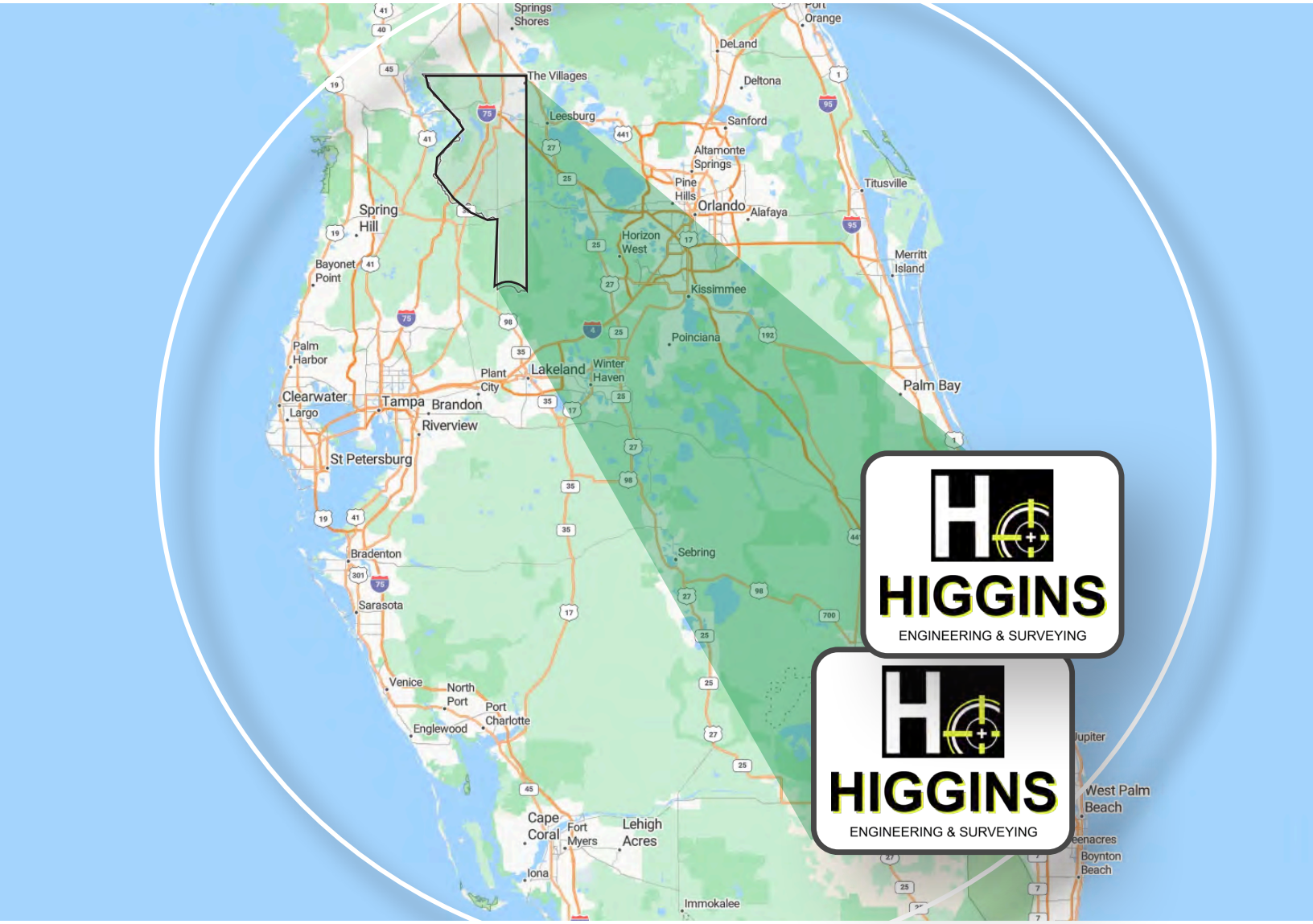
Higgins Engineering and Surveying, LLC (HES) will effectively manage the Hammock Oaks project remotely by employing clear communication, advanced project management tools, and real-time cloud collaboration for transparent client engagement. Regular site visits, video conferencing, detailed documentation, and open-book reporting ensure tailored solutions, efficiency, trust, and high-quality outcomes.

