

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**January 17, 2023**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING**

**AND REGULAR**

**MEETING AGENDA**

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

# **AGENDA LETTER**



**The District Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

January 10, 2023

Board of Supervisors  
The District Community Development District

Dear Board Members:

The Board of Supervisors of The District Community Development District will hold a Public Hearing and Regular Meeting on January 17, 2023 at 1:30 p.m., at 602 Shetter Avenue, Jacksonville Beach, Florida 32250. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items (*limited to 3 minutes per individual*)
3. Administration of Oath of Office to Supervisor, Jean Patton **[SEAT 5]**; Term Expires November 2026 (*the following will be provided in a separate package*)
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B: Memorandum of Voting Conflict
4. Consider Appointment to Fill Unexpired Term of Vacant Seat 4; Term Expires November 2024
  - Administration of Oath of Office to Newly Appointed Supervisor
5. Consideration of Resolution 2023-10, Designating Certain Officers of the District, and Providing for an Effective Date
6. Consent Agenda
  - A. Ratification of Requisitions
    - I. Number 2020-103: J.B. Coxwell Contracting, Inc. [\$532,931.24]
    - II. Number 2020-104: Ferguson Waterworks [\$37,322.40]

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

- III. Number 2020-105: Kimley-Horn and Associates, Inc. [\$159,993.19]
  - IV. Number 2020-106: Kutak Rock, LLP [\$971.50]
  - V. Number 2020-107: J.B. Coxwell Contracting, Inc. [\$1,344,364.15]
7. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
  - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
- A. Affidavit/Proof of Publication
  - B. Mailed Notice to Property Owner(s)
  - C. Amended and Restated Engineer’s Report *(for informational purposes)*
  - D. Amended and Restated Master Special Assessment Methodology Report *(for informational purposes)*
  - E. Consideration of Resolution 2023-11, [RESOLUTION IMPOSING DEBT ASSESSMENTS – REVISED MASTER ASSESSMENTS], A Resolution Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Debt Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; Addressing Conflicts with Resolution 2019-35 and Other Resolutions; and Providing for Severability, Conflicts and an Effective Date
8. Consideration of Resolution 2023-12, Ratifying, Confirming, and Approving the Sale of the District Community Development District Bond Anticipation Note, Series 2022 (Taxable) (Public Marina Project); Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the District Community Development District Bond Anticipation Note, Series 2022 (Taxable) (Public Marina Project); and Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date [NTE \$5,000,000 Bond Anticipation Note, Series 2022 (Taxable) (Public Marina Project)]

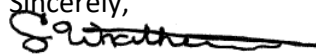
9. Consideration of Resolution 2023-13, Ratifying the Acquisition of Certain Marina Development Rights; Providing General Authorization; and Addressing Severability, Conflicts and an Effective Date
10. Consideration of Resolution 2023-14, Approving the Acquisition of Certain Work Product; Providing General Authorization; and Addressing Severability, Conflicts and an Effective Date [Marina]
11. Ratification of Termination of Temporary Construction Easement with Duval County School Board, Developer, and the District
12. Acceptance of Unaudited Financial Statements as of November 30, 2022
13. Approval of Minutes
  - A. November 21, 2022 Landowners’ Meeting
  - B. November 28, 2022 Regular Meeting
14. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Kimley-Horn and Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: February 20, 2023 at 1:30 PM

○ QUORUM CHECK

SEAT 1	ART LANCASTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOHN DODSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JAY DODSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JEAN PATTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

15. Board Members’ Comments/Requests
16. Public Comments: Non-Agenda Items (*limited to 3 minutes per individual*)
17. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,  
  
 Craig Wrathell  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 413 553 5047**

# **THE DISTRICT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN  
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE  
DATE**

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

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.**     **Craig Wrathell**     is appointed Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**PASSED AND ADOPTED** this 17th day of January, 2023.

ATTEST:

**THE DISTRICT COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

# **CONSENT**

# **AGENDA**

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6A1**



**DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
GRANT REVENUE AND SPECIAL ASSESSMENT BONDS, SERIES 2020  
(Acquisition and Construction)**

The undersigned, a Responsible Officer of the District Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, as supplemented by that certain First Supplemental Trust Indenture (collectively, the "Series 2020 Indenture") each dated as of December 1, 2020 and each by and between the District and U.S. Bank National Association, as trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2020 Indenture:

- (A) Requisition Number: **2020-103**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: **J.B. Coxwell Contracting, Inc.**

Wire Payment Instructions:

Name: J.B. Coxwell Contracting, Inc.

Bank: SunTrust

ACH Routing: 061000104

Account: 1000170856966

- (D) Amount Payable: **\$532,931.24**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

**Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2020 Acquisition and Construction Account; and
3. each disbursement set forth above was incurred in connection with the Cost of the Project.

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.

Attached hereto are originals or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

DISTRICT COMMUNITY DEVELOPMENT

DISTRICT FULCRUM LLC FOR CEO/CRA

By: Sachia Miner - FULCRUM LLC  
Responsible Officer SACHIA MINER - DIRECTOR

Date: December 2, 2022

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

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; (ii) 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, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Project that is the subject of such requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Kimley-Horn and Associates, Inc.

by: William J. Schindler Jr.  
Consulting Engineer William J. Schindler Jr., P.E.

Date: November 30, 2022



RiversEdge Phase 3 – CRA Project

Community Development District (CDD) Engineer's - Certificate for Payment

This "Engineer's Certificate for Payment" is in addition to the approved and executed information contained in "AIA Document G702 – 1992 – Application and Certificate for Payment".

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is Entitled to payment of the AMOUNT CERTIFIED in the executed "AIA Document G702 – 1992 – Application and Certificate for Payment".

Application # 11

Engineer: Kimley-Horn and Associates, Inc.

By:  \_\_\_\_\_

Date: 11-30-2022

William J. Schilling Jr., P.E.

**CITY OF JACKSONVILLE, FLORIDA  
APPLICATION FOR PAYMENT NO. 11 (Eleven)**

PROJECT Phase 3 - CRA Project BID NO. N/A CONTRACT NO. N/A

For Work accomplished through the date of October 31, 2022

**A. Contract and Change Orders**

1. Contract Amount.....	\$	<u>3,829,422.09</u>
2. Executed Change Orders.....+	\$	<u>(121,808.79)</u>
3. Total Contract (1) + (2).....	\$	<u>3,707,613.30</u>

**B. Work Accomplished**

4. Work performed on Contract Amount (1).....	\$	<u>989,558.76</u>
5. Work performed on Change Orders (2).....+	\$	<u>(52,630.37)</u>
6. Materials stored.....+		
7. Total Completed & Stored (4) + (5) + (6).....	\$	<u>936,928.39</u>
8. Retainage * 5% of Item (7), not to exceed 5% of Item (3).....	\$	<u>15,800.23</u>
9. Less Previous Payments Made (or) Invoiced.....	\$	<u>874,491.85</u>
10. Payment Amount Due this Application (7) - (8) - (9).....	\$	<u>46,636.31</u>

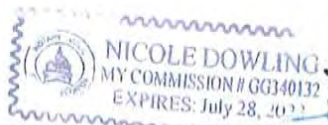
(\*)-Retainage subject to conditions as set forth in Paragraph 20.39.5 of the General Conditions

**CONTRACTOR'S CERTIFICATION**

The undersigned CONTRACTOR certifies that: (1) all items and amounts shown above are correct; (2) all Work performed and materials supplied fully comply with the terms and conditions of the contract Documents; (3) all previous progress payments received from CITY on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment; (4) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to CITY at time of payment free and clear of all liens, claims, security interests and encumbrances; and (5) if applicable, the CONTRACTOR has complied with all provisions of Part 6 of the Purchasing Code including the payment of a pro-rata share to Minority Business Enterprises of all payments previously received by the CONTRACTOR.

Dated: November 10, 2022

[Signature]  
Notary Public



**J. B. Coxwell Contracting, Inc.**  
CONTRACTOR

By: [Signature]

**DATE APPROVALS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Construction Inspector  
Project Engineer  
P.E., Contract Section



# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

OWNER: THE DISTRICT CDD (C/O WRATHELL, HUNT & ASSOCIATES, LLC)  
 2300 GLADES ROAD, SUITE 410W  
 BOCA RATON, FL 33431  
 ATTN: BILL SCHILLING, KIMLEY-HORN & ASSOCIATES, INC.  
 FROM: J. B. COXWELL CONTRACTING, INC.  
 6741 LLOYD ROAD  
 JACKSONVILLE, FL 32254

APPLICATION NO: 11 (Eleven) Distribution to:

Period to: 10/1/2022  
 Period from: 10/31/2022

OWNER  
 CONTRACTOR  
 ENGINEER  
 ARCHITECT

PROJECT NO: 2127  
 CONTRACT DATE: 10/27/2021

CONTRACT FOR: PHASE 3 - CRA PROJECT (PARKS, RIVERWALK, TRAIL, BOARDWALK, AND ROADWAYS)

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
		\$0.00	(\$58,840.00)
Approved this Month			
Number	Date Approved		
1	10/25/2022	\$0.00	-\$62,968.79
2		\$0.00	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
TOTALS		\$0.00	(\$121,808.79)
Net change by Change Orders			(\$121,808.79)

1. ORIGINAL CONTRACT SUM	\$3,829,422.09
2. Net change by Change Orders	-\$121,808.79
3. CONTRACT SUM TO DATE	\$3,707,613.30
4. TOTAL COMPLETED & STORED TO DATE	\$936,928.39
5. RETAINAGE	
a. 5% of Completed Work	\$15,800.23
b. 0% of Stored Material	\$0.00
Total Retainage	\$15,800.23
6. TOTAL EARNED LESS RETAINAGE	\$921,128.16
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$874,491.85
8. CURRENT PAYMENT DUE	\$46,636.31
9. BALANCE TO FINISH, PLUS RETAINAGE	\$2,786,465.14

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application of Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates of Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: J. B. COXWELL CONTRACTING, INC. Tracy Lee Kalvig, Controller  
 By: *[Signature]* Date: 11/10/22  
 Lany Gradus, C.F.O.

State of Florida County of Duval  
 Subscribed and sworn to before me this 10 day of November, 2022  
 Notary Public: *[Signature]*  
 My Commission expires: 7/28/23



AMOUNT CERTIFIED \$ 46,636.31

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER: Kimley-Horn and Associates, Inc.  
 ARCHITECT: VIA CONSULTING SERVICES

By: *[Signature]* Date: 11-30-2022

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AIA DOCUMENT G702 \* APPLICATION AND CERTIFICATE FOR PAYMENT \* MAY 1983 EDITION \* AIA 1983  
 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G702-1983

**CONTINUATION SHEET**

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

J. B. COXWELL CONTRACTING, INC.

PAYMENT APPLICATION: 11 (Eleven)

PERIOD THROUGH: 10/31/2022

In tabulations below, amounts are stated to the nearest dollar.

THE DISTRICT CDD (C/O WRATHELL, HUNT & ASSOCIATES, LLC)

PROJECT NAME: Phase 3 - CRA Project

Use Column I on contracts where variable retainage for line items may apply.

PROJECT NO.: 2127

A ITEM NO.	B DESCRIPTION OF WORK	UNIT	QTY	QTY THIS PERIOD	UNIT PRICE	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	I BALANCE TO FINISH (C-G)	RETAINAGE
							D FROM PREVIOUS APPLICATIONS	THIS PERIOD					
<b>PRUDENTIAL DRIVE</b>													
<b>A. General Conditions</b>													
1	Crew/Equipment Mobilization	LS	1	0.00	\$ 343,465.37	\$343,465.37	\$257,599.03	\$0.00	\$0.00	\$257,599.03	75.00%	\$65,866.34	\$0.00
2	Payment/Performance Bond	LS	1	0.00	\$ 5,740.79	\$5,740.79	\$5,740.79	\$0.00	\$0.00	\$5,740.79	100.00%	\$0.00	\$0.00
3	Surveying Services	LS	1	0.00	\$ 36,223.68	\$36,223.68	\$27,167.76	\$0.00	\$0.00	\$27,167.76	75.00%	\$9,055.92	\$0.00
4	Maintenance of Traffic	LS	1	0.00	\$ 41,637.73	\$41,637.73	\$39,555.84	\$0.00	\$0.00	\$39,555.84	95.00%	\$2,081.89	\$0.00
5	As-Builts	LS	1	0.00	\$ 8,081.42	\$8,081.42	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,081.42	\$0.00
<b>B. Soil Erosion Control</b>													
6	Silt Fence	LF	2500	0.00	\$ 0.94	\$2,350.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,350.00	\$0.00
7	Inlet Protection	EA	4	0.00	\$ 110.00	\$440.00	\$440.00	\$0.00	\$0.00	\$440.00	100.00%	\$0.00	\$0.00
<b>C. Earthwork</b>													
8	Curb Demolition	LF	866	0.00	\$ 12.23	\$10,591.18	\$10,591.18	\$0.00	\$0.00	\$10,591.18	100.00%	\$0.00	\$0.00
9	Removal of Existing Pavement Sidewalk	SY	3293	0.00	\$ 12.23	\$40,273.39	\$40,273.39	\$0.00	\$0.00	\$40,273.39	100.00%	\$0.00	\$0.00
10	Import Fill Material	CY	238	0.00	\$ 18.23	\$3,862.74	\$3,862.74	\$0.00	\$0.00	\$3,862.74	100.00%	\$0.00	\$0.00
11	Grading And Dressing	LS	1	0.00	\$ 20,832.48	\$20,832.48	\$15,624.37	\$0.00	\$0.00	\$15,624.37	75.00%	\$5,208.11	\$0.00
12	Stockpiling & Replacement of Soil Below Cap												
13	Dewatering												
<b>D. Roadway and Paving</b>													
14	6" Raised Header Curb												
15	City Standard Curb	LF	1805	0.00	\$ 22.68	\$40,937.40	\$24,063.48	\$0.00	\$0.00	\$24,063.48	58.78%	\$16,873.92	\$0.00
16	Type RA Curb												
17	Type B Curb												
18	18" Curb and Gutter												
19	18" Valley Gutter												
20	24" Valley Gutter												
21	12" Stabilizer Subgrade	SY	5039	0.00	\$ 10.04	\$50,631.56	\$32,730.40	\$0.00	\$0.00	\$32,730.40	53.98%	\$27,901.16	\$0.00
22	Sidewalk Grading	SY	666	0.00	\$ 7.00	\$4,662.00	\$2,464.00	\$0.00	\$0.00	\$2,464.00	52.85%	\$2,198.00	\$0.00
23	Landscape Grading	SY	255	0.00	\$ 7.00	\$1,785.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,785.00	\$0.00
24	4" Roadway Base												
25	6" Roadway Base	SY	1444	0.00	\$ 12.98	\$18,743.12	\$18,743.12	\$0.00	\$0.00	\$18,743.12	100.00%	\$0.00	\$0.00
26	8" Roadway Base	SY	1901	0.00	\$ 16.68	\$31,708.68	\$23,885.76	\$0.00	\$0.00	\$23,885.76	75.33%	\$7,822.92	\$0.00
27	Sidewalk (04" thick) Plain												
28	Sidewalk (06" Thick) Handicap												
29	ADA Ramps	SF	223	0.00	\$ 46.47	\$10,362.81	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,362.81	\$0.00
30	Concrete Sidewalk	SY	272	0.00	\$ 90.29	\$24,558.88	\$13,001.76	\$0.00	\$0.00	\$13,001.76	52.94%	\$11,557.12	\$0.00
31	Prime	SY	3345	0.00	\$ 0.69	\$2,308.05	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,308.05	\$0.00
32	Asphalt 1.25"	SY	1502	0.00	\$ 10.36	\$15,560.72	\$15,560.72	\$0.00	\$0.00	\$15,560.72	100.00%	\$0.00	\$0.00
33	Asphalt 1.50"	SY	1444	0.00	\$ 11.98	\$17,299.12	\$17,299.12	\$0.00	\$0.00	\$17,299.12	100.00%	\$0.00	\$0.00











5	As-Builts	LS	1	0.00	\$ 10,285.45	\$10,285.45	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,285.45	\$0.00
<b>B. Soil Erosion Control</b>													
6	Silt Fence	LF	2000	0.00	\$ 0.94	\$1,880.00	\$0.00	\$752.00	\$0.00	\$752.00	40.00%	\$1,128.00	\$37.60
7	Inlet Protection	EA	8	0.00	\$ 110.00	\$880.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$880.00	\$0.00
<b>C. Earthwork</b>													
8	Curb Demolition												
9	Removal of Existing Pavement Sidewalk												
10	Import Fill Material	CY	2788	0.00	\$ 16.23	\$45,249.24	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$45,249.24	\$0.00
11	Grading And Dressing	LS	1	0.00	\$ 18,328.36	\$18,328.36	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,328.36	\$0.00
12	Stockpiling & Replacement of Soil Below Cap	CY	500	0.00	\$ 113.74	\$56,870.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$56,870.00	\$0.00
13	Dewatering												
<b>D. Roadway and Paving</b>													
14	6" Raised Header Curb	LF	418	0.00	\$ 20.57	\$8,598.26	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,598.26	\$0.00
15	City Standard Curb	LF	235	0.00	\$ 19.60	\$4,606.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,606.00	\$0.00
16	Type RA Curb	LF	268	0.00	\$ 27.98	\$7,498.64	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,498.64	\$0.00
17	Type B Curb	LF	124	0.00	\$ 21.73	\$2,694.52	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,694.52	\$0.00
18	18" Curb and Gutter	LF	698	0.00	\$ 25.40	\$18,427.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,427.20	\$0.00
19	18" Valley Gutter												
20	24" Valley Gutter	LF	264	0.00	\$ 30.65	\$8,091.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,091.60	\$0.00
21	12" Stabilizer Subgrade	SY	1226	0.00	\$ 10.04	\$12,309.04	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,309.04	\$0.00
22	Sidewalk Grading	SY	3082	0.00	\$ 7.00	\$21,574.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$21,574.00	\$0.00
23	Landscape Grading	SY	1099	0.00	\$ 7.00	\$7,693.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,693.00	\$0.00
24	4" Roadway Base												
25	6" Roadway Base												
26	8" Roadway Base	SY	943	0.00	\$ 16.69	\$15,738.67	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$15,738.67	\$0.00
27	Sidewalk (04" thick) Plain	SY	170	0.00	\$ 99.61	\$16,933.70	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$16,933.70	\$0.00
28	Sidewalk (06" Thick) Handicap												
29	ADA Ramps	SY	346	0.00	\$ 46.47	\$16,078.62	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$16,078.62	\$0.00
30	Concrete Sidewalk												
31	Prime	SY	943	0.00	\$ 0.69	\$650.67	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$650.67	\$0.00
32	Asphalt 1.25"												
33	Asphalt 1.50"												
34	Asphalt 2.00"	SY	943	0.00	\$ 15.32	\$14,446.76	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,446.76	\$0.00
35	Single Post Sign, F&I < 12SF												
36	Single Post Sign, F&I Ground Mount up to 12SF	AS	19	0.00	\$ 1,247.40	\$23,700.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$23,700.60	\$0.00
37	Temporary Striping	LS	1	0.00	\$ 5,207.40	\$5,207.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,207.40	\$0.00
38	Thermo White Solid 6"	LF	773	0.00	\$ 1.58	\$1,221.34	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,221.34	\$0.00
39	Thermo White 2-4 Skip 6"												
40	Thermo White Arrow	EA	5	0.00	\$ 96.45	\$482.25	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$482.25	\$0.00
41	Thermo White Text												
42	Thermo White Arrow (Bike)	EA	5	0.00	\$ 453.67	\$2,269.35	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,269.35	\$0.00
43	Thermo White Symbol	EA	8	0.00	\$ 170.20	\$1,361.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,361.60	\$0.00
44	Thermo White solid 12"	LF	356	0.00	\$ 4.20	\$1,495.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,495.20	\$0.00
45	Thermo White Skip 12"	LF	104	0.00	\$ 7.83	\$814.32	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$814.32	\$0.00
46	Thermo White Skip 18"	LF	17	0.00	\$ 14.75	\$250.75	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$250.75	\$0.00
47	Thermo White Solid 24"	LF	348	0.00	\$ 8.40	\$2,923.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,923.20	\$0.00
48	Thermo White Skip 24"												
49	Thermo Yellow Chevron 18"	LF	17	0.00	\$ 6.30	\$107.10	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$107.10	\$0.00

50	Thermo Yellow Solid 4"	LF	189	0.00	\$	1.58	\$298.62	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$298.62	\$0.00
51	Thermo Yellow 2-4 Skip 4"	LF	174	0.00	\$	1.71	\$297.54	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$297.54	\$0.00
52	Thermo Yellow Solid 6"	LF	1004	0.00	\$	1.92	\$1,927.68	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,927.68	\$0.00
53	Thermo Yellow Skip 6"													
54	Thermo Blue Solid 6"													
55	Multi-Use Path, White Triangle, Yield Line													
56	18" Square Elephants Feet Symbol	EA	32	0.00	\$	43.89	\$1,404.48	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,404.48	\$0.00
57	Green Crosswalk Stripe Solid	LF	158	0.00	\$	80.80	\$12,766.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,766.40	\$0.00
58	Flexible Delineator	EA	2	0.00	\$	158.85	\$317.70	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$317.70	\$0.00
59	RPM													
60	12" x 18" Yield Triangle													
61	18" X 27" White Triangle Yield Line	EA	6	0.00	\$	14.75	\$88.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$88.50	\$0.00
62	Parking Lot Restriping													
63	Sleeving (2-6", 3-2") SCH 40 PVC	LF	210	0.00	\$	136.07	\$28,574.70	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$28,574.70	\$0.00
64	6' High Ornamental Fence w/ Two 30 ft Gates													
65	6' High Chain Linked Fence w/ Two 26 ft Gates													
66	Vehicular Pavers - Concrete Slab Only	SY	1609	0.00	\$	157.29	\$253,079.61	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$253,079.61	\$0.00
E.	Storm Drainage													
67	15" HP Pipe	LF	245	0.00	\$	106.21	\$26,021.45	\$5,204.29	\$0.00	\$0.00	\$5,204.29	20.00%	\$20,817.16	\$260.21
68	18" HP Pipe	LF	144	0.00	\$	123.69	\$17,811.36	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$17,811.36	\$0.00
69	24" HP Pipe													
70	Valley Gutter Type "V" Inlet	EA	1	0.00	\$	6,927.01	\$6,927.01	\$5,195.26	\$0.00	\$0.00	\$5,195.26	75.00%	\$1,731.75	\$259.76
71	Type "C" Inlet	EA	2	0.00	\$	2,910.62	\$5,821.24	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,821.24	\$0.00
72	Standard Curb Inlet	EA	3	0.00	\$	6,133.74	\$18,401.22	\$9,200.61	\$0.00	\$0.00	\$9,200.61	50.00%	\$9,200.61	\$460.03
73	Storm Stub Out	EA	2	0.00	\$	363.66	\$767.32	\$383.66	\$0.00	\$0.00	\$383.66	50.00%	\$383.66	\$19.18
74	Type "J-1-A" Manhole													
75	Stockpiling & Replacement of Soil Below Cap	CY	24	0.00	\$	138.35	\$3,320.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,320.40	\$0.00
76	Dewatering													
77	48" ADS 8-10' Deep													
F.	Irrigation													
G.	Hardscape													
H.	Landscape													
I.	Sanitary Sewer													
RIVERSEDGE BLVD														
A.	General Conditions													
1	Crew/Equipment Mobilization	LS	1	0.00	\$	437,137.74	\$437,137.74	\$87,427.55	\$21,856.89	\$0.00	\$105,284.44	25.00%	\$327,853.30	\$5,464.22
2	Payment/Performance Bond	LS	1	0.00	\$	7,873.32	\$7,873.32	\$7,873.32	\$0.00	\$0.00	\$7,873.32	100.00%	\$0.00	\$393.57
3	Surveying Services	LS	1	0.00	\$	46,102.85	\$46,102.85	\$2,305.14	\$2,305.14	\$0.00	\$4,610.28	10.00%	\$41,492.57	\$230.51
4	Maintenance of Traffic													
5	As-Builts	LS	1	0.00	\$	10,285.45	\$10,285.45	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,285.45	\$0.00
B.	Soil Erosion Control													
6	Silt Fence	LF	2500	0.00	\$	0.94	\$2,350.00	\$2,143.20	\$0.00	\$0.00	\$2,143.20	91.20%	\$206.80	\$107.16
7	Inlet Protection	EA	16	0.00	\$	110.00	\$1,760.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,760.00	\$0.00
C.	Earthwork													
8	Curb Demolition													
9	Removal of Existing Pavement Sidewalk													
10	Import Fill Material	CY	2363	0.00	\$	16.23	\$38,351.49	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$38,351.49	\$0.00
11	Grading And Dressing	LS	1	0.00	\$	19,878.32	\$19,878.32	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$19,878.32	\$0.00



12	Stockpiling & Replacement of Soil Below Cap	SY	500	0.00	\$	111.77	\$55,885.00	\$0.00	\$0.00	\$0.00	0.00%	\$55,885.00	\$0.00
13	Dewatering	LS	1	0.00	\$	34,284.73	\$34,284.73	\$17,828.06	\$0.00	\$0.00	52.00%	\$16,456.67	\$891.40
<b>D. Roadway and Paving</b>													
14	6" Raised Header Curb	LF	882	0.00	\$	21.74	\$19,174.68	\$0.00	\$0.00	\$0.00	0.00%	\$19,174.68	\$0.00
15	City Standard Curb												
16	Type RA Curb												
17	Type B Curb												
18	18" Curb and Gutter	LF	838	0.00	\$	28.26	\$23,708.96	\$0.00	\$0.00	\$0.00	0.00%	\$23,708.96	\$0.00
19	18" Valley Gutter												
20	24" Valley Gutter	LF	911	0.00	\$	30.65	\$27,922.15	\$0.00	\$0.00	\$0.00	0.00%	\$27,922.15	\$0.00
21	12" Stabilizer Subgrade	SY	3884	0.00	\$	10.04	\$36,987.36	\$0.00	\$0.00	\$0.00	0.00%	\$36,987.36	\$0.00
22	Sidewalk Grading	SY	3814	0.00	\$	7.00	\$26,698.00	\$0.00	\$0.00	\$0.00	0.00%	\$26,698.00	\$0.00
23	Landscape Grading	SY	919	0.00	\$	7.00	\$6,433.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,433.00	\$0.00
24	4" Roadway Base												
25	6" Roadway Base												
26	8" Roadway Base	SY	3100	0.00	\$	16.68	\$51,708.00	\$0.00	\$0.00	\$0.00	0.00%	\$51,708.00	\$0.00
27	Sidewalk (04" thick) Plain												
28	Sidewalk (06" Thick) Handicap	SY	98	0.00	\$	99.62	\$9,762.76	\$0.00	\$0.00	\$0.00	0.00%	\$9,762.76	\$0.00
29	ADA Ramps	SF	138	0.00	\$	48.47	\$6,412.86	\$0.00	\$0.00	\$0.00	0.00%	\$6,412.86	\$0.00
30	Concrete Sidewalk												
31	Prime	SY	3100	0.00	\$	0.69	\$2,139.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,139.00	\$0.00
32	Asphalt 1.25"												
33	Asphalt 1.50"												
34	Asphalt 2.00"	SY	3100	0.00	\$	15.32	\$47,492.00	\$0.00	\$0.00	\$0.00	0.00%	\$47,492.00	\$0.00
35	Single Post Sign, F&I < 12SF	AS	10	0.00	\$	1,157.20	\$11,572.00	\$0.00	\$0.00	\$0.00	0.00%	\$11,572.00	\$0.00
36	Single Post Sign, F&I Ground Mount up to 12SF												
37	Temporary Striping	LS	1	0.00	\$	8,679.00	\$8,679.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,679.00	\$0.00
38	Thermo White Solid 6"	LF	1098	0.00	\$	1.58	\$1,734.84	\$0.00	\$0.00	\$0.00	0.00%	\$1,734.84	\$0.00
39	Thermo White 2-4 Skip 6"												
40	Thermo White Arrow												
41	Thermo White Text												
42	Thermo White Arrow (Bike)												
43	Thermo White Symbol												
44	Thermo White solid 12"	LF	271	0.00	\$	4.20	\$1,138.20	\$0.00	\$0.00	\$0.00	0.00%	\$1,138.20	\$0.00
45	Thermo White Skip 12"												
46	Thermo White Skip 18"												
47	Thermo White Solid 24"	LF	77	0.00	\$	8.40	\$646.80	\$0.00	\$0.00	\$0.00	0.00%	\$646.80	\$0.00
48	Thermo White Skip 24"												
49	Thermo Yellow Chevron 18"												
50	Thermo Yellow Solid 4"												
51	Thermo Yellow 2-4 Skip 4"												
52	Thermo Yellow Solid 6"	LF	2810	0.00	\$	1.58	\$4,439.80	\$0.00	\$0.00	\$0.00	0.00%	\$4,439.80	\$0.00
53	Thermo Yellow Skip 6"												
54	Thermo Blue Solid 6"	LF	167	0.00	\$	13.87	\$2,316.29	\$0.00	\$0.00	\$0.00	0.00%	\$2,316.29	\$0.00
55	Multi-Use Path, White Triangle, Yield Line												
56	18" Square Elephants Feet Symbol												
57	Green Crosswalk Stripe Solid												
58	Flexible Delineator												
59	RPM	EA	26	0.00	\$	7.38	\$191.88	\$0.00	\$0.00	\$0.00	0.00%	\$191.88	\$0.00

60	12" x 18" Yield Triangle														
61	18' X 27' White Triangle Yield Line														
62	Parking Lot Restriping														
63	Steeving (2-6", 3-2") SCH 40 PVC	LF	280	0.00	\$	136.07	\$38,099.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$38,099.60	\$0.00	
64	6' High Ornamental Fence w/ Two 30 ft Gates														
65	6' High Chain Linked Fence w/ Two 26 ft Gates														
66	Vehicular Pavers - Concrete Slab Only	SY	443	0.00	\$	157.29	\$69,679.47	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$69,679.47	\$0.00	
E.	Storm Drainage														
67	15" HP Pipe	LF	87	0.00	\$	73.91	\$6,430.17	\$6,430.17	\$0.00	\$0.00	\$6,430.17	100.00%	\$0.00	\$321.51	
68	18" HP Pipe	LF	969	0.00	\$	77.97	\$75,552.93	\$51,382.23	\$0.00	\$0.00	\$51,382.23	68.01%	\$24,170.70	\$2,569.11	
69	24" HP Pipe	LF	27		\$	119.87	\$3,236.49	\$359.61	\$0.00	\$0.00	\$359.61	11.11%	\$2,876.88	\$17.98	
70	Valley Gutter Type "V" Inlet														
71	Type "C" Inlet	EA	5	0.00	\$	2,910.63	\$14,553.15	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,553.15	\$0.00	
72	Standard Curb Inlet	EA	3	0.00	\$	6,380.07	\$19,140.21	\$4,785.05	\$0.00	\$0.00	\$4,785.05	25.00%	\$14,355.16	\$239.25	
73	Storm Stub Out														
74	Type "J-1-A" Manhole	EA	2	0.00	\$	5,643.86	\$11,287.72	\$8,465.79	\$0.00	\$0.00	\$8,465.79	75.00%	\$2,821.93	\$423.29	
75	Stockpiling & Replacement of Soil Below Cap	CY	105	0.00	\$	120.76	\$12,679.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,679.80	\$0.00	
76	Dewatering														
77	48" ADS 8-10' Deep	EA	6	0.00	\$	7,078.02	\$42,468.12	\$31,851.09	\$0.00	\$0.00	\$31,851.09	75.00%	\$10,617.03	\$1,592.55	
F.	Irrigation														
G.	Hardscape														
H.	Landscape														
L.	Sanitary Sewer														
ORIGINAL CONTRACT TOTAL							\$3,829,422.09	\$940,482.70	\$49,076.06	\$0.00	\$989,558.76	25.84%	\$2,839,863.33	\$18,216.77	
CHANGE ORDERS															
9001	18" HP Pipe Prudential Billing Total	LF	181	0.00		-\$23.75	-\$4,298.75	-\$4,298.75	\$0.00	\$0.00	-\$4,298.75	100.00%	\$0.00	\$0.00	
9002	15" HP Pipe Broadcast	LF	245	0.00		-\$18.05	-\$4,422.25	-\$884.45	\$0.00	\$0.00	-\$884.45	20.00%	-\$3,537.80	-\$44.22	
9003	15" HP Pipe Riverside	LF	87	0.00		-\$18.03	-\$1,568.61	-\$1,568.61	\$0.00	\$0.00	-\$1,568.61	100.00%	\$0.00	-\$78.43	
9004	18" HP Pipe Riverside	LF	859	0.00		-\$23.75	-\$15,651.25	-\$15,651.25	\$0.00	\$0.00	-\$15,651.25	100.00%	\$0.00	-\$782.56	
9005	24" HP Pipe Riverside	LF	6	0.00		-\$36.59	-\$231.54	-\$115.77	\$0.00	\$0.00	-\$115.77	50.00%	-\$115.77	-\$5.79	
9006	Standard Curb Inlet Broadcast Billing Total	EA	3	0.00		-\$2,837.01	-\$8,511.03	-\$5,674.02	\$0.00	\$0.00	-\$5,674.02	66.57%	-\$2,837.01	-\$283.70	
9007	4-6" Valey Gutter Broadcast	EA	1	0.00		-\$2,734.19	-\$2,734.19	-\$2,734.19	\$0.00	\$0.00	-\$2,734.19	100.00%	\$0.00	-\$136.71	
9008	Standard Curb Inlet Riverside	EA	1	0.00		-\$2,837.01	-\$2,837.01	-\$2,837.01	\$0.00	\$0.00	-\$2,837.01	100.00%	\$0.00	-\$141.85	
9010	0-4' Valley Gutter Riverside	EA	3	0.00		-\$2,384.38	-\$7,153.14	-\$7,153.14	\$0.00	\$0.00	-\$7,153.14	100.00%	\$0.00	-\$357.66	
9011	4-6" Valley Cutter Riverside	EA	3	0.00		-\$2,734.19	-\$8,202.57	-\$8,202.57	\$0.00	\$0.00	-\$8,202.57	100.00%	\$0.00	-\$410.13	
9012	Type "J-1" Manhole	EA	2	0.00		-\$1,614.83	-\$3,229.66	-\$3,229.66	\$0.00	\$0.00	-\$3,229.66	100.00%	\$0.00	-\$161.48	
9013	Prudential P&P Bond	LS	1	0.00		\$256.21	\$256.21	\$256.21	\$0.00	\$0.00	\$256.21	100.00%	\$0.00	\$12.81	
9014	Prudential Asphalt 1.25	SY	-1502	0.00		\$10.36	-\$15,560.72	-\$15,560.72	\$0.00	\$0.00	-\$15,560.72	100.00%	\$0.00	-\$778.03	
9015	Prudential Asphalt 2.00	SY	1502	0.00		\$15.32	\$23,010.64	\$5,392.64	\$0.00	\$0.00	\$5,392.64	23.44%	\$17,618.00	\$269.63	
9016	Prudential Standard Curb Inlet	EA	-2	0.00		\$6,133.70	-\$12,267.40	-\$12,267.40	\$0.00	\$0.00	-\$12,267.40	100.00%	\$0.00	-\$613.37	
9017	Prudential Standard Curb w/Debris	EA	2	0.00		\$9,891.90	\$19,783.80	\$19,783.80	\$0.00	\$0.00	\$19,783.80	100.00%	\$0.00	\$989.19	
9018	Prudential Type "J-1-A" MH	EA	-2	0.00		\$5,566.47	-\$11,132.94	-\$11,132.94	\$0.00	\$0.00	-\$11,132.94	100.00%	\$0.00	-\$556.64	
9019	Prudential Type "J-1-A" MH	EA	2	0.00		\$6,623.73	\$13,247.46	\$13,247.46	\$0.00	\$0.00	\$13,247.46	100.00%	\$0.00	\$662.37	
9020	Broad P&P Bond	LS	1	0.00		-\$358.81	-\$358.81	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$358.81	\$0.00	
9021	Broad 6" Roadway Base	SY	192	0.00		\$16.69	\$3,204.48	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,204.48	\$0.00	
9022	Broad Prime	SY	192	0.00		\$0.69	\$132.48	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$132.48	\$0.00	
9023	Broad Asphalt 2.00	SY	192	0.00		\$15.32	\$2,941.44	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,941.44	\$0.00	
9024	Broad Vehicular Paver Slab	SY	-1609	0.00		\$157.29	-\$253,079.61	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$253,079.61	\$0.00	
9025	Broad Vehicular Paver Slab	SY	1417	0.00		\$157.29	\$222,879.93	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$222,879.93	\$0.00	
9026	River P&P Bond	LS	1	0.00		-\$827.95	-\$827.95	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$827.95	\$0.00	
9027	River 6" Roadway Base	SY	443	0.00		\$16.68	\$7,389.24	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,389.24	\$0.00	





CITY OF JACKSONVILLE SMALL & EMERGING BUSINESS PROGRAM  
FINANCE & ADMINISTRATION DEPARTMENT  
CONSULTANT AND CONTRACTOR'S MONTHLY REPORT

Prime Contractor: J.B. Coxwell Contracting, Inc. Project Title: Phase 3 - CRA Project  
Professional Services No. \_\_\_\_\_ or City Bid No. \_\_\_\_\_  
Current Contract Total Amount: \$ 3,707,613.30 City Contract No. \_\_\_\_\_

INVOICE INFORMATION			
Invoice No.	<u>11</u>	Current Invoice \$	\$ <u>46,636.31</u>
For Period Ending	<u>10/31/2022</u>	Cumulative Invoiced	\$ <u>921,128.16</u>
		Contract % Complete	<u>24.8%</u>

CONTRACT GOAL TRACKING			
JSEB SUPPLIER GOAL \$:	\$ <u>741,522.66</u>	JSEB SUPPLIER GOAL %	<u>15.0%</u>
PRIOR MONTH			
CUMULATIVE JSEB SUPPLIER \$:	\$ <u>70,390.37</u>		
PRIOR MONTH			
CUMULATIVE NON-JSEB SUPPLIER \$:	\$ <u>367,971.98</u>	FORMULA FOR CURRENT MONTH %:	
		<u>CUMULATIVE \$ / CUMULATIVE \$ INVOICED</u>	
CUMULATIVE JSEB SUPPLIER \$:	\$ <u>70,390.37</u>	CUMULATIVE JSEB SUPPLIER %	<u>7.6%</u>
CUMULATIVE NON-JSEB SUPPLIER \$:	\$ <u>367,971.98</u>	CUMULATIVE NON-JSEB SUPPLIER %:	<u>39.9%</u>

JSEB Supplier/Consultant/Subcontractors To Be Paid From This Invoice						
Company Name	Fed. ID No.	Zip Code	JSEB Type <sup>1</sup>	Type of Work <sup>2</sup>	This Payment (\$)	
Use Sheet 2 if additional lines are needed					TOTAL	\$ -

Non-JSEB Supplier/Consultant/Subcontractors To Be Paid From This Invoice						
Company Name	Fed. ID No.	Zip Code		Type of Work <sup>2</sup>	This Payment (\$)	
Use Sheet 3 if additional lines are needed					TOTAL	\$ -

<sup>1</sup>JSEB (Jacksonville Small Emerging Business)  
<sup>2</sup>TYPE OF WORK: Examples: Catering, Clerical, Consulting, Engineering, Hauling, Janitorial, Masonry, Site Clearing, Technical Support

FOR CITY OF JACKSONVILLE USE ONLY			
Date Processed	Document No.	Index Code - Sub object - Project No. - Detail	This Payment (\$)

Notes:  
1. THIS MONTHLY FORM MUST BE COMPLETED AND SUBMITTED WITH ALL REQUESTS FOR PAYMENT AND FINAL PAYMENT.  
2. Contractor shall attach to this form a typewritten explanation of any differences in JSEB/MBE participation from original contract commitment.  
FORM 3 Revised: May 2019



**J.B. Coxwell Contracting, Inc.**  
6741 Lloyd Road West  
Jacksonville, Florida 32254  
Office (904) 786-1120 Fax (904) 783-2970

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October 31, 2022  
Department of Public Works  
Office of the Director  
214 N. Hogan Street, 10<sup>th</sup> Floor  
Jacksonville, FL 32202

Ladies and Gentlemen,

J.B. Coxwell Contracting, Inc. provides consideration for the hiring of qualified ex-offenders as a component in our community's fight against criminal activity.

Please note the following information regarding J.B. Coxwell Contracting, Inc.'s hiring practices.

*J.B. Coxwell Contracting, Inc. hired in six positions. In those six positions hired there was three ex-offender applicants hired for employment.*

If I may answer any further questions, please contact me by telephone at 904-786-1120.

Sincerely,

Heather Melton  
Payroll/Human Resources



## Compliance Report

Full and Fair Consideration of Ex-Offenders for Awarded Contractor  
Submitted with Progress Payments  
This form must be notarized

Date: 10/31/22  
 Project Name and Bid Number: Rivers Edge Phase III - CKA  
 Invoice Number: 2127-11  
 Payment Application Number: 11  
 Name of Contractor: JB Coxwell Contracting Inc.  
 Authorized Signature and Title: Heather Melton CEO Officer  
 Printed Name: Heather Melton

Please review the following and respond accordingly, if applicable.

<b>By Submission of this report, it is attested that the efforts below have been utilized in providing full and fair consideration to ex-offenders in the hiring practices of the above-named contractor in support of and in compliance with Section 4 of the project specifications/contract.</b>	
1. Total number of Ex-Offenders hired and working on this project, during this pay period:	0
a. If no Ex-Offenders were hired for this project, during this pay period, why?	Provider had no one ready for work
b. Is there a list or attachment of all ID numbers for the Ex-Offender hired for this project during this pay period?	Yes <input type="radio"/> No <input checked="" type="radio"/> (circle one)
2. Total number of Ex-Offenders that were interviewed for employment for this project, during this pay period:	0
a. Total number of Ex-Offenders that applied for employment for this project, during this pay period:	0
3. Total number of Ex-Offenders that applied for employment for this project, during this pay period, and were refused employment:	0
a. If the Ex-Offender was refused employment, why?	N/A
4. Employment policy exists for this project, and during this pay period, stating that ex-offenders will be given full and fair consideration in employment this pay period?	Yes <input checked="" type="radio"/> No <input type="radio"/> (circle one)
5. During this pay period, there is indication in recruitment literature that Ex-Offenders will be given full and fair consideration in employment by the contractor?	Yes <input checked="" type="radio"/> No <input type="radio"/> (circle one)
6. Total number of employment openings for this project, during this pay period:	0
7. An Ex-Offender Program Provider was contacted no later than 30 days after the issuance of a notice to proceed under the project to obtain information regarding available Ex-Offenders for employment. List the providers name and give a statement below. (this is mandatory)	Yes <input checked="" type="radio"/> No <input type="radio"/> (circle one)
JBCT reached out to Operation New Hope and no one was ready for work.	

**Compliance Report**

Full and Fair Consideration of Ex-Offenders for Awarded Contractor  
Submitted with Progress Payments  
This form must be notarized

If necessary, on a separate attachment, provide an explanation as to why no ex-offenders have been hired, including but not limited to, identifying any safety or security considerations, issues related to bonding or insurance, as applicable, whether any ex-offenders applied for employment, efforts made to recruit ex-offenders for employment and any specific impediments encountered that prevented ex-offenders from being hired.

Sworn to before me this 31 day of October 2022 by Heather McHon  
(Name of affiant)

He/She is personally known to me or has produced \_\_\_\_\_ as identification.

Nicole Dowling  
Notary's Printed Name

7/28/23  
Expiration of Notary's Commission

Affix Seal Here:



WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the partial payment of \$46,636.31 hereby waives and releases its lien and right to claim a lien for labor, services, or material furnished through 10/31/22 on the job of the The District CDD, for the following described property.

Phase 3 CRA – Duval County School Board Land Swap

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

STATE OF FLORIDA  
COUNTY OF Duval

DATED on 11/10/2022

Name: J.B. Coxwell Contracting, Inc.  
(SUBCONTRACTOR/VENDOR)

By: 

Sworn to and Subscribed to before me  
This 10th day of November, 2022

  
Notary Public, State of Florida  
My commission expires: 7/28/23



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996)  
Effective October 1, 1996, a person may not require a lienor to  
furnish a waiver or release of lien that is different from statutory form.





RiversEdge Phase 3 – CDD Project

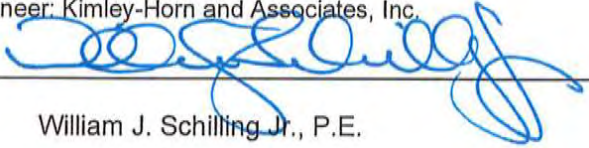
**Community Development District (CDD) Engineer's - Certificate for Payment**

This "Engineer's Certificate for Payment" is in addition to the approved and executed information contained in "AIA Document G702 – 1992 – Application and Certificate for Payment".

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is Entitled to payment of the AMOUNT CERTIFIED in the executed "AIA Document G702 – 1992 – Application and Certificate for Payment".

Application # 11

Engineer: Kimley-Horn and Associates, Inc.

By:   
William J. Schilling Jr., P.E.

Date: 11-30-2022

**CITY OF JACKSONVILLE, FLORIDA  
APPLICATION FOR PAYMENT NO. 11 (Eleven)**

PROJECT Phase 3 - CDD Project BID NO. N/A CONTRACT NO. N/A

For Work accomplished through the date of October 31, 2022

**A. Contract and Change Orders**

1. Contract Amount.....	\$	<u>11,082,035.19</u>
2. Executed Change Orders.....+	\$	<u>(836,029.55)</u>
3. Total Contract (1) + (2).....	\$	<u>10,246,005.64</u>

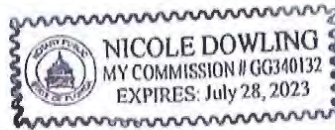
**B. Work Accomplished**

4. Work performed on Contract Amount (1).....	\$	<u>3,222,579.47</u>
5. Work performed on Change Orders (2).....+	\$	<u>80,069.27</u>
6. Materials stored.....+		
7. Total Completed & Stored (4) + (5) + (6).....	\$	<u>3,302,648.74</u>
8. Retainage * 5% of Item (7), not to exceed 5% of Item (3).....	\$	<u>160,775.72</u>
9. Less Previous Payments Made (or) Invoiced.....	\$	<u>2,655,578.09</u>
10. Payment Amount Due this Application (7) - (8) - (9).....	\$	<u>486,294.93</u>

(\*)-Retainage subject to conditions as set forth in Paragraph 20.39.5 of the General Conditions

**CONTRACTOR'S CERTIFICATION**

The undersigned CONTRACTOR certifies that: (1) all items and amounts shown above are correct; (2) all Work performed and materials supplied fully comply with the terms and conditions of the contract Documents; (3) all previous progress payments received from CITY on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment; (4) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to CITY at time of payment free and clear of all liens, claims, security interests and encumbrances; and (5) if applicable, the CONTRACTOR has complied with all provisions of Part 6 of the Purchasing Code including the payment of a pro-rata share to Minority Business Enterprises of all payments previously received by the CONTRACTOR.



Dated: November 10, 2022

**J. B. Coxwell Contracting, Inc.**

[Signature]  
Notary Public

By: [Signature]  
CONTRACTOR

**DATE APPROVALS**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Construction Inspector  
Project Engineer  
P.E., Contract Section



# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

OWNER: THE DISTRICT CDD (C/O WRATHELL, HUNT & ASSOCIATES, LLC)  
 2300 GLADES ROAD, SUITE 410W  
 BOCA RATON, FL 33431  
 ATTN: BILL SCHILLING, KIMLEY-HORN & ASSOCIATES, INC.  
 FROM: J. B. COXWELL CONTRACTING, INC.  
 6741 LLOYD ROAD  
 JACKSONVILLE, FL 32254

APPLICATION NO: 11 (Eleven) Distribution to:

OWNER  
 CONTRACTOR  
 ENGINEER  
 ARCHITECT

Period to: 10/1/2022  
 Period from: 10/31/2022

PROJECT NO: 2127  
 CONTRACT DATE: 10/27/2021

CONTRACT FOR: PHASE 3 - CDD PROJECT (ROADWAYS, STORMWATER, UTILITIES, LANDSCAPING, AND OTHER INFRASTRUCTURE)

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
		\$681,193.64	(\$1,561,018.08)
Approved this Month			
Number	Date Approved		
1	10/20/2022	\$43,794.89	\$0.00
2		\$0.00	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
TOTALS		\$724,988.53	(\$1,561,018.08)
Net change by Change Orders		(\$836,029.55)	

1. ORIGINAL CONTRACT SUM	\$11,082,035.19
2. Net change by Change Orders	-836,029.55
3. CONTRACT SUM TO DATE	\$10,246,005.64
4. TOTAL COMPLETED & STORED TO DATE	\$3,302,648.74
5. RETAINAGE	
a. 5% of Completed Work	\$160,775.72
b. 0% of Stored Material	\$0.00
Total Retainage	\$160,775.72
6. TOTAL EARNED LESS RETAINAGE	\$3,141,873.02
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$2,655,578.09
8. CURRENT PAYMENT DUE	\$486,294.93
9. BALANCE TO FINISH, PLUS RETAINAGE	\$7,104,132.62

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application of Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates of Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: J. B. COXWELL CONTRACTING, INC. Tracy Lee Kalvig, Controller  
 By: *Tracy Kalvig* Date: *11/10/22*  
 Lany Gradus, C.F.O.

State of: Florida County of: Duval  
 Subscribed and sworn to before me this *10th* day of *November*, 20*22*  
 Notary Public: *Nicole Dowling*  
 My Commission expires: *7/20/23*  
 NICOLE DOWLING  
 MY COMMISSION # GG3-40132  
 EXPIRES JUL 20 2023  
 \$486,294.93

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED  
 (Attach explanation if amount certified differs from the amount applied for.)  
 ENGINEER: *Kimley-Horn and Associates, Inc.*  
 ARCHITECT: *MA CONSULTING SERVICES*  
 By: *William J. ...* Date: *11-30-2022*  
 This certificate is not negotiable. (The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.)

**CONTINUATION SHEET**

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

J. B. COXWELL CONTRACTING, INC.

PAYMENT APPLICATION: 11 (Eleven)

PERIOD THROUGH: 10/31/2022

In tabulations below, amounts are stated to the nearest dollar.

THE DISTRICT CDD (C/O WRATHELL, HUNT & ASSOCIATES, LLC)

PROJECT NAME: Phase 3 - CDD Project

Use Column I on contracts where variable retainage for line items may apply.

PROJECT NO.: 2127

A ITEM NO.	B DESCRIPTION OF WORK	UNIT	QTY	QTY THIS PERIOD	UNIT PRICE	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	I BALANCE TO FINISH (C-G)	I RETAINAGE 5%
							D FROM PREVIOUS APPLICATIONS	THIS PERIOD					
<b>ROADWAYS</b>													
A.	General Conditions												
1	Crew/Equipment Mobilization	LS	1	0.00	\$281,017.11	\$281,017.11	\$53,393.25	\$0.00	\$0.00	\$53,393.25	19.00%	\$227,623.86	\$2,669.66
2	Payment/Performance Bond	LS	1	0.00	\$10,350.37	\$10,350.37	\$10,350.37	\$0.00	\$0.00	\$10,350.37	100.00%	\$0.00	\$517.52
3	Surveying Services	LS	1	0.00	\$29,637.56	\$29,637.56	\$592.75	\$0.00	\$0.00	\$592.75	2.00%	\$29,044.81	\$29.64
4	Maintenance of Traffic	LS	1	0.00	\$41,637.73	\$41,637.73	\$6,245.67	\$0.00	\$0.00	\$6,245.67	15.00%	\$35,392.06	\$312.28
5	As-Builts	LS	1	0.00	\$6,612.08	\$6,612.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,612.08	\$0.00
B.	Soil Erosion Control												
6	Silt Fence												
7	Inlet Protection												
C.	Earthwork												
8	Curb Demolition												
9	Removal of Existing Pavement Sidewalk												
10	Import Fill Material												
11	Grading And Dressing												
D.	Roadway and Paving												
12	6" Raised Header Curb	LF	2080	0.00	\$20.64	\$42,931.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$42,931.20	\$0.00
13	City Standard Curb												
14	Type B Curb	LF	32	0.00	\$21.74	\$695.68	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$695.68	\$0.00
15	18" Curb and Gutter	LF	1888	0.00	\$25.04	\$47,275.52	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$47,275.52	\$0.00
16	18" Valley Gutter	LF	301	0.00	\$30.65	\$9,225.65	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,225.65	\$0.00
17	24" Valley Gutter	LF	2898	0.00	\$30.65	\$88,823.70	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$88,823.70	\$0.00
18	12" Stabilizer Subgrade	SY	10231	0.00	\$10.04	\$102,719.24	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$102,719.24	\$0.00
19	Sidewalk Grading	SY	12568	0.00	\$7.00	\$87,976.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$87,976.00	\$0.00
20	Landscape Grading	SY	4033	0.00	\$7.00	\$28,231.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$28,231.00	\$0.00
21	6" Roadway Base												
22	8" Roadway Base	SY	9271	0.00	\$16.68	\$154,640.28	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$154,640.28	\$0.00
23	Sidewalk (06" Thick) Handicap	SY	357	0.00	\$99.61	\$35,560.77	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$35,560.77	\$0.00
24	ADA Ramps	SF	579	0.00	\$46.47	\$26,906.13	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$26,906.13	\$0.00
25	Concrete Sidewalk												
26	Prime	SY	9271	0.00	\$0.69	\$6,396.99	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,396.99	\$0.00
27	Asphalt 1.25"												
28	Asphalt 1.50"												
29	Asphalt 2.00"	SY	9271	0.00	\$15.32	\$142,031.72	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$142,031.72	\$0.00







69													
C.	Earthwork												
70	Stockpiling & Replacement of Soil Below Cap	CY	300	0.00	\$114.83	\$34,449.00	\$34,449.00	\$0.00	\$0.00	\$34,449.00	100.00%	\$0.00	\$0.00
71	Dewatering	LS	1	0.00	\$48,515.00	\$48,515.00	\$15,039.65	\$2,425.75	\$0.00	\$17,465.40	36.00%	\$31,049.60	\$873.27
D.	Landscape												
72	4" PVC Pipe	LF	172	0.00	\$33.88	\$5,827.36	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,827.36	\$0.00
73	6" C-900 PVC Pipe	LF	403	0.00	\$44.30	\$17,852.90	\$5,493.20	\$0.00	\$0.00	\$5,493.20	30.77%	\$12,359.70	\$274.66
74	12" C-900 PVC Pipe	LF	4257	0.00	\$98.01	\$417,228.57	\$54,481.45	\$0.00	\$0.00	\$54,481.45	13.06%	\$362,747.12	\$2,724.07
75	16" C-905 PVC Pipe	LF	1018	0.00	\$144.33	\$146,927.94	\$44,309.31	\$14,433.00	\$0.00	\$58,742.31	39.98%	\$88,185.63	\$2,937.11
76	16" X 12" Reducer	EA	1	0.00	\$1,713.61	\$1,713.61	\$0.00	\$1,713.61	\$0.00	\$1,713.61	100.00%	\$0.00	\$85.68
77	20"x16" Tapping Sleeve and Valve	EA	2	0.00	\$24,453.31	\$48,906.62	\$24,453.32	\$0.00	\$0.00	\$24,453.32	50.00%	\$24,453.30	\$0.00
78	12" - 45 Bend	EA	67	0.00	\$1,244.50	\$83,381.50	\$32,552.00	\$0.00	\$0.00	\$32,552.00	39.04%	\$50,829.50	\$1,627.60
79	12" - 22.5 Bend	EA	5	0.00	\$1,190.23	\$5,951.15	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,951.15	\$0.00
80	16" - 22.5 Bend	EA	3	0.00	\$2,311.78	\$6,935.34	\$0.00	\$4,623.56	\$0.00	\$4,623.56	66.67%	\$2,311.78	\$231.17
81	16" - Vert 45 Bend	EA	8	0.00	\$2,998.02	\$23,984.16	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$23,984.16	\$0.00
82	16" - 11 1/4 Bend	EA	2	0.00	\$2,358.75	\$4,717.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,717.50	\$0.00
83	16" x 6" TEE	EA	2	0.00	\$2,701.98	\$5,403.96	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,403.96	\$0.00
84	12" x 6" TEE	EA	10	0.00	\$1,510.60	\$15,106.00	\$1,510.60	\$0.00	\$0.00	\$1,510.60	10.00%	\$13,595.40	\$75.53
85	12" x 4" TEE	EA	5	0.00	\$1,457.60	\$7,288.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,288.00	\$0.00
86	12" TEE	EA	16	0.00	\$1,925.34	\$30,805.44	\$11,950.38	\$0.00	\$0.00	\$11,950.38	38.79%	\$18,855.06	\$597.52
87	12" Valve	EA	57	0.00	\$4,071.20	\$232,058.40	\$34,928.20	\$0.00	\$0.00	\$34,928.20	15.05%	\$197,130.20	\$1,746.41
88	Fire Hydrant	EA	11	0.00	\$6,863.55	\$75,499.05	\$6,863.55	\$0.00	\$0.00	\$6,863.55	9.09%	\$68,635.50	\$343.18
89	6" Valve	EA	11	0.00	\$1,822.07	\$20,042.77	\$5,466.21	\$0.00	\$0.00	\$5,466.21	27.27%	\$14,576.56	\$273.31
90	4" Valve	EA	5	0.00	\$1,559.37	\$7,796.85	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,796.85	\$0.00
91	2" Corp. Stop	EA	6	0.00	\$304.53	\$5,427.18	\$2,713.59	\$0.00	\$0.00	\$2,713.59	50.00%	\$2,713.59	\$135.68
92	Irrigation Service W/BFP	EA	6	0.00	\$5,052.97	\$30,317.82	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$30,317.82	\$0.00
93	Relocate Exist. Water Service	LS	1	0.00	\$1,364.98	\$1,364.98	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,364.98	\$0.00
94	Relocate Exist. Irrigation Service and BFP	LS	1	0.00	\$4,318.40	\$4,318.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,318.40	\$0.00
95	16" Gate Valve	EA	8	0.00	\$7,865.12	\$62,920.96	\$7,865.12	\$7,865.12	\$0.00	\$15,730.24	25.00%	\$47,190.72	\$786.51
96	04" - 45 Bend	EA	1	0.00	\$390.98	\$390.98	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$390.98	\$0.00
97	06" - 45 Bend	EA	2	0.00	\$548.37	\$1,096.74	\$1,096.74	\$0.00	\$0.00	\$1,096.74	100.00%	\$0.00	\$54.84
98	16" - 45 Bend	EA	3	0.00	\$2,346.99	\$7,040.97	\$25,816.89	\$0.00	\$0.00	\$25,816.89	366.67%	-\$18,775.92	\$0.00
99	16" x 12" TEE	EA	1	0.00	\$3,218.64	\$3,218.64	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,218.64	\$0.00
100	16" x 16" TEE	EA	1	0.00	\$3,889.03	\$3,889.03	\$0.00	\$3,889.03	\$0.00	\$3,889.03	100.00%	\$0.00	\$194.45
101	12" X 12" TEE	EA	1	0.00	\$1,925.37	\$1,925.37	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,925.37	\$0.00
102	06" - 90 Bend	EA	1	0.00	\$580.61	\$580.61	\$580.61	\$0.00	\$0.00	\$580.61	100.00%	\$0.00	\$29.03
103	04" Cap	EA	5	0.00	\$348.63	\$1,743.15	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,743.15	\$0.00
104	12" Cap	EA	20	0.00	\$659.66	\$13,193.20	\$2,638.64	\$0.00	\$0.00	\$2,638.64	20.00%	\$10,554.56	\$131.93
105	06" Cap	EA	1	0.00	\$397.08	\$397.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$397.08	\$0.00
106	Sample Points	EA	9	0.00	\$814.49	\$7,330.41	\$814.49	\$0.00	\$0.00	\$814.49	11.11%	\$6,515.92	\$40.72
107	12" x 06" Vertical Offset	EA	2	0.00	\$2,047.44	\$4,094.88	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,094.88	\$0.00
108	12" X 12" Vertical Offset	EA	3	0.00	\$1,899.99	\$5,699.97	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,699.97	\$0.00
109	04" X 18" Vertical Offset	EA	1	0.00	\$1,798.71	\$1,798.71	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,798.71	\$0.00
110	06" X 8" Vertical Offset	EA	1	0.00	\$1,775.23	\$1,775.23	\$1,775.23	\$0.00	\$0.00	\$1,775.23	100.00%	\$0.00	\$88.76

111	12" x 18" Vertical Offset	EA	6	0.00	\$3,380.27	\$20,281.62	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$20,281.62	\$0.00
112	12" X 24" Vertical Offset	EA	1	0.00	\$3,381.69	\$3,381.69	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,381.69	\$0.00
113	Pipe Testing	LS	1	0.00	\$23,353.74	\$23,353.74	\$934.14	\$0.00	\$0.00	\$934.14	4.00%	\$22,419.60	\$46.71
<b>EARTHWORK</b>													
<b>A. General Conditions</b>													
114	Mobilization	LS	1	0.00	\$281,017.11	\$281,017.11	\$33,722.05	\$28,101.71	\$0.00	\$61,823.76	22.00%	\$219,193.35	\$3,091.19
115	Payment and Performance Bond	LS	1	0.00	\$4,873.10	\$4,873.10	\$4,873.10	\$0.00	\$0.00	\$4,873.10	100.00%	\$0.00	\$243.66
116	Survey	LS	1	0.00	\$29,637.56	\$29,637.56	\$296.38	\$2,963.76	\$0.00	\$3,260.14	11.00%	\$26,377.42	\$163.00
117	As-builts	LS	1	0.00	\$6,612.08	\$6,612.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,612.08	\$0.00
<b>B. Soil Erosion Control</b>													
118	SWPPP Weekly Inspection and Maintenance	LS	1	0.00	\$160,990.12	\$160,990.12	\$16,099.01	\$16,099.01	\$0.00	\$32,198.02	20.00%	\$128,792.10	\$1,609.90
119	Silt Fence	LF	5565	0.00	\$0.94	\$5,231.10	\$4,211.00	\$0.00	\$0.00	\$4,211.00	80.50%	\$1,020.10	\$210.55
120	Inlet Protection	EA	59	0.00	\$110.00	\$6,490.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,490.00	\$0.00
121	Soil Tracking Device	EA	2	0.00	\$4,422.59	\$8,845.18	\$4,422.59	\$0.00	\$0.00	\$4,422.59	50.00%	\$4,422.59	\$221.13
122	Floating Turbidity Barrier	LF	155	0.00	\$40.15	\$6,223.25	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,223.25	\$0.00
<b>C. Earthwork</b>													
123	Clearing and Grubbing	LS	1	0.00	\$99,055.02	\$99,055.02	\$4,952.75	\$9,905.50	\$0.00	\$14,858.25	15.00%	\$84,196.77	\$742.91
124	Import Fill Material	CY	8459	0.00	\$16.24	\$137,374.16	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$137,374.16	\$0.00
125	Site Grading	LS	1	0.00	\$7,823.43	\$7,823.43	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,823.43	\$0.00
126	Seed and Mulch	SY	10144	0.00	\$1.08	\$10,955.52	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,955.52	\$0.00
<b>SANITARY SEWER</b>													
<b>A. General Conditions</b>													
127	Mobilization	LS	1	0.00	\$281,017.11	\$281,017.11	\$75,874.62	\$36,532.22	\$0.00	\$112,406.84	40.00%	\$168,610.27	\$5,620.33
128	Payment and Performance Bond	LS	1	0.00	\$18,163.64	\$18,163.64	\$18,163.64	\$0.00	\$0.00	\$18,163.64	100.00%	\$0.00	\$908.18
129	Survey	LS	1	0.00	\$29,637.56	\$29,637.56	\$8,298.52	\$2,963.76	\$0.00	\$11,262.28	38.00%	\$18,375.28	\$563.10
130	As-builts	LS	1	0.00	\$6,612.08	\$6,612.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,612.08	\$0.00
<b>B. Soil Erosion Control</b>													
131													
<b>C. Earthwork</b>													
132	Stockpiling & Replacement of Soil Below Cap	CY	500	0.00	\$116.63	\$58,315.00	\$23,326.00	\$0.00	\$0.00	\$23,326.00	40.00%	\$34,989.00	\$1,166.30
133	Dewatering	LS	1	0.00	\$152,170.03	\$152,170.03	\$92,823.71	\$22,825.50	\$0.00	\$115,649.21	76.00%	\$36,520.82	\$5,782.48
<b>D. Sanitary Sewer</b>													
134	2" Ductile Iron Pipe	LF	72	0.00	\$29.39	\$2,116.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,116.08	\$0.00
135	4" Ductile Iron Pipe	LF	1332	0.00	\$36.38	\$48,458.16	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$48,458.16	\$0.00
136	6" PVC Pipe	LF	46	0.00	\$43.29	\$1,991.34	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,991.34	\$0.00
137	8" PVC Pipe	LF	2577	0.00	\$72.80	\$187,605.60	\$76,076.00	\$61,006.40	\$0.00	\$137,082.40	73.07%	\$50,523.20	\$6,854.12
138	10" PVC Pipe	LF	650	0.00	\$85.51	\$55,581.50	\$55,581.50	\$0.00	\$0.00	\$55,581.50	100.00%	\$0.00	\$2,779.08
139	12" PVC Pipe	LF	270	0.00	\$104.31	\$28,163.70	\$28,163.70	\$0.00	\$0.00	\$28,163.70	100.00%	\$0.00	\$1,408.19
140	16" PVC Pipe	LF	293	0.00	\$154.80	\$45,356.40	\$45,686.00	\$0.00	\$0.00	\$45,686.00	100.68%	-\$309.60	\$2,283.30
141	4" 11.25 Deg Bend	EA	1	0.00	\$618.39	\$618.39	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$618.39	\$0.00
142	4", 22.5 Deg Bend	EA	1	0.00	\$624.25	\$624.25	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$624.25	\$0.00
143	4", 45 Deg Bend	EA	19	0.00	\$688.46	\$12,700.74	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,700.74	\$0.00
144	4", 90 Deg Bend	EA	1	0.00	\$655.06	\$655.06	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$655.06	\$0.00
145	4" Gate Valve	EA	2	0.00	\$1,364.52	\$2,729.04	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,729.04	\$0.00



146	6" Cap	EA	1	0.00	\$590.73	\$590.73	\$590.73	\$0.00	\$0.00	\$590.73	100.00%	\$0.00	\$29.54
147	6" Cleanout	EA	1	0.00	\$1,283.44	\$1,283.44	\$1,283.44	\$0.00	\$0.00	\$1,283.44	100.00%	\$0.00	\$64.17
148	6" x 6" Wye Fitting	EA	1	0.00	\$610.05	\$610.05	\$610.05	\$0.00	\$0.00	\$610.05	100.00%	\$0.00	\$30.50
149	4" Cap and Plug	EA	2	0.00	\$502.69	\$1,005.38	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,005.38	\$0.00
150	Sanitary Manhole	EA	29	0.00	\$9,589.10	\$278,083.90	\$153,425.59	\$57,534.60	\$0.00	\$210,960.19	75.86%	\$67,123.71	\$10,548.01
151	Sanitary Service Laterals	EA	1	0.00	\$1,811.25	\$1,811.25	\$1,811.25	\$0.00	\$0.00	\$1,811.25	100.00%	\$0.00	\$90.56
152	JEA Lift Station	EA	1	0.00	\$983,061.86	\$983,061.86	\$511,192.17	\$0.00	\$0.00	\$511,192.17	52.00%	\$471,869.69	\$25,559.61
153	Private Pump Station	A	1	0.00	\$618,725.55	\$618,725.55	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$618,725.55	\$0.00
154	Private Pump Ou Box	EA	2	0.00	\$4,807.20	\$9,614.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,614.40	\$0.00
155	Connect to Existing	LS	1	0.00	\$8,770.89	\$8,770.89	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,770.89	\$0.00
156	Connect to New MH	EA	3	0.00	\$5,269.79	\$15,809.37	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$15,809.37	\$0.00
<b>STORMWATER</b>													
<b>A. General Conditions</b>													
157	Mobilization	LS	1	0.00	\$281,017.11	\$281,017.11	\$98,355.99	\$70,254.28	\$0.00	\$168,610.27	60.00%	\$112,406.84	\$8,430.54
158	Payment and Performance Bond	LS	1	0.00	\$9,880.65	\$9,880.65	\$9,880.65	\$0.00	\$0.00	\$9,880.65	100.00%	\$0.00	\$494.03
159	Survey	LS	1	0.00	\$29,637.56	\$29,637.56	\$8,002.14	\$2,963.76	\$0.00	\$10,965.90	37.00%	\$18,671.66	\$548.34
160	As-builts	LS	1	0.00	\$6,612.08	\$6,612.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,612.08	\$0.00
<b>B. Soil Erosion Control</b>													
161													
<b>C. Earthwork</b>													
162	Stockpiling & Replacement of Soil Below Cap	CY	1150	0.00	\$113.46	\$130,479.00	\$41,299.44	\$0.00	\$0.00	\$41,299.44	31.65%	\$89,179.56	\$2,064.97
163	Dewatering	LS	1	0.00	\$143,166.89	\$143,166.89	\$78,741.79	\$28,633.38	\$0.00	\$107,375.17	75.00%	\$35,791.72	\$5,368.75
<b>D. Storm Drainage</b>													
164	15" HP Pipe	LF	331	0.00	\$63.69	\$21,081.39	\$1,401.18	\$1,401.18	\$0.00	\$2,802.36	13.29%	\$18,279.03	\$140.11
165	18" HP Pipe	LF	1322	0.00	\$75.42	\$99,705.24	\$16,441.56	\$73,383.66	\$0.00	\$89,825.22	90.09%	\$9,880.02	\$4,491.27
166	24" HP Pipe	LF	441	0.00	\$96.15	\$42,402.15	\$17,114.70	\$0.00	\$0.00	\$17,114.70	40.36%	\$25,287.45	\$855.74
167	30" HP Pipe	LF	503	0.00	\$131.54	\$66,164.62	\$14,732.48	\$9,339.34	\$0.00	\$24,071.82	36.38%	\$42,092.80	\$1,203.58
168	36" HP Pipe	LF	407	0.00	\$160.86	\$65,470.02	\$61,931.10	\$0.00	\$0.00	\$61,931.10	94.59%	\$3,538.92	\$3,096.56
169	42" HP Pipe	LF	124	0.00	\$201.66	\$25,030.64	\$25,030.64	\$0.00	\$0.00	\$25,030.64	100.00%	\$0.00	\$1,251.53
170	48" HP Pipe	LF	821	0.00	\$270.42	\$222,014.82	\$208,493.82	\$0.00	\$0.00	\$208,493.82	93.91%	\$13,521.00	\$10,424.69
171	Valley Gutter Type "V" Inlet	EA	9	0.00	\$7,137.31	\$64,235.79	\$5,352.98	\$10,705.97	\$0.00	\$16,058.95	25.00%	\$48,176.84	\$802.94
172	Type "J-1" Manhole	EA	3	0.00	\$5,719.45	\$17,158.35	\$4,289.59	\$4,289.59	\$0.00	\$8,579.18	50.00%	\$8,579.17	\$428.98
173	Type "J-1-B" Manhole	EA	2	0.00	\$8,785.29	\$17,570.58	\$13,177.93	\$0.00	\$0.00	\$13,177.93	75.00%	\$4,392.65	\$658.90
174	Type "J-1-C" Manhole	EA	4	0.00	\$10,240.18	\$40,960.72	\$30,720.54	\$0.00	\$0.00	\$30,720.54	75.00%	\$10,240.18	\$1,536.03
175	Type "J-1-D" Manhole	EA	1	0.00	\$12,570.22	\$12,570.22	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,570.22	\$0.00
176	Type "C" Inlet	EA	10	0.00	\$2,910.63	\$29,106.30	\$10,914.86	\$15,260.81	\$0.00	\$26,195.67	90.00%	\$2,910.63	\$1,309.78
177	Standard Curb Inlet	EA	14	0.00	\$6,141.27	\$85,977.78	\$9,211.91	\$9,211.91	\$0.00	\$18,423.82	21.43%	\$67,553.96	\$921.20
178	Curb Inlet w/ "J-1-B" Bottom	EA	4	0.00	\$7,074.04	\$28,296.16	\$21,222.12	\$0.00	\$0.00	\$21,222.12	75.00%	\$7,074.04	\$1,061.11
179	Curb Inlet w/ "J-1-C" Bottom	EA	6	0.00	\$9,770.09	\$58,620.54	\$21,982.71	\$0.00	\$0.00	\$21,982.71	37.50%	\$36,637.83	\$1,099.14
180	Curb Inlet w/ "J-1-D" Bottom	EA	3	0.00	\$12,348.91	\$37,046.73	\$46,308.42	\$0.00	\$0.00	\$46,308.42	125.00%	-\$9,261.69	\$2,315.42
181	Storm Sewer TV Inspection Report	LS	1	0.00	\$14,009.16	\$14,009.16	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,009.16	\$0.00
182	48" Collar	EA	1	0.00	\$3,150.76	\$3,150.76	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,150.76	\$0.00
<b>ELECTRICAL</b>													
<b>A. General Conditions</b>													



183	Mobilization	LS	1	0.00	\$93,672.39	\$93,672.39	\$11,240.69	\$0.00	\$0.00	\$11,240.69	12.00%	\$82,431.70	\$562.03
184	Payment and Performance Bond	LS	1	0.00	\$16,011.87	\$16,011.87	\$16,011.87	\$0.00	\$0.00	\$16,011.87	100.00%	\$0.00	\$800.59
185	Survey	LS	1	0.00	\$9,879.18	\$9,879.18	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,879.18	\$0.00
186	As-builts	LS	1	0.00	\$2,204.03	\$2,204.03	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,204.03	\$0.00
<b>B. Soil Erosion Control</b>													
187													
<b>C. Earthwork</b>													
188	Stockpiling & Replacement of Soil Below Cap	CY	1200	0.00	\$116.64	\$139,968.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$139,968.00	\$0.00
<b>D. Electric</b>													
189	5-2" Conduit (Elect, Lands, Lights)	LF	9780	0.00	\$73.34	\$717,265.20	\$241,500.00	\$0.00	\$0.00	\$241,500.00	33.67%	\$475,765.20	\$12,075.00
190	1-2" Conduit (Landscape Bed)	LF	8640	0.00	\$14.55	\$125,712.00	\$37,152.00	\$0.00	\$0.00	\$37,152.00	29.55%	\$88,560.00	\$1,857.60
191	2-2" Conduit	LF	700	0.00	\$22.12	\$15,484.00	\$6,175.00	\$0.00	\$0.00	\$6,175.00	39.88%	\$9,309.00	\$308.75
192	Small Handhole	EA	31	0.00	\$4,446.99	\$137,856.69	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$137,856.69	\$0.00
193	Parking Lot Pole (SD1)	EA	3	0.00	\$10,362.00	\$31,086.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$31,086.00	\$0.00
194	Parking Lot Pole (SD2)	EA	2	0.00	\$12,446.50	\$24,893.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$24,893.00	\$0.00
195	JEA Primary Contingency	LS	1	0.00	\$1,200,000.00	\$1,200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,200,000.00	\$0.00
<b>ORIGINAL CONTRACT TOTAL</b>						\$11,082,035.19	\$2,717,130.64	\$505,448.63	\$0.00	\$3,222,579.47	29.08%	\$7,859,455.72	\$156,892.97
<b>CHANGE ORDERS</b>													
9012	4" PVC Pipe Billing Total	LF	140	0.00	-\$9.43	-\$1,320.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,320.20	\$0.00
9013	6" C-900 PVC Pipe	LF	360	0.00	-\$15.63	-\$5,626.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$5,626.80	\$0.00
9014	6" DI Pipe	LF	40	0.00	-\$32.40	-\$1,296.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,296.00	\$0.00
9015	8" Bell Resistant	EA	8	0.00	-\$111.30	-\$890.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$890.40	\$0.00
9016	12" C-900 PVC Pipe	LF	3940	0.00	-\$59.81	-\$235,651.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$235,651.40	\$0.00
9017	12" DI Pipe	LF	400	0.00	-\$76.45	-\$30,580.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$30,580.00	\$0.00
9018	16" C-905 PVC Pipe	LF	1020	0.00	-\$110.30	-\$112,506.00	-\$33,862.10	-\$11,030.00	\$0.00	-\$44,892.10	39.90%	-\$67,613.90	-\$2,244.60
9019	20"X16" Tapping Sleeve and Valve	EA	1	0.00	-\$14,218.84	-\$14,218.84	-\$14,218.84	\$0.00	\$0.00	-\$14,218.84	100.00%	\$0.00	\$0.00
9020	4" Valve	EA	4	0.00	-\$745.18	-\$2,980.72	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$2,980.72	\$0.00
9021	6" Valve	EA	14	0.00	-\$919.02	-\$12,866.28	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$12,866.28	\$0.00
9022	12" Valve	EA	43	0.00	-\$2,574.64	-\$110,709.52	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$110,709.52	\$0.00
9023	16" Gate Valve	EA	4	0.00	-\$5,250.18	-\$21,000.72	-\$5,250.18	-\$5,250.18	\$0.00	-\$10,500.36	50.00%	-\$10,500.36	-\$525.01
9025	16" Sleeve	EA	1	0.00	-\$1,294.26	-\$1,294.26	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,294.26	\$0.00
9026	16" Vert 45 Bend	EA	5	0.00	-\$2,713.60	-\$13,568.00	-\$13,568.00	\$0.00	\$0.00	-\$13,568.00	100.00%	\$0.00	\$0.00
9027	16" -45 Bend	EA	3	0.00	-\$1,356.80	-\$4,070.40	-\$1,356.80	\$0.00	\$0.00	-\$1,356.80	33.33%	-\$2,713.60	\$0.00
9028	16" -22/5 Bend	EA	3	0.00	-\$1,331.36	-\$3,994.08	\$0.00	-\$2,662.72	\$0.00	-\$2,662.72	66.67%	-\$1,331.36	-\$133.13
9029	16" X 16" Tee	EA	1	0.00	-\$2,323.52	-\$2,323.52	\$0.00	-\$2,323.52	\$0.00	-\$2,323.52	100.00%	\$0.00	-\$116.18
9030	16" X 12" Tee	EA	2	0.00	-\$1,881.50	-\$3,763.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$3,763.00	\$0.00
9031	16" X 6" Tee	EA	2	0.00	-\$1,233.84	-\$2,467.68	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$2,467.68	\$0.00
9032	16" X 12" Reducer	EA	1	0.00	-\$958.24	-\$958.24	\$0.00	-\$958.24	\$0.00	-\$958.24	100.00%	\$0.00	-\$47.91
9033	12" -45 Bend	EA	97	0.00	-\$727.43	-\$70,560.71	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$70,560.71	\$0.00
9034	12" -22.5 Bend	EA	4	0.00	-\$634.94	-\$2,539.76	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$2,539.76	\$0.00
9035	12" Tee	EA	1	0.00	-\$1,070.60	-\$1,070.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,070.60	\$0.00
9036	12" X 12" Tee	EA	18	0.00	-\$1,176.08	-\$21,169.44	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$21,169.44	\$0.00
9037	12" X 6" Tee	EA	10	0.00	-\$791.82	-\$7,918.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$7,918.20	\$0.00
9038	12" X 4" Tee	EA	4	0.00	-\$776.98	-\$3,107.92	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$3,107.92	\$0.00
9039	12" X 6" Reducer	EA	1	0.00	-\$429.30	-\$429.30	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$429.30	\$0.00
9040	12" Cap	EA	18	0.00	-\$365.70	-\$6,582.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$6,582.60	\$0.00
9041	6" Sleeve	EA	1	0.00	-\$258.64	-\$258.64	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$258.64	\$0.00



9042	6" -90 Bend	EA	2	0.00	-\$270.30	-\$540.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$540.60	\$0.00
9043	6" -45 Bend	EA	8	0.00	-\$357.82	-\$2,942.56	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$2,942.56	\$0.00
9044	6" -22.5 Bend	EA	1	0.00	-\$237.44	-\$237.44	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$237.44	\$0.00
9045	6" Cap	EA	1	0.00	-\$154.76	-\$154.76	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$154.76	\$0.00
9046	4" -45 Bend	EA	10	0.00	-\$179.14	-\$1,791.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,791.40	\$0.00
9047	4" Cap	EA	4	0.00	-\$117.66	-\$470.64	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$470.64	\$0.00
9048	2" Corp Stop	EA	6	0.00	-\$327.54	-\$1,965.24	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,965.24	\$0.00
9049	Irrigation Service w/BFP	EA	6	0.00	-\$1,852.07	-\$11,172.42	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$11,172.42	\$0.00
9050	2" PVC Pipe	LF	100	0.00	-\$4.45	-\$445.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$445.00	\$0.00
9051	4" PVC Pipe	LF	240	0.00	-\$8.81	-\$2,114.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$2,114.40	\$0.00
9052	6" PVC Pipe	LF	1372	0.00	-\$8.30	-\$11,387.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$11,387.60	\$0.00
9053	8" PVC Pipe	LF	2856	0.00	-\$14.94	-\$42,668.64	-\$15,612.30	-\$12,519.72	\$0.00	-\$28,132.02	65.93%	-\$14,536.62	-\$1,406.60
9054	10" PVC Pipe	LF	1690	0.00	-\$33.13	-\$55,989.70	-\$21,534.50	\$0.00	\$0.00	-\$21,534.50	38.46%	-\$34,455.20	-\$1,076.73
9055	12" PVC Pipe	LF	280	0.00	-\$33.30	-\$9,324.00	-\$8,991.00	\$0.00	\$0.00	-\$8,991.00	96.43%	-\$333.00	-\$449.55
9056	16" PVC Sewer	LF	300	0.00	-\$93.93	-\$28,179.00	-\$27,709.35	\$0.00	\$0.00	-\$27,709.35	98.33%	-\$469.65	-\$1,385.47
9057	20" Casing (JAB)	LF	65	0.00	-\$102.52	-\$6,663.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$6,663.80	\$0.00
9058	8" PVC Pipe (JAB)	LF	180	0.00	-\$25.56	-\$4,600.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$4,600.80	\$0.00
9059	Sanitary Manhole	EA	33	0.00	-\$82.18	-\$2,711.94	-\$1,314.88	-\$493.08	\$0.00	-\$1,807.96	66.67%	-\$903.98	-\$90.40
9060	Sanitary Service Lateral	EA	29	0.00	-\$171.41	-\$4,970.89	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$4,970.89	\$0.00
9061	6" X 6" Wye Fitting	EA	29	0.00	-\$109.27	-\$3,168.83	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$3,168.83	\$0.00
9062	6" Cap	EA	29	0.00	-\$26.59	-\$771.11	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$771.11	\$0.00
9063	6" Cleanout	EA	29	0.00	-\$106.09	-\$3,076.61	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$3,076.61	\$0.00
9064	10" Gate Valve	EA	1	0.00	-\$2,096.76	-\$2,096.76	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$2,096.76	\$0.00
9065	4" Gate Valve	EA	3	0.00	-\$744.20	-\$2,232.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$2,232.60	\$0.00
9066	Private Pump Out Box	EA	1	0.00	-\$1,895.36	-\$1,895.36	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,895.36	\$0.00
9067	10" 45 Deg Bend	EA	16	0.00	-\$1,033.58	-\$16,537.28	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$16,537.28	\$0.00
9068	10" Cap and Plug	EA	1	0.00	-\$736.78	-\$736.78	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$736.78	\$0.00
9069	4" 90 Deg Bend	EA	1	0.00	-\$379.56	-\$379.56	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$379.56	\$0.00
9070	4" 45 Deg Bend	EA	4	0.00	-\$359.42	-\$1,437.68	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,437.68	\$0.00
9071	4" Cap and Plug	EA	3	0.00	-\$99.38	-\$298.14	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$298.14	\$0.00
9072	15" HP Pipe	LF	388	0.00	-\$18.03	-\$6,995.64	-\$396.66	-\$396.66	\$0.00	-\$753.32	11.34%	-\$6,202.32	-\$39.67
9073	18" HP Pipe	LF	1580	0.00	-\$23.76	-\$37,540.80	-\$5,179.68	-\$23,118.48	\$0.00	-\$28,288.16	75.38%	-\$9,242.64	-\$1,414.91
9074	24" HP Pipe	LF	494	0.00	-\$38.46	-\$18,999.24	-\$6,845.88	\$0.00	\$0.00	-\$6,845.88	36.03%	-\$12,153.36	-\$342.29
9075	30" HP Pipe	LF	540	0.00	-\$60.36	-\$32,594.40	-\$6,760.32	-\$4,285.56	\$0.00	-\$11,045.88	33.89%	-\$21,548.52	-\$552.29
9076	36" HP Pipe	LF	400	0.00	-\$68.31	-\$27,324.00	-\$26,299.35	\$0.00	\$0.00	-\$26,299.35	96.25%	-\$1,024.65	-\$1,314.97
9077	42" HP Pipe	LF	140	0.00	-\$87.74	-\$12,283.60	-\$10,879.76	\$0.00	\$0.00	-\$10,879.76	88.57%	-\$1,403.84	-\$543.99
9078	48" HP Pipe	LF	780	0.00	-\$115.01	-\$89,707.80	-\$88,672.71	\$0.00	\$0.00	-\$88,672.71	98.85%	-\$1,035.09	-\$4,433.64
9079	24" HP Cap	LF	4	0.00	-\$1,120.58	-\$4,482.32	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$4,482.32	\$0.00
9080	18" HP Cap	LF	2	0.00	-\$792.96	-\$1,585.92	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,585.92	\$0.00
9081	Sanitary Manhole Billing Total	EA	33	0.00	-\$3,864.07	-\$127,514.31	-\$61,825.12	-\$23,184.42	\$0.00	-\$85,009.54	66.67%	-\$42,504.77	-\$4,250.48
9082	JEA Lift Station	EA	1	0.00	-\$66,802.95	-\$66,802.95	-\$66,802.95	\$0.00	\$0.00	-\$66,802.95	100.00%	\$0.00	-\$3,340.15
9083	Valley Gutter Type "V" Inlet	EA	9	0.00	-\$2,763.88	-\$24,874.92	-\$2,763.88	-\$5,527.76	\$0.00	-\$9,291.64	33.33%	-\$16,583.28	-\$414.58
9084	Type "J-1" Manhole	EA	3	0.00	-\$2,398.76	-\$7,196.28	-\$2,398.76	-\$2,398.76	\$0.00	-\$4,797.52	66.67%	-\$2,398.76	-\$239.88
9085	Type "J-1-B" Manhole	EA	2	0.00	-\$5,772.40	-\$11,544.80	-\$11,544.80	\$0.00	\$0.00	-\$11,544.80	100.00%	\$0.00	-\$577.24
9086	Type "J-1-C" Manhole	EA	4	0.00	-\$5,577.88	-\$22,311.52	-\$22,311.52	\$0.00	\$0.00	-\$22,311.52	100.00%	\$0.00	-\$1,115.58
9087	Type "C" Inlet	EA	19	0.00	-\$1,368.93	-\$26,009.67	-\$5,475.72	-\$10,951.44	\$0.00	-\$16,427.16	63.16%	-\$9,582.51	-\$821.36
9088	Standard Curb Inlet	EA	14	0.00	-\$2,291.96	-\$32,087.44	-\$4,583.92	-\$4,583.92	\$0.00	-\$9,167.84	28.57%	-\$22,919.60	-\$458.39
9089	Curb Inlet w/"J-1-B" Bottom	EA	4	0.00	-\$2,631.08	-\$10,524.32	-\$10,524.32	\$0.00	\$0.00	-\$10,524.32	100.00%	\$0.00	-\$526.22
9090	Curb Inlet w/"J-1-C" Bottom	EA	7	0.00	-\$4,868.87	-\$34,089.09	-\$14,609.61	\$0.00	\$0.00	-\$14,609.61	42.86%	-\$19,479.48	-\$730.48



CITY OF JACKSONVILLE SMALL & EMERGING BUSINESS PROGRAM  
FINANCE & ADMINISTRATION DEPARTMENT  
CONSULTANT AND CONTRACTOR'S MONTHLY REPORT

Prime Contractor: J.B. Coxwell Contracting, Inc. Project Title: Phase 3 - CDD Project  
Professional Services No. \_\_\_\_\_ or City Bid No. \_\_\_\_\_  
Current Contract Total Amount: \$ 10,246,005.64 City Contract No. \_\_\_\_\_

INVOICE INFORMATION			
Invoice No.	11	Current Invoice \$	\$ 486,294.93
For Period Ending	10/31/2022	Cumulative Invoiced	\$ 3,141,873.02
		Contract % Complete	30.7%

CONTRACT GOAL TRACKING			
JSEB SUPPLIER GOAL \$:	\$ 2,049,201.13	JSEB SUPPLIER GOAL %	15.0%
PRIOR MONTH			
CUMULATIVE JSEB SUPPLIER \$:	\$ 70,586.13		
PRIOR MONTH			
CUMULATIVE NON-JSEB SUPPLIER \$:	\$ 367,971.98	FORMULA FOR CURRENT MONTH %:	
		CUMULATIVE \$ / CUMULATIVE \$ INVOICED	
CUMULATIVE JSEB SUPPLIER \$:	\$ 85,884.89	CUMULATIVE JSEB SUPPLIER %	2.7%
CUMULATIVE NON-JSEB SUPPLIER \$:	\$ 411,716.47	CUMULATIVE NON-JSEB SUPPLIER %:	13.1%

JSEB Supplier/Consultant/Subcontractors To Be Paid From This Invoice					
Company Name	Fed. ID No.	Zip Code	JSEB Type <sup>1</sup>	Type of Work <sup>2</sup>	This Payment (\$)
Meskel & Associates	26-2014749	32207	SBE	Engineering/Testing	\$ 9,458.76
Alpha Envirotech Consulting	27-3167742	32256	SBE	Consulting	\$ 5,840.00
Use Sheet 2 if additional lines are needed					TOTAL
					\$ 15,298.76

Non-JSEB Supplier/Consultant/Subcontractors To Be Paid From This Invoice					
Company Name	Fed. ID No.	Zip Code		Type of Work <sup>2</sup>	This Payment (\$)
PBM Constructors, Inc.	59-2493157	32226		Lift Station	\$ 31,145.80
Dobson Electric, Inc.	81-5166759	32225		Electrical	\$ 4,500.00
SRM Concrete, LLC.	62-1850770	37208		Concrete	\$ 8,098.69
Use Sheet 3 if additional lines are needed					TOTAL
					\$ 43,744.49

<sup>1</sup>JSEB (Jacksonville Small Emerging Business)

<sup>2</sup>TYPE OF WORK: Examples: Catering, Clerical, Consulting, Engineering, Hauling, Janitorial, Masonry, Site Clearing, Technical Support

FOR CITY OF JACKSONVILLE USE ONLY			
Date Processed	Document No.	Index Code - Sub object - Project No. - Detail	This Payment (\$)

- Notes:
1. THIS MONTHLY FORM MUST BE COMPLETED AND SUBMITTED WITH ALL REQUESTS FOR PAYMENT AND FINAL PAYMENT.
  2. Contractor shall attach to this form a typewritten explanation of any differences in JSEB/MBE participation from original contract commitment.
- FORM 3 Revised: May 2019





**J.B. Coxwell Contracting, Inc.**  
6741 Lloyd Road West  
Jacksonville, Florida 32254  
Office (904) 786-1120 Fax (904) 783-2970

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October 31, 2022  
Department of Public Works  
Office of the Director  
214 N. Hogan Street, 10<sup>th</sup> Floor  
Jacksonville, FL 32202

Ladies and Gentlemen,

J.B. Coxwell Contracting, Inc. provides consideration for the hiring of qualified ex-offenders as a component in our community's fight against criminal activity.

Please note the following information regarding J.B. Coxwell Contracting, Inc.'s hiring practices.

*J.B. Coxwell Contracting, Inc. hired in six positions. In those six positions hired there was three ex-offender applicants hired for employment.*

If I may answer any further questions, please contact me by telephone at 904-786-1120.

Sincerely,

Heather Melton  
Payroll/Human Resources



### Compliance Report

Full and Fair Consideration of Ex-Offenders for Awarded Contractor  
Submitted with Progress Payments

This form must be notarized

Date: 10/31/20  
 Project Name and Bid Number: Rivers Edge Phase III - C00  
 Invoice Number: 2127-11  
 Payment Application Number: 11  
 Name of Contractor: JB Coxwell Contracting Inc.  
 Authorized Signature and Title: Heather Melton, CEO Officer  
 Printed Name: Heather Melton

Please review the following and respond accordingly, if applicable.

<p><b>By Submission of this report, it is attested that the efforts below have been utilized in providing full and fair consideration to ex-offenders in the hiring practices of the above-named contractor in support of and in compliance with Section 4 of the project specifications/contract.</b></p>	
1. Total number of Ex-Offenders hired and working on this project, during this pay period:	0
a. If no Ex-Offenders were hired for this project, during this pay period, why?	Provider had no one ready for work
b. Is there a list or attachment of all ID numbers for the Ex-Offender hired for this project during this pay period?	Yes <input checked="" type="radio"/> No <input type="radio"/> (circle one)
2. Total number of Ex-Offenders that were interviewed for employment for this project, during this pay period:	0
a. Total number of Ex-Offenders that applied for employment for this project, during this pay period:	0
3. Total number of Ex-Offenders that applied for employment for this project, during this pay period, and were refused employment:	0
a. If the Ex-Offender was refused employment, why?	N/A
4. Employment policy exists for this project, and during this pay period, stating that ex-offenders will be given full and fair consideration in employment this pay period?	Yes <input checked="" type="radio"/> No <input type="radio"/> (circle one)
5. During this pay period, there is indication in recruitment literature that Ex-Offenders will be given full and fair consideration in employment by the contractor?	Yes <input checked="" type="radio"/> No <input type="radio"/>
6. Total number of employment openings for this project, during this pay period	0
7. An Ex-Offender Program Provider was contacted no later than 30 days after the issuance of a notice to proceed under the project to obtain information regarding available Ex-Offenders for employment. List the providers name and give a statement below. (this is mandatory)	No <input checked="" type="radio"/> Yes <input type="radio"/> (circle one)
<p><u>Spec't reached out to Operation New Hope and no one was ready for work.</u></p>	

**Compliance Report**

Full and Fair Consideration of Ex-Offenders for Awarded Contractor

Submitted with Progress Payments

**This form must be notarized**

If necessary, on a separate attachment, provide an explanation as to why no ex-offenders have been hired, including but not limited to, identifying any safety or security considerations, issues related to bonding or insurance, as applicable, whether any ex-offenders applied for employment, efforts made to recruit ex-offenders for employment and any specific impediments encountered that prevented ex-offenders from being hired.

Sworn to before me this 31 day of October 2022 by Heather McHorn  
(Name of affiant)

He/She is personally known to me or has produced \_\_\_\_\_ as  
identification.

Nicole Dowling  
Signature of Notary

Nicole Dowling  
Notary's Printed Name

2/28/23  
Expiration of Notary's Commission

**Affix Seal Here:**



WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the partial payment of \$486,294.93 hereby waives and releases its lien and right to claim a lien for labor, services, or material furnished through 10/31/22 on the job of the The District CDD, for the following described property.

Phase 3 CDD

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

STATE OF FLORIDA  
COUNTY OF Duval

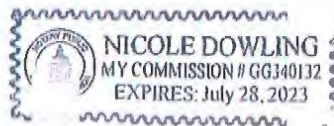
DATED on 11/10/2022

Name: J.B. Coxwell Contracting, Inc.  
(SUBCONTRACTOR/VENDOR)

By: 

Sworn to and Subscribed to before me  
This 10th day of November 2022

  
Notary Public, State of Florida  
My commission expires: 7/28/23



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996)  
Effective October 1, 1996, a person may not require a lienor to  
furnish a waiver or release of lien that is different from statutory form.



# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6A11**

**DISTRICT COMMUNITY DEVELOPMENT DISTRICT**  
**GRANT REVENUE AND SPECIAL ASSESSMENT BONDS, SERIES 2020**  
(Acquisition and Construction)

The undersigned, a Responsible Officer of the District Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, as supplemented by that certain First Supplemental Trust Indenture (collectively, the "Series 2020 Indenture") each dated as of December 1, 2020 and each by and between the District and U.S. Bank National Association, as trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2020 Indenture:

- (A) Requisition Number: **2020-104**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: **Ferguson Waterworks**

Wire Payment Instructions:  
Name: Ferguson Enterprises, LLC.  
Bank: Bank of America  
WIRE Routing: 026009593  
ACH Routing: 111000012  
SWIFT Code: BOFAUS3N  
Account: 4427213913

- (D) Amount Payable: **\$37,322.40**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

**Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2020 Acquisition and Construction Account; and
3. each disbursement set forth above was incurred in connection with the Cost of the Project.

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.

Attached hereto are originals or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**DISTRICT COMMUNITY DEVELOPMENT**

DISTRICT *FULLCROM LLC FOR CDO/CEA*

By: *Sachia Miner - Fullcrom LLC*  
Responsible Officer *SACHIA MINER - DIRECTOR*

Date: *December 12, 2022*

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

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; (ii) 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, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Project that is the subject of such requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

*Kimley-Horn and Associates, Inc.*  
by: *William J. Schilling Jr.*  
Consulting Engineer *William J. Schilling Jr., P.E.*

Date: *December 9, 2022*



**PHASE 3  
OWNER DIRECT PURCHASE  
INVOICE SUMMARY FOR AUTHORIZING PAYMENT**

Date: November 7, 2022 PO # \_\_\_\_\_

Job Site: The District – RiversEdge Phase 3 Project

Vendor Name: Ferguson Waterworks

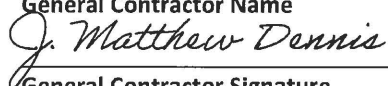
ODP PO Submittal Number: 8

PO Amount	.....	\$	<u>1,130,939.50</u>
Amount – Previous Invoices Requested	.....	\$	<u>1,087,761.54</u>
Amount – Requested This Period	.....	\$	<u>29,047.40</u>
Balance to Finish	.....	\$	<u>14,130.56</u>
Tax Savings Accumulated	.....	\$	<u>67,083.54</u>

Invoice No	Invoice Date	Amount
<u>1966082</u>	<u>November 1 2022</u>	\$ <u>29,047.40</u>
_____	_____	\$ <u>0.00</u>
_____	_____	\$ <u>0.00</u>
_____	_____	\$ <u>0.00</u>
_____	_____	\$ <u>0.00</u>
_____	_____	\$ <u>0.00</u>
_____	_____	\$ <u>0.00</u>
_____	_____	\$ <u>0.00</u>
_____	_____	\$ <u>0.00</u>

The undersigned contractor certifies to the best of the contractor's knowledge that all material for the above invoices(s) have been delivered to the jobsite in good condition.

TOTAL INVOICES THIS PERIOD \$ 29,047.40

J. Matthew Dennis  
 \_\_\_\_\_  
 General Contractor Name  
  
 \_\_\_\_\_  
 General Contractor Signature

# FERGUSON®

## WATERWORKS

9692 FLORIDA MINING BLVD W  
 BUILDING #100  
 JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1966082	\$29,047.40	65138	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN  
 MAKING PAYMENT AND REMIT TO:

FEL-JACKSONVILLE WW #149  
 PO BOX 100286  
 ATLANTA, GA 30384-0286

**SHIP TO:**

JB COXWELL CONTRACTING, INC  
 805 BROADCAST PLACE  
 JACKSONVILLE, FL 32207

THE DISTRICT  
 2300 GLADES ROAD STE 410  
 RIVERS EDGE PH III  
 C/O JB COXWELL  
 BOCA RATON, FL 33431

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	1	219	RIVERS EDGE PH III	11/01/22	IO 108496
ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT	
400	400	AFT350P12	12 CL350 CL DI FASTITE PIPE	44.450	FT	17780.00	
20	20	SP-DIFSTKFMG12	12 DI VITON FASTITE FKM GKST	546.870	EA	10937.40	
2	2	AFTVITONU	6 FASTITE VITON GSKT	165.000	EA	330.00	
			Source Order#: 1905638				
37	0	RXMJ12V	12 MJ VITON GSKT		EA	0.00	
8	0	RXMJ06V	6 MJ VITON GSKT		EA	0.00	
<b>INVOICE SUB-TOTAL</b>						<b>29047.40</b>	

\*\*\*\*\*  
 LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH \*NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

Looking for a more convenient way to pay your bill?

Log in to **Ferguson.com** and request access to Online Bill Pay.



TERMS: CASH ON DEMAND	ORIGINAL INVOICE	TOTAL DUE	\$29,047.40
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH. \*Any reference to or incorporation of Executive Order 14042 and/or the EO-implementing Federal clauses (FAR 52.223 -99 and/or DFARS 252.223-7999) is expressly rejected by Seller and shall not apply as Seller is a materials supplier and therefore exempt under the Executive Order.\*

**PHASE 3  
OWNER DIRECT PURCHASE  
INVOICE SUMMARY FOR AUTHORIZING PAYMENT**

Date: November 28, 2022 PO # \_\_\_\_\_

Job Site: The District – RiversEdge Phase 3 Project

Vendor Name: Ferguson Waterworks

ODP PO Submittal Number: 9

PO Amount	.....	\$ 1,130,939.50
Amount – Previous Invoices Requested	.....	\$ 1,116,808.94
Amount – Requested This Period	.....	\$ 8,275.00
Balance to Finish	.....	\$ 5,855.56
Tax Savings Accumulated	.....	\$ 67,580.04

Invoice No	Invoice Date	Amount
1966082-1	November 17, 2022	\$ 8,275.00
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

The undersigned contractor certifies to the best of the contractor’s knowledge that all material for the above invoices(s) have been delivered to the jobsite in good condition.