MANAGING OFFICE

3561 SW Corporate Parkway
Palm City, FL 34990

SUPPORT SERVICES

1449 Commerce Centre Drive
Port St. Lucie, FL 34986



CURRENT WORKLOAD

Higgins Engineering and Surveying, LLC, has the resources ad capacity to seamlessly integrate the Hammock Oaks Golf and RV Resort Community Development District project into our workload. With a proven resume of similar projects, advanced cloud-based tools, and a skilled team of experienced project engineers, HES ensures efficient, transparent delivery of your needs as we leverage our proven success with many Florida special districts.

PROJECT NAME	PROJECT LOCATION	DURATION
NSLRWCD Consulting Engineering Services • SFWMD C-23/24 STA – Ten Mile Creek modeling meetings – bi-weekly • SFWMD C-23/24 STA – Construction – Ongoing • SFMWD & FPL Utilities – Review Permit Plans - Ongoing • Board meetings – monthly • St. Lucie County Utilities Coordination – Ongoing • FDOT Kings Hwy Widening – Meeting and Review Plans/ Calculations for NSLRWCD Permit – Ongoing • Development and Private Permit Applications - Ongoing	St. Lucie County, FL	Ongoing
FPFWCD Consulting Engineering Services • USDA NRCS – Canal 3 Restoration Project Design, Bid, Build – On Hold • Board meetings – monthly • Canal 1 Outfall Replacement – Design, Bid, Build – Ongoing • Gates Structure Repairs – Planning Phase • St. Lucie County Water Treatment Plant – Permitted and Under Construction – Certification • Development and Private Permit Applications - Ongoing	St. Lucie County, FL	Ongoing
Hobe St. Lucie Conservancy District Engineer • Unit of Development 1A – Permits and Agreements associated with Water Control Plan – Under Construction/ Ongoing • Culvert Crossing Bridge Rd – Planning Phase – Future Design, Bid, Build – Ongoing • Board meetings – monthly	Palm Beach County, FL & Martin County, FL	Ongoing
Pal-Mar Water Control District	Palm Beach County, FL & Martin County, FL	Ongoing
Riverland Community | GL Homes	Sunrise, FL	Ongoing
Lake Point Restoration	Port Mayaca, FL	Ongoing
Wellington Environmental Preserve	Wellington, FL	Ongoing

HIGGINS
ENGINEERING & SURVEYING

DESIGNING TODAY FOR A **ROBUST** TOMORROW

Higgins Engineering & Surveying, LLC is a full-service multi-discipline consulting firm, providing a full range of technical support, engineering, and surveying services to both public and private clients.

3561 SW Corporate Parkway, Palm City, FL 34990

Hammock Oaks Golf and RV Resort Community Development District
Engineer RFQ Ranking Sheet

	Ability and Adequacy of Personnel	Consultant's Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	Total Score	Ranking
	25 Points	25 Points	20 Points	15 Points	5 Points	5 Points	5 Points		
Higgins Engineering & Surveying, LLC									

SECTION XII

RESOLUTION 2025-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Hammock Oaks Golf and RV Resort Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sumter County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026"), attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of June 2025.

ATTEST:

HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson / Vice Chairperson,
Board of Supervisors

Exhibit A: Fiscal Year 2026 Annual Meeting Schedule

Exhibit A:
Fiscal Year 2025 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026

The Board of Supervisors of Hammock Oaks Golf and RV Resort Community Development District will hold their regular meetings for Fiscal Year 2026 at 11:00 AM on the 3rd Thursday of every month, at the Bushnell Public Library, 402 N Florida Street, Bushnell, Florida 33513, unless otherwise indicated as follows:

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services-Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Office.

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

Jillian Burns
District Manager