TOTAL INVOICES THIS PERIOD \$ 8,275.00

J. Matthew Dennis JBCCI  
General Contractor Name

[Signature]  
General Contractor Signature





**WATERWORKS**

9692 FLORIDA MINING BLVD W  
 BUILDING #100  
 JACKSONVILLE, FL 32257

Please contact with Questions: 904-268-2551

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1966082-1	\$8,275.00	65138	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN  
 MAKING PAYMENT AND REMIT TO:

FEL-JACKSONVILLE WWV -#149  
 PO BOX 100286  
 ATLANTA, GA 30384-0286

SHIP TO:

THE DISTRICT  
 2300 GLADES ROAD STE 410  
 RIVERS EDGE PH III  
 C/O JB COXWELL  
 BOCA RATON, FL 33431

COUNTER PICK UP  
 9692 FLORIDA MINING BLVD W  
 BUILDING #100  
 JACKSONVILLE, FL 32257


SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
149	149	FLE	1	219	RIVERS EDGE PH III	11/17/22	IO 108593

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
37	37	RXMJ12V	Source Order#: 1905638 12 MJ VITON GSKT	199.000	EA	7363.00
8	8	RXMJ06V	6 MJ VITON GSKT	114.000	EA	912.00
<b>INVOICE SUB-TOTAL</b>						<b>8275.00</b>

\*\*\*\*\*  
 LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH \*NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

Looking for a more convenient way to pay your bill?

Log in to **Ferguson.com** and request access to Online Bill Pay.



<b>TERMS:</b> CASH ON DEMAND	<b>ORIGINAL INVOICE</b>	<b>TOTAL DUE</b>	<b>\$8,275.00</b>
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.  
 \*Any reference to or incorporation of Executive Order 14042 and/or the EO-implementing Federal clauses (FAR 52.223 -99 and/or DFARS 252.223-7999) is expressly rejected by Seller and shall not apply as Seller is a materials supplier and therefore exempt under the Executive Order.\*

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6AIII**

**DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
GRANT REVENUE AND SPECIAL ASSESSMENT BONDS, SERIES 2020  
(Acquisition and Construction)**

The undersigned, a Responsible Officer of the District Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, as supplemented by that certain First Supplemental Trust Indenture (collectively, the "Series 2020 Indenture") each dated as of December 1, 2020 and each by and between the District and U.S. Bank National Association, as trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2020 Indenture:

- (A) Requisition Number: **2020-105**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: **Kimley-Horn and Associates, Inc.**

Wire Payment Instructions:  
Bank: Wells Fargo Bank, N.A.  
ABA: 121000248  
Account: 2073089159554

- (D) Amount Payable: **\$159,993.19**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

**Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2020 Acquisition and Construction Account; and
3. each disbursement set forth above was incurred in connection with the Cost of the Project.

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.

Attached hereto are originals or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

DISTRICT COMMUNITY DEVELOPMENT  
DISTRICT *FULLCROW LLC FOR CDD/CRM*  
By: *Sacha Miner* - FULLCROW LLC  
Responsible Officer *SACHA MINER - DIRECTOR*  
Date: *December 12, 2022*

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

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; (ii) 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, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Project that is the subject of such requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

*Kimley-Horn and Associates, Inc.*  
by: *William J. Schilling Jr.*  
Consulting Engineer *William J. Schilling Jr., P.E.*  
Date: *December 9, 2022*



<b>Please remit payment electronically to:</b>		<b>If paying by check, please remit to:</b>	
Account Name:	KIMLEY-HORN AND ASSOCIATES, INC.	KIMLEY-HORN AND ASSOCIATES, INC.	
Bank Name and Address:	WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163	P.O. BOX 932520	
Account Number:	2073089159554	ATLANTA, GA 31193-2520	
ABA#:	121000248		

THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
 ATTN: CRAIG WRATHELL  
 2300 GLADES ROAD  
 SUITE 410W  
 BOCA RATON, FL 33431

Invoice No: 045547004-0622  
 Invoice Date: Jun 30, 2022  
 Invoice Amount: \$93,216.19  
 Project No: 045547004  
 Project Name: THE DISTRICT CDD DESIGN  
 Project Manager: SCHILLING, BILL

Federal Tax Id: 56-0885615  
 For Services Rendered through Jun 30, 2022

Client Reference: TASK ORDER # CDD 5

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 01 - GENERAL AND ADMINISTRATIVE SERVICES	225,000.00	HOURLY	210,293.50	207,530.50	2,763.00
TASK 02 - WEEKLY INTERNAL AND OWNER MEETINGS	315,000.00	HOURLY	314,969.00	312,505.00	2,464.00
TASK 03 - MONTHLY MEETINGS WITH CITY'S REPRESENTATIVE	60,000.00	HOURLY	59,939.00	59,939.00	0.00
TASK 04 - SURVEYING SERVICES	25,000.00	HOURLY	6,200.00	6,200.00	0.00
TASK 05 - GEOTECHNICAL SERVICES	20,000.00	HOURLY	17,900.00	13,200.00	4,700.00
TASK 06 - BIOLOGICAL SERVICES	5,000.00	HOURLY	900.00	900.00	0.00
TASK 07.1 - SOIL MANAGEMENT	70,000.00	100.00%	70,000.00	70,000.00	0.00
TASK 07.2 - PREPARATION OF DEWATERING PLAN	25,000.00	100.00%	25,000.00	25,000.00	0.00
TASK 07.3 - MEETINGS AND COORDINATION WITH REMEDIATION CONTRACTOR	15,000.00	HOURLY	9,972.50	9,972.50	0.00
TASK 07.4 - HEALTH AND SAFETY PLAN	5,000.00	100.00%	5,000.00	5,000.00	0.00
TASK 07.5 - ENVIRONMENTAL COORDINATION FOR HCS RELOCATION	7,500.00	100.00%	7,500.00	7,500.00	0.00
TASK 08 - CMAR RFQ	11,863.00	HOURLY	11,862.50	11,862.50	0.00
TASK 10 - SCHOOL BOARD PARKING - CIVIL ENGINEERING	45,000.00	100.00%	45,000.00	45,000.00	0.00
TASK 11 - SCHOOL BOARD PARKING - PERMITTING	33,137.00	HOURLY	32,848.50	32,848.50	0.00
TASK 12 - STORMWATER COMPENSATION CREDITS	35,000.00	HOURLY	34,993.00	34,993.00	0.00
TASK 13 - TREE MITIGATION, RELOCATION AND PERMITTING	7,500.00	HOURLY	6,757.50	5,970.00	787.50
TASK 14 - MASS GRADING PLAN	25,000.00	100.00%	25,000.00	25,000.00	0.00
TASK 15 - OPINIONS OF COST, PHASING, AND CMAR COORDINATION	25,000.00	HOURLY	24,999.50	24,999.50	0.00
TASK 16 - DRY UTILITY COORDINATION	35,000.00	HOURLY	34,924.50	34,924.50	0.00
TASK 17 - DRY UTILITY LAYOUT (OPTIONAL)	35,000.00	HOURLY	34,981.00	34,981.00	0.00
TASK 18 - ROADWAY AND UTILITY CONCEPTUAL DESIGN (30% PLANS)	60,000.00	100.00%	60,000.00	60,000.00	0.00
TASK 19 - VISION DOCUMENT	30,000.00	HOURLY	29,918.50	29,918.50	0.00
TASK 20 - STREETScape CONCEPTUAL DESIGN (30% PLANS)	40,000.00	100.00%	40,000.00	40,000.00	0.00
TASK 21 - ROADWAY AND UTILITY DESIGN DEVELOPMENT (60% PLANS)	150,000.00	100.00%	150,000.00	150,000.00	0.00



<p><b>Please remit payment electronically to:</b></p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC.          Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163          Account Number: 2073089159554          ABA#: 121000248</p>	<p><b>If paying by check, please remit to:</b></p> <p>KIMLEY-HORN AND ASSOCIATES, INC.          P.O. BOX 932520          ATLANTA, GA 31193-2520</p>
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THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
 ATTN: CRAIG WRATHELL  
 2300 GLADES ROAD  
 SUITE 410W  
 BOCA RATON, FL 33431

Invoice No: 045547004-0622  
 Invoice Date: Jun 30, 2022  
 Invoice Amount: \$93,216.19  
 Project No: 045547004  
 Project Name: THE DISTRICT CDD DESIGN  
 Project Manager: SCHILLING, BILL

Federal Tax Id: 56-0885615  
 For Services Rendered through Jun 30, 2022

Client Reference: TASK ORDER # CDD 5

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 22 - STREETScape DESIGN DEVELOPMENT (60% PLANS)	65,000.00	100.00%	65,000.00	65,000.00	0.00
TASK 23 - ROADWAY & UTILITY CONSTRUCTION DOCUMENT(100% PLAN)	300,000.00	100.00%	300,000.00	300,000.00	0.00
TASK 24 - STREETScape CONSTRUCTION DOCUMENTS (100% PLANS)	165,000.00	100.00%	165,000.00	165,000.00	0.00
TASK 25 - ROADWAY, UTILITY AND STREETScape PERMITTING	80,000.00	HOURLY	79,987.50	79,987.50	0.00
TASK 26 - BIDDING AND VALUE ENGINEERING ASSISTANCE	100,000.00	HOURLY	99,910.50	99,910.50	0.00
TASK 27.1 - SCHOOL BOARD PARKING LOT CPS	50,000.00	HOURLY	49,989.00	49,989.00	0.00
TASK 27.2 - CDD IMPROVEMENTS CPS - PHASE 2	360,000.00	HOURLY	266,052.50	242,439.00	23,613.50
TASK 27.3 - ENVIRONMENTAL COORD., OBSERVATION, AND REPORTING FOR ABANDONMENT OF MONITORING WELLS	10,000.00	HOURLY	9,922.50	9,922.50	0.00
TASK 27.4 - ENVIRONMENTAL OBSERVATION, TRACKING, TESTING, REPORTING DURING CONSTRUCTION OF NEW SCHOOL BOARD PARKING LOT (PHASE 1)	58,000.00	HOURLY	48,125.00	48,125.00	0.00
TASK 27.5 - ENVIRONMENTAL COORDINATION OF HCS SYSTEM REINSTALLATION AND MONITORING WELL REINSTALLATION	6,000.00	HOURLY	6,000.00	6,000.00	0.00
TASK 27.6 - ENVIRONMENTAL OBSERVATION, TRACKING, TESTING, REPORTING DURING CONSTRUCTION (PHASE 2)	360,000.00	HOURLY	149,937.50	129,097.00	20,840.50
TASK 27.7 - ENVIRONMENTAL MONITORING WELL REINSTALLATION COORD.	9,000.00	HOURLY	450.00	450.00	0.00
TASK 27.8 - ENVIRONMENTAL MEETINGS AND COORDINATION WITH FDEP DURING PHASE 2	30,000.00	HOURLY	9,762.50	7,812.50	1,950.00
TASK 28 - UPDATE VISION DOCUMENT/RENDERINGS	25,000.00	HOURLY	24,969.50	24,969.50	0.00
TASK 29 - DDRB MASTER PLAN MODIFICATIONS	30,000.00	HOURLY	28,845.50	28,845.50	0.00
TASK 30 - MARINA GEOTECHNICAL SUB	80,000.00	HOURLY	45,226.94	9,129.25	36,097.69
TASK 31 - MARINA DESIGN SUBS	120,000.00	HOURLY	113,222.75	113,222.75	0.00
TASK 32 - MARINA DESIGN COORD	60,000.00	HOURLY	30,035.50	30,035.50	0.00
TASK 33 - DESIGN MODIFICATIONS BASED ON DDRB APPROVAL	100,000.00	100.00%	100,000.00	100,000.00	0.00
TASK 34 - DESIGN OF EASTERN & SOUTHERN RETAINING WALL	25,000.00	60.00%	15,000.00	15,000.00	0.00
TASK 35 - DESIGN OF CDD LIFT STATION	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 36 - ADDITIONAL PERMITTING FOR DDRB APPROVED MODS	75,000.00	HOURLY	74,864.00	74,864.00	0.00



<p><b>Please remit payment electronically to:</b></p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC.          Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163          Account Number: 2073089159554          ABA#: 121000248</p>	<p><b>If paying by check, please remit to:</b></p> <p>KIMLEY-HORN AND ASSOCIATES, INC.          P.O. BOX 932520          ATLANTA, GA 31193-2520</p>
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THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
 ATTN: CRAIG WRATHELL  
 2300 GLADES ROAD  
 SUITE 410W  
 BOCA RATON, FL 33431

Invoice No: 045547004-0622  
 Invoice Date: Jun 30, 2022  
 Invoice Amount: \$93,216.19  
 Project No: 045547004  
 Project Name: THE DISTRICT CDD DESIGN  
 Project Manager: SCHILLING, BILL

Federal Tax Id: 56-0885615  
 For Services Rendered through Jun 30, 2022

Client Reference: TASK ORDER # CDD 5

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 37 – PREPARE CDD DESIGN GUIDELINES	25,000.00	HOURLY	15,654.00	15,654.00	0.00
TASK EXP 1 - DIRECT EXPENSE REIMBURSEMENT BUDGET	35,000.00	HOURLY	33,767.21	33,767.21	0.00
TASK EXP 2 - JEA DEWATERING PERMIT (Task 7.2) FOR LAB FEES	3,000.00	HOURLY	0.00	0.00	0.00
TASK EXP 3 - ECS - RAP MOD (Task 7.5)	3,500.00	HOURLY	0.00	0.00	0.00
TASK EXP 4 - WELL DRILLING FOR ABANDONEMENT OF WELLS (Task 27.3)	20,000.00	HOURLY	19,015.17	19,015.17	0.00
TASK EXP 5 - ECS – HCS MODIFCATION AND EXTRACTION WELL INSTALLATION	80,000.00	HOURLY	79,653.27	79,653.27	0.00
TASK EXP 6 - EXPENSES FOR LAB AND OTHER FEES FOR PHASE 1 NEW SCHOOL BOARD PARKING LOT (Task 27.4)	20,000.00	HOURLY	14,631.00	14,631.00	0.00
TASK EXP 7 - EXPENSES FOR LAB AND OTHER FEES FOR PHASE 2 (Task 27.6)	80,000.00	HOURLY	8,232.00	8,232.00	0.00
TASK EXP 8 - DUST MONITORING (Task 27.4 and Task 27.6)	15,000.00	HOURLY	0.00	0.00	0.00
TASK EXP 9 - REINSTALL MONITORING WELLS AFTER PHASE 2 (Task 27.7)	25,000.00	HOURLY	0.00	0.00	0.00
<b>Subtotal</b>	<b>3,729,500.00</b>		<b>3,122,212.84</b>	<b>3,028,996.65</b>	<b>93,216.19</b>
<b>Total</b>					<b>93,216.19</b>

**Total Invoice: \$93,216.19**

THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
 ATTN: CRAIG WRATHELL  
 2300 GLADES ROAD  
 SUITE 410W  
 BOCA RATON, FL 33431

Invoice No: 045547004-0622  
 Invoice Date: Jun 30, 2022  
 Project No: 045547004  
 Project Name: THE DISTRICT CDD DESIGN  
 Project Manager: SCHILLING, BILL

**HOURLY**

KHA Ref # 045547004.2-23211108

Task	Category	Description/Name	Hrs/Qty	Rate	Current Amount Due
GENERAL ADMINISTRATIVE	PRINCIPAL	SCHILLING, BILL	2.0	344.00	688.00
	SENIOR PROFESSIONAL	MULLIS, MIKE	1.5	315.00	472.50
		STONE, HEATHER	0.5	265.00	132.50
	SUPPORT STAFF	HENKES, DENISE	12.0	105.00	1,260.00
		WHITTEN, MICHELLE	2.0	105.00	210.00
<b>TOTAL GENERAL ADMINISTRATIVE</b>			<b>18.0</b>		<b>2,763.00</b>
WEEKLY INTERNAL/OWNER MTG	PRINCIPAL	SCHILLING, BILL	3.5	344.00	1,204.00
	SENIOR PROFESSIONAL	MULLIS, MIKE	4.0	315.00	1,260.00
<b>TOTAL WEEKLY INTERNAL/OWNER MTG</b>			<b>7.5</b>		<b>2,464.00</b>
TREE MITIGATION RELO PRM	SENIOR PROFESSIONAL	MULLIS, MIKE	2.5	315.00	787.50
<b>TOTAL TREE MITIGATION RELO PRM</b>			<b>2.5</b>		<b>787.50</b>
CDD IMP CPS	PRINCIPAL	BUCHLER, AARON	0.5	344.00	172.00
		SCHILLING, BILL	13.5	344.00	4,644.00
	PROFESSIONAL	CARBALLO, PAUL	10.0	210.00	2,100.00
		COCKRIEL, JOSH	19.5	210.00	4,095.00
		GLISSON, HEATHER	6.5	190.00	1,235.00
		PEREZ-HICKMAN, MARIA	15.0	190.00	2,850.00
	SENIOR PROFESSIONAL	LONG, CASEY	2.0	315.00	630.00
		MECCA, JOE	0.5	315.00	157.50
		MULLIS, MIKE	12.0	315.00	3,780.00
		WITTENBAUER, LAURA	2.5	260.00	650.00
	SUPPORT STAFF	HENKES, DENISE	10.0	105.00	1,050.00
	TECHNICAL SUPPORT	BISCHOF, ALI	1.0	125.00	125.00
		CALANA SOMOZA, GABRIELA	9.0	125.00	1,125.00
SILVA, PEDRO		8.0	125.00	1,000.00	
<b>TOTAL CDD IMP CPS</b>			<b>110.0</b>		<b>23,613.50</b>
ENV OBS CPS PH2	PRINCIPAL	SCHILLING, BILL	7.0	344.00	2,408.00
	PROFESSIONAL	BREITENSTEIN, AUSTIN	53.5	190.00	10,165.00
		COCKRIEL, JOSH	8.0	210.00	1,680.00



THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
 ATTN: CRAIG WRATHELL  
 2300 GLADES ROAD  
 SUITE 410W  
 BOCA RATON, FL 33431

Invoice No: 045547004-0622  
 Invoice Date: Jun 30, 2022  
 Project No: 045547004  
 Project Name: THE DISTRICT CDD DESIGN  
 Project Manager: SCHILLING, BILL

Task	Category	Description/Name	Hrs/Qty	Rate	Current Amount Due
ENV OBS CPS PH2	PROFESSIONAL	FITZPATRICK, MATT	15.0	200.00	3,000.00
		MATIAS LOPEZ, ANGEL	0.5	200.00	100.00
		SANTOS, EDWIN	2.5	210.00	525.00
	SENIOR PROFESSIONAL	MULLIS, MIKE	1.5	315.00	472.50
		SHEASLEY, JASON	5.5	300.00	1,650.00
	SUPPORT STAFF	HENKES, DENISE	8.0	105.00	840.00
<b>TOTAL ENV OBS CPS PH2</b>			<b>101.5</b>		<b>20,840.50</b>
ENV MTGS &COORD W/FDEP	SENIOR PROFESSIONAL	SHEASLEY, JASON	6.5	300.00	1,950.00
<b>TOTAL ENV MTGS &amp;COORD W/FDEP</b>			<b>6.5</b>		<b>1,950.00</b>
MARINA GEOTECHNICAL SUB	EXPENSES	SUBCONSULTANTS			36,097.69
<b>TOTAL MARINA GEOTECHNICAL SUB</b>					<b>36,097.69</b>
GEOTECHNICAL SERVICES	EXPENSES	SUBCONSULTANTS			4,700.00
<b>TOTAL GEOTECHNICAL SERVICES</b>					<b>4,700.00</b>
<b>TOTAL LABOR AND EXPENSE DETAIL</b>					<b>93,216.19</b>

*This page is for informational purposes only. Please pay amount shown on cover page.*



<b>Please remit payment electronically to:</b> Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163 Account Number: 2073089159554 ABA#: 121000248	<b>If paying by check, please remit to:</b> KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520
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THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
 ATTN: CRAIG WRATHELL  
 2300 GLADES ROAD  
 SUITE 410W  
 BOCA RATON, FL 33431

Invoice No: 045547005-0622  
 Invoice Date: Jun 30, 2022  
 Invoice Amount: \$66,777.00  
 Project No: 045547005  
 Project Name: THE DISTRICT CRA DESIGN  
 Project Manager: MULLIS, MIKE

Federal Tax Id: 56-0885615  
 For Services Rendered through Jun 30, 2022

Client Reference: TASK ORDER # CRA 3

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 01 - GENERAL AND ADMINISTRATIVE SERVICES	225,000.00	HOURLY	210,453.50	207,690.50	2,763.00
TASK 02 - WEEKLY INTERNAL AND OWNER MEETINGS	315,000.00	HOURLY	314,930.50	313,455.00	1,475.50
TASK 03 - MONTHLY MEETINGS WITH CITY'S REPRESENTATIVE	60,000.00	HOURLY	59,959.50	59,959.50	0.00
TASK 04 - SURVEYING SERVICES	25,000.00	HOURLY	18,850.00	16,750.00	2,100.00
TASK 05 - GEOTECHNICAL SERVICES	60,000.00	HOURLY	53,650.00	53,650.00	0.00
TASK 06 - BIOLOGICAL SERVICES	100,000.00	HOURLY	95,543.72	95,543.72	0.00
TASK 07.1 - SOIL MANAGEMENT PLAN	55,000.00	100.00%	55,000.00	55,000.00	0.00
TASK 07.2 - PREPARATION OF DEWATERING PLAN	25,000.00	100.00%	25,000.00	25,000.00	0.00
TASK 07.3 - MEETINGS AND COORDINATION WITH REMEDIATION CONTRACTOR	15,000.00	HOURLY	9,972.50	9,972.50	0.00
TASK 07.4 - HEALTH AND SAFETY PLAN	5,000.00	100.00%	5,000.00	5,000.00	0.00
TASK 07.5 - ECMP FOR PRUDENTIAL DRIVE EXTENSION	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 08 - CMAR RFQ	11,691.00	HOURLY	11,690.50	11,690.50	0.00
TASK 10 - PRUDENTIAL DR EXTENSION-PHASE 1-CIVIL ENGINEERING	40,000.00	100.00%	40,000.00	40,000.00	0.00
TASK 11 - PRUDENTIAL DRIVE EXTENSION - PHASE 1 - PERMITTING	28,309.00	HOURLY	28,239.50	28,239.50	0.00
TASK 12.1 - BULKHEAD STRUCTURAL PLANS	150,000.00	100.00%	150,000.00	150,000.00	0.00
TASK 12.2 - PREPARATION OF MARSH BOARDWALK STRUCTURAL PLANS	35,000.00	95.00%	33,250.00	33,250.00	0.00
TASK 13.1 - PARK DESIGN SCHEMATIC DESIGN (30% PLANS)	50,000.00	100.00%	50,000.00	50,000.00	0.00
TASK 13.2 - PARK DESIGN DESIGN DEVELOPMENT (60% PLANS)	85,000.00	100.00%	85,000.00	85,000.00	0.00
TASK 13.3 - PARK DESIGN CONSTRUCTION DOCUMENTS (100% PLANS)	300,000.00	96.00%	288,000.00	276,000.00	12,000.00
TASK 14.1 - RIVERWALK DESIGN SCHEMATIC DESIGN (30% PLANS)	30,000.00	100.00%	30,000.00	30,000.00	0.00
TASK 14.2 - RIVERWALK DESIGN DESIGN DEVELOPMENT (60% PLANS)	50,000.00	100.00%	50,000.00	50,000.00	0.00
TASK 14.3- RIVERWALK DESIGN CONSTRUCTION DOCUMENT(100% PLAN)	80,000.00	95.00%	76,000.00	76,000.00	0.00

<p><b>Please remit payment electronically to:</b></p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC.          Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163          Account Number: 2073089159554          ABA#: 121000248</p>	<p><b>If paying by check, please remit to:</b></p> <p>KIMLEY-HORN AND ASSOCIATES, INC.          P.O. BOX 932520          ATLANTA, GA 31193-2520</p>
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THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
 ATTN: CRAIG WRATHELL  
 2300 GLADES ROAD  
 SUITE 410W  
 BOCA RATON, FL 33431

Invoice No: 045547005-0622  
 Invoice Date: Jun 30, 2022  
 Invoice Amount: \$66,777.00

Project No: 045547005  
 Project Name: THE DISTRICT CRA DESIGN  
 Project Manager: MULLIS, MIKE

Federal Tax Id: 56-0885615  
 For Services Rendered through Jun 30, 2022

Client Reference: TASK ORDER # CRA 3

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 15.1 - MARSH BOARDWALK SCHEMATIC DESIGN (30% PLANS)	15,000.00	100.00%	15,000.00	15,000.00	0.00
TASK 15.2 - MARSH BOARDWALK DESIGN DEVELOPMENT (60% PLANS)	18,000.00	100.00%	18,000.00	18,000.00	0.00
TASK 15.3 - MARSH BOARDWALK CONSTR DOCUMENTS (100% PLANS)	45,000.00	95.00%	42,750.00	42,750.00	0.00
TASK 16 - MEETINGS AND COORDINATION WITH REVIEW AGENCIES	30,000.00	HOURLY	29,903.50	29,903.50	0.00
TASK 17 - BULKHEAD AND MARSH BOARDWALK STRUCTURAL PERMITTING SUPPORT	60,000.00	HOURLY	56,886.50	56,586.50	300.00
TASK 18 - PARKS, RIVERWALK, BOARDWALK, TRAIL PERMITTING	56,000.00	HOURLY	54,927.50	54,927.50	0.00
TASK 19 - TREE MITIGATION, RELOCATION AND PERMITTING	7,500.00	HOURLY	6,840.00	6,052.50	787.50
TASK 20 - MASS GRADING PLAN	25,000.00	100.00%	25,000.00	25,000.00	0.00
TASK 21 - OPINIONS OF COST, PHASING, AND CMAR COORDINATION	25,000.00	HOURLY	24,910.00	24,910.00	0.00
TASK 22 - DRY UTILITY COORDINATION	35,000.00	HOURLY	34,847.50	34,847.50	0.00
TASK 23 - DRY UTILITY LAYOUT (OPTIONAL)	35,000.00	HOURLY	34,913.50	34,913.50	0.00
TASK 24 - ROADWAY CONCEPTUAL DESIGN (30% PLANS)	45,000.00	100.00%	45,000.00	45,000.00	0.00
TASK 25 - VISION DOCUMENT	30,250.00	HOURLY	30,108.50	30,108.50	0.00
TASK 26 - STREETScape CONCEPTUAL DESIGN (30% PLANS)	30,000.00	100.00%	30,000.00	30,000.00	0.00
TASK 27 - ROADWAY DESIGN DEVELOPMENT (60% PLANS)	120,000.00	100.00%	120,000.00	120,000.00	0.00
TASK 28 - STREETScape DESIGN DEVELOPMENT (60% PLANS)	50,000.00	100.00%	50,000.00	50,000.00	0.00
TASK 29 - ROADWAY CONSTRUCTION DOCUMENTS (100% PLANS)	215,000.00	100.00%	215,000.00	215,000.00	0.00
TASK 30 - STREETScape CONSTRUCTION DOCUMENTS (100% PLANS)	120,000.00	100.00%	120,000.00	120,000.00	0.00
TASK 31 - ROADWAY AND STREETScape PERMITTING	70,000.00	HOURLY	69,995.50	69,995.50	0.00
TASK 32 - BIDDING AND VALUE ENGINEERING ASSISTANCE	100,000.00	HOURLY	99,952.00	99,952.00	0.00
TASK 33.1 - PRUDENTIAL DRIVE EXTENSION - PHASE 1 - CPS	6,700.00	HOURLY	6,666.00	6,666.00	0.00
TASK 33.2 - CRA IMPROVEMENTS CPS - PHASE 2	360,000.00	HOURLY	268,643.50	244,882.50	23,761.00
TASK 33.3 - ENVIRONMENTAL OBSERVATION, TESTING AND REPORTING - PHASE 1 PRUDENTIAL DRIVE EXTENSION	15,000.00	HOURLY	0.00	0.00	0.00



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THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
 ATTN: CRAIG WRATHELL  
 2300 GLADES ROAD  
 SUITE 410W  
 BOCA RATON, FL 33431

Invoice No: 045547005-0622  
 Invoice Date: Jun 30, 2022  
 Invoice Amount: \$66,777.00  
 Project No: 045547005  
 Project Name: THE DISTRICT CRA DESIGN  
 Project Manager: MULLIS, MIKE

Federal Tax Id: 56-0885615  
 For Services Rendered through Jun 30, 2022

Client Reference: TASK ORDER # CRA 3

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 33.4 - ENVIRONMENTAL OBSERVATION, TESTING, AND REPORTING-PHASE 2	360,000.00	HOURLY	149,972.50	128,805.00	21,167.50
TASK 33.5 - ENVIRONMENTAL MONITORING WELL REINSTALLATION COORDINATION	9,000.00	HOURLY	575.00	575.00	0.00
TASK 33.6 - ENVIRONMENTAL MEETINGS AND COORDINATION WITH FDEP	25,000.00	HOURLY	7,252.50	5,302.50	1,950.00
TASK 34 - PARK AND NODE THEMING AND DESIGN SERVICES	13,000.00	HOURLY	12,932.89	12,932.89	0.00
TASK 35 - ARCHITECTURAL SERVICES	110,000.00	HOURLY	22,851.62	22,851.62	0.00
TASK 36 - ART COORDINATOR (GLENN WEISS)	6,500.00	HOURLY	6,500.00	6,500.00	0.00
TASK 37 - NODE ARTIST	335,000.00	HOURLY	179,400.00	179,400.00	0.00
TASK 38 - UPDATE VISION DOCUMENT/RENDERINGS	25,000.00	HOURLY	24,989.50	24,989.50	0.00
TASK 39 - WATER TAXI/KAYAK LAUNCH GEOTECHNICAL SUB	20,000.00	HOURLY	0.00	0.00	0.00
TASK 40 - WATER TAXI/KAYAK LAUNCH DESIGN SUBS	30,000.00	HOURLY	27,645.50	27,645.50	0.00
TASK 41 - WATER TAXI/KAYAK LAUNCH DESIGN COORD	15,000.00	HOURLY	1,732.50	1,260.00	472.50
TASK 42 - DESIGN MODIFICATIONS BASED ON DDRB APPROVAL	100,000.00	100.00%	100,000.00	100,000.00	0.00
TASK 43 - ADDITIONAL PERMITTING FOR DDRB APPROVED MODS	75,000.00	HOURLY	74,907.00	74,907.00	0.00
TASK 44 - THEVERYMANY CENTRAL PARK SD & DD	310,000.00	HOURLY	308,630.00	308,630.00	0.00
TASK 45 - THEVERYMANY PAVILION SD & DD	245,000.00	HOURLY	0.00	0.00	0.00
TASK 46 - THEVERYMANY KIOSK SD & DD	110,000.00	HOURLY	0.00	0.00	0.00
TASK EXP 1 - DIRECT EXPENSE REIMBURSEMENT	35,000.00	HOURLY	4,169.55	4,169.55	0.00
TASK EXP 2 - EXPENSES FOR LAB AND OTHER FEES FOR PHASES 1 & 2 (TASKS 33.3 AND 33.4)	75,000.00	HOURLY	2,363.40	2,363.40	0.00
TASK EXP 3 - DUST MONITORING (TASKS 33.3 AND 33.4)	15,000.00	HOURLY	0.00	0.00	0.00
TASK EXP 4 - REINSTALL MONITORING WELLS AFTER PHASE 2 (TASK 33.5)	25,000.00	HOURLY	0.00	0.00	0.00
<b>Subtotal</b>	<b>5,206,950.00</b>		<b>4,023,805.68</b>	<b>3,957,028.68</b>	<b>66,777.00</b>
<b>Total</b>					<b>66,777.00</b>

**Total Invoice: \$66,777.00**



THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
 ATTN: CRAIG WRATHELL  
 2300 GLADES ROAD  
 SUITE 410W  
 BOCA RATON, FL 33431

Invoice No: 045547005-0622  
 Invoice Date: Jun 30, 2022  
 Project No: 045547005  
 Project Name: THE DISTRICT CRA DESIGN  
 Project Manager: MULLIS, MIKE

**HOURLY**

KHA Ref # 045547005.2-23211063

Task	Category	Description/Name	Hrs/Qty	Rate	Current Amount Due
GENERAL ADMINISTRATIVE	PRINCIPAL	SCHILLING, BILL	2.0	344.00	688.00
	SENIOR PROFESSIONAL	MULLIS, MIKE	1.5	315.00	472.50
		STONE, HEATHER	0.5	265.00	132.50
	SUPPORT STAFF	HENKES, DENISE	12.0	105.00	1,260.00
		WHITTEN, MICHELLE	2.0	105.00	210.00
<b>TOTAL GENERAL ADMINISTRATIVE</b>			<b>18.0</b>		<b>2,763.00</b>
WEEKLY INT AND OWNER MTG	PRINCIPAL	SCHILLING, BILL	2.0	344.00	688.00
	SENIOR PROFESSIONAL	MULLIS, MIKE	2.5	315.00	787.50
<b>TOTAL WEEKLY INT AND OWNER MTG</b>			<b>4.5</b>		<b>1,475.50</b>
BULKHEAD/MARSH PRMTG SUPP	SENIOR PROFESSIONAL	SCHMID, SETH	1.0	300.00	300.00
<b>TOTAL BULKHEAD/MARSH PRMTG SUPP</b>			<b>1.0</b>		<b>300.00</b>
TREE MITIGATION RELO PRMT	SENIOR PROFESSIONAL	MULLIS, MIKE	2.5	315.00	787.50
<b>TOTAL TREE MITIGATION RELO PRMT</b>			<b>2.5</b>		<b>787.50</b>
CPS - CRA IMPROVEMENTS	PRINCIPAL	BUCHLER, AARON	0.5	344.00	172.00
		SCHILLING, BILL	13.5	344.00	4,644.00
	PROFESSIONAL	CARBALLO, PAUL	10.5	210.00	2,205.00
		COCKRIEL, JOSH	20.0	210.00	4,200.00
		GLISSON, HEATHER	7.0	190.00	1,330.00
		PEREZ-HICKMAN, MARIA	15.0	190.00	2,850.00
		LONG, CASEY	1.5	315.00	472.50
	SENIOR PROFESSIONAL	MECCA, JOE	0.5	315.00	157.50
		MULLIS, MIKE	12.0	315.00	3,780.00
		WITTENBAUER, LAURA	2.5	260.00	650.00
		HENKES, DENISE	10.0	105.00	1,050.00
	TECHNICAL SUPPORT	BISCHOF, ALI	1.0	125.00	125.00
		CALANA SOMOZA, GABRIELA	8.5	125.00	1,062.50
SILVA, PEDRO		8.5	125.00	1,062.50	
<b>TOTAL CPS - CRA IMPROVEMENTS</b>			<b>111.0</b>		<b>23,761.00</b>
ENV OBS TEST PH2	PRINCIPAL	SCHILLING, BILL	7.5	344.00	2,580.00

THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
 ATTN: CRAIG WRATHELL  
 2300 GLADES ROAD  
 SUITE 410W  
 BOCA RATON, FL 33431

Invoice No: 045547005-0622  
 Invoice Date: Jun 30, 2022  
 Project No: 045547005  
 Project Name: THE DISTRICT CRA DESIGN  
 Project Manager: MULLIS, MIKE

Task	Category	Description/Name	Hrs/Qty	Rate	Current Amount Due
ENV OBS TEST PH2	PROFESSIONAL	BREITENSTEIN, AUSTIN	53.0	190.00	10,070.00
		COCKRIEL, JOSH	8.0	210.00	1,680.00
		FITZPATRICK, MATT	15.5	200.00	3,100.00
		MATIAS LOPEZ, ANGEL	0.5	200.00	100.00
		SANTOS, EDWIN	2.5	210.00	525.00
	SENIOR PROFESSIONAL	MULLIS, MIKE	1.5	315.00	472.50
		SHEASLEY, JASON	6.0	300.00	1,800.00
	SUPPORT STAFF	HENKES, DENISE	8.0	105.00	840.00
<b>TOTAL ENV OBS TEST PH2</b>			<b>102.5</b>		<b>21,167.50</b>
ENV MTGS&COORD FDEP	SENIOR PROFESSIONAL	SHEASLEY, JASON	6.5	300.00	1,950.00
<b>TOTAL ENV MTGS&amp;COORD FDEP</b>			<b>6.5</b>		<b>1,950.00</b>
WATER TAXI/KAYAK LAUNCH	SENIOR PROFESSIONAL	MULLIS, MIKE	1.5	315.00	472.50
<b>TOTAL WATER TAXI/KAYAK LAUNCH</b>			<b>1.5</b>		<b>472.50</b>
SURVEYING SUB	EXPENSES	SUBCONSULTANTS			2,100.00
<b>TOTAL SURVEYING SUB</b>					<b>2,100.00</b>
<b>TOTAL LABOR AND EXPENSE DETAIL</b>					<b>54,777.00</b>

*This page is for informational purposes only. Please pay amount shown on cover page.*

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6AIV**

**DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
GRANT REVENUE AND SPECIAL ASSESSMENT BONDS, SERIES 2020  
(Acquisition and Construction)**

The undersigned, a Responsible Officer of the District Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, as supplemented by that certain First Supplemental Trust Indenture (collectively, the "Series 2020 Indenture") each dated as of December 1, 2020 and each by and between the District and U.S. Bank National Association, as trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2020 Indenture:

- (A) Requisition Number: **2020-106**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: **Kutak Rock LLP**

Wire Payment Instructions:  
Name: Kutak Rock LLP  
Bank: First National Bank of Omaha  
WIRE Routing: 104000016  
Account: 24690470  
Client Matter No.: 5523-2

- (D) Amount Payable: **\$971.50**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

**Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2020 Acquisition and Construction Account; and
3. each disbursement set forth above was incurred in connection with the Cost of the Project.

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.

Attached hereto are originals or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**DISTRICT COMMUNITY DEVELOPMENT**

**DISTRICT** *FULLCRUM LLC FOR COB/CAA*

By: *Sachin Kumar* - *FULLCRUM LLC*  
Responsible Officer *SACHA KUMAR - DIRECTOR*

Date: *December 12, 2022*

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

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; (ii) 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, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Project that is the subject of such requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

*Kimley-Horn and Associates Inc.*  
by: *William J. Schilling*  
Consulting Engineer *William J. Schilling, P.E.*

Date: *December 11, 2022*

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 29, 2022

**Check Remit To:**

Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470  
Reference: Invoice No. 3141315  
Client Matter No. 5523-2

Mr. Craig Wrathell  
District CDD  
c/o Wrathell, Hunt & Associates, LLC  
Ste. 401W  
2300 Glades Road  
Boca Raton, FL 33431

Invoice No. 3141315  
5523-2

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Re: CDD Project Construction

For Professional Legal Services Rendered

10/06/22	S. Sandy	0.30	85.50	Attend weekly project status meeting
10/07/22	D. Wilbourn	1.00	145.00	Prepare amended notices of commencement
10/20/22	S. Sandy	0.70	199.50	Attend project status call; confer with Schilling regarding Shoreline contract; review Change Order regarding same
10/21/22	S. Sandy	1.30	370.50	Confer regarding JEA Prudential Drive Bill of Sale; review cost share agreement; confer with Cook regarding same
10/27/22	S. Sandy	0.60	171.00	Attend project status call
TOTAL HOURS		3.90		

**KUTAK ROCK LLP**

District CDD

November 29, 2022

Client Matter No. 5523-2

Invoice No. 3141315

Page 2

TOTAL FOR SERVICES RENDERED \$971.50

TOTAL CURRENT AMOUNT DUE \$971.50

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6AV**



**DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
GRANT REVENUE AND SPECIAL ASSESSMENT BONDS, SERIES 2020  
(Acquisition and Construction)**

The undersigned, a Responsible Officer of the District Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, as supplemented by that certain First Supplemental Trust Indenture (collectively, the "Series 2020 Indenture") each dated as of December 1, 2020 and each by and between the District and U.S. Bank National Association, as trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2020 Indenture:

- (A) Requisition Number: **2020-107**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: **J.B. Coxwell Contracting, Inc.**

Wire Payment Instructions:

Name: J.B. Coxwell Contracting, Inc.

Bank: SunTrust

ACH Routing: 061000104

Account: 1000170856966

- (D) Amount Payable: **\$1,344,364.15**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

**Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2020 Acquisition and Construction Account; and
3. each disbursement set forth above was incurred in connection with the Cost of the Project.

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.

Attached hereto are originals or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

DISTRICT COMMUNITY DEVELOPMENT  
DISTRICT FULLCROM LLC FOR CDD/CRA  
By: Sachin Miner - FULLCROM LLC  
Responsible Officer SACHIN MINER - DIRECTOR  
Date: DECEMBER 22, 2022

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

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; (ii) 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, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Project that is the subject of such requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Kimley-Horn and Associates, Inc.  
by: [Signature]  
Consulting Engineer William B. Schwilke, P.E.  
Date: December 22, 2022



RiversEdge Phase 3 – CRA Project

Community Development District (CDD) Engineer's - Certificate for Payment

This "Engineer's Certificate for Payment" is in addition to the approved and executed information contained in "AIA Document G702 – 1992 – Application and Certificate for Payment".

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is Entitled to payment of the AMOUNT CERTIFIED in the executed "AIA Document G702 – 1992 – Application and Certificate for Payment".

Application # 12

Engineer: Kimley-Horn and Associates, Inc.

By: 

Date: 12-21-2022

William J. Schilling Jr., P.E.



**CITY OF JACKSONVILLE, FLORIDA  
APPLICATION FOR PAYMENT NO. 12 (Twelve)**

PROJECT Phase 3 - CRA Project BID NO. N/A CONTRACT NO. N/A

For Work accomplished through the date of December 31, 2022

**A. Contract and Change Orders**

1. Contract Amount.....	\$	<u>3,829,422.09</u>
2. Executed Change Orders..... +	\$	<u>(64,370.50)</u>
3. Total Contract (1) + (2).....	\$	<u>3,765,051.59</u>

**B. Work Accomplished**

4. Work performed on Contract Amount (1).....	\$	<u>1,445,965.37</u>
5. Work performed on Change Orders (2)..... +	\$	<u>(307,632.60)</u>
6. Materials stored..... +		
7. Total Completed & Stored (4) + (5) + (6).....	\$	<u>1,138,332.77</u>
8. Retainage * 5% of Item (7), not to exceed 5% of Item (3).....	\$	<u>15,754.93</u>
9. Less Previous Payments Made (or) Invoiced.....	\$	<u>921,128.16</u>
10. Payment Amount Due this Application (7) - (8) - (9).....	\$	<u>201,449.68</u>

(\*)-Retainage subject to conditions as set forth in Paragraph 20.39.5 of the General Conditions

**CONTRACTOR'S CERTIFICATION**

The undersigned CONTRACTOR certifies that: (1) all items and amounts shown above are correct; (2) all Work performed and materials supplied fully comply with the terms and conditions of the contract Documents; (3) all previous progress payments received from CITY on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment; (4) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to CITY at time of payment free and clear of all liens, claims, security interests and encumbrances; and (5) if applicable, the CONTRACTOR has complied with all provisions of Part 6 of the Purchasing Code including the payment of a pro-rata share to Minority Business Enterprises of all payments previously received by the CONTRACTOR.

Dated: December 21, 2022



**J. B. Coxwell Contracting, Inc.**  
CONTRACTOR

[Signature]  
Notary Public

By: [Signature]

**DATE APPROVALS**

_____	_____	Construction Inspector
_____	_____	Project Engineer
_____	_____	P.E., Contract Section



# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

OWNER: THE DISTRICT CDD (C/O WRATHELL, HUNT & ASSOCIATES, LLC)  
 2300 GLADES ROAD, SUITE 410W  
 BOCA RATON, FL 33431  
 ATTN: BILL SCHILLING, KIMLEY-HORN & ASSOCIATES, INC.  
 FROM: J. B. COXWELL CONTRACTING, INC.  
 6741 LLOYD ROAD  
 JACKSONVILLE, FL 32254

APPLICATION NO: 12 (Twelve) Distribution to:

Period to: 11/1/2022  
 Period from: 12/31/2022

OWNER  
 CONTRACTOR  
 ENGINEER  
 ARCHITECT

PROJECT NO: 2127  
 CONTRACT DATE: 10/27/2021

CONTRACT FOR: PHASE 3 - CRA PROJECT (PARKS, RIVERWALK, TRAIL, BOARDWALK, AND ROADWAYS)

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
	\$57,438.29	(\$121,808.79)
Approved this Month		
Number	Date Approved	
1		\$0.00 \$0.00
2		\$0.00 \$0.00
3		\$0.00 \$0.00
4		\$0.00 \$0.00
TOTALS		\$57,438.29 (\$121,808.79)
Net change by Change Orders		(\$64,370.50)

1. ORIGINAL CONTRACT SUM	\$3,829,422.09
2. Net change by Change Orders	-\$64,370.50
3. CONTRACT SUM TO DATE	\$3,765,051.59
4. TOTAL COMPLETED & STORED TO DATE	\$1,138,332.77
5. RETAINAGE	
a. 5% of Completed Work	\$15,754.93
b. 0% of Stored Material	\$0.00
Total Retainage	\$15,754.93
6. TOTAL EARNED LESS RETAINAGE	\$1,122,577.84
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$921,128.16
8. CURRENT PAYMENT DUE	\$201,449.68
9. BALANCE TO FINISH, PLUS RETAINAGE	\$2,642,473.75

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application of Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates of Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: J. B. COXWELL CONTRACTING, INC. Tracy Lee Kalvig, Controller  
 By: *[Signature]* Date: 12/21/22  
 Larry Gradus, C.F.O.

State of: Florida County of: Duval  
 Subscribed and sworn to before me this 21 day of December 2022  
 Notary Public: *[Signature]*  
 My Commission expires: 7/28/23

NICOLE DOWLIN  
 M. COMMISSION 00340122  
 EXPIRES July 28, 2023

AMOUNT CERTIFIED \$ 201,449.68

(Attach explanation if amount certified differs from the amount applied for.)

Engineer: Kimley-Horn and Associates, Inc.  
 ARCHITECT: M.A. CONSULTING SERVICES

By: *[Signature]* Date: 12-21-2022

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

## Engineer's ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AIA DOCUMENT G702 \* APPLICATION AND CERTIFICATE FOR PAYMENT \* MAY 1983 EDITION \* AIA 1983  
 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G702-1983

**CONTINUATION SHEET**

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

J. B. COXWELL CONTRACTING, INC.

PAYMENT APPLICATION: 12 (Twelve)

PERIOD THROUGH: 12/31/2022

In tabulations below, amounts are stated to the nearest dollar.

THE DISTRICT CDD (C/O WRATHELL, HUNT & ASSOCIATES, LLC)

PROJECT NAME: Phase 3 - CRA Project

Use Column I on contracts where variable retainage for line items may apply.

PROJECT NO.: 2127

A ITEM NO.	B DESCRIPTION OF WORK	UNIT	QTY	QTY THIS PERIOD	UNIT PRICE	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	I BALANCE TO FINISH (C-G)	RETAINAGE
							FROM PREVIOUS APPLICATIONS	THIS PERIOD					
PRUDENTIAL DRIVE													
A.	General Conditions												5%
1	Crew/Equipment Mobilization	LS	1	0.00	\$ 343,465.37	\$343,465.37	\$257,599.03	\$85,866.34	\$0.00	\$343,465.37	100.00%	\$0.00	\$0.00
2	Payment/Performance Bond	LS	1	0.00	\$ 5,740.79	\$5,740.79	\$5,740.79	\$0.00	\$0.00	\$5,740.79	100.00%	\$0.00	\$0.00
3	Surveying Services	LS	1	0.00	\$ 36,223.68	\$36,223.68	\$27,167.76	\$9,055.92	\$0.00	\$36,223.68	100.00%	\$0.00	\$0.00
4	Maintenance of Traffic	LS	1	0.00	\$ 41,637.73	\$41,637.73	\$39,555.84	\$2,081.89	\$0.00	\$41,637.73	100.00%	\$0.00	\$0.00
5	As-Builts	LS	1	0.00	\$ 8,081.42	\$8,081.42	\$0.00	\$1,212.21	\$0.00	\$1,212.21	15.00%	\$6,869.21	\$0.00
B.	Soil Erosion Control												
6	Silt Fence	LF	2500	0.00	\$ 0.94	\$2,350.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,350.00	\$0.00
7	Inlet Protection	EA	4	0.00	\$ 110.00	\$440.00	\$440.00	\$0.00	\$0.00	\$440.00	100.00%	\$0.00	\$0.00
C.	Earthwork												
8	Curb Demolition	LF	866	0.00	\$ 12.23	\$10,591.18	\$10,591.18	\$0.00	\$0.00	\$10,591.18	100.00%	\$0.00	\$0.00
9	Removal of Existing Pavement Sidewalk	SY	3293	0.00	\$ 12.23	\$40,273.39	\$40,273.39	\$0.00	\$0.00	\$40,273.39	100.00%	\$0.00	\$0.00
10	Import Fill Material	CY	238	0.00	\$ 16.23	\$3,862.74	\$3,862.74	\$0.00	\$0.00	\$3,862.74	100.00%	\$0.00	\$0.00
11	Grading And Dressing	LS	1	0.00	\$ 20,832.48	\$20,832.48	\$15,624.37	\$5,208.12	\$0.00	\$20,832.49	100.00%	-\$0.01	\$0.00
12	Stockpiling & Replacement of Soil Below Cap												
13	Dewatering												
D.	Roadway and Paving												
14	6" Raised Header Curb												
15	City Standard Curb	LF	1805	0.00	\$ 22.68	\$40,937.40	\$24,063.48	\$0.00	\$0.00	\$24,063.48	58.78%	\$16,673.92	\$0.00
16	Type RA Curb												
17	Type B Curb												
18	18" Curb and Gutter												
19	18" Valley Gutter												
20	24" Valley Gutter												
21	12" Stabilizer Subgrade	SY	6039	0.00	\$ 10.04	\$60,631.56	\$32,730.40	\$552.20	\$0.00	\$33,282.60	54.89%	\$27,348.96	\$0.00
22	Sidewalk Grading	SY	666	0.00	\$ 7.00	\$4,662.00	\$2,464.00	\$700.00	\$0.00	\$3,164.00	67.87%	\$1,498.00	\$0.00
23	Landscape Grading	SY	255	0.00	\$ 7.00	\$1,785.00	\$0.00	\$1,785.00	\$0.00	\$1,785.00	100.00%	\$0.00	\$0.00
24	4" Roadway Base												
25	6" Roadway Base	SY	1444	0.00	\$ 12.98	\$18,743.12	\$18,743.12	\$0.00	\$0.00	\$18,743.12	100.00%	\$0.00	\$0.00
26	8" Roadway Base	SY	1901	0.00	\$ 16.68	\$31,708.68	\$23,865.76	\$1,167.60	\$0.00	\$25,033.36	79.01%	\$6,655.32	\$0.00
27	Sidewalk (04" thick) Plain												
28	Sidewalk (06" Thick) Handicap												
29	ADA Ramps	SF	223	0.00	\$ 46.47	\$10,362.81	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,362.81	\$0.00
30	Concrete Sidewalk	SY	272	0.00	\$ 90.29	\$24,558.88	\$13,001.76	\$0.00	\$0.00	\$13,001.76	52.94%	\$11,557.12	\$0.00
31	Prime	SY	3345	0.00	\$ 0.69	\$2,308.05	\$0.00	\$2,032.74	\$0.00	\$2,032.74	88.07%	\$275.31	\$0.00
32	Asphalt 1.25"	SY	1502	0.00	\$ 10.36	\$15,560.72	\$15,560.72	\$0.00	\$0.00	\$15,560.72	100.00%	\$0.00	\$0.00
33	Asphalt 1.50"	SY	1444	0.00	\$ 11.98	\$17,299.12	\$17,299.12	\$0.00	\$0.00	\$17,299.12	100.00%	\$0.00	\$0.00











5	As-Builts	LS	1	0.00	\$	10,285.45	\$10,285.45	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,285.45	\$0.00	
B.	Soil Erosion Control														
6	Silt Fence	LF	2000	0.00	\$	0.94	\$1,880.00	\$752.00	\$0.00	\$0.00	\$752.00	40.00%	\$1,128.00	\$37.60	
7	Inlet Protection	EA	8	0.00	\$	110.00	\$880.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$880.00	\$0.00	
C.	Earthwork														
8	Curb Demolition														
9	Removal of Existing Pavement Sidewalk														
10	Import Fill Material	CY	2788	0.00	\$	16.23	\$45,249.24	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$45,249.24	\$0.00	
11	Grading And Dressing	LS	1	0.00	\$	18,328.36	\$18,328.36	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,328.36	\$0.00	
12	Stockpiling & Replacement of Soil Below Cap	CY	500	0.00	\$	113.74	\$56,870.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$56,870.00	\$0.00	
13	Dewatering														
D.	Roadway and Paving														
14	6" Raised Header Curb	LF	418	0.00	\$	20.57	\$8,598.26	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,598.26	\$0.00	
15	City Standard Curb	LF	235	0.00	\$	19.60	\$4,606.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,606.00	\$0.00	
16	Type RA Curb	LF	268	0.00	\$	27.98	\$7,498.64	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,498.64	\$0.00	
17	Type B Curb	LF	124	0.00	\$	21.73	\$2,694.52	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,694.52	\$0.00	
18	18" Curb and Gutter	LF	698	0.00	\$	26.40	\$18,427.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,427.20	\$0.00	
19	18" Valley Gutter														
20	24" Valley Gutter	LF	264	0.00	\$	30.65	\$8,091.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,091.60	\$0.00	
21	12" Stabilizer Subgrade	SY	1226	0.00	\$	10.04	\$12,309.04	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,309.04	\$0.00	
22	Sidewalk Grading	SY	3082	0.00	\$	7.00	\$21,574.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$21,574.00	\$0.00	
23	Landscape Grading	SY	1089	0.00	\$	7.00	\$7,693.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,693.00	\$0.00	
24	4" Roadway Base														
25	6" Roadway Base														
26	8" Roadway Base	SY	943	0.00	\$	16.69	\$15,738.67	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$15,738.67	\$0.00	
27	Sidewalk (04" thick) Plain	SY	170	0.00	\$	99.51	\$16,933.70	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$16,933.70	\$0.00	
28	Sidewalk (06" Thick) Handicap														
29	ADA Ramps	SY	348	0.00	\$	46.47	\$16,078.62	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$16,078.62	\$0.00	
30	Concrete Sidewalk														
31	Prime	SY	943	0.00	\$	0.69	\$650.67	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$650.67	\$0.00	
32	Asphalt 1.25"														
33	Asphalt 1.50"														
34	Asphalt 2.00"	SY	943	0.00	\$	15.32	\$14,446.76	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,446.76	\$0.00	
35	Single Post Sign, F&I < 12SF														
36	Single Post Sign, F&I Ground Mount up to 12SF	AS	19	0.00	\$	1,247.40	\$23,700.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$23,700.60	\$0.00	
37	Temporary Striping	LS	1	0.00	\$	5,207.40	\$5,207.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,207.40	\$0.00	
38	Thermo White Solid 6"	LF	773	0.00	\$	1.58	\$1,221.34	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,221.34	\$0.00	
39	Thermo White 2-4 Skip 6"														
40	Thermo White Arrow	EA	5	0.00	\$	96.45	\$482.25	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$482.25	\$0.00	
41	Thermo White Text														
42	Thermo White Arrow (Bike)	EA	5	0.00	\$	453.87	\$2,269.35	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,269.35	\$0.00	
43	Thermo White Symbol	EA	8	0.00	\$	170.20	\$1,361.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,361.60	\$0.00	
44	Thermo White solid 12"	LF	356	0.00	\$	4.20	\$1,495.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,495.20	\$0.00	
45	Thermo White Skip 12"	LF	104	0.00	\$	7.63	\$814.32	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$814.32	\$0.00	
46	Thermo White Skip 18"	LF	17	0.00	\$	14.75	\$250.75	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$250.75	\$0.00	
47	Thermo White Solid 24"	LF	348	0.00	\$	8.40	\$2,923.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,923.20	\$0.00	
48	Thermo White Skip 24"														
49	Thermo Yellow Chevron 18"	LF	17	0.00	\$	6.30	\$107.10	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$107.10	\$0.00	

50	Thermo Yellow Solid 4"	LF	189	0.00	\$	1.50	\$298.62	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$298.62	\$0.00
51	Thermo Yellow 2-4 Skip 4"	LF	174	0.00	\$	1.71	\$297.54	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$297.54	\$0.00
52	Thermo Yellow Solid 5"	LF	1004	0.00	\$	1.82	\$1,927.68	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,927.68	\$0.00
53	Thermo Yellow Skip 6"													
54	Thermo Blue Solid 6"													
55	Multi-Use Path, White Triangle, Yield Line													
56	18" Square Elephants Feet Symbol	EA	32	0.00	\$	43.89	\$1,404.48	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,404.48	\$0.00
57	Green Crosswalk Stripe Solid	LF	158	0.00	\$	80.80	\$12,766.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,766.40	\$0.00
58	Flexible Delineator	EA	2	0.00	\$	158.85	\$317.70	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$317.70	\$0.00
59	RPM													
60	12" x 18" Yield Triangle													
61	18" X 27" White Triangle Yield Line	EA	6	0.00	\$	14.75	\$88.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$88.50	\$0.00
62	Parking Lot Restriping													
63	Sleeving (2-6", 3-2") SCH 40 PVC	LF	210	0.00	\$	136.07	\$28,574.70	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$28,574.70	\$0.00
64	6' High Ornamental Fence w/ Two 30 ft Gates													
65	6' High Chain Linked Fence w/ Two 26 ft Gates													
66	Vehicular Pavers - Concrete Slab Only	SY	1609	0.00	\$	157.29	\$253,079.61	\$0.00	\$253,079.61	\$0.00	\$253,079.61	100.00%	\$0.00	\$12,653.98
E.	Storm Drainage													
67	15" HP Pipe	LF	245	0.00	\$	108.21	\$26,021.45	\$5,204.29	\$0.00	\$0.00	\$5,204.29	20.00%	\$20,817.18	\$260.21
68	18" HP Pipe	LF	144	0.00	\$	123.69	\$17,811.36	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$17,811.36	\$0.00
69	24" HP Pipe													
70	Valley Gutter Type "V" Inlet	EA	1	0.00	\$	8,927.01	\$8,927.01	\$5,195.26	\$0.00	\$0.00	\$5,195.26	75.00%	\$1,731.75	\$259.76
71	Type "C" Inlet	EA	2	0.00	\$	2,910.62	\$5,821.24	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,821.24	\$0.00
72	Standard Curb Inlet	EA	3	0.00	\$	6,133.74	\$18,401.22	\$9,200.61	\$0.00	\$0.00	\$9,200.61	50.00%	\$9,200.61	\$460.03
73	Storm Stub Out	EA	2	0.00	\$	383.66	\$767.32	\$383.66	\$0.00	\$0.00	\$383.66	50.00%	\$383.66	\$19.18
74	Type "J-1-A" Manhole													
75	Stockpiling & Replacement of Soil Below Cap	CY	24	0.00	\$	138.35	\$3,320.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,320.40	\$0.00
76	Dewatering													
77	48" ADS 8-10' Deep													
F.	Irrigation													
G.	Hardscape													
H.	Landscape													
I.	Sanitary Sewer													
RIVERSEEDGE BLVD														
A.	General Conditions													
1	Crew/Equipment Mobilization	LS	1	0.00	\$	437,137.74	\$437,137.74	\$108,284.44	\$0.00	\$0.00	\$108,284.44	25.00%	\$327,853.30	\$5,464.22
2	Payment/Performance Bond	LS	1	0.00	\$	7,873.32	\$7,873.32	\$7,873.32	\$0.00	\$0.00	\$7,873.32	100.00%	\$0.00	\$393.67
3	Surveying Services	LS	1	0.00	\$	46,102.85	\$46,102.85	\$5,071.31	\$0.00	\$0.00	\$5,071.31	11.00%	\$41,031.54	\$253.57
4	Maintenance of Traffic													
5	As-Builts	LS	1	0.00	\$	10,285.45	\$10,285.45	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,285.45	\$0.00
B.	Soil Erosion Control													
6	Silt Fence	LF	2500	0.00	\$	0.94	\$2,350.00	\$2,143.20	\$0.00	\$0.00	\$2,143.20	91.20%	\$206.80	\$107.16
7	Inlet Protection	EA	16	0.00	\$	110.00	\$1,760.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,760.00	\$0.00
C.	Earthwork													
8	Curb Demolition													
9	Removal of Existing Pavement Sidewalk													
10	Import Fill Material	CY	2363	0.00	\$	16.23	\$38,351.49	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$38,351.49	\$0.00
11	Grading And Dressing	LS	1	0.00	\$	19,878.32	\$19,878.32	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$19,878.32	\$0.00



12	Stockpiling & Replacement of Soil Below Cap	SY	500	0.00	\$	111.77	\$55,885.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$55,885.00	\$0.00	
13	Dewatering	LS	1	0.00	\$	34,284.73	\$34,284.73	\$17,828.06	\$0.00	\$0.00	\$17,828.06	52.00%	\$16,458.57	\$891.40	
D. Roadway and Paving															
14	6" Raised Header Curb	LF	882	0.00	\$	21.74	\$19,174.58	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$19,174.58	\$0.00	
15	City Standard Curb														
16	Type RA Curb														
17	Type B Curb														
18	18" Curb and Gutter	LF	836	0.00	\$	28.36	\$23,708.96	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$23,708.96	\$0.00	
19	18" Valley Gutter														
20	24" Valley Gutter	LF	911	0.00	\$	30.65	\$27,922.15	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$27,922.15	\$0.00	
21	12" Stabilizer Subgrade	SY	3684	0.00	\$	10.04	\$36,987.36	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$36,987.36	\$0.00	
22	Sidewalk Grading	SY	3814	0.00	\$	7.00	\$26,698.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$26,698.00	\$0.00	
23	Landscape Grading	SY	919	0.00	\$	7.00	\$6,433.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,433.00	\$0.00	
24	4" Roadway Base														
25	6" Roadway Base														
26	8" Roadway Base	SY	3100	0.00	\$	16.68	\$51,708.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$51,708.00	\$0.00	
27	Sidewalk (04" thick) Plain														
28	Sidewalk (06" Thick) Handicap	SY	98	0.00	\$	99.62	\$9,762.76	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,762.76	\$0.00	
29	ADA Ramps	SF	138	0.00	\$	46.47	\$6,412.86	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,412.86	\$0.00	
30	Concrete Sidewalk														
31	Prime	SY	3100	0.00	\$	0.69	\$2,139.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,139.00	\$0.00	
32	Asphalt 1.25"														
33	Asphalt 1.50"														
34	Asphalt 2.00"	SY	3100	0.00	\$	15.32	\$47,492.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$47,492.00	\$0.00	
35	Single Post Sign, F&I < 12SF	AS	10	0.00	\$	1,157.20	\$11,572.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$11,572.00	\$0.00	
36	Single Post Sign, F&I Ground Mount up to 12SF														
37	Temporary Striping	LS	1	0.00	\$	8,679.00	\$8,679.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,679.00	\$0.00	
38	Thermo White Solid 6"	LF	1098	0.00	\$	1.58	\$1,734.84	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,734.84	\$0.00	
39	Thermo White 2-4 Skip 6"														
40	Thermo White Arrow														
41	Thermo White Text														
42	Thermo White Arrow (Bike)														
43	Thermo White Symbol														
44	Thermo White solid 12"	LF	271	0.00	\$	4.20	\$1,138.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,138.20	\$0.00	
45	Thermo White Skip 12"														
46	Thermo White Skip 18"														
47	Thermo White Solid 24"	LF	77	0.00	\$	8.40	\$646.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$646.80	\$0.00	
48	Thermo White Skip 24"														
49	Thermo Yellow Chevron 18"														
50	Thermo Yellow Solid 4"														
51	Thermo Yellow 2-4 Skip 4"														
52	Thermo Yellow Solid 6"	LF	2810	0.00	\$	1.58	\$4,439.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,439.80	\$0.00	
53	Thermo Yellow Skip 6"														
54	Thermo Blue Solid 6"	LF	157	0.00	\$	13.87	\$2,316.29	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,316.29	\$0.00	
55	Multi-Use Path, White Triangle, Yield Line														
56	18" Square Elephants Feet Symbol														
57	Green Crosswalk Stripe Solid														
58	Flexible Delineator														
59	RPM	EA	26	0.00	\$	7.38	\$191.88	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$191.88	\$0.00	



60	12" x 18" Yield Triangle														
61	18" X 27" White Triangle Yield Line														
62	Parking Lot Restriping														
63	Sleeving (2-6", 3-2") SCH 40 PVC	LF	280	0.00	\$	136.07	\$38,099.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$38,099.60	\$0.00	
84	6' High Ornamental Fence w/ Two 30 ft Gates														
65	6' High Chain Linked Fence w/ Two 26 ft Gates														
66	Vehicular Pavers - Concrete Slab Only	SY	443	0.00	\$	157.29	\$69,679.47	\$0.00	\$69,679.47	\$0.00	\$69,679.47	100.00%	\$0.00	\$3,483.97	
E.	Storm Drainage														
67	15" HP Pipe	LF	87	0.00	\$	73.91	\$6,430.17	\$6,430.17	\$0.00	\$0.00	\$6,430.17	100.00%	\$0.00	\$321.51	
68	18" HP Pipe	LF	969	0.00	\$	77.97	\$75,552.93	\$51,382.23	\$0.00	\$0.00	\$51,382.23	68.01%	\$24,170.70	\$2,569.11	
69	24" HP Pipe	LF	27		\$	119.87	\$3,236.49	\$359.61	\$0.00	\$0.00	\$359.61	11.11%	\$2,876.88	\$17.98	
70	Valley Gutter Type "V" Inlet														
71	Type "C" Inlet	EA	5	0.00	\$	2,910.63	\$14,553.15	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,553.15	\$0.00	
72	Standard Curb Inlet	EA	3	0.00	\$	6,380.07	\$19,140.21	\$4,785.05	\$0.00	\$0.00	\$4,785.05	25.00%	\$14,355.16	\$239.25	
73	Storm Stub Out														
74	Type "J-1-A" Manhole	EA	2	0.00	\$	5,643.86	\$11,287.72	\$8,465.79	\$0.00	\$0.00	\$8,465.79	75.00%	\$2,821.93	\$423.29	
75	Stockpiling & Replacement of Soil Below Cap	CY	105	0.00	\$	120.76	\$12,679.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,679.80	\$0.00	
76	Dewatering														
77	48" ADS 8-10' Deep	EA	6	0.00	\$	7,078.02	\$42,468.12	\$31,851.09	\$0.00	\$0.00	\$31,851.09	75.00%	\$10,617.03	\$1,592.55	
F.	Irrigation														
G.	Hardscape														
H.	Landscape														
L.	Sanitary Sewer														
<b>ORIGINAL CONTRACT TOTAL</b>							<b>\$3,829,422.09</b>	<b>\$989,558.76</b>	<b>\$456,406.61</b>	<b>\$0.00</b>	<b>\$1,445,965.37</b>	<b>37.76%</b>	<b>\$2,383,456.72</b>	<b>\$34,354.72</b>	
<b>CHANGE ORDERS</b>															
9001	18" HP Pipe Prudential Billing Total	LF	181	0.00		-\$23.75	-\$4,298.75	-\$4,298.75	\$0.00	\$0.00	-\$4,298.75	100.00%	\$0.00	\$0.00	
9002	15" HP Pipe Broadcast	LF	245	0.00		-\$18.05	-\$4,422.25	-\$884.45	\$0.00	\$0.00	-\$884.45	20.00%	-\$3,537.80	-\$44.22	
9003	15" HP Pipe Riverside	LF	87	0.00		-\$18.03	-\$1,568.61	-\$1,568.61	\$0.00	\$0.00	-\$1,568.61	100.00%	\$0.00	-\$78.43	
9004	18" HP Pipe Riverside	LF	659	0.00		-\$23.75	-\$15,651.25	-\$15,651.25	\$0.00	\$0.00	-\$15,651.25	100.00%	\$0.00	-\$782.56	
9005	24" HP Pipe Riverside	LF	6	0.00		-\$38.59	-\$231.54	-\$115.77	\$0.00	\$0.00	-\$115.77	50.00%	-\$115.77	-\$5.79	
9006	Standard Curb Inlet Broadcast Billing Total	EA	3	0.00		-\$2,837.01	-\$8,511.03	-\$5,674.02	\$0.00	\$0.00	-\$5,674.02	66.67%	-\$2,837.01	-\$283.70	
9007	4-6" Valley Gutter Broadcast	EA	1	0.00		-\$2,734.19	-\$2,734.19	-\$2,734.19	\$0.00	\$0.00	-\$2,734.19	100.00%	\$0.00	-\$136.71	
9008	Standard Curb Inlet Riverside	EA	1	0.00		-\$2,837.01	-\$2,837.01	-\$2,837.01	\$0.00	\$0.00	-\$2,837.01	100.00%	\$0.00	-\$141.85	
9010	0-4" Valley Gutter Riverside	EA	3	0.00		-\$2,384.38	-\$7,153.14	-\$7,153.14	\$0.00	\$0.00	-\$7,153.14	100.00%	\$0.00	-\$357.66	
9011	4-6" Valley Cutter Riverside	EA	3	0.00		-\$2,734.19	-\$8,202.57	-\$8,202.57	\$0.00	\$0.00	-\$8,202.57	100.00%	\$0.00	-\$410.13	
9012	Type "J-1" Manhole	EA	2	0.00		-\$1,614.83	-\$3,229.66	-\$3,229.66	\$0.00	\$0.00	-\$3,229.66	100.00%	\$0.00	-\$161.48	
9013	Prudential P&P Bond	LS	1	0.00		\$256.21	\$256.21	\$256.21	\$0.00	\$0.00	\$256.21	100.00%	\$0.00	\$0.00	
9014	Prudential Asphalt 1.25	SY	-1502	0.00		\$10.36	-\$15,560.72	-\$15,560.72	\$0.00	\$0.00	-\$15,560.72	100.00%	\$0.00	\$0.00	
9015	Prudential Asphalt 2.00	SY	1502	0.00		\$15.32	\$23,010.64	\$5,392.64	\$11,505.32	\$0.00	\$16,897.96	73.44%	\$6,112.68	\$0.00	
9016	Prudential Standard Curb Inlet	EA	-2	0.00		\$5,133.70	-\$12,267.40	-\$12,267.40	\$0.00	\$0.00	-\$12,267.40	100.00%	\$0.00	\$0.00	
9017	Prudential Standard Curb w/Debris	EA	2	0.00		\$9,891.90	\$19,783.80	\$19,783.80	\$0.00	\$0.00	\$19,783.80	100.00%	\$0.00	\$0.00	
9018	Prudential Type "J-1-A" MH	EA	-2	0.00		\$5,566.47	-\$11,132.94	-\$11,132.94	\$0.00	\$0.00	-\$11,132.94	100.00%	\$0.00	\$0.00	
9019	Prudential Type "J-1-A" MH	EA	2	0.00		\$6,623.73	\$13,247.46	\$13,247.46	\$0.00	\$0.00	\$13,247.46	100.00%	\$0.00	\$0.00	
9020	Broad P&P Bond	LS	1	0.00		-\$358.81	-\$358.81	\$0.00	-\$358.81	\$0.00	-\$358.81	100.00%	\$0.00	-\$17.94	
9021	Broad 8" Roadway Base	SY	192	0.00		\$16.69	\$3,204.48	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,204.48	\$0.00	
9022	Broad Prime	SY	192	0.00		\$0.69	\$132.48	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$132.48	\$0.00	
9023	Broad Asphalt 2.00	SY	192	0.00		\$15.32	\$2,941.44	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,941.44	\$0.00	
9024	Broad Vehicular Paver Slab	SY	-1609	0.00		\$157.29	-\$253,079.61	\$0.00	-\$253,079.61	\$0.00	-\$253,079.61	100.00%	\$0.00	-\$12,653.98	
9025	Broad Vehicular Paver Slab	SY	1417	0.00		\$157.29	\$222,879.93	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$222,879.93	\$0.00	
9026	River P&P Bond	LS	1	0.00		-\$827.95	-\$827.95	\$0.00	-\$827.95	\$0.00	-\$827.95	100.00%	\$0.00	-\$41.40	
9027	River 8" Roadway Base	SY	443	0.00		\$16.68	\$7,389.24	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,389.24	\$0.00	

9028	River Prime	ST	443	0.00	\$0.69	\$305.67	\$0.00	\$0.00	\$0.00	0.00%	\$305.67	\$0.00
9029	River Asphalt 2.00	SY	443	0.00	\$15.32	\$6,786.76	\$0.00	\$0.00	\$0.00	0.00%	\$6,786.76	\$0.00
9030	River Vehicular Paver Slab	SY	-443	0.00	\$157.29	-\$69,679.47	\$0.00	-\$69,679.47	\$0.00	100.00%	\$0.00	-\$3,483.97
9049	DCSB Landscape/Irrigation	LS	1	0.00	\$57,438.29	\$57,438.29	\$0.00	\$57,438.29	\$0.00	100.00%	\$0.00	\$0.00
CHANGE ORDERS TOTAL												
CONTRACT TOTAL												
					\$3,765,051.59	\$936,928.39	\$201,404.38	\$0.00	\$1,138,332.77	30.23%	\$2,626,718.82	\$15,754.93

AIA DOCUMENT G703 \* APPLICATION AND CERTIFICATE FOR PAYMENT \* MAY 1983 EDITION \* AIA 1983  
 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G703-1983



RiversEdge Phase 3 – CDD Project

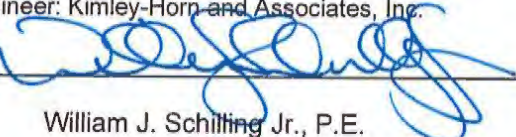
Community Development District (CDD) Engineer's - Certificate for Payment

This "Engineer's Certificate for Payment" is in addition to the approved and executed information contained in "AIA Document G702 – 1992 – Application and Certificate for Payment".

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is Entitled to payment of the AMOUNT CERTIFIED in the executed "AIA Document G702 – 1992 – Application and Certificate for Payment".

Application # 12

Engineer: Kimley-Horn and Associates, Inc.

By:  \_\_\_\_\_  
William J. Schilling Jr., P.E.

Date: 12-21-2022



**CITY OF JACKSONVILLE, FLORIDA**  
**APPLICATION FOR PAYMENT NO. 12 (Twelve)**

PROJECT Phase 3 - CDD Project BID NO. N/A CONTRACT NO. N/A

For Work accomplished through the date of December 31, 2022

**A. Contract and Change Orders**

1. Contract Amount.....	\$ 11,082,035.19
2. Executed Change Orders.....+	\$ (883,180.58)
3. Total Contract (1) + (2).....	\$ 10,198,854.61

**B. Work Accomplished**

4. Work performed on Contract Amount (1).....	\$ 6,092,235.05
5. Work performed on Change Orders (2).....+	\$ (1,586,297.00)
6. Materials stored.....+	
7. Total Completed & Stored (4) + (5) + (6).....	\$ 4,505,938.05
8. Retainage * 5% of Item (7), not to exceed 5% of Item (3).....	\$ 221,150.56
9. Less Previous Payments Made (or) Invoiced.....	\$ 3,141,873.02
10. Payment Amount Due this Application (7) - (8) - (9).....	\$ 1,142,914.47

(\*)-Retainage subject to conditions as set forth in Paragraph 20.39.5 of the General Conditions

**CONTRACTOR'S CERTIFICATION**

The undersigned CONTRACTOR certifies that: (1) all items and amounts shown above are correct; (2) all Work performed and materials supplied fully comply with the terms and conditions of the contract Documents; (3) all previous progress payments received from CITY on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment; (4) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to CITY at time of payment free and clear of all liens, claims, security interests and encumbrances; and (5) if applicable, the CONTRACTOR has complied with all provisions of Part 6 of the Purchasing Code including the payment of a pro-rata share to Minority Business Enterprises of all payments previously received by the CONTRACTOR.



Dated: December 21, 2022

**J. B. Coxwell Contracting, Inc.**

[Signature]  
 Notary Public

By: [Signature]  
 CONTRACTOR

DATE	APPROVALS
_____	_____
_____	_____
_____	_____

Construction Inspector  
 Project Engineer  
 P.E., Contract Section



# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

OWNER: **THE DISTRICT CDD (C/O WRATHELL, HUNT & ASSOCIATES, LLC)**  
 2300 GLADES ROAD, SUITE 410W  
 BOCA RATON, FL 33431  
 ATTN: BILL SCHILLING, KIMLEY-HORN & ASSOCIATES, INC.

FROM: **J. B. COXWELL CONTRACTING, INC.**  
 6741 LLOYD ROAD  
 JACKSONVILLE, FL 32254

APPLICATION NO: 12 (Twelve) Distribution to:

OWNER  
 CONTRACTOR  
 ENGINEER  
 ARCHITECT

Period to: 11/1/2022  
 Period from: 12/31/2022

PROJECT NO: 2127  
 CONTRACT DATE: 10/27/2021

CONTRACT FOR: **PHASE 3 - CDD PROJECT (ROADWAYS, STORMWATER, UTILITIES, LANDSCAPING, AND OTHER INFRASTRUCTURE)**

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
		\$724,988.53	(\$1,608,169.11)
Approved this Month			
Number	Date Approved		
1		\$0.00	\$0.00
2		\$0.00	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
<b>TOTALS</b>		\$724,988.53	(\$1,608,169.11)
<b>Net change by Change Orders</b>			<b>(\$883,180.58)</b>

1. ORIGINAL CONTRACT SUM	\$11,082,035.19
2. Net change by Change Orders	-883,180.58
3. CONTRACT SUM TO DATE	\$10,198,854.61
4. TOTAL COMPLETED & STORED TO DATE	\$4,505,938.05
5. RETAINAGE	
a. 5% of Completed Work	\$221,150.56
b. 0% of Stored Material	\$0.00
Total Retainage	\$221,150.56
6. TOTAL EARNED LESS RETAINAGE	\$4,284,787.49
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$3,141,873.02
8. CURRENT PAYMENT DUE	\$1,142,914.47
9. BALANCE TO FINISH, PLUS RETAINAGE	\$5,914,067.12

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application of Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates of Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **J. B. COXWELL CONTRACTING, INC.** Tracy Lee Kalvig, Controller  
 By: *[Signature]* Date: 12/21/22

Larry Gradus, C.F.O.

State of: Florida County of: Duval  
 Subscribed and sworn to before me this 21 day of December, 2022  
 Notary Public: *[Signature]*  
 My Commission expires: 7/28/23  
**NICOLE DOWLING**  
 MY COMMISSION GG34132

AMOUNT CERTIFIED \$ \$1,142,914.47

(Attach explanation if amount certified differs from the amount applied for.)

Engineer: **Kimley-Horn and Associates, Inc.**

ARCHITECT: **W&A CONSULTING SERVICES**  
 By: *[Signature]* Date: 12-21-2022

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

## Engineer's ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AIA DOCUMENT G702 \* APPLICATION AND CERTIFICATE FOR PAYMENT \* MAY 1983 EDITION \* AIA 1983  
 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G702-1983

**CONTINUATION SHEET**

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

J. B. COXWELL CONTRACTING, INC.

PAYMENT APPLICATION: 12 (Twelve)

PERIOD THROUGH: 12/31/2022

In tabulations below, amounts are stated to the nearest dollar.

THE DISTRICT CDD (C/O WRATHELL, HUNT & ASSOCIATES, LLC)

PROJECT NAME: Phase 3 - CDD Project

Use Column I on contracts where variable retainage for line items may apply.

PROJECT NO.: 2127

A ITEM NO.	B				C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	I BALANCE TO FINISH (C-G)	I RETAINAGE 5%	
	DESCRIPTION OF WORK	UNIT	QTY	QTY THIS PERIOD		UNIT PRICE	E WORK COMPLETED						
							FROM PREVIOUS APPLICATIONS						THIS PERIOD
<b>ROADWAYS</b>													
<b>A. General Conditions</b>													
1	Crew/Equipment Mobilization	LS	1	0.00	\$281,017.11	\$281,017.11	\$53,393.25	\$0.00	\$0.00	\$53,393.25	19.00%	\$227,623.86	\$2,669.71
2	Payment/Performance Bond	LS	1	0.00	\$10,350.37	\$10,350.37	\$10,350.37	\$0.00	\$0.00	\$10,350.37	100.00%	\$0.00	\$517.59
3	Surveying Services	LS	1	0.00	\$29,637.56	\$29,637.56	\$592.75	\$0.00	\$0.00	\$592.75	2.00%	\$29,044.81	\$29.60
4	Maintenance of Traffic	LS	1	0.00	\$41,637.73	\$41,637.73	\$6,245.67	\$0.00	\$0.00	\$6,245.67	15.00%	\$35,392.06	\$312.20
5	As-Builts	LS	1	0.00	\$6,612.08	\$6,612.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,612.08	\$0.00
<b>B. Soil Erosion Control</b>													
6	Silt Fence												
7	Inlet Protection												
<b>C. Earthwork</b>													
8	Curb Demolition												
9	Removal of Existing Pavement Sidewalk												
10	Import Fill Material												
11	Grading And Dressing												
<b>D. Roadway and Paving</b>													
12	6" Raised Header Curb	LF	2080	0.00	\$20.64	\$42,931.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$42,931.20	\$0.00
13	City Standard Curb												
14	Type B Curb	LF	32	0.00	\$21.74	\$695.68	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$695.68	\$0.00
15	18" Curb and Gutter	LF	1888	0.00	\$25.04	\$47,275.52	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$47,275.52	\$0.00
16	18" Valley Gutter	LF	301	0.00	\$30.65	\$9,225.65	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,225.65	\$0.00
17	24" Valley Gutter	LF	2898	0.00	\$30.65	\$88,823.70	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$88,823.70	\$0.00
18	12" Stabilizer Subgrade	SY	10231	0.00	\$10.04	\$102,719.24	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$102,719.24	\$0.00
19	Sidewalk Grading	SY	12568	0.00	\$7.00	\$87,976.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$87,976.00	\$0.00
20	Landscape Grading	SY	4033	0.00	\$7.00	\$28,231.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$28,231.00	\$0.00
21	6" Roadway Base												
22	8" Roadway Base	SY	9271	0.00	\$16.68	\$154,640.28	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$154,640.28	\$0.00
23	Sidewalk (06" Thick) Handicap	SY	357	0.00	\$99.61	\$35,560.77	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$35,560.77	\$0.00
24	ADA Ramps	SF	579	0.00	\$46.47	\$26,906.13	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$26,906.13	\$0.00
25	Concrete Sidewalk												
26	Prime	SY	9271	0.00	\$0.69	\$6,396.99	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,396.99	\$0.00
27	Asphalt 1.25"												
28	Asphalt 1.50"												
29	Asphalt 2.00"	SY	9271	0.00	\$15.32	\$142,031.72	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$142,031.72	\$0.00





69													
C.	Earthwork												
70	Stockpiling & Replacement of Soil Below Cap	CY	300	0.00	\$114.83	\$34,449.00	\$34,449.00	\$0.00	\$0.00	\$34,449.00	100.00%	\$0.00	\$1,722.45
71	Dewatering	LS	1	0.00	\$48,515.00	\$48,515.00	\$17,465.40	\$9,703.00	\$0.00	\$27,168.40	56.00%	\$21,346.60	\$1,358.42
D.	Landscape												
72	4" PVC Pipe	LF	172	0.00	\$33.88	\$5,827.36	\$0.00	\$3,692.92	\$0.00	\$3,692.92	63.37%	\$2,134.44	\$184.65
73	6" C-900 PVC Pipe	LF	403	0.00	\$44.30	\$17,852.90	\$5,493.20	\$3,233.90	\$0.00	\$8,727.10	48.88%	\$9,125.80	\$436.36
74	12" C-900 PVC Pipe	LF	4257	0.00	\$98.01	\$417,228.57	\$54,481.45	\$362,747.12	\$0.00	\$417,228.57	100.00%	\$0.00	\$20,861.43
75	16" C-905 PVC Pipe	LF	1018	0.00	\$144.33	\$146,927.94	\$58,742.31	\$7,649.49	\$0.00	\$66,391.80	45.19%	\$80,536.14	\$3,319.59
76	16" X 12" Reducer	EA	1	0.00	\$1,713.61	\$1,713.61	\$1,713.61	\$0.00	\$0.00	\$1,713.61	100.00%	\$0.00	\$85.68
77	20"x16" Tapping Sleeve and Valve	EA	2	0.00	\$24,453.31	\$48,906.62	\$24,453.32	\$0.00	\$0.00	\$24,453.32	50.00%	\$24,453.30	\$1,222.67
78	12" - 45 Bend	EA	67	0.00	\$1,244.50	\$83,381.50	\$32,552.00	\$50,829.50	\$0.00	\$83,381.50	100.00%	\$0.00	\$4,169.08
79	12" - 22.5 Bend	EA	5	0.00	\$1,190.23	\$5,951.15	\$0.00	\$4,760.92	\$0.00	\$4,760.92	80.00%	\$1,190.23	\$238.05
80	16" - 22.5 Bend	EA	3	0.00	\$2,311.78	\$6,935.34	\$4,623.56	\$2,311.78	\$0.00	\$6,935.34	100.00%	\$0.00	\$346.77
81	16" - Vert 45 Bend	EA	8	0.00	\$2,998.02	\$23,984.16	\$0.00	\$23,984.16	\$0.00	\$23,984.16	100.00%	\$0.00	\$1,199.21
82	16" - 11 1/4 Bend	EA	2	0.00	\$2,358.75	\$4,717.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,717.50	\$0.00
83	16" x 6" TEE	EA	2	0.00	\$2,701.98	\$5,403.96	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,403.96	\$0.00
84	12" x 6" TEE	EA	10	0.00	\$1,510.60	\$15,106.00	\$1,510.60	\$7,553.00	\$0.00	\$9,063.60	60.00%	\$6,042.40	\$453.18
85	12" x 4" TEE	EA	5	0.00	\$1,457.60	\$7,288.00	\$0.00	\$5,830.40	\$0.00	\$5,830.40	80.00%	\$1,457.60	\$291.52
86	12" TEE	EA	16	0.00	\$1,925.34	\$30,805.44	\$11,850.38	\$11,153.70	\$0.00	\$23,104.08	75.00%	\$7,701.36	\$1,155.20
87	12" Valve	EA	57	0.00	\$4,071.20	\$232,058.40	\$34,928.20	\$197,130.20	\$0.00	\$232,058.40	100.00%	\$0.00	\$11,602.92
88	Fire Hydrant	EA	11	0.00	\$6,863.55	\$75,499.05	\$6,863.55	\$41,181.30	\$0.00	\$48,044.85	63.64%	\$27,454.20	\$2,402.24
89	6" Valve	EA	11	0.00	\$1,822.07	\$20,042.77	\$5,466.21	\$9,110.35	\$0.00	\$14,576.56	72.73%	\$5,466.21	\$728.83
90	4" Valve	EA	5	0.00	\$1,559.37	\$7,796.85	\$0.00	\$7,796.85	\$0.00	\$7,796.85	100.00%	\$0.00	\$389.84
91	2" Corp. Stop	EA	6	0.00	\$904.53	\$5,427.18	\$2,713.59	\$1,809.06	\$0.00	\$4,522.65	83.33%	\$904.53	\$226.13
92	Irrigation Service W/BFP	EA	6	0.00	\$5,052.97	\$30,317.82	\$0.00	\$8,842.70	\$0.00	\$8,842.70	29.17%	\$21,475.12	\$442.14
93	Relocate Exist. Water Service	LS	1	0.00	\$1,364.98	\$1,364.98	\$0.00	\$1,364.98	\$0.00	\$1,364.98	100.00%	\$0.00	\$68.25
94	Relocate Exist. Irrigation Service and BFP	LS	1	0.00	\$4,318.40	\$4,318.40	\$0.00	\$4,318.40	\$0.00	\$4,318.40	100.00%	\$0.00	\$215.92
95	16" Gate Valve	EA	8	0.00	\$7,865.12	\$62,920.96	\$15,730.24	\$47,190.72	\$0.00	\$62,920.96	100.00%	\$0.00	\$3,146.05
96	04" - 45 Bend	EA	1	0.00	\$390.98	\$390.98	\$0.00	\$390.98	\$0.00	\$390.98	100.00%	\$0.00	\$19.55
97	06" - 45 Bend	EA	2	0.00	\$548.37	\$1,096.74	\$1,096.74	\$0.00	\$0.00	\$1,096.74	100.00%	\$0.00	\$54.84
98	16" - 45 Bend	EA	3	0.00	\$2,346.99	\$7,040.97	\$25,816.89	-\$18,775.92	\$0.00	\$7,040.97	100.00%	\$0.00	\$352.04
99	16" x 12" TEE	EA	1	0.00	\$3,218.64	\$3,218.64	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,218.64	\$0.00
100	16" x 16" TEE	EA	1	0.00	\$3,889.03	\$3,889.03	\$3,889.03	\$0.00	\$0.00	\$3,889.03	100.00%	\$0.00	\$194.45
101	12" X 12" TEE	EA	1	0.00	\$1,925.37	\$1,925.37	\$0.00	\$1,925.37	\$0.00	\$1,925.37	100.00%	\$0.00	\$96.27
102	06" - 90 Bend	EA	1	0.00	\$580.61	\$580.61	\$580.61	\$0.00	\$0.00	\$580.61	100.00%	\$0.00	\$29.03
103	04" Cap	EA	5	0.00	\$348.63	\$1,743.15	\$0.00	\$697.26	\$0.00	\$697.26	40.00%	\$1,045.89	\$34.86
104	12" Cap	EA	20	0.00	\$659.66	\$13,193.20	\$2,638.64	\$10,554.56	\$0.00	\$13,193.20	100.00%	\$0.00	\$659.66
105	06" Cap	EA	1	0.00	\$397.08	\$397.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$397.08	\$0.00
106	Sample Points	EA	9	0.00	\$814.49	\$7,330.41	\$814.49	\$0.00	\$0.00	\$814.49	11.11%	\$6,515.92	\$40.72
107	12" x 06" Vertical Offset	EA	2	0.00	\$2,047.44	\$4,094.88	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,094.88	\$0.00
108	12" X 12" Vertical Offset	EA	3	0.00	\$1,899.99	\$5,699.97	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,699.97	\$0.00
109	04" X 18" Vertical Offset	EA	1	0.00	\$1,798.71	\$1,798.71	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,798.71	\$0.00
110	06" X 8" Vertical Offset	EA	1	0.00	\$1,775.23	\$1,775.23	\$1,775.23	\$0.00	\$0.00	\$1,775.23	100.00%	\$0.00	\$88.76



111	12" x 18" Vertical Offset	EA	6	0.00	\$3,380.27	\$20,281.62	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$20,281.62	\$0.00	
112	12" X 24" Vertical Offset	EA	1	0.00	\$3,381.69	\$3,381.69	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,381.69	\$0.00	
113	Pipe Testing	LS	1	0.00	\$23,353.74	\$23,353.74	\$934.14	\$1,167.69	\$0.00	\$2,101.83	9.00%	\$21,251.91	\$105.09	
<b>EARTHWORK</b>														
<b>A. General Conditions</b>														
114	Mobilization	LS	1	0.00	\$281,017.11	\$281,017.11	\$61,823.78	\$28,101.71	\$0.00	\$89,925.47	32.00%	\$191,091.64	\$4,496.27	
115	Payment and Performance Bond	LS	1	0.00	\$4,873.10	\$4,873.10	\$4,873.10	\$0.00	\$0.00	\$4,873.10	100.00%	\$0.00	\$243.66	
116	Survey	LS	1	0.00	\$29,637.56	\$29,637.56	\$3,260.14	\$2,963.76	\$0.00	\$6,223.90	21.00%	\$23,413.66	\$311.20	
117	As-builts	LS	1	0.00	\$6,612.08	\$6,612.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,612.08	\$0.00	
<b>B. Soil Erosion Control</b>														
118	SWPPP Weekly Inspection and Maintenance	LS	1	0.00	\$160,990.12	\$160,990.12	\$32,198.02	\$40,247.53	\$0.00	\$72,445.55	45.00%	\$88,544.57	\$3,622.28	
119	Silt Fence	LF	5565	0.00	\$0.94	\$5,231.10	\$4,211.00	\$0.00	\$0.00	\$4,211.00	80.50%	\$1,020.10	\$210.55	
120	Inlet Protection	EA	59	0.00	\$110.00	\$6,490.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,490.00	\$0.00	
121	Soil Tracking Device	EA	2	0.00	\$4,422.59	\$8,845.18	\$4,422.59	\$0.00	\$0.00	\$4,422.59	50.00%	\$4,422.59	\$221.13	
122	Floating Turbidity Barrier	LF	155	0.00	\$40.15	\$6,223.25	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,223.25	\$0.00	
<b>C. Earthwork</b>														
123	Clearing and Grubbing	LS	1	0.00	\$99,055.02	\$99,055.02	\$14,858.24	\$34,669.25	\$0.00	\$49,527.50	50.00%	\$49,527.52	\$2,476.38	
124	Import Fill Material	CY	8459	0.00	\$16.24	\$137,374.16	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$137,374.16	\$0.00	
125	Site Grading	LS	1	0.00	\$7,823.43	\$7,823.43	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,823.43	\$0.00	
126	Seed and Mulch	SY	10144	0.00	\$1.08	\$10,955.52	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,955.52	\$0.00	
<b>SANITARY SEWER</b>														
<b>A. General Conditions</b>														
127	Mobilization	LS	1	0.00	\$281,017.11	\$281,017.11	\$112,406.84	\$56,203.42	\$0.00	\$168,610.26	60.00%	\$112,406.85	\$8,430.51	
128	Payment and Performance Bond	LS	1	0.00	\$18,163.64	\$18,163.64	\$18,163.64	\$0.00	\$0.00	\$18,163.64	100.00%	\$0.00	\$908.18	
129	Survey	LS	1	0.00	\$29,637.56	\$29,637.56	\$11,282.28	\$6,520.26	\$0.00	\$17,782.54	60.00%	\$11,855.02	\$889.13	
130	As-builts	LS	1	0.00	\$6,612.08	\$6,612.08	\$0.00	\$330.60	\$0.00	\$330.60	5.00%	\$6,281.48	\$16.53	
<b>B. Soil Erosion Control</b>														
131														
<b>C. Earthwork</b>														
132	Stockpiling & Replacement of Soil Below Cap	CY	500	0.00	\$116.63	\$58,315.00	\$23,326.00	\$0.00	\$0.00	\$23,326.00	40.00%	\$34,989.00	\$1,166.30	
133	Dewatering	LS	1	0.00	\$152,170.03	\$152,170.03	\$116,649.21	\$21,303.80	\$0.00	\$136,953.01	90.00%	\$15,217.02	\$6,847.65	
<b>D. Sanitary Sewer</b>														
134	2" Ductile Iron Pipe	LF	72	0.00	\$29.39	\$2,116.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,116.08	\$0.00	
135	4" Ductile Iron Pipe	LF	1332	0.00	\$36.38	\$48,458.16	\$0.00	\$48,458.16	\$0.00	\$48,458.16	100.00%	\$0.00	\$2,422.91	
136	6" PVC Pipe	LF	46	0.00	\$43.29	\$1,991.34	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,991.34	\$0.00	
137	8" PVC Pipe	LF	2577	0.00	\$72.80	\$187,605.60	\$137,062.40	\$50,523.20	\$0.00	\$187,605.60	100.00%	\$0.00	\$9,380.28	
138	10" PVC Pipe	LF	650	0.00	\$85.51	\$55,581.50	\$55,581.50	\$0.00	\$0.00	\$55,581.50	100.00%	\$0.00	\$2,779.08	
139	12" PVC Pipe	LF	270	0.00	\$104.31	\$28,163.70	\$28,163.70	\$0.00	\$0.00	\$28,163.70	100.00%	\$0.00	\$1,408.19	
140	16" PVC Pipe	LF	293	0.00	\$154.80	\$45,356.40	\$45,666.00	-\$309.60	\$0.00	\$45,356.40	100.00%	\$0.00	\$2,267.82	
141	4" 11.25 Deg Bend	EA	1	0.00	\$618.39	\$618.39	\$0.00	\$618.39	\$0.00	\$618.39	100.00%	\$0.00	\$30.92	
142	4", 22.5 Deg Bend	EA	1	0.00	\$624.25	\$624.25	\$0.00	\$624.25	\$0.00	\$624.25	100.00%	\$0.00	\$31.21	
143	4", 45 Deg Bend	EA	19	0.00	\$668.46	\$12,700.74	\$0.00	\$12,700.74	\$0.00	\$12,700.74	100.00%	\$0.00	\$635.04	
144	4", 90 Deg Bend	EA	1	0.00	\$655.06	\$655.06	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$655.06	\$0.00	
145	4" Gate Valve	EA	2	0.00	\$1,364.52	\$2,729.04	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,729.04	\$0.00	



146	6" Cap	EA	1	0.00	\$590.73	\$590.73	\$590.73	\$0.00	\$0.00	\$590.73	100.00%	\$0.00	\$29.54
147	6" Cleanout	EA	1	0.00	\$1,283.44	\$1,283.44	\$1,283.44	\$0.00	\$0.00	\$1,283.44	100.00%	\$0.00	\$64.17
148	6" x 6" Wye Fitting	EA	1	0.00	\$510.05	\$610.05	\$610.05	\$0.00	\$0.00	\$610.05	100.00%	\$0.00	\$30.50
149	4" Cap and Plug	EA	2	0.00	\$502.69	\$1,005.38	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,005.38	\$0.00
150	Sanitary Manhole	EA	29	0.00	\$9,589.10	\$278,083.90	\$210,960.19	\$67,123.70	\$0.00	\$278,083.89	100.00%	\$0.01	\$13,904.19
151	Sanitary Service Laterals	EA	1	0.00	\$1,811.25	\$1,811.25	\$1,811.25	\$0.00	\$0.00	\$1,811.25	100.00%	\$0.00	\$90.56
152	JEA Lift Station	EA	1	0.00	\$983,061.86	\$983,061.86	\$511,192.17	\$471,869.69	\$0.00	\$983,061.86	100.00%	\$0.00	\$49,153.09
153	Private Pump Station	A	1	0.00	\$618,725.55	\$618,725.55	\$0.00	\$618,725.55	\$0.00	\$618,725.55	100.00%	\$0.00	\$30,935.28
154	Private Pump Ou Box	EA	2	0.00	\$4,807.20	\$9,614.40	\$0.00	\$9,614.40	\$0.00	\$9,614.40	100.00%	\$0.00	\$480.72
155	Connect to Existing	LS	1	0.00	\$8,770.89	\$8,770.89	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$8,770.89	\$0.00
156	Connect to New MH	EA	3	0.00	\$5,269.79	\$15,809.37	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$15,809.37	\$0.00
<b>STORMWATER</b>													
<b>A. General Conditions</b>													
157	Mobilization	LS	1	0.00	\$281,017.11	\$281,017.11	\$168,610.27	\$42,152.57	\$0.00	\$210,762.84	75.00%	\$70,254.27	\$10,538.14
158	Payment and Performance Bond	LS	1	0.00	\$9,880.65	\$9,880.65	\$9,880.65	\$0.00	\$0.00	\$9,880.65	100.00%	\$0.00	\$494.03
159	Survey	LS	1	0.00	\$29,637.56	\$29,637.56	\$10,965.90	\$7,409.39	\$0.00	\$18,375.29	62.00%	\$11,262.27	\$918.76
160	As-builts	LS	1	0.00	\$6,612.08	\$6,612.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,612.08	\$0.00
<b>B. Soil Erosion Control</b>													
161													
<b>C. Earthwork</b>													
162	Stockpiling & Replacement of Soil Below Cap	CY	1150	0.00	\$113.46	\$130,479.00	\$41,299.44	\$0.00	\$0.00	\$41,299.44	31.65%	\$89,179.56	\$2,064.97
163	Dewatering	LS	1	0.00	\$143,166.89	\$143,166.89	\$107,375.17	\$7,158.34	\$0.00	\$114,533.51	80.00%	\$28,633.38	\$5,726.68
<b>D. Storm Drainage</b>													
164	15" HP Pipe	LF	331	0.00	\$63.69	\$21,081.39	\$2,802.36	\$15,667.74	\$0.00	\$18,470.10	87.61%	\$2,611.29	\$923.51
165	18" HP Pipe	LF	1322	0.00	\$75.42	\$99,705.24	\$89,825.22	\$36,880.38	\$0.00	\$126,705.60	127.08%	-\$27,000.36	\$6,335.28
166	24" HP Pipe	LF	441	0.00	\$96.15	\$42,402.15	\$17,114.70	\$12,211.05	\$0.00	\$29,325.75	69.16%	\$13,076.40	\$1,486.29
167	30" HP Pipe	LF	503	0.00	\$131.54	\$66,164.62	\$24,071.82	\$42,092.80	\$0.00	\$66,164.62	100.00%	\$0.00	\$3,308.23
168	36" HP Pipe	LF	407	0.00	\$160.86	\$65,470.02	\$61,931.10	\$3,538.92	\$0.00	\$65,470.02	100.00%	\$0.00	\$3,273.50
169	42" HP Pipe	LF	124	0.00	\$201.86	\$25,030.64	\$25,030.64	\$0.00	\$0.00	\$25,030.64	100.00%	\$0.00	\$1,251.53
170	48" HP Pipe	LF	821	0.00	\$270.42	\$222,014.82	\$208,493.82	\$0.00	\$0.00	\$208,493.82	93.81%	\$13,521.00	\$10,424.69
171	Valley Gutter Type "V" Inlet	EA	9	0.00	\$7,137.31	\$64,235.79	\$16,058.95	\$26,764.91	\$0.00	\$42,823.86	66.67%	\$21,411.93	\$2,141.19
172	Type "J-1" Manhole	EA	3	0.00	\$5,719.45	\$17,158.35	\$8,579.18	\$0.00	\$0.00	\$8,579.18	50.00%	\$8,579.17	\$428.96
173	Type "J-1-B" Manhole	EA	2	0.00	\$8,785.29	\$17,570.58	\$13,177.93	\$0.00	\$0.00	\$13,177.93	75.00%	\$4,392.65	\$658.90
174	Type "J-1-C" Manhole	EA	4	0.00	\$10,240.18	\$40,960.72	\$30,720.54	\$0.00	\$0.00	\$30,720.54	75.00%	\$10,240.18	\$1,536.03
175	Type "J-1-D" Manhole	EA	1	0.00	\$12,570.22	\$12,570.22	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,570.22	\$0.00
176	Type "C" Inlet	EA	10	0.00	\$2,910.63	\$29,106.30	\$26,195.67	\$10,914.86	\$0.00	\$37,110.53	127.50%	-\$8,004.23	\$1,855.53
177	Standard Curb Inlet	EA	14	0.00	\$6,141.27	\$85,977.78	\$18,423.82	\$36,847.62	\$0.00	\$55,271.44	64.29%	\$30,706.34	\$2,763.57
178	Curb Inlet w/ "J-1-B" Bottom	EA	4	0.00	\$7,074.04	\$28,296.16	\$21,222.12	\$0.00	\$0.00	\$21,222.12	75.00%	\$7,074.04	\$1,061.11
179	Curb Inlet w/ "J-1-C" Bottom	EA	6	0.00	\$9,770.09	\$58,620.54	\$21,982.71	\$0.00	\$0.00	\$21,982.71	37.50%	\$36,637.83	\$1,099.14
180	Curb Inlet w/ "J-1-D" Bottom	EA	3	0.00	\$12,348.91	\$37,046.73	\$46,308.42	\$0.00	\$0.00	\$46,308.42	125.00%	-\$9,261.69	\$2,315.42
181	Storm Sewer TV Inspection Report	LS	1	0.00	\$14,009.16	\$14,009.16	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,009.16	\$0.00
182	48" Collar	EA	1	0.00	\$3,150.76	\$3,150.76	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,150.76	\$0.00
<b>ELECTRICAL</b>													
<b>A. General Conditions</b>													



183	Mobilization	LS	1	0.00	\$93,672.39	\$93,672.39	\$11,240.69	\$0.00	\$0.00	\$11,240.69	12.00%	\$62,431.70	\$562.03
184	Payment and Performance Bond	LS	1	0.00	\$16,011.87	\$16,011.87	\$16,011.87	\$0.00	\$0.00	\$16,011.87	100.00%	\$0.00	\$800.59
185	Survey	LS	1	0.00	\$9,879.18	\$9,879.18	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,879.18	\$0.00
186	As-builts	LS	1	0.00	\$2,204.03	\$2,204.03	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,204.03	\$0.00
B. Soil Erosion Control													
187													
C. Earthwork													
188	Stockpiling & Replacement of Soil Below Cap	CY	1200	0.00	\$116.64	\$139,968.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$139,968.00	\$0.00
D. Electric													
189	5-2" Conduit (Elect, Lands, Lights)	LF	9780	0.00	\$73.34	\$717,265.20	\$241,500.00	\$0.00	\$0.00	\$241,500.00	33.67%	\$475,765.20	\$12,075.00
190	1-2" Conduit (Landscape Bed)	LF	8640	0.00	\$14.55	\$125,712.00	\$37,152.00	\$0.00	\$0.00	\$37,152.00	29.55%	\$88,560.00	\$1,857.60
191	2-2" Conduit	LF	700	0.00	\$22.12	\$15,484.00	\$6,175.00	\$0.00	\$0.00	\$6,175.00	39.88%	\$9,309.00	\$308.75
192	Small Handhole	EA	31	0.00	\$4,446.99	\$137,856.69	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$137,856.69	\$0.00
193	Parking Lot Pole (SD1)	EA	3	0.00	\$10,362.00	\$31,086.00	\$0.00	\$10,362.00	\$0.00	\$10,362.00	33.33%	\$20,724.00	\$518.10
194	Parking Lot Pole (SD2)	EA	2	0.00	\$12,446.50	\$24,893.00	\$0.00	\$24,893.00	\$0.00	\$24,893.00	100.00%	\$0.00	\$1,244.65
195	JEA Primary Contingency	LS	1	0.00	\$1,200,000.00	\$1,200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,200,000.00	\$0.00
<b>ORIGINAL CONTRACT TOTAL</b>						\$11,082,035.19	\$3,222,579.46	\$2,869,655.58	\$0.00	\$6,092,235.05	54.97%	\$4,989,800.14	\$300,465.40
<b>CHANGE ORDERS</b>													
9012	4" PVC Pipe Billing Total	LF	140	0.00	-\$9.43	-\$1,320.20	\$0.00	-\$1,027.87	\$0.00	-\$1,027.87	77.88%	-\$292.33	-\$51.39
9013	6" C-900 PVC Pipe	LF	360	0.00	-\$15.63	-\$5,626.80	\$0.00	-\$3,079.11	\$0.00	-\$3,079.11	54.72%	-\$2,547.69	-\$153.96
9014	6" DI Pipe	LF	40	0.00	-\$32.40	-\$1,296.00	\$0.00	-\$842.20	\$0.00	-\$842.20	64.98%	-\$453.80	-\$42.11
9015	8" Bell Resistant	EA	8	0.00	-\$111.30	-\$890.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$890.40	\$0.00
9016	12" C-900 PVC Pipe	LF	3940	0.00	-\$59.81	-\$235,651.40	\$0.00	-\$199,466.35	\$0.00	-\$199,466.35	84.64%	-\$36,185.05	-\$9,973.32
9017	12" DI Pipe	LF	400	0.00	-\$76.45	-\$30,580.00	\$0.00	-\$25,993.00	\$0.00	-\$25,993.00	85.00%	-\$4,587.00	-\$1,299.65
9018	16" C-905 PVC Pipe	LF	1020	0.00	-\$110.30	-\$112,506.00	-\$44,892.10	-\$5,845.90	\$0.00	-\$50,738.00	45.10%	-\$61,768.00	-\$2,536.90
9019	20"X16" Tapping Sleeve and Valve	EA	1	0.00	-\$14,218.84	-\$14,218.84	-\$14,218.84	\$0.00	\$0.00	-\$14,218.84	100.00%	\$0.00	-\$710.94
9020	4" Valve	EA	4	0.00	-\$745.18	-\$2,980.72	\$0.00	-\$2,980.72	\$0.00	-\$2,980.72	100.00%	\$0.00	-\$149.04
9021	6" Valve	EA	14	0.00	-\$919.02	-\$12,866.28	\$0.00	-\$7,352.16	\$0.00	-\$7,352.16	57.14%	-\$5,514.12	-\$367.61
9022	12" Valve	EA	43	0.00	-\$2,574.64	-\$110,709.52	\$0.00	-\$87,537.76	\$0.00	-\$87,537.76	79.07%	-\$23,171.76	-\$4,376.89
9023	16" Gate Valve	EA	4	0.00	-\$5,250.18	-\$21,000.72	-\$10,500.36	-\$5,250.18	\$0.00	-\$15,750.54	75.00%	-\$5,250.18	-\$787.53
9025	16" Sleeve	EA	1	0.00	-\$1,294.26	-\$1,294.26	\$0.00	-\$1,294.26	\$0.00	-\$1,294.26	100.00%	\$0.00	-\$64.71
9026	16" Vert 45 Bend	EA	5	0.00	-\$2,713.60	-\$13,568.00	-\$13,568.00	\$0.00	\$0.00	-\$13,568.00	100.00%	\$0.00	-\$678.40
9027	16" -45 Bend	EA	3	0.00	-\$1,356.80	-\$4,070.40	-\$1,356.80	-\$2,713.60	\$0.00	-\$4,070.40	100.00%	\$0.00	-\$203.52
9028	16" -22.5 Bend	EA	3	0.00	-\$1,331.36	-\$3,994.08	-\$2,662.72	-\$1,331.36	\$0.00	-\$3,994.08	100.00%	\$0.00	-\$199.70
9029	16" X 16" Tee	EA	1	0.00	-\$2,323.52	-\$2,323.52	-\$2,323.52	\$0.00	\$0.00	-\$2,323.52	100.00%	\$0.00	-\$116.18
9030	16" X 12" Tee	EA	2	0.00	-\$1,881.50	-\$3,763.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$3,763.00	\$0.00
9031	16" X 6" Tee	EA	2	0.00	-\$1,233.84	-\$2,467.68	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$2,467.68	\$0.00
9032	16" X 12" Reducer	EA	1	0.00	-\$958.24	-\$958.24	-\$958.24	\$0.00	\$0.00	-\$958.24	100.00%	\$0.00	-\$47.91
9033	12" -45 Bend	EA	97	0.00	-\$727.43	-\$70,560.71	\$0.00	-\$53,829.82	\$0.00	-\$53,829.82	76.29%	-\$16,730.89	-\$2,691.49
9034	12" -22.5 Bend	EA	4	0.00	-\$634.94	-\$2,539.76	\$0.00	-\$2,539.76	\$0.00	-\$2,539.76	100.00%	\$0.00	-\$126.99
9035	12" Tee	EA	1	0.00	-\$1,070.60	-\$1,070.60	\$0.00	-\$1,070.60	\$0.00	-\$1,070.60	100.00%	\$0.00	-\$53.53
9036	12" X 12" Tee	EA	18	0.00	-\$1,176.08	-\$21,169.44	\$0.00	-\$14,112.96	\$0.00	-\$14,112.96	66.67%	-\$7,056.48	-\$705.65
9037	12" X 6" Tee	EA	10	0.00	-\$791.82	-\$7,918.20	\$0.00	-\$4,750.92	\$0.00	-\$4,750.92	60.00%	-\$3,167.28	-\$237.55
9038	12" X 4" Tee	EA	4	0.00	-\$776.98	-\$3,107.92	\$0.00	-\$3,107.92	\$0.00	-\$3,107.92	100.00%	\$0.00	-\$155.40
9039	12" X 6" Reducer	EA	1	0.00	-\$429.30	-\$429.30	\$0.00	-\$429.30	\$0.00	-\$429.30	100.00%	\$0.00	-\$21.47
9040	12" Cap	EA	18	0.00	-\$365.70	-\$6,582.60	\$0.00	-\$4,022.70	\$0.00	-\$4,022.70	61.11%	-\$2,559.90	-\$201.14
9041	6" Sleeve	EA	1	0.00	-\$258.64	-\$258.64	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$258.64	\$0.00



9042	6" -90 Bend	EA	2	0.00	-\$270.30	-\$540.60	\$0.00	-\$540.60	\$0.00	-\$540.60	100.00%	\$0.00	-\$27.03
9043	6" -45 Bend	EA	8	0.00	-\$367.82	-\$2,942.56	\$0.00	-\$2,206.92	\$0.00	-\$2,206.92	75.00%	-\$735.64	-\$110.35
	6" -22.5 Bend	EA	1	0.00	-\$237.44	-\$237.44	\$0.00	-\$237.44	\$0.00	-\$237.44	100.00%	\$0.00	-\$11.87
9045	6" Cap	EA	1	0.00	-\$154.76	-\$154.76	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$154.76	\$0.00
9046	4" -45 Bend	EA	10	0.00	-\$179.14	-\$1,791.40	\$0.00	-\$1,074.84	\$0.00	-\$1,074.84	60.00%	-\$716.56	-\$53.74
9047	4" Cap	EA	4	0.00	-\$117.66	-\$470.64	\$0.00	-\$235.32	\$0.00	-\$235.32	50.00%	-\$235.32	-\$11.77
9048	2" Corp Stop	EA	6	0.00	-\$327.54	-\$1,965.24	\$0.00	-\$1,637.70	\$0.00	-\$1,637.70	83.33%	-\$327.54	-\$81.89
9049	Irrigation Service w/BFP	EA	6	0.00	-\$1,862.07	-\$11,172.42	\$0.00	-\$3,724.14	\$0.00	-\$3,724.14	33.33%	-\$7,448.28	-\$186.21
9050	2" PVC Pipe	LF	100	0.00	-\$4.45	-\$445.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$445.00	\$0.00
9051	4" PVC Pipe	LF	240	0.00	-\$8.81	-\$2,114.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$2,114.40	\$0.00
9052	6" PVC Pipe	LF	1372	0.00	-\$8.30	-\$11,387.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$11,387.60	\$0.00
9053	8" PVC Pipe	LF	2856	0.00	-\$14.94	-\$42,668.64	-\$28,132.02	-\$12,639.24	\$0.00	-\$40,771.26	95.55%	-\$1,897.38	-\$2,038.56
9054	10" PVC Pipe	LF	1690	0.00	-\$33.13	-\$55,989.70	-\$21,534.50	-\$26,305.22	\$0.00	-\$47,839.72	85.44%	-\$8,149.98	-\$2,391.99
9055	12" PVC Pipe	LF	280	0.00	-\$33.30	-\$9,324.00	-\$8,991.00	\$0.00	\$0.00	-\$8,991.00	96.43%	-\$333.00	-\$449.55
9056	16" PVC Sewer	LF	300	0.00	-\$93.93	-\$28,179.00	-\$27,709.35	\$0.00	\$0.00	-\$27,709.35	98.33%	-\$469.65	-\$1,385.47
9057	20" Casing (JAB)	LF	65	0.00	-\$102.52	-\$6,663.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$6,663.80	\$0.00
9058	8" PVC Pipe (JAB)	LF	180	0.00	-\$25.56	-\$4,600.80	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$4,600.80	\$0.00
9059	Sanitary Manhole	EA	33	0.00	-\$82.18	-\$2,711.94	-\$1,807.96	-\$575.26	\$0.00	-\$2,383.22	87.88%	-\$328.72	-\$119.16
9060	Sanitary Service Lateral	EA	29	0.00	-\$171.41	-\$4,970.89	\$0.00	-\$3,428.20	\$0.00	-\$3,428.20	68.97%	-\$1,542.69	-\$171.41
9061	6" X 6" Wye Fitting	EA	29	0.00	-\$109.27	-\$3,168.83	\$0.00	-\$2,185.40	\$0.00	-\$2,185.40	68.97%	-\$983.43	-\$109.27
9062	6" Cap	EA	29	0.00	-\$26.59	-\$771.11	\$0.00	-\$531.80	\$0.00	-\$531.80	68.97%	-\$239.31	-\$26.59
9063	6" Cleanout	EA	29	0.00	-\$106.09	-\$3,076.61	\$0.00	-\$2,121.80	\$0.00	-\$2,121.80	68.97%	-\$954.81	-\$106.09
9064	10" Gate Valve	EA	1	0.00	-\$2,096.76	-\$2,096.76	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$2,096.76	\$0.00
9065	4" Gate Valve	EA	3	0.00	-\$744.20	-\$2,232.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$2,232.60	\$0.00
9066	Private Pump Out Box	EA	1	0.00	-\$1,895.36	-\$1,895.36	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,895.36	\$0.00
9067	10" 45 Deg Bend	EA	16	0.00	-\$1,033.58	-\$16,537.28	\$0.00	-\$4,134.32	\$0.00	-\$4,134.32	25.00%	-\$12,402.96	-\$206.72
9068	10" Cap and Plug	EA	1	0.00	-\$736.78	-\$736.78	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$736.78	\$0.00
9069	4" 90 Deg Bend	EA	1	0.00	-\$379.56	-\$379.56	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$379.56	\$0.00
9070	4" 45 Deg Bend	EA	4	0.00	-\$359.42	-\$1,437.68	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,437.68	\$0.00
9071	4" Cap and Plug	EA	3	0.00	-\$99.38	-\$298.14	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$298.14	\$0.00
9072	15" HP Pipe	LF	388	0.00	-\$18.03	-\$6,995.64	-\$793.32	-\$4,435.38	\$0.00	-\$5,228.70	74.74%	-\$1,766.94	-\$261.44
9073	18" HP Pipe	LF	1580	0.00	-\$23.76	-\$37,540.80	-\$26,298.16	-\$9,242.64	\$0.00	-\$37,540.80	100.00%	\$0.00	-\$1,877.04
9074	24" HP Pipe	LF	494	0.00	-\$38.46	-\$18,999.24	-\$6,845.88	-\$4,884.42	\$0.00	-\$11,730.30	61.74%	-\$7,268.94	-\$586.52
9075	30" HP Pipe	LF	540	0.00	-\$60.36	-\$32,594.40	-\$11,045.88	-\$19,315.20	\$0.00	-\$30,361.08	93.15%	-\$2,233.32	-\$1,518.05
9076	36" HP Pipe	LF	400	0.00	-\$68.31	-\$27,324.00	-\$26,299.35	-\$1,024.65	\$0.00	-\$27,324.00	100.00%	\$0.00	-\$1,366.20
9077	42" HP Pipe	LF	140	0.00	-\$87.74	-\$12,283.60	-\$10,879.76	\$0.00	\$0.00	-\$10,879.76	88.57%	-\$1,403.84	-\$543.99
9078	48" HP Pipe	LF	780	0.00	-\$115.01	-\$89,707.80	-\$88,672.71	\$0.00	\$0.00	-\$88,672.71	98.85%	-\$1,035.09	-\$4,433.64
9079	24" HP Cap	LF	4	0.00	-\$1,120.58	-\$4,482.32	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$4,482.32	\$0.00
9080	18" HP Cap	LF	2	0.00	-\$792.96	-\$1,585.92	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$1,585.92	\$0.00
9081	Sanitary Manhole Billing Total	EA	33	0.00	-\$3,864.07	-\$127,514.31	-\$85,009.54	-\$27,048.49	\$0.00	-\$112,058.03	87.88%	-\$15,456.28	-\$5,602.90
9082	JEA Lift Station	EA	1	0.00	-\$66,802.95	-\$66,802.95	-\$66,802.95	\$0.00	\$0.00	-\$66,802.95	100.00%	\$0.00	-\$3,340.15
9083	Valley Gutter Type "V" Inlet	EA	9	0.00	-\$2,763.88	-\$24,874.92	-\$8,291.64	-\$13,819.40	\$0.00	-\$22,111.04	88.89%	-\$2,763.88	-\$1,105.55
9084	Type "J-1" Manhole	EA	3	0.00	-\$2,398.76	-\$7,196.28	-\$4,797.52	\$0.00	\$0.00	-\$4,797.52	66.67%	-\$2,398.76	-\$239.88
9085	Type "J-1-B" Manhole	EA	2	0.00	-\$5,772.40	-\$11,544.80	-\$11,544.80	\$0.00	\$0.00	-\$11,544.80	100.00%	\$0.00	-\$577.24
9086	Type "J-1-C" Manhole	EA	4	0.00	-\$5,577.88	-\$22,311.52	-\$22,311.52	\$0.00	\$0.00	-\$22,311.52	100.00%	\$0.00	-\$1,115.58
9087	Type "C" Inlet	EA	19	0.00	-\$1,388.93	-\$26,009.67	-\$16,427.16	-\$6,844.65	\$0.00	-\$23,271.81	89.47%	-\$2,763.86	-\$1,163.59
9088	Standard Curb Inlet	EA	14	0.00	-\$2,291.96	-\$32,087.44	-\$9,167.84	-\$18,335.68	\$0.00	-\$27,503.52	85.71%	-\$4,583.92	-\$1,375.18
9089	Curb Inlet w/J-1-B" Bottom	EA	4	0.00	-\$2,631.08	-\$10,524.32	-\$10,524.32	\$0.00	\$0.00	-\$10,524.32	100.00%	\$0.00	-\$526.22
9090	Curb Inlet w/J-1-C" Bottom	EA	7	0.00	-\$4,869.87	-\$34,089.09	-\$14,609.61	\$0.00	\$0.00	-\$14,609.61	42.88%	-\$19,479.48	-\$730.48



9091	Curb Inlet w/J-1-D* Bottom	EA	4	0.00	-6,341.08	-25,364.32	-31,705.40	\$0.00	\$0.00	-31,705.40	125.00%	\$6,341.08	-\$1,585.27
9092	Fire Hydrant	EA	11	0.00	-2,227.27	-24,499.97	\$0.00	-15,590.89	\$0.00	-15,590.89	63.64%	-8,909.08	-\$779.54
9093	General Conditions Billing Total	LS	1	0.00	\$85,321.64	\$85,321.64	\$85,321.64	\$0.00	\$0.00	\$85,321.64	100.00%	\$0.00	\$4,266.08
9095	Excavate Contaminated Material	CY	2698	0.00	\$7.50	\$20,235.00	\$20,235.00	\$0.00	\$0.00	\$20,235.00	100.00%	\$0.00	\$1,011.75
9096	Concrete Foundation Demo & SP	TN	6258	0.00	\$29.50	\$184,611.00	\$184,611.00	\$0.00	\$0.00	\$184,611.00	100.00%	\$0.00	\$9,230.55
9097	On Site Crushing	TN	6258	0.00	\$15.50	\$96,999.00	\$96,999.00	\$0.00	\$0.00	\$96,999.00	100.00%	\$0.00	\$4,849.95
9098	Backfill From SP-in Place Vol	CY	2698	0.00	\$10.50	\$28,329.00	\$28,329.00	\$0.00	\$0.00	\$28,329.00	100.00%	\$0.00	\$1,416.45
9099	Backfill From Imported	CY	5125	0.00	\$16.24	\$83,230.00	\$83,230.00	\$0.00	\$0.00	\$83,230.00	100.00%	\$0.00	\$4,161.50
9100	Dewater Exc, Demo & Backfill	DA	52	0.00	\$2,546.00	\$132,392.00	\$132,392.00	\$0.00	\$0.00	\$132,392.00	100.00%	\$0.00	\$6,619.60
9101	JEA Discharge Fee	GA	9360000	0.00	\$0.01	\$93,600.00	\$93,600.00	\$0.00	\$0.00	\$93,600.00	100.00%	\$0.00	\$4,680.00
9102	Credit-Stab Mat For CDD	TN	2250	0.00	-\$7.20	-\$16,200.00	-\$16,200.00	\$0.00	\$0.00	-\$16,200.00	100.00%	\$0.00	-\$810.00
9103	Credit-Stab Mat For CRA	TN	2500	0.00	-\$7.20	-\$18,000.00	-\$18,000.00	\$0.00	\$0.00	-\$18,000.00	100.00%	\$0.00	-\$900.00
9104	Credit-8" Base Prudential	TN	1295	0.00	-\$7.20	-\$9,324.00	-\$9,324.00	\$0.00	\$0.00	-\$9,324.00	100.00%	\$0.00	-\$466.20
9105	4in Watermain on Prudential	LS	1	0.00	\$43,794.89	\$43,794.89	\$31,558.40	\$12,236.49	\$0.00	\$43,794.89	100.00%	\$0.00	\$2,189.74
9106	P&P Bond Roadways	LS	1	0.00	-\$1,719.95	-\$1,719.95	\$0.00	-\$1,719.95	\$0.00	-\$1,719.95	100.00%	\$0.00	-\$86.00
9107	P&P Bond Conc Slab Removal	LS	1	0.00	\$10,066.68	\$10,066.68	\$0.00	\$10,066.68	\$0.00	\$10,066.68	100.00%	\$0.00	\$503.33
9108	Liability Ins Roadways	LS	1	0.00	\$2,834.20	\$2,834.20	\$0.00	\$2,834.20	\$0.00	\$2,834.20	100.00%	\$0.00	\$141.71
9109	8" Roadway Base	SY	1074	0.00	\$16.68	\$17,914.32	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$17,914.32	\$0.00
9110	Prime	SY	1074	0.00	\$0.69	\$741.06	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$741.06	\$0.00
9111	Asphalt 2"	SY	1074	0.00	\$15.32	\$16,453.68	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$16,453.68	\$0.00
9112	Vehicular Paver Slab	SY	-1074	0.00	\$157.29	-\$168,929.46	\$0.00	-\$168,929.46	\$0.00	-\$168,929.46	100.00%	\$0.00	-\$8,446.47
9113	Soft Digs	LS	1	0.00	\$6,997.83	\$6,997.83	\$0.00	\$6,997.83	\$0.00	\$6,997.83	100.00%	\$0.00	\$349.89
9114	T&M Locate Slab	LS	1	0.00	\$12,153.27	\$12,153.27	\$0.00	\$12,153.27	\$0.00	\$12,153.27	100.00%	\$0.00	\$607.66
9115	P&P Bond Potable H2O	LS	1	0.00	\$754.56	\$754.56	\$0.00	\$754.56	\$0.00	\$754.56	100.00%	\$0.00	\$37.73
9116	Liability Ins	LS	1	0.00	\$2,834.20	\$2,834.20	\$0.00	\$2,834.20	\$0.00	\$2,834.20	100.00%	\$0.00	\$141.71
9117	4" PVC Pipe	LF	5	0.00	\$33.88	\$169.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$169.40	\$0.00
9118	6" C-900 PVC Pipe	LF	65	0.00	\$44.30	\$2,879.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,879.50	\$0.00
9119	12" C-900 PVC Pipe	LF	-4257	0.00	\$98.01	-\$417,228.57	\$0.00	-\$417,228.57	\$0.00	-\$417,228.57	100.00%	\$0.00	-\$20,861.43
9120	12" C-900 PVC Pipe	LF	3377	0.00	\$98.01	\$330,979.77	\$0.00	\$326,863.35	\$0.00	\$326,863.35	98.76%	\$4,116.42	\$16,343.17
9121	12" 45 Bend	EA	-67	0.00	\$1,244.50	-\$83,381.50	\$0.00	-\$83,381.50	\$0.00	-\$83,381.50	100.00%	\$0.00	-\$4,169.08
9122	12" 45 Bend	EA	37	0.00	\$1,244.50	\$46,046.50	\$0.00	\$46,046.50	\$0.00	\$46,046.50	100.00%	\$0.00	\$2,302.33
9123	12" Vertical 45 Bend	EA	48	0.00	\$1,244.50	\$59,736.00	\$0.00	\$46,046.50	\$0.00	\$46,046.50	77.08%	\$13,689.50	\$2,302.33
9124	16" Vertical 45 Bend	EA	-8	0.00	\$2,998.02	-\$23,984.16	\$0.00	-\$23,984.16	\$0.00	-\$23,984.16	100.00%	\$0.00	-\$1,199.21
9125	16" Vertical 45 Bend	EA	5	0.00	\$2,998.02	\$14,990.10	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,990.10	\$0.00
9126	16" 11 1/4 Bend	EA	-2	0.00	\$2,358.75	-\$4,717.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$4,717.50	\$0.00
9127	16"X6" Tee	EA	-2	0.00	\$2,701.98	-\$5,403.96	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$5,403.96	\$0.00
9128	12"X6" Tee	EA	1	0.00	\$1,510.60	\$1,510.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,510.60	\$0.00
9129	12" Valve	EA	-57	0.00	\$4,071.20	-\$232,058.40	\$0.00	-\$232,058.40	\$0.00	-\$232,058.40	100.00%	\$0.00	-\$11,602.92
9130	12" Valve	EA	43	0.00	\$4,071.20	\$175,061.60	\$0.00	\$138,420.80	\$0.00	\$138,420.80	79.07%	\$36,640.80	\$6,921.04
9131	Fire Hydrant	EA	2	0.00	\$6,863.55	\$13,727.10	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$13,727.10	\$0.00
9132	6" Valve	EA	3	0.00	\$1,822.07	\$5,466.21	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,466.21	\$0.00
9133	4" Valve	EA	-5	0.00	\$1,559.37	-\$7,796.85	\$0.00	-\$7,796.85	\$0.00	-\$7,796.85	100.00%	\$0.00	-\$389.84
9134	4" Valve	EA	4	0.00	\$1,559.37	\$6,237.48	\$0.00	\$6,237.48	\$0.00	\$6,237.48	100.00%	\$0.00	\$311.87
9135	2" Corp Stop	EA	2	0.00	\$904.53	\$1,809.06	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,809.06	\$0.00
9136	Irrigation Svc w/BFP	EA	2	0.00	\$5,052.97	\$10,105.94	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,105.94	\$0.00
9137	16" Gate Valve	EA	-8	0.00	\$7,865.12	-\$62,920.96	\$0.00	-\$62,920.96	\$0.00	-\$62,920.96	100.00%	\$0.00	-\$3,146.05
9138	16" Gate Valve	EA	5	0.00	\$7,865.12	\$39,325.60	\$0.00	\$23,595.36	\$0.00	\$23,595.36	60.00%	\$15,730.24	\$1,179.77
9139	4" 45 Deg Bend	EA	8	0.00	\$390.98	\$3,127.84	\$0.00	\$1,954.90	\$0.00	\$1,954.90	62.50%	\$1,172.94	\$97.75
9140	16" 45 Bend	EA	14	0.00	\$2,998.02	\$41,972.28	\$0.00	\$29,980.20	\$0.00	\$29,980.20	71.43%	\$11,992.08	\$1,499.01
9141	16"X12" Tee	EA	1	0.00	\$3,218.64	\$3,218.64	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,218.64	\$0.00
9142	6" 90 Bend	EA	1	0.00	\$580.61	\$580.61	\$0.00	\$580.61	\$0.00	\$580.61	100.00%	\$0.00	\$29.03
9143	12" Cap	EA	-20	0.00	\$659.66	-\$13,193.20	\$0.00	-\$13,193.20	\$0.00	-\$13,193.20	100.00%	\$0.00	-\$659.66
9144	12" Cap	EA	16	0.00	\$659.66	\$10,554.56	\$0.00	\$7,256.26	\$0.00	\$7,256.26	68.75%	\$3,298.30	\$362.81
9145	6" Cap	EA	1	0.00	\$397.08	\$397.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$397.08	\$0.00
9146	12"X12" Vwer Offset	EA	2	0.00	\$1,899.98	\$3,799.98	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,799.98	\$0.00
9147	6" X18" Vert Offset	EA	2	0.00	\$1,775.23	\$3,550.46	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,550.46	\$0.00
9148	12"X18" Vert Offset	EA	-6	0.00	\$3,380.27	-\$20,281.62	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$20,281.62	\$0.00
9149	12"X18" Vert Offset	EA	5	0.00	\$3,380.27	\$16,901.35	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$16,901.35	\$0.00
9150	6" 22.5 Deg Bend	EA	1	0.00	\$580.61	\$580.61	\$0.00	\$580.61	\$0.00	\$580.61	100.00%	\$0.00	\$28.03



9151	6" Vertical 45 Bend	EA	4	0.00	\$580.61	\$2,322.44	\$0.00	\$2,322.44	\$0.00	\$2,322.44	100.00%	\$0.00	\$116.12
9152	6" Vertical 45 DIP Bend	EA	4	0.00	\$870.92	\$3,483.68	\$0.00	\$3,483.68	\$0.00	\$3,483.68	100.00%	\$0.00	\$174.18
9153	12" 45 DIP Bend	EA	4	0.00	\$1,512.50	\$6,050.00	\$0.00	\$6,050.00	\$0.00	\$6,050.00	100.00%	\$0.00	\$302.50
9154	12" Vertical 45 DIP Bend	EA	4	0.00	\$1,512.50	\$6,050.00	\$0.00	\$6,050.00	\$0.00	\$6,050.00	100.00%	\$0.00	\$302.50
9155	12" DIP w/Gaskets	LF	340	0.00	\$153.04	\$52,033.60	\$0.00	\$52,033.60	\$0.00	\$52,033.60	100.00%	\$0.00	\$2,601.68
9156	12"x12" DIP Tee	EA	4	0.00	\$1,925.37	\$7,701.48	\$0.00	\$7,701.48	\$0.00	\$7,701.48	100.00%	\$0.00	\$385.07
9157	12"x12" Vert DIP Offset	EA	1	0.00	\$1,899.99	\$1,899.99	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,899.99	\$0.00
9158	12"x6" DIP Tee	EA	1	0.00	\$1,713.61	\$1,713.61	\$0.00	\$1,713.61	\$0.00	\$1,713.61	100.00%	\$0.00	\$85.68
9159	12"x6" Reducer	EA	1	0.00	\$856.81	\$856.81	\$0.00	\$856.81	\$0.00	\$856.81	100.00%	\$0.00	\$42.84
9160	16"x18" Vert Offset	EA	3	0.00	\$3,381.69	\$10,145.07	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,145.07	\$0.00
9161	16"x16" Sleeve	EA	1	0.00	\$24,453.31	\$24,453.31	\$0.00	\$24,453.31	\$0.00	\$24,453.31	100.00%	\$0.00	\$1,222.67
9162	6" DIP w/Gaskets	LF	40	0.00	\$115.81	\$4,632.40	\$0.00	\$3,011.06	\$0.00	\$3,011.06	65.00%	\$1,621.34	\$150.55
9163	Lift Station Service	EA	1	0.00	\$5,052.97	\$5,052.97	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,052.97	\$0.00
9164	T&M Conflicts Prudential	LS	1	0.00	\$2,146.71	\$2,146.71	\$0.00	\$2,146.71	\$0.00	\$2,146.71	100.00%	\$0.00	\$107.34
9165	P&P Bond Sanitary Sewer	LS	1	0.00	-\$289.25	-\$289.25	\$0.00	-\$289.25	\$0.00	-\$289.25	100.00%	\$0.00	-\$14.46
9166	Liability Ins Sanitary Sewer	LS	1	0.00	\$2,834.20	\$2,834.20	\$0.00	\$2,834.20	\$0.00	\$2,834.20	100.00%	\$0.00	\$141.71
9167	Stockpile & Replace Soil	CY	250	0.00	\$116.63	\$29,157.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$29,157.50	\$0.00
9168	Dewater	LS	1	0.00	\$18,775.00	\$18,775.00	\$0.00	\$18,775.00	\$0.00	\$18,775.00	100.00%	\$0.00	\$938.75
9169	4" PVC FM	LF	-1332	0.00	\$36.38	-\$48,458.16	\$0.00	-\$48,458.16	\$0.00	-\$48,458.16	100.00%	\$0.00	-\$2,422.91
9170	4" PVC FM	LF	200	0.00	\$36.38	\$7,276.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,276.00	\$0.00
9171	8" PVC Pipe	LF	-2577	0.00	\$72.80	-\$187,605.60	\$0.00	-\$187,605.60	\$0.00	-\$187,605.60	100.00%	\$0.00	-\$9,380.28
9172	8" PVC Pipe	LF	2240	0.00	\$72.80	\$163,072.00	\$0.00	\$156,083.20	\$0.00	\$156,083.20	95.71%	\$6,988.80	\$7,804.16
9173	8" PVC Pipe (DEEP)	LF	585	0.00	\$141.54	\$82,800.90	\$0.00	\$82,800.90	\$0.00	\$82,800.90	100.00%	\$0.00	\$4,140.05
9174	10" PVC Pipe	LF	-650	0.00	\$85.51	-\$55,581.50	\$0.00	-\$55,581.50	\$0.00	-\$55,581.50	100.00%	\$0.00	-\$2,779.08
9175	10" PVC Pipe	LF	1765	0.00	\$85.51	\$150,925.15	\$0.00	\$123,476.44	\$0.00	\$123,476.44	81.81%	\$27,448.71	\$6,173.82
9176	16" PVC Pipe	LF	-293	0.00	\$154.80	-\$45,356.40	\$0.00	-\$45,356.40	\$0.00	-\$45,356.40	100.00%	\$0.00	-\$2,267.82
9177	16" PVC Pipe	LF	295	0.00	\$170.00	\$50,150.00	\$0.00	\$50,150.00	\$0.00	\$50,150.00	100.00%	\$0.00	\$2,507.50
9178	4" 11.25 Deg Bend	EA	-1	0.00	\$618.39	-\$618.39	\$0.00	-\$618.39	\$0.00	-\$618.39	100.00%	\$0.00	-\$30.92
9179	4" 22.5 Deg Bend	EA	-1	0.00	\$624.25	-\$624.25	\$0.00	-\$624.25	\$0.00	-\$624.25	100.00%	\$0.00	-\$31.21
9180	4" 45 Deg Bend	EA	-19	0.00	\$668.46	-\$12,700.74	\$0.00	-\$12,700.74	\$0.00	-\$12,700.74	100.00%	\$0.00	-\$635.04
9181	4" 45 Deg Bend	EA	4	0.00	\$668.46	\$2,673.84	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$2,673.84	\$0.00
9182	6" Cap	EA	28	0.00	\$590.73	\$16,540.44	\$0.00	\$11,223.87	\$0.00	\$11,223.87	67.86%	\$5,316.57	\$561.19
9183	6" Clean Out	EA	28	0.00	\$1,283.44	\$35,936.32	\$0.00	\$24,385.36	\$0.00	\$24,385.36	67.86%	\$11,550.96	\$1,219.27
9184	6"x6" Wye Fitting	EA	28	0.00	\$610.05	\$17,081.40	\$0.00	\$11,590.95	\$0.00	\$11,590.95	67.86%	\$5,490.45	\$579.55
9185	Sanitary MH	EA	-29	0.00	\$9,589.10	-\$278,083.90	\$0.00	-\$278,083.90	\$0.00	-\$278,083.90	100.00%	\$0.00	-\$13,904.20
9186	Sanitary MH	EA	33	0.00	\$11,200.00	\$369,600.00	\$0.00	\$324,800.00	\$0.00	\$324,800.00	87.88%	\$44,800.00	\$16,240.00
9187	Sanitary Service lateral	EA	27	0.00	\$1,811.25	\$48,903.75	\$0.00	\$34,413.75	\$0.00	\$34,413.75	70.37%	\$14,490.00	\$1,720.69
9188	JEA Lift Station	EA	-1	0.00	\$983,061.86	-\$983,061.86	\$0.00	-\$983,061.86	\$0.00	-\$983,061.86	100.00%	\$0.00	-\$49,153.09
9189	JEA Left Station	EA	1	0.00	\$1,150,000.00	\$1,150,000.00	\$0.00	\$515,000.00	\$0.00	\$515,000.00	44.78%	\$635,000.00	\$25,750.00
9190	Private Ppump Station	LS	1	0.00	-\$618,725.55	-\$618,725.55	\$0.00	-\$618,725.55	\$0.00	-\$618,725.55	100.00%	\$0.00	-\$30,936.28
9191	Private Pump Out Box	EA	-2	0.00	\$4,807.20	-\$9,614.40	\$0.00	-\$9,614.40	\$0.00	-\$9,614.40	100.00%	\$0.00	-\$480.72
9192	Private Pump Out Box	EA	1	0.00	\$4,807.20	\$4,807.20	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,807.20	\$0.00
9193	10" 22.5 Deg Bend	EA	1	0.00	\$1,425.00	\$1,425.00	\$0.00	\$1,425.00	\$0.00	\$1,425.00	100.00%	\$0.00	\$71.25
9194	10" 45 Deg Bend	EA	12	0.00	\$1,450.00	\$17,400.00	\$0.00	\$5,800.00	\$0.00	\$5,800.00	33.33%	\$11,600.00	\$290.00
9195	10" Gate Valve	EA	1	0.00	\$3,950.00	\$3,950.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,950.00	\$0.00
9196	Air Release Valve	EA	1	0.00	\$18,935.00	\$18,935.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,935.00	\$0.00
9197	Core & Boot Precast Sewer	LS	1	0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$0.00	\$1,250.00	100.00%	\$0.00	\$62.50
9198	Jack & Bore Alt Op1	LS	1	0.00	\$30,488.00	\$30,488.00	\$0.00	\$30,488.00	\$0.00	\$30,488.00	100.00%	\$0.00	\$1,524.40
9199	P&P Bond Stormwater	LS	1	0.00	\$201.45	\$201.45	\$0.00	\$201.45	\$0.00	\$201.45	100.00%	\$0.00	\$10.07
9200	Liability Ins Stormwater	LS	1	0.00	\$2,834.20	\$2,834.20	\$0.00	\$2,834.20	\$0.00	\$2,834.20	100.00%	\$0.00	\$141.71
9201	Cranes for Heavy Lift Storm	LS	1	0.00	\$10,595.85	\$10,595.85	\$0.00	\$10,595.85	\$0.00	\$10,595.85	100.00%	\$0.00	\$529.79
9202	P&P Bond Electric	LS	1	0.00	\$40.16	\$40.16	\$0.00	\$40.16	\$0.00	\$40.16	100.00%	\$0.00	\$2.01
9203	Liability Ins Electric	LS	1	0.00	\$2,834.20	\$2,834.20	\$0.00	\$2,834.20	\$0.00	\$2,834.20	100.00%	\$0.00	\$141.71
9204	Parking Lot Pol (SD1)	EA	-3	0.00	\$10,362.00	-\$31,085.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	-\$31,085.00	\$0.00
9205	Parking Lot Pol (SD1)	EA	1	0.00	\$10,362.00	\$10,362.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,362.00	\$0.00
9206	Parking Lot Pol (SC1)	EA	2	0.00	\$11,700.70	\$23,401.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$23,401.40	\$0.00
CHANGE ORDERS TOTAL						-\$883,180.58	\$80,069.27	-\$1,666,366.07	\$0.00	-\$1,586,297.00		\$703,116.22	-\$79,314.84
CONTRACT TOTAL						\$10,198,854.61	\$3,302,648.73	\$1,203,289.51	\$0.00	\$4,505,938.05	44.18%	\$5,692,916.36	\$221,150.56

AIA DOCUMENT G703 \* APPLICATION AND CERTIFICATE FOR PAYMENT \* MAY 1983 EDITION \* AIA 1983  
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006

G703-1983

# **THE DISTRICT**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **7A**



STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Angela Campbell, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearings to Consider the Imposition of of Debt Assessments, etc.: and Notice of Regular Meeting

in the matter of The District Community Development District

in the Court, was published in said newspaper by print in the issues of 12/22/22, 12/29/22.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

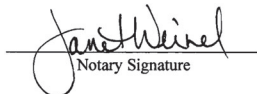
\*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Angela Campbell

Sworn to and subscribed before me this 29th day of December, 2022 by Angela Campbell who is personally known to me.

JANET WEINEL  
Notary Public, State of Florida  
My Comm. Expires 12/18/2024  
Commission No. HH156817

  
Notary Signature

Seal

Notary Public, State of Florida

**See  
Attached  
(Page 1 of 4)**

**THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF DEBT ASSESSMENTS  
PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES**

**-and-  
NOTICE OF REGULAR MEETING**

In accordance with Chapters 170, 190, and 197, Florida Statutes, the District Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

**PUBLIC HEARINGS AND MEETING**

DATE: January 17, 2023  
 TIME: 1:30 p.m.  
 LOCATION: 602 Shetter Avenue  
 Jacksonville Beach, Florida 32250

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments") on the benefited lands within the District and adoption of assessment rolls to secure the District's Grant Revenue and Special Assessment Bonds, to be issued in one or more series ("Bonds"), and to provide for the levy, collection, and enforcement of the Debt Assessments. The Bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, and other infrastructure improvements comprising the District's overall capital improvement plan ("Project"), as described in more detail in the *Amended and Restated Engineer's Report*, dated November 28, 2022 ("Engineer's Report"). The Debt Assessments are proposed to be allocated to the developable lands within the District initially on an equal assessment per-acre basis, and then on an "Equivalent Residential Unit" ("ERU") basis, all as set forth in more detail in the *Amended and Restated Master Special Assessment Methodology Report*, dated November 28, 2022 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose Debt Assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Jacksonville ("City"), Duval County ("County"), Florida and consists of approximately 32.21 acres. The District is bounded on the north by the St. Johns River, on the west by the Duval County School Board property and Broadcast Place, on the east by undeveloped lands and a minor waterway, and on the south by a substation and undeveloped lands owned by the Jacksonville Electric Authority. A graphic depiction of the District, which includes certain of the lands within the District subject to the proposed special assessments, is shown below. Generally speaking, certain of the lands within the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District Office" located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone 561-571-0010, E-Mail: wrathellc@whassociates.com. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Generally stated, and as more specifically described in the Assessment Report, the Debt Assessments will initially be levied in the amount of \$70,000,000 and allocated on an equal assessment per acre basis to the assessable lands within the District. As lands are sold and/or developed, the proposed Debt Assessments will be assigned on an "Equivalent Residential Unit" ("ERU") basis as further provided in the Assessment Report. Note, as lands are platted and/or as lands are developed and/or transferred and Debt Assessments are assigned, the Debt Assessment per acre may far exceed the initial per acre allocation. The District expects to collect sufficient revenues to retire no more than \$70,000,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment, and the annual interest costs of the Bonds after conversion. Please refer to the Assessment Report for more information. The following chart summarizes the proposed schedule of Debt Assessments:-=

Land Use	Total # of Planned Units/Acres	ERU Factor	Proposed Max Debt Assessment Principal (Fully Accrete Par) Per Unit/Acre	Proposed Max Annual Debt Assessment Per Unit/Acre (Net*)
<b>Developed Land (Anticipated)</b>				
<i>Retail (Sq Ft)</i>	111,400	1.167	\$52.44	\$4.46
<i>Apartments (Unit)</i>	600	1.000	\$44,944.10	\$3,825.68
<i>Townhomes (Unit)</i>	40	0.768	\$34,517.07	\$2,936.12
<i>Office (Sq ft)</i>	200,000	1.167	\$52.45	\$4.46
<i>Hotel (Room)</i>	200	0.600	\$26,966.46	\$2,295.41
<i>Condo (Unit)</i>	200	2.217	\$99,641.06	\$8,481.52
<b>Undeveloped Land (Current)</b>				
<i>Assessable Acres**</i>	20.24	N/A	\$3,458,498.02	\$294,389.98

\*The annual amounts stated herein do not include estimated collection costs and early payment discounts.

\*\*Currently all land within the District's 31.21 acre boundary is Undeveloped Property (as defined in the Assessment Report), with approximately +/- 11.97 acres ("Exempt Property") currently owned by a governmental or similar entity and exempt from assessment. IN THE EVENT EXEMPT PROPERTY IS CONVERTED TO ASSESSABLE PROPERTY, DEBT ASSESSMENTS SHALL BE ALLOCATED TO SUCH PROPERTY PURSUANT TO THE ASSESSMENT REPORT METHODOLOGY AT THE TIME OF SUCH CONVERSION.

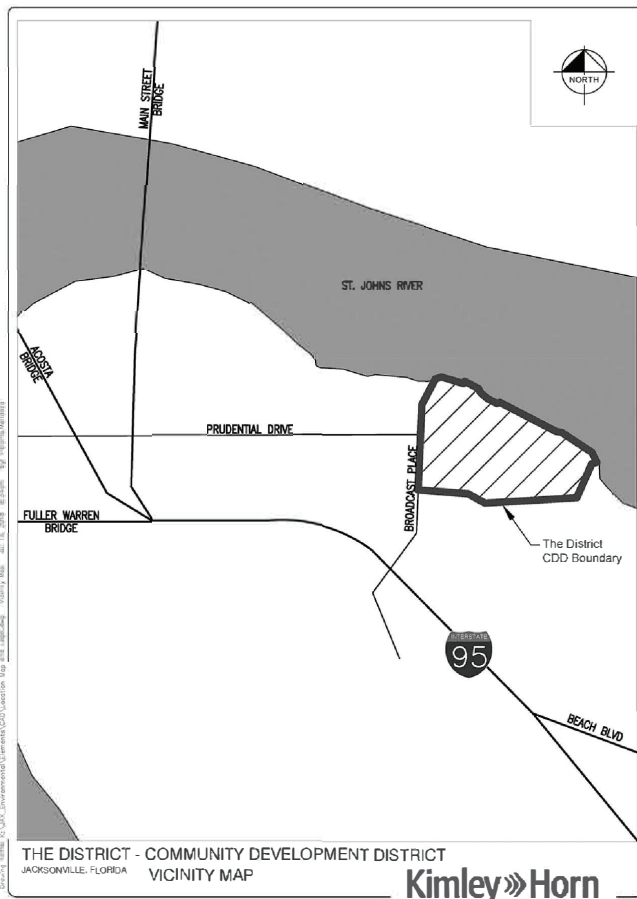
Pursuant to the *Redevelopment Agreement for Redevelopment of the JEA Southside Generator Parcel* dated July 2018, as amended, and among the City, the Downtown Investment Authority and Elements Development of Jacksonville, LLC, the District anticipates receiving "Recapture Enhanced Value Grant" money ("REV Grant") - essentially a form of tax-increment financing - from the City on an annual basis, once certain development thresholds are met. Such REV Grant money may be used to off-set the District's annual debt service payment on any debt issued, and may result in a corresponding reduction in the Debt Assessments that are collected each year, but there is no guarantee of any such off-set. Please review the Assessment Report for further information.

The Debt Assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than twenty-four (24) annual installments. These annual Debt Assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these Debt Assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours 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 aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



**RESOLUTION 2023-04**  
**[DECLARING RESOLUTION REVISED MASTER ASSESSMENTS]**  
**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain all or a portion of the infrastructure improvements comprising the District's overall capital improvement plan ("Project"), as described in the *Amended and Restated District Engineer's Report* ("Engineer's Report"), dated November 28, 2022, which is attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") on all developable lands ("Assessment Area") within the District using the methodology set forth in that *Amended and Restated Special Assessment Methodology Report* ("Assessment Report"), dated November 28, 2022, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Office"); and

**WHEREAS**, the District's Board of Supervisors ("Board") previously adopted Resolutions 2021-04 and 2021-09 (collectively, the "Prior Assessment Resolutions") imposing debt service special assessments ("Prior Assessments") on benefitted property within the District pursuant to Chapters, 170, 190, and 197, Florida Statutes; and

**WHEREAS**, as a result of subsequent modifications to the development plan of the District and unforeseen increases in the costs of labor and materials, the Board has determined it is in the best interest of the District to revise and replace the Prior Assessments lien with the Assessments and intends to rescind and replace the Assessment Resolutions upon the equalizing, approving, confirming, and levying of the Assessments; and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy and collect the Assessments.

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to make the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

- A. The total estimated cost of the Project is \$67,825,132 ("Estimated Cost").
- B. The Assessments will defray approximately \$70,000,000 which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments, excluding the costs of collection and early payment discounts, will defray no more than \$5,958,453.13 per year, again as set forth in Exhibit B. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution.



With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the 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, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the Assessment Area, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS CLARIFIED; PROVISION TO PROVIDE NOTICE OF HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), Florida statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

**NOTICE OF PUBLIC HEARINGS**

DATE: Tuesday, January 17, 2023  
TIME: 1:30 p.m.  
LOCATION: 602 Shetter Avenue  
Jacksonville Beach, Florida 32250

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at the hearings or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190, and 197, Florida statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Duval County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Duval County and to provide such other notice as may be required by law or desired in the best interests of the District.

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

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.

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

**PASSED AND ADOPTED** this 28th day of November, 2022.

ATTEST: **THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT**

/s/ Craig Wrathell Secretary/Asst. Secretary /s/ Arthur Lancaster Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended and Restated District Engineer's report, dated November 28, 2022

Exhibit B: Amended and Restated District Special Assessment methodology report, dated November 28, 2022  
Dec. 22/29 ●● (22-08106D)

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7B**


STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Jonah Reuther, who by me first being duly sworn and deposed says:

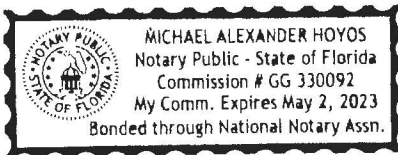
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the District Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the District Community Development District.
4. I do hereby certify that on December 15, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the District Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

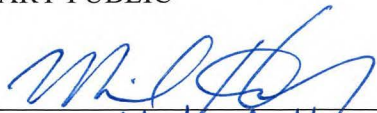
**FURTHER AFFIANT SAYETH NOT.**

  
\_\_\_\_\_  
Jonah Reuther

**SWORN TO (OR AFFIRMED) AND SUBSCRIBED** before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of December, 2022, by Jonah Reuther, for Wrathell, Hunt and Associates, LLC, who is  personally known to me or [ ] has provided \_\_\_\_\_ as identification, and who did \_\_\_ / did not \_\_\_ take an oath.

NOTARY PUBLIC



  
\_\_\_\_\_  
Print Name: Michael Hoyos  
Notary Public, State of Florida  
Commission No.: 66330092  
My Commission Expires: May 2, 2023

**EXHIBIT A:** Mailed Notice



# EXHIBIT A

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the specific procedures and protocols that must be followed to ensure that all records are properly maintained and updated. This includes regular audits and reviews to identify any discrepancies or errors.

3. The third part of the document provides a detailed overview of the various systems and tools that are used to manage and store the organization's data. It highlights the importance of using secure and reliable technology to protect sensitive information.

4. The fourth part of the document discusses the role of the organization's staff in ensuring that all records are properly maintained and updated. It emphasizes the need for ongoing training and education to ensure that all staff members are up-to-date on the latest procedures and protocols.

5. The fifth part of the document provides a summary of the key findings and recommendations from the audit. It highlights the areas where the organization's record-keeping practices are strong and the areas where improvements are needed.

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**C/O DIRECTOR REAL ESTATE**  
**1701 PRUDENTIAL DR**  
**JACKSONVILLE, FL 32207**

**District**  
**Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

December 15, 2022

**VIA FIRST CLASS U.S. MAIL**

SCHOOL BOARD OF DUVAL COUNTY  
C/O DIRECTOR REAL ESTATE  
1701 PRUDENTIAL DR  
JACKSONVILLE, FL 32207

**Parcel ID #:** 080096-0415

**RE:     *The District Community Development District (“District”)***  
***Notice of Hearings to Levy Debt Assessments***

Dear Property Owner:

In accordance with Chapters 170, 190, and 197, *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

**PUBLIC HEARINGS AND MEETING**

DATE:	January 17, 2023
TIME:	1:30 p.m.
LOCATION:	602 Shetter Avenue Jacksonville Beach, Florida 32250

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”) on the benefited lands within the District and adoption of assessment rolls to secure the District’s Grant Revenue and Special Assessment Bonds, to be issued in one or more series (“**Bonds**”), and to provide for the levy, collection, and enforcement of the Debt Assessments. The Bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, and other infrastructure improvements comprising the District’s overall capital improvement plan (“**Project**”), as described in more detail in the *Amended and Restated Engineer’s Report*, dated November 28, 2022 (“**Engineer’s Report**”). The Debt Assessments are proposed to be allocated to the developable lands within the District initially on an equal assessment per-acre basis, and then on an “Equivalent Residential Unit” (“**ERU**”) basis, all as set forth in more detail in the *Amended and Restated Master Special Assessment Methodology Report*, dated November 28, 2022 (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, levy and impose Debt Assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other business that may properly come before it.



The District is located entirely within the City of Jacksonville, Duval County (“**County**”), Florida and consists of approximately 32.21 acres. The District is bounded on the north by the St. Johns River, on the west by the Duval County School Board property and Broadcast Place, on the east by undeveloped lands and a minor waterway connecting to the St. Johns River, and on the south by a substation and undeveloped lands owned by the Jacksonville Electric Authority. Generally speaking, the lands within the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained from the “**District Office**” located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone 561-571-0010, E-Mail: wrathellc@whhassociates.com. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

You are receiving this notice because the County’s records indicate you are a property owner within the District. The property you own that is the subject of this notice is identified above by Parcel ID# (“**Property**”). Please find enclosed copies of the Engineer’s Report and the Assessment Report and review them (and the assessment roll contained therein) to ascertain, among other things, details regarding the proposed Debt Assessments, the unit of measurement to be applied against assessed property, and the total revenue anticipated to be collected in connection with the Debt Assessments. The anticipated Debt Assessment information for your Property is set forth in **Exhibit A**.

Pursuant to the *Redevelopment Agreement for Redevelopment of the JEA Southside Generator Parcel* dated July 2018, as amended, and among the City, the Downtown Investment Authority and Elements Development of Jacksonville, LLC, the District anticipates receiving “Recapture Enhanced Value Grant” money (“**REV Grant**”) – essentially a form of tax-increment financing – from the City on an annual basis, once certain development thresholds are met. Such REV Grant money may be used to off-set the District’s annual debt service payment on any debt issued, and may result in a corresponding reduction in the Debt Assessments that are collected each year, but there is no guarantee of any such off-set. Please review the Assessment Report for further information.

Note, the District previously levied special assessments (“**Prior Assessments**”) pursuant to its Resolutions 2021-04 and 2021-09 in order to finance the Project; however, as a result of subsequent modifications to the development plan of the District and unforeseen increases in the costs of labor and materials, the Board has determined it is in the District’s best interest to revise and replace the Prior Assessments lien with the Debt Assessments.

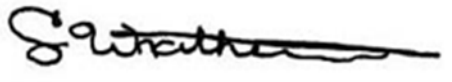
The Debt Assessments constitute a lien against benefitted property located within the District just as do each year’s property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the Debt Assessments, or alternatively may collect the Debt Assessments by sending out an annual bill. For delinquent Debt Assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent Debt Assessments on the next year’s County tax bill. IT IS IMPORTANT TO PAY YOUR DEBT ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED DEBT ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF

TITLE. The District's decision to collect Debt Assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours 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 aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", written over a white rectangular background.

Craig Wrathell  
District Manager

- Exhibit A:** *Summary of Debt Assessments*
- Exhibit B:** *Amended and Restated Engineer's Report, dated November 28, 2022*
- Exhibit C:** *Amended and Restated Master Special Assessment Methodology Report, dated November 28, 2022*

**Exhibit A:**  
*Summary of Debt Assessments*

1. **Total Revenue.** The total revenue the District will collect by these Debt Assessments is anticipated to be **\$70,000,000**, which is based on the fully accreted par amount of the Bonds and includes the estimated cost of the Project, plus financing-related costs, capitalized interest, a debt service reserve, and contingency, but excludes anticipated fees and costs of collection or enforcement, discounts for early payment, and the annual interest costs of the Bonds after conversion.
2. **Unit of Measurement.** The Debt Assessments are initially allocated to assessable property within the District’s boundaries on a per acre basis for Undeveloped Property (as defined in Assessment Report) and on an ERU basis for sold or developed property, as further described in the Assessment Report.
3. **Exempt Property.** Real property within the District that is owned by units of local, state, or federal governmental, or similar entities whose property is exempt pursuant to applicable law (collectively, “**Exempt Entities**”) and used for an exempt purpose is non-assessable (“**Exempt Property**”), as further provided in the Assessment Report and the resolutions pursuant to which the Debt Assessments will be levied. As long as it remains Exempt Property, such property shall not be allocated a Debt Assessment under the Assessment Report’s methodology without the Exempt Entity’s specific consent thereto. **IN THE EVENT EXEMPT PROPERTY IS CONVERTED TO ASSESSABLE PROPERTY, DEBT ASSESSMENTS SHALL BE ALLOCATED TO SUCH PROPERTY PURSUANT TO THE ASSESSMENT REPORT METHODOLOGY AT THE TIME OF SUCH CONVERSION.**
4. **Schedule of Debt Assessments:** See Section 5.3 and Tables 5 & 6 of the Assessment Report attached as **Exhibit C** hereto.
5. **Proposed Debt Assessments for Your Property.** Your Property is currently classified as: Exempt Property.

Property Land Use	Total # of Acres	Proposed Annal Debt Assessment (Net) per Acre	Proposed Debt Assessment Principal (Fully Accreted Par) per Acre
Undeveloped Property	20.24	\$294,389.98	\$3,458,498.02
Exempt Property	1.73	\$0.00	\$0.00

*Note, the above amounts exclude any REV Grant offsets. Additionally, the annual amounts stated exclude estimated collection costs, and early payment discounts. When the annual installments of Debt Assessments are collected by the District utilizing the County Tax Collector's annual real estate tax notice (tax bill), the amounts will also include additional costs of collection estimated at 3.5% and early payment discount allowance estimated at 4%.*



STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Jonah Reuther, who by me first being duly sworn and deposed says:

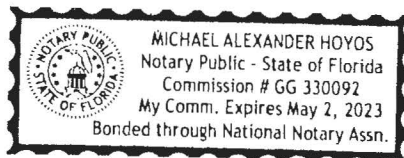
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the District Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the District Community Development District.
4. I do hereby certify that on December 14, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the District Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.


**FURTHER AFFIANT SAYETH NOT.**

  
\_\_\_\_\_  
Jonah Reuther

**SWORN TO (OR AFFIRMED) AND SUBSCRIBED** before me by means of  physical presence or  online notarization, this 14<sup>th</sup> day of December, 2022, by Jonah Reuther, for Wrathell, Hunt and Associates, LLC, who is  personally known to me or [ ] has provided \_\_\_\_\_ as identification, and who did \_\_\_ / did not \_\_\_ take an oath.

NOTARY PUBLIC



  
\_\_\_\_\_  
Print Name: Michael Hoyos  
Notary Public, State of Florida  
Commission No.: GG 330092  
My Commission Expires: May 2, 2023

**EXHIBIT A:** Mailed Notice

# EXHIBIT A

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JACKSONVILLE LLC  
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DALLAS TX 75201**

7022 0410 0002 0788 0928



**District**  
**Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

December 14, 2022

**VIA FIRST CLASS U.S. MAIL**

ELEMENTS DEVELOPMENT OF JACKSONVILLE LLC  
1717 MAIN ST SUITE 3900  
DALLAS TX 75201

**Parcel ID #:** 080096-0407 & 080096-0412

**RE:     *The District Community Development District (“District”)***  
***Notice of Hearings to Levy Debt Assessments***

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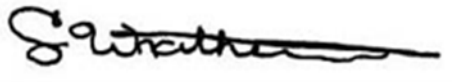
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Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", enclosed in a thin black rectangular border.

Craig Wrathell  
District Manager

- Exhibit A:** *Summary of Debt Assessments*
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**November 28, 2022**

**The District**  
**Community Development District**  
*City of Jacksonville, Florida*

**Amended and Restated District**  
**Engineer's Report**

*Prepared by:*  
Kimley-Horn and Associates, Inc.  
Jacksonville, Florida

**Kimley»Horn**

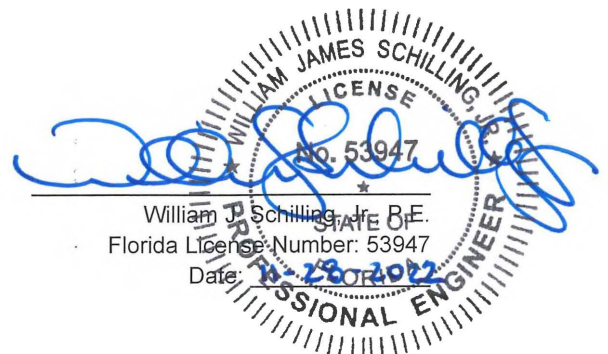
# Amended and Restated District Engineer's Report

## The District Community Development District *City of Jacksonville, Florida*

*Prepared by:*

Kimley-Horn and Associates, Inc.  
12740 Gran Bay Parkway West, Suite 2350  
Jacksonville, Florida 32258  
FBPE Registry No. 35106

©Kimley-Horn and Associates  
November 28, 2022



**Table of Contents**

**1. Introduction..... 1**

    A. Amended and Restated District Engineer’s Report ..... 1

    B. Description of The District Community Development District ..... 1

        Table 1: Summary of Land Uses Proposed ..... 2

        Table 2: Summary of Additional Tracts that may be Considered for Incorporation ..... 3

    C. Purpose and Scope of Report..... 3

**2. CDD Boundary and Property ..... 4**

    A. CDD Boundary ..... 4

    B. Description of Property..... 4

    C. Existing Infrastructure..... 4

    D. Underground Electric Line ..... 5

**3. Proposed CDD Infrastructure ..... 5**

    A. Roadways..... 6

    B. Parking Facilities ..... 7

    C. Water and Sewer Utilities ..... 8

    D. Earthwork Improvements ..... 8

    E. Stormwater Management ..... 9

    F. Landscaping and Irrigation ..... 9

    G. Lighting and Underground Electric..... 10

    H. Pedestrian-only Promenade and Pocket Park ..... 10

    I. Public Marina..... 10

    J. Buried Foundation Demolition ..... 11

    K. Riverfront Bulkhead (CDD Portion) ..... 11

    L. Land Acquisition ..... 12

    M. CDD and CRA Work Product ..... 12

**4. Downtown Investment Authority Infrastructure Improvements (a/k/a CRA Project) ... 12**

**5. Community Development District Infrastructure Improvements ..... 14**

    A. Summary of Opinion of Preliminary Probable Construction Costs ..... 14

        Table 3: Summary of the Opinion of Preliminary Probable Construction Costs for Capital Improvements of The District Community Development District..... 14

    B. Infrastructure Ownership and Maintenance ..... 16

        Table 4: Infrastructure Ownership & Maintenance\*\* ..... 16

**6. Summary of Approvals ..... 18**



**Attachments**

Exhibit A – Vicinity Map

Exhibit B – Community Development District Boundary Map

Exhibit C – Conceptual Development Use Plan / Site Plan

Exhibit D – JEA Water and Sewer Availability Letter, dated January 30, 2022

Exhibit E – Off-Site Utility Tie-In

Exhibit F – Roadway Geometry Plan

Exhibit G – Off-site Roadway Improvement Area

## 1. Introduction

### A. Amended and Restated District Engineer's Report

This Amended and Restated District Engineer's Report is being issued effective November 28, 2022 ("**Amended Engineer's Report**"). The District Engineer's Report was originally issued on February 25, 2019 and subsequently amended on December 18, 2020 ("**2020 Engineer's Report**") and on March 21, 2022 ("**2022 Engineer's Report**"). This Amended Engineer's Report has been prepared in support of issuance of the CDD's (as hereinafter defined) Grant Revenue and Special Assessment Bonds ("**Bonds**"), to revise the Capital Improvement Plan ("**CIP**") for the CDD, to revise the associated Opinion of Preliminary Probable Construction Costs for the CIP, and to identify lands adjacent to the CDD that may be considered for future incorporation into the CDD's boundary.

### B. Description of The District Community Development District

The District Community Development District ("**CDD**") is a special purpose unit of local government established by and located entirely within the City of Jacksonville. The CDD was established effective October 24, 2018 and pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, acquiring, operating and maintaining public infrastructure improvements.

By way of background, and in July 2018, the City of Jacksonville ("**City**"), the Downtown Investment Authority ("**DIA**") and Elements Development of Jacksonville, LLC ("**Developer**") entered into that certain *Redevelopment Agreement for Redevelopment of the JEA Southside Generator Parcel*, as amended as of May 4, 2021 (as such agreement may be further amended from time to time, the "**Redevelopment Agreement**"). (The CDD joined the Redevelopment Agreement effective April 23, 2019.) Pursuant to the Redevelopment Agreement, the parties intend to redevelop an approximately 32-acre parcel of land – i.e., the land within the CDD's boundaries – along the south bank of the St. Johns River into a mixed-use development, including 1,170 residential units, 200 hotel rooms, 200,000 square feet of office space, 121,400 square feet of retail space, and 125 marina slips to be known as RiversEdge ("**Development**").

The Development will be supported by public infrastructure that is part of the "CDD Project" or the "CRA Project", as described in the Redevelopment Agreement<sup>1</sup> and described herein. Pursuant to the Redevelopment Agreement, the CDD will be responsible for constructing both the CDD Project as well as the CRA Project. The CDD's "Capital Improvement Plan" or "CIP", as used herein, refers to both the CDD Project and the CRA Project but with certain exceptions noted herein (i.e., the Water Taxi).

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<sup>1</sup> Note, in the Redevelopment Agreement, the defined terms for the CDD Project and CRA Project are "CDD Infrastructure Improvements" and "CRA Infrastructure Improvements," respectively.

It is expected that, pursuant to the Redevelopment Agreement, and generally stated, all or portions of the costs of the CIP will be funded with proceeds from the CDD’s issuance of tax-exempt bonds, and up to \$23 million in costs for the CRA Project will be paid for and/or reimbursed by the DIA. Under the Redevelopment Agreement, all cost overruns for the CRA Project are the responsibility of the CDD and Developer.

The purpose of this report is to update the description of the CIP and its associated costs. A vicinity map of the CDD is included as Exhibit “A” along with the current CDD boundary as Exhibit “B”. The CDD will contain residential, office, commercial, recreation, and supporting facilities as indicated on the Conceptual Development Use Plan, also known as a Site Plan, contained in Exhibit “C”. The CIP will be constructed in three or more phases as determined by the CDD. The breakdown of anticipated land uses contained within the current CDD boundary is noted below in Table 1.

Please note that the acreages provided in Table 1 below are estimates and that final actual acreages will be determined upon final engineering design and construction plan approval. Further, the CDD, at the discretion of its Board of Supervisors, may elect to petition the City to add or remove land from the CDD as may be necessary in the future.

**Table 1: Summary of Land Uses Proposed**

<b>Land Use</b>	<b>Gross Acres</b>	<b>Percentage</b>
Riverfront and Marshfront Parks, Riverwalk and Overland Trail	4.52	14.04%
Riverfront Restaurants	0.79	2.45%
Mixed Use (Retail, Hotel, Residential, Office)	9.29	28.84%
Mixed Use (Retail, Residential)	2.23	6.92%
Residential	4.61	14.31%
School Board Parking Tract	1.73	5.37%
Road Right-of-way (CRA)	3.62	11.24%
Road Right-of-way (CDD)	4.45	13.82%
Open Space (CDD)	0.97	3.01%
<b>TOTAL</b>	<b>32.21</b>	<b>100.0%</b>

The Conceptual Development Use Plan, contained in Exhibit “C” depicts additional tracts of land adjacent to the CDD boundary that may be considered for incorporation into the CDD’s boundary in the future via a boundary amendment. These tracts are identified as

Tract 5B, Tract 12, Elements Owned Tract, and the Right-of-Way to be Vacated Tract. These tracts comprise approximately 1.94 acres, as summarized in Table 2 below.

**Table 2: Summary of Additional Tracts that may be Considered for Incorporation**

<b>Tract</b>	<b>Gross Acres</b>
5B	1.30
12	0.30
Elements Owned	0.14
Right-of-Way to be Vacated	0.20
<b>TOTAL</b>	<b>1.94</b>

If incorporated into the CDD, these tracts would be supported by and benefit from construction of the CIP. Additionally, the Conceptual Development Use Plan depicts the Prudential Drive Extension Tract containing approximately 0.38 acres. This tract is located outside of the CDD boundary and will be dedicated to the City of Jacksonville as right-of-way for the extension of Prudential Drive from its eastern terminus to the CDD’s western boundary.

**C. Purpose and Scope of Report**

The purpose and scope of this Amended Engineer’s Report is to provide an updated description of the CDD and the capital improvements to be constructed and financed by the CDD as part of the CIP. The CDD’s assessment consultant will develop the financing and assessment methodology.

The portion of the CIP anticipated to be funded with proceeds from the CDD’s issuance of the Bonds is estimated to cost \$44,825,132 (CDD Project Cost of \$35,780,132 plus \$9,045,000 of CRA Project overrun). The breakdown of this amount is shown in Table 3 in Section 5.

NOTE: The full cost of the CIP includes both the CDD Project and the CRA Project and is estimated to be \$67,825,132 in total. Because DIA is expected to fund up to \$23 million of the CRA Project under the Redevelopment Agreement, the cost of the CIP to be funded by Bond proceeds is presented herein to be \$44,825,132, which represents the cost of the CDD Project (\$35,780,132) as well as \$9,045,000 in CRA Project cost overrun (\$32,045,000 CRA Project cost minus \$23,000,000 DIA funding cap). These latter CRA Project costs are reasonably included as potential CRA Project cost overruns. However, please note that the CIP is defined herein to include all of the CDD Project and CRA Project (with certain noted exceptions stated herein), and, accordingly, proceeds of the District’s tax-exempt Bonds may, except to the extent noted herein, be used to fund any portion of the CDD Project or CRA Project, regardless of whether the CRA Project costs are in fact



attributable to cost overruns as currently described. To the extent that any CDD bond money is spent by the CDD for CRA Project items and then later reimbursed by DIA under the Redevelopment Agreement as part of DIA's up to \$23 million obligation to fund the CRA Project, the reimbursed money will be placed into the District's construction account and used for the CDD Project, or to pay for CRA Project cost overruns, or otherwise used as permitted under the applicable trust indenture for the District's Bonds. Additionally, aside from the \$2 million CDD Marina Horizontal Infrastructure Contribution, included in Table 3 in Section 5, the public marina is excluded from the CDD Project costs herein as the CDD anticipates financing the construction of the marina using CDD tax-exempt bonds specifically issued for the marina improvements ("**Marina Bonds**") and separate from the Bonds. See Section 3.1 herein for more details.

## 2. CDD Boundary and Property

### A. CDD Boundary

Exhibit "B" delineates the current CDD boundary, which consists of 32.21 acres, more or less. The CDD is bounded on the North by the St. Johns River, on the West by the Duval County School Board property and Broadcast Place, on the East by undeveloped lands and a minor waterway connecting to the St. Johns River, and on the South by a substation and undeveloped lands owned by the Jacksonville Electric Authority ("**JEA**").

### B. Description of Property

The property within the CDD is located in the City of Jacksonville within portions of Sections 44, 45 and 60, Township 2 South, Range 26 East in Duval County, Florida. The CDD falls within the City's Downtown Development of Regional Impact ("**DRI**") and the Downtown Overlay Zone.

### C. Existing Infrastructure

The CDD is located within the JEA's water and sewer service area. JEA is a public utility provider. For potable water service, the JEA owns and maintains an existing 20-inch potable water main, located within the Reed Avenue, Montana Avenue, and Prudential Drive rights-of-way within the CDD's vicinity and just outside its boundaries. Based on JEA's Water and Sewer Availability Letter, dated January 30, 2022 and included as Exhibit "D", the point of water connection for the CDD will be to this existing 20-inch potable water main at the intersection of Broadcast Place and Reed Avenue.

For sanitary sewer service, the JEA owns and maintains an existing 48-inch gravity sanitary sewer main, located within the Reed Avenue right-of-way outside of the CDD's boundaries but within the CDD's vicinity. Based on JEA's Water and Sewer Availability Letter, dated January 30, 2022 and included as Exhibit "D", the point of sanitary sewer connection for the CDD will be to an existing manhole along this 48-inch sewer main near the intersection of Broadcast Place and Reed Avenue. The water and sewer connection points are depicted in the off-site utility tie-in map included as Exhibit "E". The JEA does not have

reclaimed water facilities in the project area at this time nor is it anticipated to have reclaimed water availability for the foreseeable future.

In the vicinity of the CDD, Prudential Drive is a four-lane undivided roadway and Broadcast Place is a two-lane undivided roadway. Access to the CDD is planned via the extension of Prudential Drive and the extension and realignment of Broadcast Place.

**D. Underground Electric Line**

Within the CDD property, the JEA holds a 50-foot wide utility easement that transitions to a 30-foot wide submerged utility easement for an 8-inch steel casing pipe. The easement boundaries are depicted on the off-site utility tie-in map included as Exhibit “E”.

**3. Proposed CDD Infrastructure**

<b><u>Development Summary (Approximate)</u></b>
<ul style="list-style-type: none"> <li>• 1,170 Residential Units (including apartments, townhomes, and condos)</li> <li>• 200 Hotel Rooms</li> <li>• 200,000 s.f. Office Space</li> <li>• 121,400 s.f. Retail Space</li> <li>• 125 Marina Slips<sup>2</sup></li> </ul>

***Summary of Proposed CDD Project Infrastructure***

The CDD Project is currently anticipated to be constructed in three or more phases, as determined by the CDD, and will generally consist of the following categories:

- A. Roadways
- B. Parking Facilities
- C. Water and Sewer Utilities
- D. Earthwork Improvements
- E. Stormwater Management
- F. Landscaping and Irrigation

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<sup>2</sup> The 125 marina slips are located outside of the CDD’s current boundary on the riparian rights of the associated upland parcels, which are within the CDD Boundary. Access to the marina slips, associated marina structures and facilities will be provided through the CDD. See description herein for more detail.

- G. Lighting and Underground Electric
- H. Pedestrian-only Promenade and Pocket Park
- I. Public Marina<sup>3</sup>
- J. Buried Foundation Demolition
- K. Riverfront Bulkhead (CDD Portion)
- L. Land Acquisition
- M. CDD and CRA Work Product

Infrastructure construction commenced in March 2021 and is expected to be completed within approximately three years, through mid-2024. The infrastructure described below is required to be developed under the Redevelopment Agreement, and applicable City development approvals, and will function as a system of improvements benefitting all lands within the CDD.

As of November 22, 2021, the Duval County School Board parking lot has been constructed and the land conveyed to the Duval County School Board.

#### **A. Roadways**

The roadways within the CDD will typically consist of two-lane urban sections with off-street bike lanes, curb and gutter, sidewalks, and on-street parking. The roadways will be constructed to provide access to the proposed uses and tracts within the CDD's boundaries. Roadway construction will include the following segments:

- Prudential Drive Extension – from the proposed roundabout at the Prudential Drive/Broadcast Place intersection to the proposed cul-de-sac terminus to be located east of the Back Bay Drive intersection.
- Broadcast Place Realignment – commencing at the proposed off-site realignment to the proposed roundabout at the Prudential Drive/Broadcast Place intersection and the proposed cul-de-sac at the northern-most terminus of Broadcast Place, adjacent to the St. Johns River.
- Health Walk – from RiversEdge Boulevard to a proposed cul-de-sac located south of the Prudential Drive Extension.
- Back Bay Drive – from Prudential Drive extension to RiversEdge Boulevard.

Please refer to Exhibit "F" for the current Roadway Geometry Plan which is subject to change based upon final engineering design and construction plan approval. Approximately 120 linear feet of the Broadcast Place realignment, to be constructed by the

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<sup>3</sup> Note, aside from the \$2 million CDD Marina Horizontal Infrastructure Contribution included in Table 3 in Section 5, public marina costs are excluded from the CDD Project estimated costs herein as the CDD anticipates financing the construction of the marina with its Marina Bonds. See Section 3.I herein for more details.

CDD, is located outside of and immediately to the west of the CDD's boundary, as depicted on the Off-site Roadway Improvement Area exhibit (Exhibit "G").

The roadways will be constructed in accordance with City standards. Typically, the roads and on-street parking will consist of asphalt, limerock (or suitable alternative) and stabilized subbase with curb. The right-of-way design will include sidewalks, off-street bike lanes, lighting, landscaping and utilities such as water, sewer and drainage. The sidewalks are anticipated to be constructed of either concrete and/or pavers. It is anticipated that the roadways will provide ingress and egress for the entire CDD and the residents and businesses within the CDD will generate the vast majority of the trips anticipated for the roadways.

Site grading including preparation of roadway areas for installation of paving construction has commenced. Construction of limerock (or suitable alternative) roadway sub-base and asphalt paving will be initiated once all grading work has been completed. There are no impact fee credits or similar credits associated with the construction of any of the roadway improvements.

All roads located within the CDD will be open and available to the public. Public sidewalks and bike lanes located within the roadway rights-of-way are included in this category for cost purposes. The public roads, identified above, will be constructed by the CDD, and may be dedicated to the City for operations and maintenance. If the public roads are dedicated to the City, the CDD will obtain a right-of-way maintenance easement, permit or other approval to provide for the maintenance of any landscaping, hardscaping, irrigation, lighting and parking within the rights-of-way, to the extent applicable. Private roads within the CDD, if any, will be constructed by the Developer and will be owned and maintained by the Property Owners Association ("POA").

## **B. Parking Facilities**

The CDD has funded and constructed parking facilities to be used by the Duval County School Board. The School Board parking has been constructed on a tract containing approximately 1.73 acres located in the northwest portion of the CDD adjacent to the existing Duval County School Board property located immediately to the west. This 1.73-acre tract was transferred to the School Board upon completion of construction of the parking lot in November 2021. The contractor's final cost of construction for this parking facility was \$982,181. As this parking facility tract is now owned by the Duval County School Board, a governmental entity, and provides a public benefit it will not be assessed in accordance with state law. Should this tract be converted to private ownership for development in the future it may be eligible for assessment at that time as this tract will be supported by and benefit from construction of the CIP

The Redevelopment Agreement requires construction of one hundred (100) public metered parking spaces for the marina and riverfront tracts. During construction these parking spaces will be temporarily located on the former off-street Duval County School Board parking lot referred to as the "Remainder Parcel" and depicted as Tract 5B on the Conceptual Development Use Plan (Exhibit "C"). The Developer will require the Tracts 1A,



2A, 4A, and 7A developers to each provide a minimum of 25 public metered off-street parking spaces within their respective surface parking lot(s) or structured parking facilities. This will result in a total of one hundred (100) permanent public metered parking spaces upon completion of construction on Tracts 1A, 2A, 4A, and 7A. As these permanent public metered parking spaces become available to the public, the temporary spaces on the "Remainder Parcel" will be eliminated. The costs for construction of the permanent public metered parking spaces will be privately funded and borne by the individual tract developers. Therefore, for purposes of the CDD CIP Cost Opinion, provided in Table 3, the Parking Facilities category does not include any cost for the one hundred (100) public metered parking spaces. Pursuant to the Redevelopment Agreement, and generally stated, the CDD or the respective tract owners will maintain the parking facilities, with standard enforcement to be conducted by the City.

### **C. Water and Sewer Utilities**

The CDD's CIP includes potable water and sanitary sewer collection systems. The water and sewer utility systems have been designed in accordance with the applicable standards of each type of system. Potable water and sanitary sewer collection systems have been designed to the JEA, City and Florida Department of Environmental Protection ("FDEP") specifications.

The potable water lines will typically run within the rights-of-way of the roadways and at build out will provide a complete interconnected network of water lines. At build out the water lines will connect to the existing JEA connection point at the intersection of Broadcast Place and Reed Avenue. Fire hydrants will be installed according to COJ Fire Department Codes.

The sanitary sewer lines will consist of manholes and gravity PVC lines within the roadway rights-of-way. These will convey sewage flow to a new proposed Class II JEA owned and maintained lift station, located on the west side of Back Bay Drive, that will be constructed by the CDD. This new lift station will convey sewage to an existing manhole connecting to a 48-inch gravity sewer main near the intersection of Broadcast Place and Reed Avenue. The sewer main will direct the flow to a nearby existing JEA Pump Station on Utah Avenue. When constructed, the wastewater lines will provide service to all tracts within the CDD. There are no impact fee credits or similar credits associated with the construction of any of the utility improvements. Upon completion of the utilities, the CDD will convey them to the JEA for ownership, operation and maintenance. The District will not finance any laterals or utility lines on private property that are outside of public utility easements.

### **D. Earthwork Improvements**

The CDD consists of near-flat terrain at low elevation. Earthwork will be required for construction activities associated with proposed grading, roadways, utilities, and stormwater control features, provided however that the CIP only includes those costs related to the CDD's roadway, utilities, and stormwater improvements – not for private development pads. There is a 2.5-foot clean soil cap over the entire property. Contaminated soil is present beneath this soil cap. The cap may be modified to consist of

asphalt pavement, concrete slabs, and/or building foundations. A Declaration of Restrictive Covenant ("**DRC**") requires approvals from the FDEP for disturbance of the cap and construction of stormwater controls or construction dewatering. Excavation below the cap is allowed provided the excavated soil is handled in accordance with Chapter 62-780 of the Florida Administrative Code ("**FAC**") and the DRC. The site is also subject to a Brownfield Site Rehabilitation Agreement ("**BSRA**"). Under the Interlocal Agreement authorized by the Redevelopment Agreement, the CDD will be responsible for groundwater monitoring for all of its own properties, as well as the City tracts.

#### **E. Stormwater Management**

The CDD stormwater management system will consist of inlets, pipes, swales, berms, and control structures. Existing stormwater features may not be modified without the prior approval of the FDEP and St. Johns River Water Management District ("**SJRWMD**") and new stormwater features will require approval. The stormwater management system will be designed in accordance with standards set by the City and the SJRWMD. A system of inlets, pipes, swales and berms will convey the runoff to the St. Johns River. Surface water permitting is required for the CDD through the City and SJRWMD and will require adherence to the SJRWMD's best management practices ("**BMP's**"). The City and SJRWMD's stormwater treatment requirements have been met via the purchase of stormwater mitigation credits from the City. The stormwater mitigation credits have been purchased from the City in lieu of constructing stormwater treatment facilities (i.e. – stormwater ponds or vaults) within the CDD and will provide a benefit to all improved lands within the CDD. The CIP's Stormwater Management category includes the stormwater credits that have been purchased by the CDD, in the amount of \$1,263,729, for the cost of mitigation for development of all lands within the CDD's current boundary.

The CDD will not use groundwater from the surficial aquifer, with the exception of groundwater recovery and treatment to address the known contaminant plume. Groundwater from the Floridan aquifer may be used for irrigational purposes only, but it is subject to approval by the FDEP, SJRWMD, and City. The CDD is subject to an active hydraulic control system ("**HCS**") that provides hydraulic containment of the groundwater contaminant plume. The CDD will own and operate the stormwater management system.

#### **F. Landscaping and Irrigation**

Landscaping and irrigation, to be owned and maintained by the CDD, are proposed within the public rights-of-way. Such ownership and maintenance will be established pursuant to a permit, easement or other approval from the City. The landscaping will consist of turf, shrub and tree plantings as well as a variety of plants and material. Landscaping may also incorporate hardscape that may include, but should not be limited to, walls and wall materials, stairs, shade structures and furniture. Landscaping that is owned and maintained by the CDD within the rights-of-way will be irrigated. This irrigation will be installed, owned, and maintained by the CDD.

## **G. Lighting and Underground Electric**

Per Florida Statute Section 190.012(1)(d), the CDD shall have the ability to fund basic infrastructure improvements and community facilities including streetlights, alleys, landscaping, hardscaping, and the undergrounding of electric utility lines. As part of the CIP, the CDD will finance the undergrounding of electric utility lines by the placement of conduit. Lighting will be constructed in pedestrian and public parking areas and will be maintained by the CDD or by agreement with the JEA. Costs for conduit and lines to be used by private utilities such as electric, cable, gas and communication lines have not been included in the CIP for the CDD.

## **H. Pedestrian-only Promenade and Pocket Park**

At the Downtown Development Review Board's ("DDRB's") May 13, 2021 meeting, the pedestrian-only promenade, referred to as Saunter Lane and located between RiversEdge Boulevard and the Prudential Drive extension, was relocated as a thirteen foot (13') wide multi-purpose path along the eastern side of Health Walk, from the Marshfront Park to RiversEdge Boulevard. This multi-purpose path is planned as a pedestrian walkway that will contain landscape and hardscape improvements. The cost associated with this multi-purpose path is included within the CIP's Public Roadways category. Additionally, a pocket park is planned to be constructed within the CDD. It is expected that this pocket park will be privately funded and constructed on a portion of one of the development tracts. Therefore, no cost associated with the pocket park is included within the CIP. It is expected that the multi-purpose path will be maintained by the District, available to the general public, and will be on land that is within the Health Walk right-of-way that will either be owned by the CDD or City. Although the CIP benefits the recreational amenities, such areas are not assessed pursuant to state law, as they are a common element for the benefit of the development and will be owned by a governmental entity. If the pocket park is constructed on a portion of one of the development tracts it may be subject to assessment.

## **I. Public Marina**

The 125 slip public marina is a recreational amenity planned to consist of three anchored floating docks (Docks A, B, and C) and three fixed docks (Docks D, E, and F), as depicted on Exhibit "C" – Conceptual Development Use Plan. The largest dock (Dock C) will be centrally located along the CDD's frontage of the St. Johns River. Dock A, planned as part of the public marina and located west of the large central dock, is expected to contain a water taxi stop and transient boat docking facilities. The marina is also planned to include a beach kayak launch, located east of Dock F and accessible from the marsh boardwalk.

The water taxi stop, kayak launch, and transient boat docking facilities are CRA Project improvements required by the Redevelopment Agreement. The water taxi stop will be open to use by the general public. The water taxi service is currently privately operated under a franchise awarded by the City. In an abundance of caution, the Water Taxi Stop and costs associated with the Water Taxi's proportionate use of the common marina facilities, including but not limited to Dock A, while part of the CRA Project, will not be funded by the District's tax-exempt Bonds because the City will operate and maintain the

Water Taxi Stop under its own franchise agreement with a third party operator, which may or may not involve private interests.

The 125 slip public marina will be constructed, operated, and maintained by the CDD. The marina will include electric and water utilities, a fire protection system, and a marine pump-out system. A dockmaster building consisting of approximately 1,600 square feet that includes marina offices, restrooms, laundry, storage and communications facilities is planned as part of the marina. Aside from the \$2 million CRA Marina Horizontal Infrastructure Contribution included in Table 3 in Section 5, these public marina improvements will be constructed using the CDD's Marina Bond funds specifically issued for the marina improvements that will be separate from the Bond funds used for the balance of the CIP outlined in this Amended Engineer's Report. A District Engineer's Report for the 125 slip public marina will be issued under separate cover that will outline the capital improvement plan for the marina. Accordingly, the CIP outlined in this report allocates \$2 million in funding for the marina's horizontal infrastructure. Additionally, the water taxi stop, kayak launch, and transient boat docking facilities are identified in the CIP (Table 3 in Section 5) as part of the CRA Project. The public marina provides special benefits to the property within the District and to the District's residents, landowners, patrons, and Marina users because having access to such public docks will result in increased property values, as well as increased commercial, employment and residential growth in the area.

The District intends to obtain a submerged land lease from the Board of Trustees of the Internal Improvement Trust Fund for the water taxi stop, transient boat docking facilities, and marina areas located over State of Florida submerged lands. The District intends to obtain a perpetual easement from the Jacksonville Electric Authority for the kayak launch.

#### **J. Buried Foundation Demolition**

An abandoned buried concrete foundation, measuring approximately 100' wide, by 160' long, by 4' thick, was encountered on the property in the area of the relocated Broadcast Place right-of-way, north of the proposed roundabout. Demolition of this concrete foundation is required to allow for installation of the CIP utilities within the Broadcast Place right-of-way. The contractor's approved price proposal for this task is \$691,260.

#### **K. Riverfront Bulkhead (CDD Portion)**

The CRA Project includes the Riverfront Bulkhead (CRA Portion), which consists of construction of approximately 1,400 feet of new riverfront bulkhead and approximately 500 feet of new rip-rap riverfront embankment ("**CRA Bulkhead**"). Construction of the CRA Bulkhead is approximately 95 percent complete. To utilize the submerged lands contained within the existing concrete intake structure, formerly a part of the JEA Southside Generating Station, an estimated 270 feet of additional new riverfront bulkhead will be added as part of the CDD Project ("**CDD Bulkhead**"). Such additional CDD bulkhead will tie into the CRA Bulkhead and will be located on the river side of the eastern, western and northern portions of the intake structure to allow for it to be backfilled. Construction of the CDD Bulkhead, adjacent to the intake structure, will be a part of the CDD Project and will be funded by the CDD. The budget provided for this task, in Table 3 below, includes



additional costs incurred and funded by the CDD during construction of the CRA Project bulkhead.

#### L. Land Acquisition

The District has acquired and/or will acquire land as part of the CIP that is anticipated to include the rights-of-way for the CDD funded roadways (excluding land subject to the Land Swap Agreement that the District will use for the off-site extension of Prudential Drive to serve as the main entrance to the Development, which if conveyed to the District, will be conveyed at no cost), consisting of the Prudential Drive Extension, Broadcast Place Realignment, Back Bay Drive, and Health Walk, and the CDD Open Space areas, consisting of both uplands and submerged lands. In total, approximately 5.42 acres of land is planned to be acquired by the CDD, consisting of approximately 4.45 acres of public road rights-of-way and 0.97 acres of Open Space. CRA Project property is not included within these land acquisition figures.

#### M. CDD and CRA Work Product

This CIP category consists of professional and construction related services for the CDD Project and CRA Project. These services include, but are not limited to, surveying, geotechnical, environmental, land planning, civil engineering, landscape architecture, artist, legal and construction professional services associated with planning, design, and implementation of both the CDD Project and the CRA Project. The portion of these costs that may be financed by the District will be only costs for services associated with improvements that are financeable by the District.

### 4. Downtown Investment Authority Infrastructure Improvements (a/k/a CRA Project)

As noted above, the CDD will construct the CRA Project as part of the CIP. The original estimated cost of the CRA Project was approximately \$19.5 million, and, subject to the terms of the Redevelopment Agreement, DIA has agreed to fund up to \$23 million for the CRA Project. The District has reasonably included \$9.045 million for CRA Project overruns, as shown in the cost estimates presented herein. As with the CDD Project, the CRA Project as described below is required to be developed by the CDD under the Redevelopment Agreement, and applicable City development approvals, and will function as a system of improvements benefitting all lands within the CDD.

The CRA Project includes:

- **New Bulkhead** (CRA Portion) – Approximately 1,400 feet of new riverfront bulkhead and approximately 500 feet of new rip-rap riverfront embankment (i.e., the CRA Bulkhead).
- **Southbank Riverwalk** – A top of bank extension of the Southbank Riverwalk for a total of approximately 1,900 linear feet, to a minimum total width of twenty (20) feet as

follows: sixteen (16) feet of unobstructed new pathway and a minimum of four (4) feet of perimeter consisting of landscaping, furniture (i.e., benches), lighting, and trash receptacles. The extension shall be constructed with materials and furnishings (i.e., lighting, benches, shade structures, railing) matching the existing Southbank Riverwalk.

- **New Boardwalk** – Approximately 1,255 linear feet of New Boardwalk as follows: a minimum twelve (12) foot wide boardwalk through marsh to connect the extension of the Southbank Riverwalk to an overland trail segment along the southern boundary of the Development. The boardwalk shall include platforms to accommodate furnishings (i.e., benches) as well as lighting.
- **Overland Trail** – Approximately 1,650 linear feet of new overland trail as follows: a minimum twelve (12) foot wide overland trail to connect Boardwalk to southwest corner of Development.
- **City Parks** – The parks shall have approximately 820 linear feet of river frontage (length), and an average depth of 112 feet. Riverfront park shall include amenities (i.e., fitness equipment to enhance wellness theme), as well as Riverfront Activation Node elements and a pavilion/amphitheater.
- **Water Taxi Stop** – A new water taxi stop, new transient boat docking facilities and new kayak launch.
- **Prudential Drive Extension** – An extension of Prudential Drive with enhanced sidewalks, enhanced landscaping, bike lanes, and on-street parking. This extension is from the current terminus of Prudential Drive, located off-site to the west of the CDD boundary, to the proposed roundabout at the Prudential Drive/Broadcast Place intersection. This improvement includes the construction of the proposed roundabout at the Prudential Drive/Broadcast Place intersection.
- **Broadcast Place Extension** – An extension of Broadcast Place with enhanced sidewalks, enhanced landscaping, bike lanes, and on-street parking. This is from the proposed roundabout at the Prudential Drive/Broadcast Place intersection to the Broadcast Place northern terminus cul-de-sac and does not include construction of the northern terminus cul-de-sac.
- **RiversEdge Boulevard** – The construction of RiversEdge Boulevard, from Broadcast Place to its eastern terminus, with enhanced sidewalks, enhanced landscaping, and on-street parking.

The three CRA roadway segments (Prudential Drive Extension, Broadcast Place Extension, and RiversEdge Boulevard) will be constructed by the CDD and then upon completion, transferred to the City for ownership, operation and maintenance. Please see Exhibit "F" (Roadway Geometry Plan) which graphically depicts the CDD versus CRA roadways.

Pursuant to the agreements authorized under the Redevelopment Agreement, the CDD will maintain the four parks on the City tracts (i.e., the Central Riverfront Park, Northeastern Riverfront Park, Northwestern Riverfront Linear Park, and Marshfront Park), but will not be responsible for maintenance of the CRA's bulkhead or Riverwalk. As with the CDD-owned

parcs, any parks or other common areas included within the CRA Project are not assessed pursuant to state law, as they are common elements for the benefit of the Development (and are owned by governmental entities).

All components of the CIP are public improvements and will be open to the public, subject to City ordinances and/or District rules as appropriate. Further, all such improvements will be owned and operated by the District or another governmental entity (aside from the Water Taxi Stop) and will be located on property that is owned by the District or another governmental entity and/or placed on a perpetual easement that is held by the District or another governmental entity.

## 5. Community Development District Infrastructure Improvements

### A. Summary of Opinion of Preliminary Probable Construction Costs

A summary of the opinion of preliminary probable construction costs (“**OPPCC**”) for the CIP is provided in Table 3. The CDD will finance the proposed infrastructure costs for the capital improvements noted below in part with the proceeds of its tax-exempt Bonds. The OPPCC has assumed fees for design and construction of the anticipated improvements.

**Table 3: Summary of the Opinion of Preliminary Probable Construction Costs for Capital Improvements of The District Community Development District**

Description	Costs Opinion
<b>CDD Project Costs</b>	
Public Roadways (Prudential Drive Extension, Broadcast Place Re-alignment, Health Walk, and Back Bay Drive) <sup>(1)</sup>	\$5,310,000
Parking Facilities (School Board Parking) <sup>(2)</sup>	\$982,181
Potable Water	\$1,870,000
Sanitary Sewer	\$2,860,000
Earthwork Improvements <sup>(3)</sup>	\$770,000
Stormwater Management <sup>(3),(4)</sup>	\$2,910,000
Landscaping and Irrigation	\$630,000
Lighting and Underground Electric	\$2,720,000
Pedestrian-only Promenade and Pocket Park <sup>(5)</sup>	\$0
Buried Foundation Demolition	\$691,260

Riverfront Bulkhead (CDD Portion)	\$1,960,000
Land Acquisition <sup>(6)</sup>	\$3,551,691
CDD and CRA Work Product	\$9,400,000
CDD Marina Horizontal Infrastructure Contribution	\$2,000,000
Contingency	\$1,000,000
Deduction for Subconsultant Mark-up Elimination	(\$425,000)
Deduction for Elimination of ARTEA Utility Improvements	(\$250,000)
Deduction for Estimated Sales Tax Savings	(\$200,000)
<b>Total CDD Project</b>	<b>\$35,780,132</b>
<b>CRA Project Costs<sup>(7)</sup></b>	
Riverfront Bulkhead (CRA Portion)	\$4,850,000
Southbank Riverwalk	\$3,370,000
New Boardwalk	\$2,400,000
Overland Trail	\$780,000
City Parks	\$13,340,000
Water Taxi Stop (Not included in CIP)	\$875,000
Kayak Launch	\$460,000
Prudential Drive Extension	\$1,430,000
Broadcast Place Extension	\$2,730,000
RiversEdge Boulevard	\$2,610,000
Deduction for Subconsultant Mark-up Elimination	(\$350,000)
Deduction for Estimated City Tree Fund Credit	(\$450,000)
<b>Total CRA Project</b>	<b>\$32,045,000</b>
<b>Total CDD and CRA Projects</b>	<b>\$67,825,132</b>

Table 3 Footnotes:

(1) All financed roadways and rights-of-way will be open for public use without restriction.



- (2) School Board public parking spaces.
- (3) Earthwork and grading on public property only.
- (4) Mitigation financed will not include any mitigation payments to non-governmental entities or mitigation work on private lands.
- (5) All financed roadways and rights-of-way will be open for public use without restriction. Costs for the Pedestrian-only Promenade are contained within the CIP’s Public Roadways category. Costs for the pocket park are anticipated to be privately funded.
- (6) CDD obtained an appraisal from Moody Williams Appraisal Group, dated December 14, 2020, for the land to be acquired by the CDD. The appraised value of the land, as documented in the appraisal, is \$5.59 million. Since the Developer’s cost basis value of the land (\$3,551,691) is less than the appraised value, the CDD will pay for the land based on the cost basis value.
- (7) All CDD Project and CRA Project improvements are public improvements and will be open for public use, subject to District rules and/or City ordinances as appropriate. In the event that CDD Project costs are lower than expected, excess bond proceeds may be used to fund more than the stated amount of the CRA Project costs (bearing in mind that certain costs may be reimbursed by DIA with monies being returned to the applicable acquisition and construction account).

**B. Infrastructure Ownership and Maintenance**

Table 4 summarizes the ownership and maintenance responsibilities anticipated for the design components listed in this report. As noted, the CDD will be responsible for construction of both the CDD Project and the CRA Project. Upon completion of construction and final certification, the infrastructure component will be turned over to the operation and maintenance entity. A summary of the ownership and maintenance of the proposed infrastructure is provided in Table 4 below.

**Table 4: Infrastructure Ownership & Maintenance\*\***

<b>Infrastructure</b>	<b>Ownership</b>	<b>Maintenance*</b>
<b>The CDD Project</b>		
Public Roadways and Dedicated Parking (CDD)	The District CDD or the City of Jacksonville if dedicated by CDD to the City	The District CDD or the City of Jacksonville if dedicated by CDD to the City
Parking (School Board Parking)	School Board	School Board
Potable Water	JEA	JEA
Sanitary Sewer	JEA	JEA
Earthwork Improvements	The District CDD	The District CDD
Stormwater Management	The District CDD	The District CDD

Landscaping and Irrigation	The District CDD	The District CDD
Lighting and Underground Electric	The District CDD	The District CDD
Pedestrian-only Promenade and Pocket Park	The District CDD	The District CDD
Public Marina	The District CDD	The District CDD
Bulkhead (CDD Portion)	The District CDD	The District CDD
<b>The CRA Project</b>		
Public Roadways (CRA)	The City of Jacksonville	The City of Jacksonville
Bulkhead (CRA Portion)	The City of Jacksonville	The City of Jacksonville
Riverwalk	The City of Jacksonville	The City of Jacksonville
Water Taxi Stop	The City of Jacksonville	The City of Jacksonville
City Parks (Central Riverfront Park, Northeastern Riverfront Park, Northwestern Riverfront Linear Park, and Marshfront Park)	The City of Jacksonville	The District CDD

\*Pursuant to Section 6.6 of the RDA, the CDD may be selected to fund expenses for excess enforcement of parking regulations.

\*\* Based on present expectations. Alternatively, the District may elect to enter into an agreement with the POA for the POA to maintain certain CDD improvements.

The CIP is and will be designed in accordance with applicable governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

The opinion of probable construction cost estimates provided are reasonable to construct the required improvements and it is our professional opinion that the infrastructure improvements will serve as a system of improvements that benefit and add value to all lands within the CDD. The cost estimates are based on prices currently being experienced in the City of Jacksonville. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that there are no technical reasons known at this time that would prevent the implementation of the CIP, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

Please note that the CIP as presented herein is based on current conceptual plans and market conditions which are subject to change. During development and implementation of the public infrastructure improvements as described for the CDD, it may be necessary to make modifications and/or deviations for the plans, and the CDD expressly reserves the right to do so.

## 6. Summary of Approvals

The following is a summary of approvals received, to date:

- The Downtown Investment Authority and Elements Development of Jacksonville, LLC entered into an Allocation of Development Rights Agreement, dated November 17, 2015. This Agreement assigned rights for development of up to 1,170 residential units, 200 hotel rooms, 288,500 square feet of commercial uses and 200,000 square feet of office uses within the CDD. These development rights were allocated in three separate phases (Phase I, Phase II, and Phase III). The Agreement specifies that the transportation mitigation requirements associated with the Phase I development rights have been satisfied. An amendment to the Allocation of Development Rights Agreement is pending and expected to be approved in due course.
- City of Jacksonville Mobility Fee Calculation Certificate (“**MFCC**”) number 90073.0 was issued for the project on December 23, 2015. The MFCC stipulates the transportation mitigation (Jacksonville Mobility Fee) requirements associated with development of the Phase II and III development rights within the CDD.
- A Site Rehabilitation Completion Order (“**SRCO**”) with conditions was provided for the Site by the FDEP on August 17, 2017. The SRCO stated that JEA had met the rehabilitation requirements for soil on the site based on the presence of a clean soil cap. The SRCO indicated that groundwater rehabilitation had been completed on the eastern portion of the property and that a groundwater contaminant plume on the western portion of the property is subject to a hydraulic containment system.
- The City of Jacksonville, The Downtown Investment Authority, and Elements Development of Jacksonville, LLC, entered into a Redevelopment Agreement that was approved on June 12, 2018 with the Jacksonville City Council’s enactment of Ordinance No. 2018-313-E.
- The U.S. Army Corps of Engineers (“**USACOE**”) issued permit number SAJ-2003-01425 for the construction of 1,034 linear feet of new bulkhead along the CDD’s frontage of the St. Johns River.
- The SJRWMD issued Environmental Resource permit number 165883-1 on February 1, 2021 for construction of the retaining wall and bulkhead replacement along the St. Johns River.
- The SJRWMD issued a Minor Modification to Environmental Resource Permit number 165883-1 on September 24, 2021 allowing for the construction of rip-rap revetment in place of new retaining wall or bulkhead along the eastern portion of the CDD’s property frontage along the St. Johns River.
- The FDEP issued approval for the bulkhead contractor’s Notice of Intent to use the Generic Permit for Stormwater Discharge from Large and Small Construction Activities (NOI) on July 14, 2021.
- The JEA issued Groundwater Discharge Permit Number 2022 on February 10, 2022 for dewatering activities along the new riverfront retaining wall and bulkhead. The permit was modified on July 27, 2022 and expires on January 31, 2023.

- The City of Jacksonville issued 10-set Construction Plan approval on October 25, 2019 for construction of the School Board parking lot and the extension of Prudential Drive across the School Board property to the District's western property boundary.
- The SJRWMD issued Environmental Resource permit number 18269-22 on November 18, 2020 for construction of the School Board parking lot and the extension of Prudential Drive across the School Board property to the District's western property boundary.
- The City of Jacksonville issued Site Work – Tree Removal Permit Application L-21-405004.000 in May 2021 for construction of the School Board parking lot.
- The Duval County Public Schools Office of Building Code Enforcement issued Permit Number 3001081221.00S on August 12, 2021 for installation of the sleeve pipe and for connection of the irrigation system within the School Board parking lot to the irrigation controller located within the existing School Board building.
- The City of Jacksonville issued Electrical Permit Number E-21-408038.000 on May 19, 2021 for installation of the lighting within the School Board parking lot.
- The FDEP issued approval for the School Board parking lot contractor's Notice of Intent to use the Generic Permit for Stormwater Discharge from Large and Small Construction Activities (NOI) on April 1, 2021.
- The JEA issued Groundwater Discharge Permit #2021 on May 12, 2021 for dewatering activities on the School Board parking lot site.
- City of Jacksonville stormwater mitigation credits in the total amount of \$1,263,729 have been purchased by the CDD.
- The City of Jacksonville issued 10-set Construction Plan approval on January 10, 2022 for construction of the CIP Roadway, Utility, Hardscape, Planting and Irrigation Plans.
- The FDEP issued General Permit Number 0159044-960-DGSP on February 10, 2022 for construction of the CIP's potable water system.
- The SJRWMD issued Individual Permit Number 165883-4 on December 22, 2021 for construction of the marsh boardwalk
- Wetland Mitigation credits were purchased by the CDD in the total amount of \$15,200.00 from the Weyerhaeuser NR Company mitigation bank to mitigate for the marsh boardwalk's wetland impacts.
- The FDEP issued General Permit Number 0010400-663-DWC on February 17, 2022 for construction of the CIP's Domestic Wastewater Collection/Transmission system.
- The SJRWMD issued Individual Permit Number 165883-2 on March 1, 2022 for construction of the CIP's stormwater management system.
- The JEA Electrical Main design was approved on October 13<sup>th</sup>, 2022 for the RiversEdge – Phase 3 project.
- The City of Jacksonville issued Site Work – Tree Removal Permit Application L-22-484229.000 on March 2022 for construction of the RiversEdge Phase 3 project.



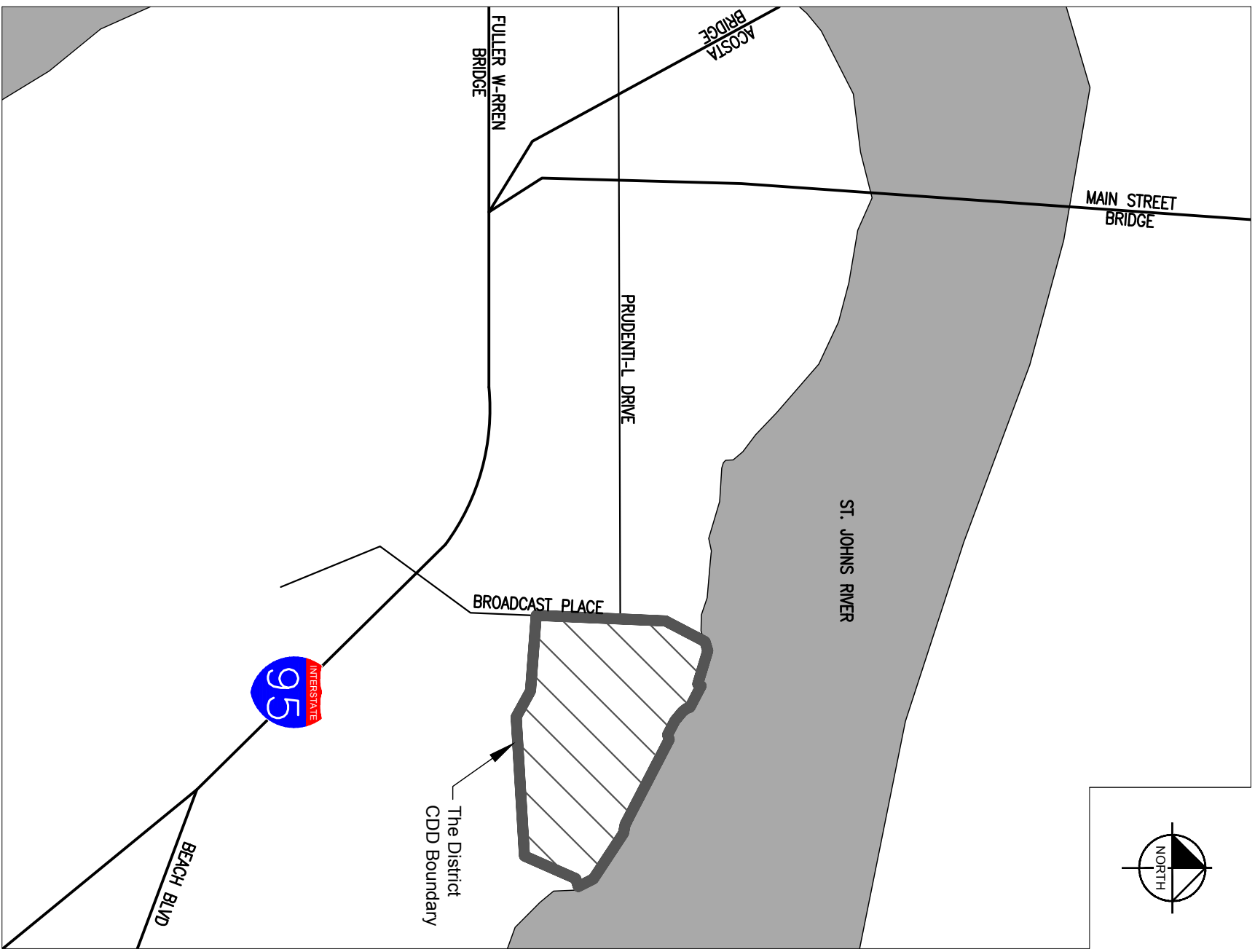
- The FDEP issued (Facility ID: FLR20EY07-001) approval for the RiversEdge – Phase 3 Contractor's Notice of Intent to use the Generic Permit for Stormwater Discharge from Large and Small Construction Activities (NOI) on November 12, 2021.

The following is a summary of anticipated approvals required, but not yet obtained, for development of the CDD CIP projects:

- City of Jacksonville 10-set approval for the Riverwalk extension and City parks
- JEA water and sewer utility approvals for the Riverwalk extension and City parks
- City of Jacksonville Electrical Permit approvals
- National Pollutant Discharge Elimination System (“**NPDES**”) Notice of Commencement (“**NOC**”)
- Submerged Land Lease approval for the public marina from the Board of Trustees of the Internal Improvement Trust Fund
- FDEP public marina permit approval
- USACOE public marina permit approval

# **EXHIBIT A**

## **Vicinity Map**



**THE DISTRICT - COMMUNITY DEVELOPMENT DISTRICT**  
JACKSONVILLE, FLORIDA

VICINITY MAP



# **EXHIBIT B**

## **Community Development District Boundary Map**





**LEGEND**

- COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
- COMMUNITY DEVELOPMENT DISTRICT AREA

ST. JOHNS RIVER

PRUDENTIAL DRIVE

BROADCAST PLACE

HEALTH WALK

SAUNTER LANE

MARINA WAY

BROADCAST PLACE

**Kimley»Horn**

**THE DISTRICT - COMMUNITY DEVELOPMENT DISTRICT  
JACKSONVILLE, FL BOUNDARY MAP**

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PHONE: 904-828-3900  
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Drawing name: K:\AEC\Environment\Urban\2018-01-25- Conceptual Development Planning - BOUNDARY Jan 25, 2018 12:40pm by: Robert McCreary



# **EXHIBIT C**

## **Conceptual Development Use Plan / Site Plan**



**LAND USE LEGEND**

- RESIDENTIAL
- MIXED USE RETAIL, RESIDENTIAL
- MIXED USE RETAIL, HOTEL, RESIDENTIAL AND/OR OFFICE
- RIVERFRONT RESTAURANTS
- POTENTIAL FUTURE CDD EXPANSION AREAS

**SUMMARY OF LAND USE TABLE**

TRACT	ACREAGE
1A	2.93
2A	2.23
3A	1.40
4A	3.64
5A	0.49
5B	1.30
6A	0.61
7A	1.62
9A	1.77
9B	1.35
9C	0.09
12	0.30
PARKS, RIVERWALK & OVERLAND TRAIL	4.52
OPEN SPACE (CDD)	0.97
RIVERFRONT RESTAURANTS	0.79
SCHOOL BOARD PARKING TRACT	1.73
ROAD RIGHT-OF-WAY	8.07
R.O.W. TO BE VACATED	0.20
PRUDENTIAL DRIVE EXTENSION	0.38
ELEMENTS OWNED	0.14
<b>TOTAL ACREAGE</b>	<b>34.53</b>





**EXHIBIT D**  
**JEA Water and Sewer Availability Letter**  
**Dated January 30, 2022**





## Availability Letter

Grace Ergle

1/30/2022

Kimley Horn

12740 Gran Bay Parkway West Suite 2350

Jacksonville, Florida 32258

Project Name: The District

Availability #: 2020-3443

Attn: Grace Ergle

Thank you for your inquiry regarding the availability of Chilled Water, Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

### **Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### **Main Extensions and/or Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

Susan West  
westsr@jea.com  
(904) 665-7980

Availability Number: 2020-3443

Request Received On: 1/27/2022

Availability Response: 1/30/2022

Prepared by: Susan West

Expiration Date: 01/30/2024

### **Project Information**

Name: The District

Address: 801 BROADCAST PL, JACKSONVILLE, FL 32207

County: Duval County

Type: Chilled Water,Electric,Reclaim,Sewer,Water

Requested Flow: 416770

Parcel Number: 080096 0020

Location: Intersection of Prudential Drive and Broadcast Place, JEA southside generating site

Description: Redevelopment of SSGS property into a mixed use project.

### **Potable Water Connection**

Water Treatment Grid: South Grid

Connection Point #1: Existing 20" water main stub in the intersection of Broadcast Pl. and Reed Ave.

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### **Sewer Connection**

Sewer Grid: Buckman

Connection Point #1: Existing manhole on 48" gravity sewer main near the intersection of Broadcast Pl. and Reed Ave.

Connection Point #2:

If gravity flow cannot be achieved, connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Any food service establishment or

Sewer Special Conditions: commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. Please contact 665-7404 for additional information. Industrial

effluent and/or process water may require pretreatment prior to discharge to JEA facilities.  
Please coordinate with JEA Industrial Pretreatment at 904-665-5326 or ip@jea.com.

**Reclaimed Water  
Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

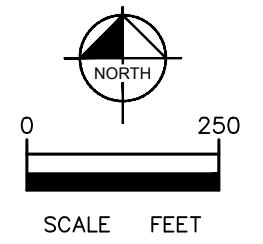
Point of connection location(s) to be field verified by developer during project design. If needed,  
General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

**Subsequent steps you need  
to take to get service:**






# **EXHIBIT E**

## **Off-Site Utility Tie-In**





**LEGEND**

-  COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
-  JEA, WATER MAIN DISTRIBUTION
-  JEA, SEWER MAIN TRUNK
-  POTABLE WATER MAIN STUB
-  SANITARY MANHOLE

POTABLE WATER MAIN STUB  
PRIMARY CONNECTION POINT

SANITARY MANHOLE  
PRIMARY CONNECTION POINT

48" DUCTILE IRON PIPE  
GRAVITY SANITARY SEWER

SANITARY SEWER FACILITY

50' PROPOSED UTILITY  
EASEMENT

UNDERGROUND ELECTRIC LINE  
(AS MARKED BY JEA)

20" DUCTILE IRON PIPE

TO POTABLE WATER FACILITY

PLEASE NOTE: WATER AND SEWER SERVICE CONNECTION POINTS PROVIDED BY THE JEA AVAILABILITY LETTER# 2020-3443



**THE DISTRICT - OFF-SITE UTILITY TIE-IN**  
JACKSONVILLE, FL

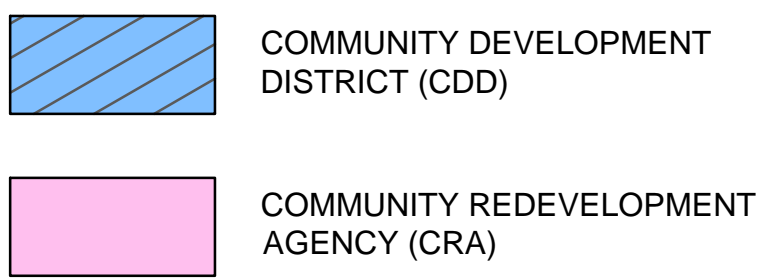
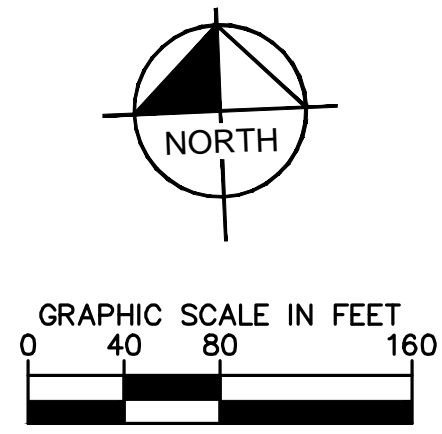
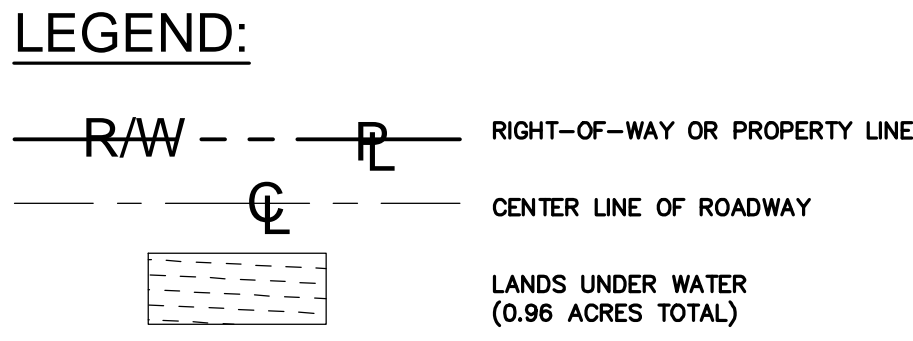
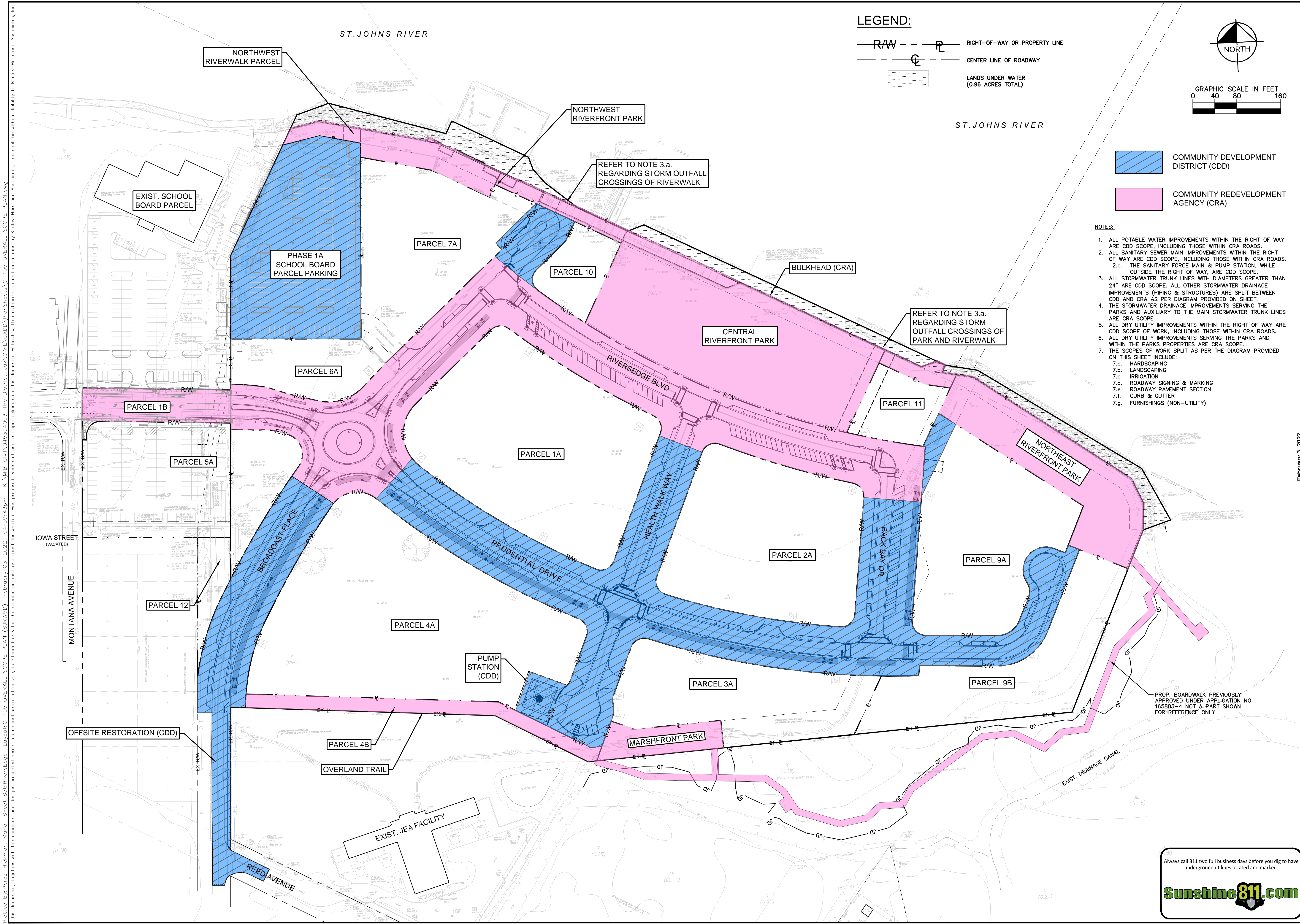
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JACKSONVILLE, FLORIDA 32258  
PHONE: 904-828-3900  
WWW.KIMLEY-HORN.COM CA 0000696



# **EXHIBIT F**

## **Roadway Geometry Plan**





- NOTES:**
- ALL POTABLE WATER IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE CDD SCOPE, INCLUDING THOSE WITHIN CRA ROADS.
  - ALL SANITARY SEWER MAIN IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE CDD SCOPE, INCLUDING THOSE WITHIN CRA ROADS.
    - THE SANITARY FORCE MAIN & PUMP STATION, WHILE OUTSIDE THE RIGHT OF WAY, ARE CDD SCOPE.
  - ALL STORMWATER TRUNK LINES WITH DIAMETERS GREATER THAN 24" ARE CDD SCOPE. ALL OTHER STORMWATER DRAINAGE IMPROVEMENTS (PIPING & STRUCTURES) ARE SPLIT BETWEEN CDD AND CRA AS PER DIAGRAM PROVIDED ON SHEET.
  - THE STORMWATER DRAINAGE IMPROVEMENTS SERVING THE PARKS AND AUXILIARY TO THE MAIN STORMWATER TRUNK LINES ARE CRA SCOPE.
  - ALL DRY UTILITY IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE CDD SCOPE OF WORK, INCLUDING THOSE WITHIN CRA ROADS.
  - ALL DRY UTILITY IMPROVEMENTS SERVING THE PARKS AND WITHIN THE PARKS PROPERTIES ARE CRA SCOPE.
  - THE SCOPES OF WORK SPLIT AS PER THE DIAGRAM PROVIDED ON THIS SHEET INCLUDE:
    - HARDSCAPING
    - LANDSCAPING
    - IRRIGATION
    - ROADWAY SIGNING & MARKING
    - ROADWAY PAVEMENT SECTION
    - CURB & GUTTER
    - FURNISHINGS (NON-UTILITY)

Plotted By: Perez-Hickmon, Marjo. Sheet Set: RiversEdge. Layout: C-105 OVERALL SCOPE PLAN (SIRWMD). February 03, 2022. 04:59:43pm. K:\MIB\_CIVIL\045394003-The District Jobs\CIVIL\CADD\PlanSheets\C-105 OVERALL SCOPE PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

REVISIONS PER SIRWMD COMMENTS & COORD.	NO.	REVISIONS	DATE	BY

**Kimley & Horn**

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 JACKSONVILLE, FLORIDA 32258  
 PHONE: 904-828-3900  
 WWW.KIMLEY-HORN.COM CA 00000696

February 3, 2022

**AARON EDWARD BUCHLER, P.E.**  
 LICENSE NO. 54606  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL  
**AARON E. BUCHLER, P.E.**  
 FL LICENSE NUMBER 54606

KVA PROJECT 045394003  
 DATE 12/22/2021  
 SCALE: AS SHOWN  
 DESIGNED BY: JUL  
 DRAWN BY: JUL  
 CHECKED BY: AB

OVERALL SCOPE PLAN  
**RIVERSEDGE**  
 CITY OF JACKSONVILLE, FLORIDA

SHEET NUMBER  
**C-105**

Always call 811 two full business days before you dig to have underground utilities located and marked.

**Sunshine811.com**

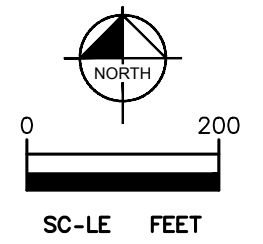
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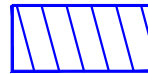
# **EXHIBIT G**

## **Off-Site Roadway Improvement Area**





**LEGEND**

-  COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
-  OFF-SITE ROADWAY IMPROVEMENT AREA



**THE DISTRICT - OFF-SITE ROADWAY IMPROVEMENT AREA**  
JACKSONVILLE, FL

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# DISTRICT COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment  
Methodology Report

November 28, 2022



Provided by:

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## Table of Contents

<b>1.0</b>	<b>Introduction</b> .....	1
1.1	Purpose .....	1
1.2	Scope of the Amended and Restated Master Report .....	2
1.3	Special Benefits and General Benefits .....	2
1.4	Requirements of a Valid Assessment Methodology .....	3
1.5	Special Benefits Exceed the Costs Allocated .....	3
1.6	Organization of the Amended and Restated Master Report .....	4
<b>2.0</b>	<b>Development Program</b>	
2.1	Overview .....	4
2.2	The Development Program .....	4
<b>3.0</b>	<b>Project</b>	
3.1	Overview .....	6
3.2	The CDD Project and the CRA Project .....	6
<b>4.0</b>	<b>Financing Program</b>	
4.1	Overview .....	7
4.2	Types of Bonds Proposed .....	8
<b>5.0</b>	<b>Assessment Methodology</b>	
5.1	Overview .....	8
5.2	Benefit Allocation .....	9
5.3	Assigning Assessments .....	12
5.4	Lienability Test: Special and Peculiar Benefit to the Property .....	13
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Assessments .....	14
5.6	True-Up Mechanism .....	14
5.7	Assessment Roll .....	16
<b>6.0</b>	<b>Additional Stipulations</b>	
6.1	Overview .....	16
<b>7.0</b>	<b>Appendix</b>	
	Table 1 .....	17
	Table 2 .....	17
	Table 3 .....	18
	Table 4 .....	18
	Table 5 .....	19
	Table 6 .....	20

## **1.0 Introduction**

The District Community Development District (the “District”) is a +/- 32.21-acre community development district located in the City of Jacksonville (the “City”), Duval County, Florida. The District was established by Ordinance No. 2018-563-E adopted by the City Council of the City and effective on October 24, 2018.

The updated public infrastructure improvements planned for the District (as revised, the “Project”) are described in the Amended and Restated District Engineer’s Report dated November 28, 2022 (the “Amended Engineer’s Report”). The Amended Engineer’s Report has been prepared to update and revise the Project and its cost estimates from those initially identified in the District Engineer’s Report originally issued February 25, 2019, as amended on December 18, 2020 (the “2020 Engineer’s Report”) and amended and restated on March 21, 2022 (collectively, the “Original Engineer’s Report”) as well as to identify lands adjacent to the District that may be considered for future incorporation into the District’s boundaries. Portions of the Project have already been funded with proceeds of the Grant Revenue and Special Assessment Bonds, Series 2020 (the “2020 Bonds”) and Grant Revenue and Special Assessment Bonds, Series 2022 (the “2022 Bonds”, together the “Prior Bonds”), while other portions are subject to the DIA Funding Obligation<sup>1</sup> by the City’s Downtown Investment Authority (the “DIA”) in an amount not exceeding \$23,000,000.

### **1.1 Purpose**

The District previously adopted that certain Supplemental Special Assessment Methodology Report dated December 14, 2020<sup>2</sup> (the “Original Master Report”) as supplemented by the 2022 Supplemental Special Assessment Methodology Report dated March 21, 2022 (the “2022 Report” and together with the Original Master Report, the “Prior Assessment Report”). The Original Master Report both established a master assessment methodology and applied such methodology to the details of the 2020 Bonds to allocate debt assessments (“2020 Assessments”) to properties within the District to secure repayment of the 2020 Bonds. The 2022 Report applied the Original Master Report assessment methodology to the details of the 2022 Bonds allocating debt assessments (“2022 Assessments”) to the properties within the District to secure repayment of the 2022 Bonds.

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<sup>1</sup> Capitalized terms not otherwise defined herein shall have the same meaning as provided in the Prior Assessment Report.

<sup>2</sup> Note, prior to the Original Master Report, the District adopted that certain Master Special Assessment Methodology Report for the Issuance of Grant Revenue and Special Assessment Bonds adopted May 20, 2019, which was revised and replaced by the Original Master Report.

Since adoption of the Prior Assessment Report, there have been modifications to the development plan for the lands within the District, the infrastructure improvements planned for the Project and financing plan for the same, as well as an overall update to the costs associated with construction of the Project, such that the original development plan, methodology, and benefit allocation found in the Prior Assessment Report must be revised.

This Amended and Restated Master Special Assessment Methodology Report (the “Amended and Restated Master Report”) was developed to amend and restate the Original Master Report in full, and provides revisions reflecting such changes to the development plan, financing plan, and the master special assessment methodology related to funding by the District of a portion of the Project public infrastructure improvements contemplated to be provided by the District.

This Amended and Restated Master Report allocates the debt associated with funding such portion of the Project based on the special benefits received from the public infrastructure improvements that comprise said Project. This Amended and Restated Master Report is designed to conform to the requirements of Chapter 170 and 190, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

## **1.2 Scope of the Amended and Restated Master Report**

This Amended and Restated Master Report presents the projections for financing a portion of the costs of the Project as described in the Amended Engineer’s Report and describes the method for the allocation of special benefits and the apportionment of special assessments resulting from the provision and funding of said portion of the Project.

## **1.3 Special Benefits and General Benefits**

Public infrastructure improvements undertaken and funded by the District as part of the Project create special benefits and peculiar benefits, different in kind and degree than general benefits for properties within the District, as well as general benefits to the areas outside of the District, and to the public at large. However, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to peculiar properties within the District, as the improvements comprising the Project enable properties within the District to be developed.



There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Project. However, these benefits are only incidental since the Project is designed to provide special benefits peculiar to the properties within the District, including but not limited to allowing the development of property therein. Properties within the District are directly served by the Project and depend upon the improvements comprising the Project to satisfy the requirements of their development entitlements. This fact alone clearly demonstrates the special benefits received by the properties within the District.

The public infrastructure improvements that comprise the Project will provide the public infrastructure improvements necessary to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed costs of the individual components of the Project. Even though the exact value of the special benefits provided by the Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

#### **1.4 Requirements of a Valid Assessment Methodology**

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

- 1) First, the properties assessed must derive a special benefit from the improvement/service provided.
- 2) Second, the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit.

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

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits received by the properties within the District from the Project are greater than the costs associated with providing these benefits. As set forth in the Amended Engineer's Report, the District Engineer estimates that public infrastructure improvements that comprise the Project and which are necessary to support full development of property within the District will have a total cost of approximately \$67,825,132. The author of this Amended and Restated Master Report reasonably believes that even though the

exact value of the special benefits provided by the Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same, including financing cost, as without the public infrastructure improvements that comprise the Project, the properties within the District would not be able to be fully developed and occupied by future residential and non-residential property owners of the community.

## **1.6 Organization of the Amended and Restated Master Report**

*Section Two* describes the development program for the District as proposed by the Developer, as defined in Section 2 below.

*Section Three* provides a summary of the public infrastructure improvements that comprise the Project as set forth in the Amended Engineer's Report.

*Section Four* sets forth the financing program for the District.

*Section Five* sets out the revised master special assessment methodology for the District.

## **2.0 Development Program**

### **2.1 Overview**

The District serves the Rivers Edge development and is designed as a master-planned mixed-use development located in the City of Jacksonville, Duval County, Florida. The District is generally located on the south bank of the St. Johns River, east of Broadcast Place in the area known as the "Southbank District", directly across from Downtown Jacksonville. The District's boundaries currently consist of approximately 32.21 +/- acres; however, the District currently anticipates petitioning the City to add up to an additional 1.94 +/- acres (the "Expansion Property") to the District.

### **2.2 The Development Program**

Land development in the District is expected to continue to be conducted by Elements Development of Jacksonville, LLC and/or its affiliates (the "Developer"), along with third party developers acquiring property from the Developer. Since the adoption of the Original Engineer's Report and Prior Assessment Report, the development plan for the land within the current District boundaries has been revised. Based upon the most current information provided

by the Developer, the current development plan for the District's existing boundaries envisions a total of 840 residential dwelling units, 200 hotel rooms, 111,400 square feet of retail and 200,000 square feet of office uses, although land use types and unit numbers may change throughout the development period.

In addition, the Developer anticipates (1) the District will petition the City to incorporate into the District the Expansion Property consisting of four (4) tracks labeled in Exhibit "C" of the Amended Engineer's Report as the Tract 5B, Tract 12, Elements Owned Tract, and Vacated Rights-of-Way Tract, which combined comprise approximately +/- 1.94 acres and according to the Developer are projected to be developed with a total of 165 residential dwelling units; and, (2) the Duval County School Board's (the "School Board") +/- 1.73 - acre parcel, which is labeled in Exhibit "C" of the Amended Engineer's Report as the School Board Parking Tract and within the current boundaries of the District, will be converted from non-assessable governmental property to assessable property that is projected to be developed with a total of 165 residential dwelling units and 10,000 square feet of retail uses ("School Board Parking Tract Conversion"). If both the incorporation of the Expansion Property into the District and the School Board Parking Tract Conversion were successful, the development plan for the land within the expanded District would include a total of 1,170 residential dwelling units, 200 hotel rooms, 121,400 square feet of retail and 200,000 square feet of office uses. Table 1 in the *Appendix* illustrates the revised development plan for the District as discussed above.

Please note that, pursuant to the Redevelopment Agreement, the Development is additionally required to include a marina. The Developer's plan for such envisions the development of a 125-slip public marina ("Marina") constructed, operated, and maintained by the District for the benefit of the District's residents, landowners, patrons, and Marina users. The Marina will be anchored on the District's upland parcels ("Upland Parcels") bordering the St. Johns River, with its docks and marina slips extending out from such Upland Parcels over the adjacent river body and sovereign submerged lands located thereunder. The Upland Parcels, dockmaster building, utility service connections, and landward access to all Marina facilities (including the docks and marina slips) will be located within the District's boundaries, while the docks and marina slips extending over the water are outside the District's current boundaries.

As owner of the Upland Parcels, the District has the riparian right to access and use the St. Johns River, as well as construct the Marina



reaching from the Upland Parcels to navigable water, when not objected to by the State of Florida (“State”). Therefore, the District intends to obtain a submerged land lease from the Board of Trustees of the Internal Improvement Trust Fund of the State for the portions of the Marina located over the State’s sovereignty submerged land.

### **3.0 Project**

#### **3.1 Overview**

The Project as described in the Amended Engineer’s Report (referred to therein as the Capital Improvement Plan or CIP) includes (1) the CDD Project (as defined in the Amended Engineer’s Report); and (2) the CRA Project (as defined in the Amended Engineer’s Report). As indicated in the Amended Engineer’s Report, the cost of the Project will be funded in part by the District with proceeds of the new grant revenue and special assessment bonds, issued in one or more series, expected to be issued in 2023 (the “2023 Bonds,” and together with the Prior Bonds, the “Bonds”). The 2023 Bonds will refund the District’s outstanding 2020 Bonds and the 2022 Bonds and finance the increased costs of the Project. Additionally, the costs of the CRA Project will be funded in part by the DIA through a \$23,000,000 DIA Funding Obligation. Under the RDA, all cost overruns for the CRA Project in excess of the DIA Funding Obligation are the responsibility of the CDD and Developer. Pursuant to a completion agreement, the Developer will covenant to complete any non-optional portions of the Project to the extent such are not funded with the net proceeds of the 2023 Bonds or DIA Funding Obligation.

#### **3.2 The CDD Project and the CRA Project**

The public infrastructure improvements that are part of the Project include improvements that were defined in the RDA. Both projects comprising the Project are included public infrastructure improvements that are necessary for the development of the properties in the District.

The CDD Project includes, *inter alia*, public roadways, parking facilities, potable water, sanitary sewer, earthwork improvements, stormwater management, landscaping and irrigation, lighting and underground electric, demolition of existing buried foundations, and riverfront bulkhead, the revised costs of which, along with land acquisition, professional costs, and contingencies and after accounting for a deduction due to estimated savings of sales taxes have been estimated by the District Engineer in his Amended

Engineer's Report at \$35,780,132. The CRA Project includes, *inter alia*, riverfront bulkhead, boardwalks (including an extension of the City's Riverwalk), trails, City parks, a Water Taxi stop, a kayak launch, and extensions of three existing public roadway segments, the revised costs of which have been estimated by the District Engineer in his Amended Engineer's Report at \$32,045,000, bringing the total revised costs of the Project to the sum of \$67,825,132. Please note that while the Water Taxi stop is part of the CRA Project and part of the Project, due to it being privately operated under a franchise awarded by the City, it was not and will not be funded by the District with proceeds of any tax-exempt bonds, such as the Bonds.

The public infrastructure improvements that are part of the Project are planned, designed, and will be permitted to function as one interrelated and integrated system of improvements benefiting all properties in the District. Table 2 in the *Appendix* presents the components of the CDD Project and the CRA Project as outlined by the District Engineer in the Amended Engineer's Report.

## **4.0 Financing Program**

### **4.1 Overview**

As noted above, the District has already embarked on a program of financing a portion of the costs of the Project with proceeds of the Prior Bonds. The 2020 Bonds generated approximately \$27,836,923.33 in construction proceeds while the 2022 Bonds generated approximately \$6,899,706.87 in construction proceeds for a total of approximately \$34,736,630.20 to be used to finance the Project, thereby leaving approximately \$10,088,501.80 (\$67,825,132 in total Project costs less \$34,736,630.20 financed with proceeds of the Prior Bonds and less \$23,000,000 in DIA Funding Obligation) to be funded by a combination of additional 2023 Bonds issued by the District and, if needed, funds contributed by the Developer. As costs of the Water Taxi stop, estimated by the District Engineer at \$875,000, is not expected to be funded by the District with proceeds of tax-exempt bonds but instead are projected to be funded through the DIA Funding Obligation or by the Developer and contributed to the City at no cost, the District envisions the use of existing funds held in trust accounts associated with the Prior Bonds in the combined amount of approximately \$3,802,627.41 and issuance of the 2023 Bonds in the estimated initial principal amount of \$54,011,300 to fund the unfunded Project costs in the estimated

amount of \$10,088,501.80 and fund the costs of redemption of the Prior Bonds in the estimated aggregate amount of \$44,407,778.96.

Note, proceeds of the District's Bonds may, except to the extent noted herein, be used to fund any portion of the CDD Project or CRA Project, regardless of whether the CRA Project costs are in fact attributable to cost overruns as currently described. To the extent that any District bond money is spent by the District for CRA Project items and then later reimbursed by DIA under the Redevelopment Agreement as part its DIA Funding Obligation, the reimbursed money will be placed into the District's applicable construction account and used as permitted under the applicable trust indenture for the District.

## **4.2 Types of Bonds Proposed**

The current financing plan for the District envisions issuance of the 2023 Bonds in the estimated initial principal amount of \$54,011,300 to finance an estimated \$10,088,501.80 in Project costs and an estimated \$44,407,778.96 in the costs of redemption of the Prior Bonds. The 2023 Bonds are proposed to be structured as convertible capital appreciation bonds to be amortized in 24 annual installments. Conversion/accretion par amount of the 2023 Bonds is estimated to total \$70,000,000. Interest payments on the 2023 Bonds are projected to be made every February 1 and August 1, and principal payments on the 2023 Bonds will be made every August 1, both commencing on August 1, 2029. Preliminary sources and uses of funding for the 2023 Bonds are presented in Table 3 in the *Appendix*, while Table 4 in the *Appendix* presents the accretion of the estimated initial principal amount of \$54,011,300 to the estimated amount of \$70,000,000.

## **5.0 Assessment Methodology**

### **5.1 Overview**

The issuance of the 2023 Bonds provides the District with a portion of the funds necessary to carry out the implementation of the Project as described in more detail in the Amended Engineer's Report. The public infrastructure improvements that comprise the Project provide special and general benefits, with special benefits accruing to the assessable properties within the District and general benefits accruing to the areas outside of the District, which are only incidental in nature.



The 2023 Bonds will be paid off by assessing properties that derive special benefits from that portion of the Project which is proposed to be funded with proceeds of the 2023 Bonds (the “Master Assessments”). All assessable properties that receive special benefits from the Project will be assessed for their fair share, as determined by this 2023 Report, of that portion of the Project which is proposed to be funded with proceeds of the 2023 Bonds.

## **5.2 Benefit Allocation**

As indicated in *Section 2.2*, the most current development plan envisions the development of a total of 840 residential dwelling units, 200 hotel rooms, 111,400 square feet of retail and 200,000 square feet of office uses, increasing to a total of 1,170 residential dwelling units, 200 hotel rooms, 121,400 square feet of retail and 200,000 square feet of office uses with incorporation of the Expansion Property into the District and the School Board Property Tract Conversion, although land use types and unit numbers may change throughout the development period.

As indicated in *Section 3.2*, the public infrastructure improvements that comprise the Project are planned, designed, and will be permitted to function as one interrelated and integrated system of improvements benefiting all of the properties in the District and is also designed to serve and will benefit the additional parcels projected to be incorporated into the District as well as the School Board Parking Tract. Components of the Project are described in more detail in the Amended Engineer’s Report and are necessary to develop all units of all land uses anticipated within the District in its present as well its expanded state.

The public infrastructure improvements comprising the Project have a logical connection to the special benefits received by property within the District (either pre or post incorporation of additional parcels and School Board Parking Tract Conversion), as without such public infrastructure improvements, the development of the property within the District would not be possible. Based upon the logical connection between the public infrastructure improvements which comprise the Project and the special benefits to the property within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem special assessments to the property receiving such special benefits. Even though these special benefits are real and ascertainable (for example added use of the property, added enjoyment of the property, decreased insurance premiums, development of the property and increased marketability and value of the property), the precise

amount of the benefit cannot yet be calculated with mathematical certainty. However, the special benefit derived from the public infrastructure improvements on the particular property exceeds the cost that the property will be paying for such special benefits.

The benefit associated with construction or acquisition of that part of the Project funded with proceeds of the Bonds is proposed to be allocated to the different land use types proposed to be developed within the District in proportion to their intensity of use of the public infrastructure improvements comprising the Project as measured by a standard unit called the Equivalent Residential Unit (“ERU”). Table 5 in the *Appendix* illustrates the different values of the ERUs that are proposed to be assigned to the various land use types contemplated to be developed within the District in its present boundaries and prior to School Board Parking Tract Conversion, within the Expansion Property proposed to be incorporated into the District, within the converted School Board Parking Tract, and finally, if all proposed parcel incorporations and development conversions were successful, within the District with all units added/incorporated into it. Please note that due to the changes in the types of the land uses vis-à-vis those initially proposed by the Developer and described in the Prior Assessment Report, the ERU factors have been adjusted to better correspond to the land uses proposed for development and described in this Revised Master Report.

The rationale behind different ERU weights is that generally and on average, smaller and less intensely economically utilized land uses will, on a per unit/square foot basis, use and benefit from the public infrastructure improvements comprising the Project less than larger units and more intensely economically utilized land uses. For instance, generally and on average smaller units and less intensely economically utilized land uses will, on a per unit/square foot basis, produce fewer vehicular trips, less storm water runoff, and need less water/sewer capacity than larger units and more intensely economically utilized land uses. Additionally, the value of larger units and more intensely economically utilized land uses is likely to appreciate more in terms of dollars than that of the smaller units and less intensely economically utilized land uses as a result of the implementation of the Project. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the Project.

Table 6 in the *Appendix* presents the apportionment of the Master Assessments in accordance with the ERU benefit allocation method presented in Table 5 in the *Appendix*. Please note that Table 6

presents the Master Assessments apportionment first within the District in its present boundaries and prior to the School Board Parking Tract Conversion and later within the District with all units added/incorporated into it.

Please note that the Master Assessments will only be collected by the District in years and in amounts in which the REV Grant funds described in more detail in the Original Master Report are insufficient to fully pay debt service on the 2023 Bonds, taking into account the costs of billing and collection of the Master Assessments. The District will apply the same method described in the Original Master Report for allocating the REV Grant funds to parcels responsible for payment of the 2020 Assessments and 2022 Assessments to the Master Assessments. Note, if the Master Assessments are certified in multiple series, the REV Grant funds will be applied to all assessment series on a pro rata basis.

The amount of any such REV Grant Payment will be determined annually and used to (i) pay a portion of the District's annual debt service obligation on the 2023 Bonds and (ii) offset the billing and collection of the Master Assessments as a credit against the annual installments of the Master Assessments otherwise due and payable in such fiscal year, as described herein. The amount of each annual REV Grant Payment will be applied on a pro rata basis as a credit to each individual parcel's annual installment of the Master Assessments (or series thereof), to the extent paid by the property owner, based on the following methodology:

- Each parcel, when designated as either Transferred Property (as defined further below) or Developer Developed Property (as defined further below), will be allocated a portion of the Base Value in the same manner that the Master Assessments are allocated, as described above and set forth in Table 6 in the *Appendix*. Once allocated to either Transferred Property or Developer Developed Property, that parcel's allocated share of Base Value will not change.
- Each year, each parcel will be allocated a portion of the REV Grant based on the Formula 1 shown in the Original Master Report, but for each parcel taking into account its allocated Base Value and actual assessed value applicable in the year of the calculation. For clarity, the calculation of the parcel's REV Grant will be done for the same year that the annual installment is being calculated. If the property owner fails to make an ad valorem property tax payment in any year, the REV Grant attributable to such parcel for that year is eliminated and the property owner is obligated to make the full annual installment payment of the 2023



Assessment, even if such payment is collected on the next year's tax bill.

- Each parcel will then receive a pro rata credit against its annual installment of the Master Assessments in an amount equal to the lesser of (a) its share of the REV Grant, actually received or (b) its annual installment of the Master Assessments.

The surplus, if any, between a parcel's allocated portion of the REV Grant and the annual installment of the Master Assessments (the "Surplus Rev Grant"), will be used by the District on a pro rata basis to offset the annual installment of the Master Assessments on Undeveloped Property (as defined further below). If the annual installment of the Master Assessments on Undeveloped Property is zero, then the remaining Surplus Rev Grant will be used as set forth in the indenture(s) for the 2023 Bonds.

### 5.3 Assigning Assessments

As the assessable land in the District is not yet platted and/or developed, the Master Assessments will initially be allocated on an equal gross acre basis over all developable property within the District's +/- 32.21-acre boundaries, which is initially categorized as Undeveloped Properties within the District that at present time are estimated to contain a total of +/- 20.24 acres. However, as the exact location and the exact size of the Undeveloped Properties may change as development occurs, boundaries of the District change and land currently deemed undevelopable may become developable and vice versa, the Master Assessments in the estimated amount of \$70,000,000 will initially be allocated over all acres contained within the boundaries of the District at an initial rate of \$3,458,498.02 per acre. Subsequently, the Master Assessments will be assigned to assessable parcels based on its property designation as either (1) Transferred Property; (2) Developer Developed Property; or (3) Undeveloped Property.

**Transferred Property.** Transferred Property will be assigned Master Assessments as reflected in Table 6 in the *Appendix* based on the Contracted Units at the time of sale. When the development of Transferred Property is complete, the assignment of Master Assessments will be adjusted based on Actual Units. If the Actual Units are different from the Contracted Units, a true-up analysis will be conducted in accordance with true-up provisions of the Assessment Report.

**Developer Developed Property.** Developer Developed Property will be assigned Master Assessments once Certificates of

Occupancy are issued. The amount of Master Assessments assigned to the Developer Developed Property will be based on the number of ERUs contained within the Developer Developed Property based on the Actual Units developed as evidenced by Certificates of Occupancy.

**Undeveloped Property.** Property which remains as Undeveloped Property will continue to bear the remaining unallocated Master Assessments assigned to it on an equal per gross acre basis until such time that it becomes either Transferred Property or Developer Developed Property and all Master Assessments are allocated.

In the event developable lands that derive benefit from the Project are added to the District boundaries, whether by boundary amendment (e.g., the Expansion Property), replatting, or conversion of non-assessable lands to assessable, developable property (e.g., the School Board Property Tract Conversion), the Master Assessments may be allocated to such lands pursuant to the methodology described herein at the time of such lands become assessable.

#### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in *Section 1.3*, Special Benefits and General Benefits, the delivery of the public infrastructure improvements that comprise the Project create special benefits to property within the District. Construction and/or acquisition of such public infrastructure improvements will provide several types of systems, facilities and services for residents and landowners within the District. The details of such systems, facilities and services are set forth in the Amended Engineer's Report. The benefits from these public infrastructure improvements accrue in differing amounts and are dependent on the type of land use and number of units, for instance square footage for commercial properties, receiving the special benefits peculiar to those properties, which flow from the logical relationship of the public infrastructure improvements to said properties.

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

For the provision of the public infrastructure improvements comprising the Project, the special and peculiar benefits include:

- a. added use of the property;
- b. added enjoyment of the property;

- c. decreased insurance premiums;
- d. increased marketability and value of the property; and
- e. full development of the property within the District.

The provision of the Project makes the land within the District developable and saleable and provides special benefits to developable property in the District which are greater than the benefits of any single improvement. These special benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt as allocated.

#### **5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public infrastructure improvement that comprise the Project is delineated in Table 5 (expressed as ERU Factors) in the *Appendix*.

The apportionment of the Master Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special benefits derived from the acquisition and/or construction of the public infrastructure improvements that comprise the Project by different land uses.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the allocation of Master Assessments will not be increased by more than the allocation of Master Assessments set forth in this Amended and Restated Master Report.

#### **5.6 True-Up Mechanism**

The assessment methodology described herein is based on conceptual information obtained from the Developer prior to development of land in the District. As development occurs, it is possible that the development plan may change. The mechanism for maintaining the methodology over the changes is referred to as true-up. True-up analysis will be performed separately for each Transferred Property and separately for the Undeveloped Property.



True-up analysis will be performed separately for each Transferred Property. When a particular Transferred Property achieves Certificate(s) of Occupancy and such Certificate(s) of Occupancy encompasses the entirety of the development on such parcel, the District will compare the number of Actual Units assigned to this particular Transferred Property to the number of Contracted Units, and if the number of Actual Units is less than the number of Contracted Units, the owner of this particular Transferred Property will be required to make a True-Up Payment equal to the difference between the amount of Master Assessments based on the number of Contracted Units and the amount of Master Assessments based on the number of Actual Units. Any True-Up Payment will become due and payable by the owner of that particular Transferred Property at the time of the True Up determination in that tax year, along with any other assessments due.

True-up analysis will also be performed for Undeveloped Property beginning the earlier of (1) at the time 60% of Master Assessments are allocated based on ERUs assigned to either Transferred Property or Developer Developed Property, or (2) at the time 60% of net developable acres within the District are classified as either Transferred Property or Developer Developed Property. At the time any plat and/or site plan is submitted for review, the District will conduct its true-up analysis for Undeveloped Property to determine whether the Undeveloped Property is capable of absorbing the remaining Master Assessments not yet assigned to the Transferred Property and Developer Developed Property. If, as the result of the true-up analysis, the amount of Master Assessments per ERU for the remaining Undeveloped Property exceeds the original amount of Master Assessments per ERU, initially at an estimated \$44,944.10 (calculated as the 2023 Bonds estimated principal amount of \$70,000,000 divided by 1,557.490 ERUs) and subject to recalculation as principal on the 2023 Bonds is paid as the result of principal payments, then the owner of the Undeveloped Property will be required to make a True-Up Payment equal to difference in the amount of the Master Assessments per ERU calculated in accordance with the original development plan as illustrated in this Amended and Restated Master Report, initially at an estimated \$44,944.10, times the number of ERUs remaining after accounting for ERUs assigned to the Transferred Property and Developer Developed Property and the amount of the Master Assessments per ERU calculated in accordance with the original development plan as illustrated in this Amended and Restated Master Report times the number of ERUs reasonably planned by the Developer to be developed within the Undeveloped Property as provided by the

Developer, which number may be verified by the District at the District's sole discretion.

Note, owners of Transferred Property and/or Undeveloped Property may request a deferral of any True-Up Payment. See "Deferrals of True-Up Payments" in the Original Master Report.

## **5.7 Assessment Roll**

Based on the per gross acre assessment proposed in *Section 5.3*, the Master Assessments at an estimated \$70,000,000 are proposed to be levied over the assessable area described in Exhibit "A", which describes the boundaries of the District. Excluding any capitalized interest period, debt service assessment shall be paid in twenty-four (24) annual installments.

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the Master Assessments related to funding by the District a portion of the costs of the public infrastructure improvements that comprise the Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Amended and Restated Master Report.

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

## **7.0 Appendix**

Table 1

## District

### Community Development District

#### Revised Development Plan

Land Use	Unit of Measurement	Number of Units Within Existing District Boundaries and Prior to School Board Parking Tract Conversion	Number of Units Within Additional Parcels Proposed to be Incorporated into the District	Number of Units Within School Board Parking Tract	Total Number of Units
Retail	Sq Ft	111,400	0	10,000	121,400
Apartments	Unit	600	165	165	930
Townhomes	Unit	40	0	0	40
Office	Sq Ft	200,000	0	0	200,000
Hotel	Room	200	0	0	200
Condo	Unit	200	0	0	200

Table 2

## District

### Community Development District

#### Project

##### CDD Project

Improvement	Cost
Public Roadways	\$5,310,000
Parking Facilities	\$982,181
Potable Water	\$1,870,000
Sanitary Sewer	\$2,860,000
Earthwork Improvements	\$770,000
Stormwater Management	\$2,910,000
Landscaping and Irrigation	\$630,000
Lighting and Underground Electric	\$2,720,000
Buried Foundation Demolition	\$691,260
Riverfront Bulkhead (CDD Portion)	\$1,960,000
Land Acquisition	\$3,551,691
CDD and CRA Work Product	\$9,400,000
CDD Marina Contribution	\$2,000,000
Contingency	\$1,000,000
Deduction for Subconsultant Mark-up Elimination	-\$425,000
Deduction for Elimination of ARTEA Utility Improvements	-\$250,000
Deduction for Estimated Sales Tax Savings	-\$200,000
<b>Total CDD Project</b>	<b>\$35,780,132</b>

##### CRA Project

Improvement	Cost
Riverfront Bulkhead (CRA Portion)	\$4,850,000
Southbank Riverwalk	\$3,370,000
New Boardwalk	\$2,400,000
Overland Trail	\$780,000
City Parks	\$13,340,000
Water Taxi Stop	\$875,000
Kayak Launch	\$460,000
Prudential Drive Extension	\$1,430,000
Broadcast Place Extension	\$2,730,000
Rivers Edge Boulevard	\$2,610,000
Deduction for Subconsultant Mark-up Elimination	-\$350,000
Deduction for Estimated City Tree Fund Credit	-\$450,000
<b>Total CRA Project</b>	<b>\$32,045,000</b>

<b>Total</b>	<b>\$67,825,132</b>
--------------	---------------------



Table 3

## District

### Community Development District

#### 2023 Bonds Preliminary Sources and Uses of Funds

<u>Sources</u>		<b>Amount</b>
	Initial Par Amount	\$54,011,300.00
	Existing Trust Accounts	\$3,802,627.41
<b>Total Sources</b>		<b>\$57,813,927.41</b>
 <u>Uses</u>		
	Project Fund Addition	\$10,088,501.80
	Redemption Fund	\$44,407,778.96
	Debt Service Reserve	\$2,639,840.77
	Costs of Issuance	\$677,805.88
<b>Total Uses</b>		<b>\$57,813,927.41</b>

Table 4

## District

### Community Development District

#### 2023 Bonds Accretion

<u>Date</u>	<u>Accreted Value</u>
3/30/2023	\$54,011,300.00
2/1/2027	\$70,000,000.00
<b>Fully Accreted Value</b>	<b>\$70,000,000.00</b>

Table 5

# District

## Community Development District

### Benefit Allocation - Units Within Existing District Boundaries and Prior to School Board Parking Tract Conversion

Land Use	Unit of Measurement	Within Existing District Boundaries and Prior to School	ERU Weight	ERU Basis	Total ERU
Retail	Sq Ft	111,400	1.167	per 1,000 Sq Ft	129.970
Apartments	Unit	600	1.000	per Unit	600.000
Townhomes	Unit	40	0.768	per Unit	30.720
Office	Sq Ft	200,000	1.167	per 1,000 Sq Ft	233.400
Hotel	Room	200	0.600	per Room	120.000
Condo	Unit	200	2.217	per Unit	443.400
<b>Total</b>					<b>1,557.490</b>

### Benefit Allocation - Units Within Additional Parcels Proposed to be Incorporated into the District

Land Use	Unit of Measurement	Number of Units Within Additional Parcels Proposed to be Incorporated into the District	ERU Weight	ERU Basis	Total ERU
Apartments	Unit	165	1.000	per Unit	165.000
<b>Total</b>					<b>165.000</b>

### Benefit Allocation - Units Within School Board Parking Tract

Land Use	Unit of Measurement	Number of Units Within School Board Parking Tract	ERU Weight	ERU Basis	Total ERU
Retail	Sq Ft	10,000	1.167	per 1,000 Sq Ft	11.667
Apartments	Unit	165	1.000	per Unit	165.000
<b>Total</b>					<b>176.667</b>

### Benefit Allocation - All Proposed Units

Land Use	Unit of Measurement	Total Number of Units	ERU Weight	ERU Basis	Total ERU
Retail	Sq Ft	121,400	1.167	per 1,000 Sq Ft	141.637
Apartments	Unit	930	1.000	per Unit	930.000
Townhomes	Unit	40	0.768	per Unit	30.720
Office	Sq Ft	200,000	1.167	per 1,000 Sq Ft	233.400
Hotel	Room	200	0.600	per Room	120.000
Condo	Unit	200	2.217	per Unit	443.400
<b>Total</b>					<b>1,899.157</b>

Table 6

# District

## Community Development District

### Project Cost Allocation

#### Master Assessments Apportionment - Units Within Existing District Boundaries and Prior to School Board Parking Tract Conversion

Land Use	Unit of Measurement	Number of Units Within Existing District Boundaries and Prior to School Board Parking Tract Conversion	Total Master	Total Master	Master Assessments	Total Master	Master Assessments
			Assessments Initial Apportionment	Assessments Fully Accreted Value Apportionment	Apportionment per Unit	Assessments MADS Apportionment*	MADS Apportionment per Unit*
Retail	Sq Ft	111,400	\$4,507,166.96	\$5,841,401.47	\$52.44	\$497,224.53	\$4.46
Apartments	Unit	600	\$20,807,049.86	\$26,966,458.69	\$44,944.10	\$2,295,405.43	\$3,825.68
Townhomes	Unit	40	\$1,065,320.95	\$1,380,682.69	\$34,517.07	\$117,524.76	\$2,938.12
Office	Sq Ft	200,000	\$8,093,942.40	\$10,489,952.43	\$52.45	\$892,912.71	\$4.46
Hotel	Room	200	\$4,161,409.97	\$5,393,291.74	\$26,966.46	\$459,081.09	\$2,295.41
Condo	Unit	200	\$15,376,409.85	\$19,928,212.98	\$99,641.06	\$1,696,304.61	\$8,481.52
<b>Total</b>			<b>\$54,011,300.00</b>	<b>\$70,000,000.00</b>		<b>\$5,958,453.13</b>	

#### 2023 Assessments Apportionment - All Units

Land Use	Unit of Measurement	Total Number of Units	Total Master	Total Master	Master Assessments	Total Master	Master Assessments
			Assessments Initial Apportionment	Assessments Fully Accreted Value Apportionment	Apportionment per Unit	Assessments MADS Apportionment*	MADS Apportionment per Unit*
Retail	Sq Ft	121,400	\$4,028,112.21	\$5,220,534.49	\$43.00	\$444,375.86	\$3.66
Apartments	Unit	930	\$26,448,839.64	\$34,278,359.81	\$36,858.45	\$2,917,800.00	\$3,137.42
Townhomes	Unit	40	\$873,664.90	\$1,132,291.63	\$28,307.29	\$96,381.52	\$2,409.54
Office	Sq Ft	200,000	\$6,637,805.56	\$8,602,762.56	\$43.01	\$732,273.68	\$3.66
Hotel	Room	200	\$3,412,753.50	\$4,423,014.17	\$22,115.07	\$376,490.32	\$1,882.45
Condo	Unit	200	\$12,610,124.19	\$16,343,037.35	\$81,715.19	\$1,391,131.74	\$6,955.66
<b>Total</b>			<b>\$54,011,300.00</b>	<b>\$70,000,000.00</b>		<b>\$5,958,453.13</b>	

\* When the annual installments of Master Assessments are collected by the District utilizing the Duval County Tax Collector's annual real estate tax notice (tax bill), the amounts will also include additional costs of collection estimated at 3.5% and early payment discount allowance estimated at 4%



## Exhibit "A"

Master Assessments in the estimated amount of \$70,000,000 are proposed to be levied uniformly over the area described below:

### PROPOSED DEVELOPMENT PARCEL (DP):

ALL OF LOTS 7 THROUGH 10, WATER LOTS SECOND SERIES, REED'S FOURTH SUBDIVISION OF SOUTH JACKSONVILLE, AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 46 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A PART OF KANSAS STREET, A 60 FOOT RIGHT OF WAY, CLOSED BY ORDINANCE EB-246 AND A PART OF SECTIONS 44 AND 45, THE ISAAC HENDRICKS GRANT, AND A PART OF SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF REED AVENUE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AND THE EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 02 DEGREES 27 MINUTES 30 SECONDS EAST, 240.42 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, NORTH 02 DEGREES 27 MINUTES 30 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, THE NORTHERLY PROLONGATION THEREOF, AND ALONG THE WESTERLY LINE OF SAID LOT 7, WATER LOTS SECOND SERIES, REED'S FOURTH SUBDIVISION OF SOUTH JACKSONVILLE; A DISTANCE OF 822.36 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE NORTH 27 DEGREES 38 MINUTES 14 SECONDS EAST, DEPARTING SAID WESTERLY LINE AND ALONG THE EASTERLY LINE AND NORTHEASTERLY PROJECTION OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 759 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 283.34 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SIDE LINE THE FOLLOWING 14 COURSES: COURSE 1, THENCE NORTH 72 DEGREES 33 MINUTES 56 SECONDS EAST, 61.48 FEET; COURSE 2, THENCE SOUTH 73 DEGREES 04 MINUTES 04 SECONDS EAST, 220.55 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 3, THENCE NORTH 27 DEGREES 29 MINUTES 56 SECONDS EAST ALONG SAID EXISTING SEAWALL, 25.35 FEET; COURSE 4, THENCE SOUTH 62 DEGREES 16 MINUTES 12 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 154.29 FEET; COURSE 5, THENCE SOUTH 17 DEGREES 34 MINUTES 47 SECONDS EAST DEPARTING SAID EXISTING SEAWALL, 23.74 FEET; COURSE 6, THENCE SOUTH 39 DEGREES 24 MINUTES 04 SECONDS EAST, 32.94 FEET; COURSE 7, THENCE SOUTH 50 DEGREES 13 MINUTES 49 SECONDS EAST, 74.57 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 8, THENCE SOUTH 62 DEGREES 32 MINUTES 42 SECONDS EAST ALONG SAID EXISTING SEAWALL, 100.76 FEET; COURSE 9, THENCE NORTH 71 DEGREES 02 MINUTES 59 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 31.40 FEET; COURSE 10, THENCE SOUTH 62 DEGREES 38 MINUTES 03 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 447.96 FEET; COURSE 11, THENCE SOUTH 62 DEGREES 16 MINUTES 36 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 156.94 FEET; COURSE 12, THENCE SOUTH 78 DEGREES 43 MINUTES 28 SECONDS EAST DEPARTING SAID EXISTING SEAWALL, 60.20 FEET; COURSE 13, THENCE SOUTH 56 DEGREES 36 MINUTES 20 SECONDS EAST, 348.39 FEET; COURSE 14, THENCE SOUTH 26 DEGREES 50 MINUTES 05 SECONDS EAST, 107.15 FEET TO THE POINT OF TERMINATION OF SAID LINE DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ; THENCE SOUTH 72 DEGREES 27 MINUTES 52 SECONDS WEST, 53.09 FEET TO A POINT ON THE WATERS OF THE ST. JOHNS RIVER; THENCE SOUTH 23 DEGREES 45 MINUTES 12 SECONDS WEST DEPARTING SAID WATERS OF THE ST. JOHNS RIVER, 356.01 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 07 SECONDS WEST, 885.56 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14316, PAGE 1471 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 61 DEGREES 14 MINUTES 42 SECONDS WEST, 189.34 FEET; THENCE NORTH 85 DEGREES 43 MINUTES 46 SECONDS WEST, 481.49 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE AND THE POINT OF BEGINNING.

CONTAINING 32.21 ACRES, MORE OR LESS.

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

**7C**



**November 28, 2022**

**The District**  
**Community Development District**  
*City of Jacksonville, Florida*

**Amended and Restated District**  
**Engineer's Report**

*Prepared by:*  
Kimley-Horn and Associates, Inc.  
Jacksonville, Florida

**Kimley»Horn**



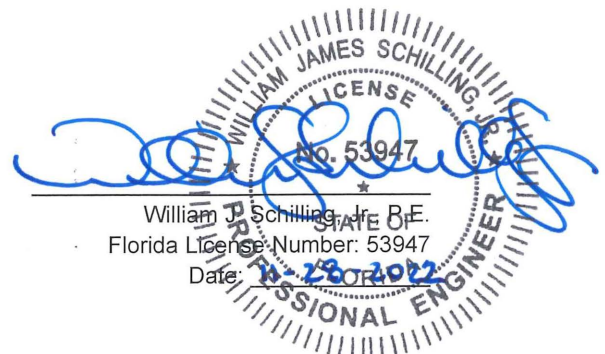
# Amended and Restated District Engineer's Report

## The District Community Development District *City of Jacksonville, Florida*

*Prepared by:*

Kimley-Horn and Associates, Inc.  
12740 Gran Bay Parkway West, Suite 2350  
Jacksonville, Florida 32258  
FBPE Registry No. 35106

©Kimley-Horn and Associates  
November 28, 2022



**Table of Contents**

**1. Introduction..... 1**

    A. Amended and Restated District Engineer’s Report ..... 1

    B. Description of The District Community Development District ..... 1

        Table 1: Summary of Land Uses Proposed ..... 2

        Table 2: Summary of Additional Tracts that may be Considered for Incorporation ..... 3

    C. Purpose and Scope of Report..... 3

**2. CDD Boundary and Property ..... 4**

    A. CDD Boundary ..... 4

    B. Description of Property..... 4

    C. Existing Infrastructure..... 4

    D. Underground Electric Line ..... 5

**3. Proposed CDD Infrastructure ..... 5**

    A. Roadways..... 6

    B. Parking Facilities ..... 7

    C. Water and Sewer Utilities ..... 8

    D. Earthwork Improvements ..... 8

    E. Stormwater Management ..... 9

    F. Landscaping and Irrigation ..... 9

    G. Lighting and Underground Electric..... 10

    H. Pedestrian-only Promenade and Pocket Park ..... 10

    I. Public Marina..... 10

    J. Buried Foundation Demolition ..... 11

    K. Riverfront Bulkhead (CDD Portion) ..... 11

    L. Land Acquisition ..... 12

    M. CDD and CRA Work Product ..... 12

**4. Downtown Investment Authority Infrastructure Improvements (a/k/a CRA Project) ... 12**

**5. Community Development District Infrastructure Improvements ..... 14**

    A. Summary of Opinion of Preliminary Probable Construction Costs ..... 14

        Table 3: Summary of the Opinion of Preliminary Probable Construction Costs for Capital Improvements of The District Community Development District..... 14

    B. Infrastructure Ownership and Maintenance ..... 16

        Table 4: Infrastructure Ownership & Maintenance\*\* ..... 16

**6. Summary of Approvals ..... 18**

**Attachments**

Exhibit A – Vicinity Map

Exhibit B – Community Development District Boundary Map

Exhibit C – Conceptual Development Use Plan / Site Plan

Exhibit D – JEA Water and Sewer Availability Letter, dated January 30, 2022

Exhibit E – Off-Site Utility Tie-In

Exhibit F – Roadway Geometry Plan

Exhibit G – Off-site Roadway Improvement Area

## 1. Introduction

### A. Amended and Restated District Engineer's Report

This Amended and Restated District Engineer's Report is being issued effective November 28, 2022 ("**Amended Engineer's Report**"). The District Engineer's Report was originally issued on February 25, 2019 and subsequently amended on December 18, 2020 ("**2020 Engineer's Report**") and on March 21, 2022 ("**2022 Engineer's Report**"). This Amended Engineer's Report has been prepared in support of issuance of the CDD's (as hereinafter defined) Grant Revenue and Special Assessment Bonds ("**Bonds**"), to revise the Capital Improvement Plan ("**CIP**") for the CDD, to revise the associated Opinion of Preliminary Probable Construction Costs for the CIP, and to identify lands adjacent to the CDD that may be considered for future incorporation into the CDD's boundary.

### B. Description of The District Community Development District

The District Community Development District ("**CDD**") is a special purpose unit of local government established by and located entirely within the City of Jacksonville. The CDD was established effective October 24, 2018 and pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, acquiring, operating and maintaining public infrastructure improvements.

By way of background, and in July 2018, the City of Jacksonville ("**City**"), the Downtown Investment Authority ("**DIA**") and Elements Development of Jacksonville, LLC ("**Developer**") entered into that certain *Redevelopment Agreement for Redevelopment of the JEA Southside Generator Parcel*, as amended as of May 4, 2021 (as such agreement may be further amended from time to time, the "**Redevelopment Agreement**"). (The CDD joined the Redevelopment Agreement effective April 23, 2019.) Pursuant to the Redevelopment Agreement, the parties intend to redevelop an approximately 32-acre parcel of land – i.e., the land within the CDD's boundaries – along the south bank of the St. Johns River into a mixed-use development, including 1,170 residential units, 200 hotel rooms, 200,000 square feet of office space, 121,400 square feet of retail space, and 125 marina slips to be known as RiversEdge ("**Development**").

The Development will be supported by public infrastructure that is part of the "CDD Project" or the "CRA Project", as described in the Redevelopment Agreement<sup>1</sup> and described herein. Pursuant to the Redevelopment Agreement, the CDD will be responsible for constructing both the CDD Project as well as the CRA Project. The CDD's "Capital Improvement Plan" or "CIP", as used herein, refers to both the CDD Project and the CRA Project but with certain exceptions noted herein (i.e., the Water Taxi).

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<sup>1</sup> Note, in the Redevelopment Agreement, the defined terms for the CDD Project and CRA Project are "CDD Infrastructure Improvements" and "CRA Infrastructure Improvements," respectively.



It is expected that, pursuant to the Redevelopment Agreement, and generally stated, all or portions of the costs of the CIP will be funded with proceeds from the CDD’s issuance of tax-exempt bonds, and up to \$23 million in costs for the CRA Project will be paid for and/or reimbursed by the DIA. Under the Redevelopment Agreement, all cost overruns for the CRA Project are the responsibility of the CDD and Developer.

The purpose of this report is to update the description of the CIP and its associated costs. A vicinity map of the CDD is included as Exhibit “A” along with the current CDD boundary as Exhibit “B”. The CDD will contain residential, office, commercial, recreation, and supporting facilities as indicated on the Conceptual Development Use Plan, also known as a Site Plan, contained in Exhibit “C”. The CIP will be constructed in three or more phases as determined by the CDD. The breakdown of anticipated land uses contained within the current CDD boundary is noted below in Table 1.

Please note that the acreages provided in Table 1 below are estimates and that final actual acreages will be determined upon final engineering design and construction plan approval. Further, the CDD, at the discretion of its Board of Supervisors, may elect to petition the City to add or remove land from the CDD as may be necessary in the future.

**Table 1: Summary of Land Uses Proposed**

<b>Land Use</b>	<b>Gross Acres</b>	<b>Percentage</b>
Riverfront and Marshfront Parks, Riverwalk and Overland Trail	4.52	14.04%
Riverfront Restaurants	0.79	2.45%
Mixed Use (Retail, Hotel, Residential, Office)	9.29	28.84%
Mixed Use (Retail, Residential)	2.23	6.92%
Residential	4.61	14.31%
School Board Parking Tract	1.73	5.37%
Road Right-of-way (CRA)	3.62	11.24%
Road Right-of-way (CDD)	4.45	13.82%
Open Space (CDD)	0.97	3.01%
<b>TOTAL</b>	<b>32.21</b>	<b>100.0%</b>

The Conceptual Development Use Plan, contained in Exhibit “C” depicts additional tracts of land adjacent to the CDD boundary that may be considered for incorporation into the CDD’s boundary in the future via a boundary amendment. These tracts are identified as

Tract 5B, Tract 12, Elements Owned Tract, and the Right-of-Way to be Vacated Tract. These tracts comprise approximately 1.94 acres, as summarized in Table 2 below.

**Table 2: Summary of Additional Tracts that may be Considered for Incorporation**

<b>Tract</b>	<b>Gross Acres</b>
5B	1.30
12	0.30
Elements Owned	0.14
Right-of-Way to be Vacated	0.20
<b>TOTAL</b>	<b>1.94</b>

If incorporated into the CDD, these tracts would be supported by and benefit from construction of the CIP. Additionally, the Conceptual Development Use Plan depicts the Prudential Drive Extension Tract containing approximately 0.38 acres. This tract is located outside of the CDD boundary and will be dedicated to the City of Jacksonville as right-of-way for the extension of Prudential Drive from its eastern terminus to the CDD’s western boundary.

**C. Purpose and Scope of Report**

The purpose and scope of this Amended Engineer’s Report is to provide an updated description of the CDD and the capital improvements to be constructed and financed by the CDD as part of the CIP. The CDD’s assessment consultant will develop the financing and assessment methodology.

The portion of the CIP anticipated to be funded with proceeds from the CDD’s issuance of the Bonds is estimated to cost \$44,825,132 (CDD Project Cost of \$35,780,132 plus \$9,045,000 of CRA Project overrun). The breakdown of this amount is shown in Table 3 in Section 5.

NOTE: The full cost of the CIP includes both the CDD Project and the CRA Project and is estimated to be \$67,825,132 in total. Because DIA is expected to fund up to \$23 million of the CRA Project under the Redevelopment Agreement, the cost of the CIP to be funded by Bond proceeds is presented herein to be \$44,825,132, which represents the cost of the CDD Project (\$35,780,132) as well as \$9,045,000 in CRA Project cost overrun (\$32,045,000 CRA Project cost minus \$23,000,000 DIA funding cap). These latter CRA Project costs are reasonably included as potential CRA Project cost overruns. However, please note that the CIP is defined herein to include all of the CDD Project and CRA Project (with certain noted exceptions stated herein), and, accordingly, proceeds of the District’s tax-exempt Bonds may, except to the extent noted herein, be used to fund any portion of the CDD Project or CRA Project, regardless of whether the CRA Project costs are in fact

attributable to cost overruns as currently described. To the extent that any CDD bond money is spent by the CDD for CRA Project items and then later reimbursed by DIA under the Redevelopment Agreement as part of DIA's up to \$23 million obligation to fund the CRA Project, the reimbursed money will be placed into the District's construction account and used for the CDD Project, or to pay for CRA Project cost overruns, or otherwise used as permitted under the applicable trust indenture for the District's Bonds. Additionally, aside from the \$2 million CDD Marina Horizontal Infrastructure Contribution, included in Table 3 in Section 5, the public marina is excluded from the CDD Project costs herein as the CDD anticipates financing the construction of the marina using CDD tax-exempt bonds specifically issued for the marina improvements ("**Marina Bonds**") and separate from the Bonds. See Section 3.1 herein for more details.

## 2. CDD Boundary and Property

### A. CDD Boundary

Exhibit "B" delineates the current CDD boundary, which consists of 32.21 acres, more or less. The CDD is bounded on the North by the St. Johns River, on the West by the Duval County School Board property and Broadcast Place, on the East by undeveloped lands and a minor waterway connecting to the St. Johns River, and on the South by a substation and undeveloped lands owned by the Jacksonville Electric Authority ("**JEA**").

### B. Description of Property

The property within the CDD is located in the City of Jacksonville within portions of Sections 44, 45 and 60, Township 2 South, Range 26 East in Duval County, Florida. The CDD falls within the City's Downtown Development of Regional Impact ("**DRI**") and the Downtown Overlay Zone.

### C. Existing Infrastructure

The CDD is located within the JEA's water and sewer service area. JEA is a public utility provider. For potable water service, the JEA owns and maintains an existing 20-inch potable water main, located within the Reed Avenue, Montana Avenue, and Prudential Drive rights-of-way within the CDD's vicinity and just outside its boundaries. Based on JEA's Water and Sewer Availability Letter, dated January 30, 2022 and included as Exhibit "D", the point of water connection for the CDD will be to this existing 20-inch potable water main at the intersection of Broadcast Place and Reed Avenue.

For sanitary sewer service, the JEA owns and maintains an existing 48-inch gravity sanitary sewer main, located within the Reed Avenue right-of-way outside of the CDD's boundaries but within the CDD's vicinity. Based on JEA's Water and Sewer Availability Letter, dated January 30, 2022 and included as Exhibit "D", the point of sanitary sewer connection for the CDD will be to an existing manhole along this 48-inch sewer main near the intersection of Broadcast Place and Reed Avenue. The water and sewer connection points are depicted in the off-site utility tie-in map included as Exhibit "E". The JEA does not have

reclaimed water facilities in the project area at this time nor is it anticipated to have reclaimed water availability for the foreseeable future.

In the vicinity of the CDD, Prudential Drive is a four-lane undivided roadway and Broadcast Place is a two-lane undivided roadway. Access to the CDD is planned via the extension of Prudential Drive and the extension and realignment of Broadcast Place.

**D. Underground Electric Line**

Within the CDD property, the JEA holds a 50-foot wide utility easement that transitions to a 30-foot wide submerged utility easement for an 8-inch steel casing pipe. The easement boundaries are depicted on the off-site utility tie-in map included as Exhibit “E”.

**3. Proposed CDD Infrastructure**

<b><u>Development Summary (Approximate)</u></b>
<ul style="list-style-type: none"> <li>• 1,170 Residential Units (including apartments, townhomes, and condos)</li> <li>• 200 Hotel Rooms</li> <li>• 200,000 s.f. Office Space</li> <li>• 121,400 s.f. Retail Space</li> <li>• 125 Marina Slips<sup>2</sup></li> </ul>

***Summary of Proposed CDD Project Infrastructure***

The CDD Project is currently anticipated to be constructed in three or more phases, as determined by the CDD, and will generally consist of the following categories:

- A. Roadways
- B. Parking Facilities
- C. Water and Sewer Utilities
- D. Earthwork Improvements
- E. Stormwater Management
- F. Landscaping and Irrigation

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<sup>2</sup> The 125 marina slips are located outside of the CDD’s current boundary on the riparian rights of the associated upland parcels, which are within the CDD Boundary. Access to the marina slips, associated marina structures and facilities will be provided through the CDD. See description herein for more detail.



- G. Lighting and Underground Electric
- H. Pedestrian-only Promenade and Pocket Park
- I. Public Marina<sup>3</sup>
- J. Buried Foundation Demolition
- K. Riverfront Bulkhead (CDD Portion)
- L. Land Acquisition
- M. CDD and CRA Work Product

Infrastructure construction commenced in March 2021 and is expected to be completed within approximately three years, through mid-2024. The infrastructure described below is required to be developed under the Redevelopment Agreement, and applicable City development approvals, and will function as a system of improvements benefitting all lands within the CDD.

As of November 22, 2021, the Duval County School Board parking lot has been constructed and the land conveyed to the Duval County School Board.

#### **A. Roadways**

The roadways within the CDD will typically consist of two-lane urban sections with off-street bike lanes, curb and gutter, sidewalks, and on-street parking. The roadways will be constructed to provide access to the proposed uses and tracts within the CDD's boundaries. Roadway construction will include the following segments:

- Prudential Drive Extension – from the proposed roundabout at the Prudential Drive/Broadcast Place intersection to the proposed cul-de-sac terminus to be located east of the Back Bay Drive intersection.
- Broadcast Place Realignment – commencing at the proposed off-site realignment to the proposed roundabout at the Prudential Drive/Broadcast Place intersection and the proposed cul-de-sac at the northern-most terminus of Broadcast Place, adjacent to the St. Johns River.
- Health Walk – from RiversEdge Boulevard to a proposed cul-de-sac located south of the Prudential Drive Extension.
- Back Bay Drive – from Prudential Drive extension to RiversEdge Boulevard.

Please refer to Exhibit "F" for the current Roadway Geometry Plan which is subject to change based upon final engineering design and construction plan approval. Approximately 120 linear feet of the Broadcast Place realignment, to be constructed by the

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<sup>3</sup> Note, aside from the \$2 million CDD Marina Horizontal Infrastructure Contribution included in Table 3 in Section 5, public marina costs are excluded from the CDD Project estimated costs herein as the CDD anticipates financing the construction of the marina with its Marina Bonds. See Section 3.I herein for more details.

CDD, is located outside of and immediately to the west of the CDD's boundary, as depicted on the Off-site Roadway Improvement Area exhibit (Exhibit "G").

The roadways will be constructed in accordance with City standards. Typically, the roads and on-street parking will consist of asphalt, limerock (or suitable alternative) and stabilized subbase with curb. The right-of-way design will include sidewalks, off-street bike lanes, lighting, landscaping and utilities such as water, sewer and drainage. The sidewalks are anticipated to be constructed of either concrete and/or pavers. It is anticipated that the roadways will provide ingress and egress for the entire CDD and the residents and businesses within the CDD will generate the vast majority of the trips anticipated for the roadways.

Site grading including preparation of roadway areas for installation of paving construction has commenced. Construction of limerock (or suitable alternative) roadway sub-base and asphalt paving will be initiated once all grading work has been completed. There are no impact fee credits or similar credits associated with the construction of any of the roadway improvements.

All roads located within the CDD will be open and available to the public. Public sidewalks and bike lanes located within the roadway rights-of-way are included in this category for cost purposes. The public roads, identified above, will be constructed by the CDD, and may be dedicated to the City for operations and maintenance. If the public roads are dedicated to the City, the CDD will obtain a right-of-way maintenance easement, permit or other approval to provide for the maintenance of any landscaping, hardscaping, irrigation, lighting and parking within the rights-of-way, to the extent applicable. Private roads within the CDD, if any, will be constructed by the Developer and will be owned and maintained by the Property Owners Association ("POA").

## **B. Parking Facilities**

The CDD has funded and constructed parking facilities to be used by the Duval County School Board. The School Board parking has been constructed on a tract containing approximately 1.73 acres located in the northwest portion of the CDD adjacent to the existing Duval County School Board property located immediately to the west. This 1.73-acre tract was transferred to the School Board upon completion of construction of the parking lot in November 2021. The contractor's final cost of construction for this parking facility was \$982,181. As this parking facility tract is now owned by the Duval County School Board, a governmental entity, and provides a public benefit it will not be assessed in accordance with state law. Should this tract be converted to private ownership for development in the future it may be eligible for assessment at that time as this tract will be supported by and benefit from construction of the CIP

The Redevelopment Agreement requires construction of one hundred (100) public metered parking spaces for the marina and riverfront tracts. During construction these parking spaces will be temporarily located on the former off-street Duval County School Board parking lot referred to as the "Remainder Parcel" and depicted as Tract 5B on the Conceptual Development Use Plan (Exhibit "C"). The Developer will require the Tracts 1A,

2A, 4A, and 7A developers to each provide a minimum of 25 public metered off-street parking spaces within their respective surface parking lot(s) or structured parking facilities. This will result in a total of one hundred (100) permanent public metered parking spaces upon completion of construction on Tracts 1A, 2A, 4A, and 7A. As these permanent public metered parking spaces become available to the public, the temporary spaces on the "Remainder Parcel" will be eliminated. The costs for construction of the permanent public metered parking spaces will be privately funded and borne by the individual tract developers. Therefore, for purposes of the CDD CIP Cost Opinion, provided in Table 3, the Parking Facilities category does not include any cost for the one hundred (100) public metered parking spaces. Pursuant to the Redevelopment Agreement, and generally stated, the CDD or the respective tract owners will maintain the parking facilities, with standard enforcement to be conducted by the City.

### **C. Water and Sewer Utilities**

The CDD's CIP includes potable water and sanitary sewer collection systems. The water and sewer utility systems have been designed in accordance with the applicable standards of each type of system. Potable water and sanitary sewer collection systems have been designed to the JEA, City and Florida Department of Environmental Protection ("FDEP") specifications.

The potable water lines will typically run within the rights-of-way of the roadways and at build out will provide a complete interconnected network of water lines. At build out the water lines will connect to the existing JEA connection point at the intersection of Broadcast Place and Reed Avenue. Fire hydrants will be installed according to COJ Fire Department Codes.

The sanitary sewer lines will consist of manholes and gravity PVC lines within the roadway rights-of-way. These will convey sewage flow to a new proposed Class II JEA owned and maintained lift station, located on the west side of Back Bay Drive, that will be constructed by the CDD. This new lift station will convey sewage to an existing manhole connecting to a 48-inch gravity sewer main near the intersection of Broadcast Place and Reed Avenue. The sewer main will direct the flow to a nearby existing JEA Pump Station on Utah Avenue. When constructed, the wastewater lines will provide service to all tracts within the CDD. There are no impact fee credits or similar credits associated with the construction of any of the utility improvements. Upon completion of the utilities, the CDD will convey them to the JEA for ownership, operation and maintenance. The District will not finance any laterals or utility lines on private property that are outside of public utility easements.

### **D. Earthwork Improvements**

The CDD consists of near-flat terrain at low elevation. Earthwork will be required for construction activities associated with proposed grading, roadways, utilities, and stormwater control features, provided however that the CIP only includes those costs related to the CDD's roadway, utilities, and stormwater improvements – not for private development pads. There is a 2.5-foot clean soil cap over the entire property. Contaminated soil is present beneath this soil cap. The cap may be modified to consist of

asphalt pavement, concrete slabs, and/or building foundations. A Declaration of Restrictive Covenant (“**DRC**”) requires approvals from the FDEP for disturbance of the cap and construction of stormwater controls or construction dewatering. Excavation below the cap is allowed provided the excavated soil is handled in accordance with Chapter 62-780 of the Florida Administrative Code (“**FAC**”) and the DRC. The site is also subject to a Brownfield Site Rehabilitation Agreement (“**BSRA**”). Under the Interlocal Agreement authorized by the Redevelopment Agreement, the CDD will be responsible for groundwater monitoring for all of its own properties, as well as the City tracts.

#### **E. Stormwater Management**

The CDD stormwater management system will consist of inlets, pipes, swales, berms, and control structures. Existing stormwater features may not be modified without the prior approval of the FDEP and St. Johns River Water Management District (“**SJRWMD**”) and new stormwater features will require approval. The stormwater management system will be designed in accordance with standards set by the City and the SJRWMD. A system of inlets, pipes, swales and berms will convey the runoff to the St. Johns River. Surface water permitting is required for the CDD through the City and SJRWMD and will require adherence to the SJRWMD’s best management practices (“**BMP’s**”). The City and SJRWMD’s stormwater treatment requirements have been met via the purchase of stormwater mitigation credits from the City. The stormwater mitigation credits have been purchased from the City in lieu of constructing stormwater treatment facilities (i.e. – stormwater ponds or vaults) within the CDD and will provide a benefit to all improved lands within the CDD. The CIP’s Stormwater Management category includes the stormwater credits that have been purchased by the CDD, in the amount of \$1,263,729, for the cost of mitigation for development of all lands within the CDD’s current boundary.

The CDD will not use groundwater from the surficial aquifer, with the exception of groundwater recovery and treatment to address the known contaminant plume. Groundwater from the Floridan aquifer may be used for irrigational purposes only, but it is subject to approval by the FDEP, SJRWMD, and City. The CDD is subject to an active hydraulic control system (“**HCS**”) that provides hydraulic containment of the groundwater contaminant plume. The CDD will own and operate the stormwater management system.

#### **F. Landscaping and Irrigation**

Landscaping and irrigation, to be owned and maintained by the CDD, are proposed within the public rights-of-way. Such ownership and maintenance will be established pursuant to a permit, easement or other approval from the City. The landscaping will consist of turf, shrub and tree plantings as well as a variety of plants and material. Landscaping may also incorporate hardscape that may include, but should not be limited to, walls and wall materials, stairs, shade structures and furniture. Landscaping that is owned and maintained by the CDD within the rights-of-way will be irrigated. This irrigation will be installed, owned, and maintained by the CDD.



## **G. Lighting and Underground Electric**

Per Florida Statute Section 190.012(1)(d), the CDD shall have the ability to fund basic infrastructure improvements and community facilities including streetlights, alleys, landscaping, hardscaping, and the undergrounding of electric utility lines. As part of the CIP, the CDD will finance the undergrounding of electric utility lines by the placement of conduit. Lighting will be constructed in pedestrian and public parking areas and will be maintained by the CDD or by agreement with the JEA. Costs for conduit and lines to be used by private utilities such as electric, cable, gas and communication lines have not been included in the CIP for the CDD.

## **H. Pedestrian-only Promenade and Pocket Park**

At the Downtown Development Review Board's ("DDRB's") May 13, 2021 meeting, the pedestrian-only promenade, referred to as Saunter Lane and located between RiversEdge Boulevard and the Prudential Drive extension, was relocated as a thirteen foot (13') wide multi-purpose path along the eastern side of Health Walk, from the Marshfront Park to RiversEdge Boulevard. This multi-purpose path is planned as a pedestrian walkway that will contain landscape and hardscape improvements. The cost associated with this multi-purpose path is included within the CIP's Public Roadways category. Additionally, a pocket park is planned to be constructed within the CDD. It is expected that this pocket park will be privately funded and constructed on a portion of one of the development tracts. Therefore, no cost associated with the pocket park is included within the CIP. It is expected that the multi-purpose path will be maintained by the District, available to the general public, and will be on land that is within the Health Walk right-of-way that will either be owned by the CDD or City. Although the CIP benefits the recreational amenities, such areas are not assessed pursuant to state law, as they are a common element for the benefit of the development and will be owned by a governmental entity. If the pocket park is constructed on a portion of one of the development tracts it may be subject to assessment.

## **I. Public Marina**

The 125 slip public marina is a recreational amenity planned to consist of three anchored floating docks (Docks A, B, and C) and three fixed docks (Docks D, E, and F), as depicted on Exhibit "C" – Conceptual Development Use Plan. The largest dock (Dock C) will be centrally located along the CDD's frontage of the St. Johns River. Dock A, planned as part of the public marina and located west of the large central dock, is expected to contain a water taxi stop and transient boat docking facilities. The marina is also planned to include a beach kayak launch, located east of Dock F and accessible from the marsh boardwalk.

The water taxi stop, kayak launch, and transient boat docking facilities are CRA Project improvements required by the Redevelopment Agreement. The water taxi stop will be open to use by the general public. The water taxi service is currently privately operated under a franchise awarded by the City. In an abundance of caution, the Water Taxi Stop and costs associated with the Water Taxi's proportionate use of the common marina facilities, including but not limited to Dock A, while part of the CRA Project, will not be funded by the District's tax-exempt Bonds because the City will operate and maintain the

Water Taxi Stop under its own franchise agreement with a third party operator, which may or may not involve private interests.

The 125 slip public marina will be constructed, operated, and maintained by the CDD. The marina will include electric and water utilities, a fire protection system, and a marine pump-out system. A dockmaster building consisting of approximately 1,600 square feet that includes marina offices, restrooms, laundry, storage and communications facilities is planned as part of the marina. Aside from the \$2 million CRA Marina Horizontal Infrastructure Contribution included in Table 3 in Section 5, these public marina improvements will be constructed using the CDD's Marina Bond funds specifically issued for the marina improvements that will be separate from the Bond funds used for the balance of the CIP outlined in this Amended Engineer's Report. A District Engineer's Report for the 125 slip public marina will be issued under separate cover that will outline the capital improvement plan for the marina. Accordingly, the CIP outlined in this report allocates \$2 million in funding for the marina's horizontal infrastructure. Additionally, the water taxi stop, kayak launch, and transient boat docking facilities are identified in the CIP (Table 3 in Section 5) as part of the CRA Project. The public marina provides special benefits to the property within the District and to the District's residents, landowners, patrons, and Marina users because having access to such public docks will result in increased property values, as well as increased commercial, employment and residential growth in the area.

The District intends to obtain a submerged land lease from the Board of Trustees of the Internal Improvement Trust Fund for the water taxi stop, transient boat docking facilities, and marina areas located over State of Florida submerged lands. The District intends to obtain a perpetual easement from the Jacksonville Electric Authority for the kayak launch.

#### **J. Buried Foundation Demolition**

An abandoned buried concrete foundation, measuring approximately 100' wide, by 160' long, by 4' thick, was encountered on the property in the area of the relocated Broadcast Place right-of-way, north of the proposed roundabout. Demolition of this concrete foundation is required to allow for installation of the CIP utilities within the Broadcast Place right-of-way. The contractor's approved price proposal for this task is \$691,260.

#### **K. Riverfront Bulkhead (CDD Portion)**

The CRA Project includes the Riverfront Bulkhead (CRA Portion), which consists of construction of approximately 1,400 feet of new riverfront bulkhead and approximately 500 feet of new rip-rap riverfront embankment ("**CRA Bulkhead**"). Construction of the CRA Bulkhead is approximately 95 percent complete. To utilize the submerged lands contained within the existing concrete intake structure, formerly a part of the JEA Southside Generating Station, an estimated 270 feet of additional new riverfront bulkhead will be added as part of the CDD Project ("**CDD Bulkhead**"). Such additional CDD bulkhead will tie into the CRA Bulkhead and will be located on the river side of the eastern, western and northern portions of the intake structure to allow for it to be backfilled. Construction of the CDD Bulkhead, adjacent to the intake structure, will be a part of the CDD Project and will be funded by the CDD. The budget provided for this task, in Table 3 below, includes

additional costs incurred and funded by the CDD during construction of the CRA Project bulkhead.

#### L. Land Acquisition

The District has acquired and/or will acquire land as part of the CIP that is anticipated to include the rights-of-way for the CDD funded roadways (excluding land subject to the Land Swap Agreement that the District will use for the off-site extension of Prudential Drive to serve as the main entrance to the Development, which if conveyed to the District, will be conveyed at no cost), consisting of the Prudential Drive Extension, Broadcast Place Realignment, Back Bay Drive, and Health Walk, and the CDD Open Space areas, consisting of both uplands and submerged lands. In total, approximately 5.42 acres of land is planned to be acquired by the CDD, consisting of approximately 4.45 acres of public road rights-of-way and 0.97 acres of Open Space. CRA Project property is not included within these land acquisition figures.

#### M. CDD and CRA Work Product

This CIP category consists of professional and construction related services for the CDD Project and CRA Project. These services include, but are not limited to, surveying, geotechnical, environmental, land planning, civil engineering, landscape architecture, artist, legal and construction professional services associated with planning, design, and implementation of both the CDD Project and the CRA Project. The portion of these costs that may be financed by the District will be only costs for services associated with improvements that are financeable by the District.

### 4. Downtown Investment Authority Infrastructure Improvements (a/k/a CRA Project)

As noted above, the CDD will construct the CRA Project as part of the CIP. The original estimated cost of the CRA Project was approximately \$19.5 million, and, subject to the terms of the Redevelopment Agreement, DIA has agreed to fund up to \$23 million for the CRA Project. The District has reasonably included \$9.045 million for CRA Project overruns, as shown in the cost estimates presented herein. As with the CDD Project, the CRA Project as described below is required to be developed by the CDD under the Redevelopment Agreement, and applicable City development approvals, and will function as a system of improvements benefitting all lands within the CDD.

The CRA Project includes:

- **New Bulkhead** (CRA Portion) – Approximately 1,400 feet of new riverfront bulkhead and approximately 500 feet of new rip-rap riverfront embankment (i.e., the CRA Bulkhead).
- **Southbank Riverwalk** – A top of bank extension of the Southbank Riverwalk for a total of approximately 1,900 linear feet, to a minimum total width of twenty (20) feet as

follows: sixteen (16) feet of unobstructed new pathway and a minimum of four (4) feet of perimeter consisting of landscaping, furniture (i.e., benches), lighting, and trash receptacles. The extension shall be constructed with materials and furnishings (i.e., lighting, benches, shade structures, railing) matching the existing Southbank Riverwalk.

- **New Boardwalk** – Approximately 1,255 linear feet of New Boardwalk as follows: a minimum twelve (12) foot wide boardwalk through marsh to connect the extension of the Southbank Riverwalk to an overland trail segment along the southern boundary of the Development. The boardwalk shall include platforms to accommodate furnishings (i.e., benches) as well as lighting.
- **Overland Trail** – Approximately 1,650 linear feet of new overland trail as follows: a minimum twelve (12) foot wide overland trail to connect Boardwalk to southwest corner of Development.
- **City Parks** – The parks shall have approximately 820 linear feet of river frontage (length), and an average depth of 112 feet. Riverfront park shall include amenities (i.e., fitness equipment to enhance wellness theme), as well as Riverfront Activation Node elements and a pavilion/amphitheater.
- **Water Taxi Stop** – A new water taxi stop, new transient boat docking facilities and new kayak launch.
- **Prudential Drive Extension** – An extension of Prudential Drive with enhanced sidewalks, enhanced landscaping, bike lanes, and on-street parking. This extension is from the current terminus of Prudential Drive, located off-site to the west of the CDD boundary, to the proposed roundabout at the Prudential Drive/Broadcast Place intersection. This improvement includes the construction of the proposed roundabout at the Prudential Drive/Broadcast Place intersection.
- **Broadcast Place Extension** – An extension of Broadcast Place with enhanced sidewalks, enhanced landscaping, bike lanes, and on-street parking. This is from the proposed roundabout at the Prudential Drive/Broadcast Place intersection to the Broadcast Place northern terminus cul-de-sac and does not include construction of the northern terminus cul-de-sac.
- **RiversEdge Boulevard** – The construction of RiversEdge Boulevard, from Broadcast Place to its eastern terminus, with enhanced sidewalks, enhanced landscaping, and on-street parking.

The three CRA roadway segments (Prudential Drive Extension, Broadcast Place Extension, and RiversEdge Boulevard) will be constructed by the CDD and then upon completion, transferred to the City for ownership, operation and maintenance. Please see Exhibit "F" (Roadway Geometry Plan) which graphically depicts the CDD versus CRA roadways.

Pursuant to the agreements authorized under the Redevelopment Agreement, the CDD will maintain the four parks on the City tracts (i.e., the Central Riverfront Park, Northeastern Riverfront Park, Northwestern Riverfront Linear Park, and Marshfront Park), but will not be responsible for maintenance of the CRA's bulkhead or Riverwalk. As with the CDD-owned



parcs, any parks or other common areas included within the CRA Project are not assessed pursuant to state law, as they are common elements for the benefit of the Development (and are owned by governmental entities).

All components of the CIP are public improvements and will be open to the public, subject to City ordinances and/or District rules as appropriate. Further, all such improvements will be owned and operated by the District or another governmental entity (aside from the Water Taxi Stop) and will be located on property that is owned by the District or another governmental entity and/or placed on a perpetual easement that is held by the District or another governmental entity.

## 5. Community Development District Infrastructure Improvements

### A. Summary of Opinion of Preliminary Probable Construction Costs

A summary of the opinion of preliminary probable construction costs (“**OPPCC**”) for the CIP is provided in Table 3. The CDD will finance the proposed infrastructure costs for the capital improvements noted below in part with the proceeds of its tax-exempt Bonds. The OPPCC has assumed fees for design and construction of the anticipated improvements.

**Table 3: Summary of the Opinion of Preliminary Probable Construction Costs for Capital Improvements of The District Community Development District**

Description	Costs Opinion
<b>CDD Project Costs</b>	
Public Roadways (Prudential Drive Extension, Broadcast Place Re-alignment, Health Walk, and Back Bay Drive) <sup>(1)</sup>	\$5,310,000
Parking Facilities (School Board Parking) <sup>(2)</sup>	\$982,181
Potable Water	\$1,870,000
Sanitary Sewer	\$2,860,000
Earthwork Improvements <sup>(3)</sup>	\$770,000
Stormwater Management <sup>(3),(4)</sup>	\$2,910,000
Landscaping and Irrigation	\$630,000
Lighting and Underground Electric	\$2,720,000
Pedestrian-only Promenade and Pocket Park <sup>(5)</sup>	\$0
Buried Foundation Demolition	\$691,260

Riverfront Bulkhead (CDD Portion)	\$1,960,000
Land Acquisition <sup>(6)</sup>	\$3,551,691
CDD and CRA Work Product	\$9,400,000
CDD Marina Horizontal Infrastructure Contribution	\$2,000,000
Contingency	\$1,000,000
Deduction for Subconsultant Mark-up Elimination	(\$425,000)
Deduction for Elimination of ARTEA Utility Improvements	(\$250,000)
Deduction for Estimated Sales Tax Savings	(\$200,000)
<b>Total CDD Project</b>	<b>\$35,780,132</b>
<b>CRA Project Costs<sup>(7)</sup></b>	
Riverfront Bulkhead (CRA Portion)	\$4,850,000
Southbank Riverwalk	\$3,370,000
New Boardwalk	\$2,400,000
Overland Trail	\$780,000
City Parks	\$13,340,000
Water Taxi Stop (Not included in CIP)	\$875,000
Kayak Launch	\$460,000
Prudential Drive Extension	\$1,430,000
Broadcast Place Extension	\$2,730,000
RiversEdge Boulevard	\$2,610,000
Deduction for Subconsultant Mark-up Elimination	(\$350,000)
Deduction for Estimated City Tree Fund Credit	(\$450,000)
<b>Total CRA Project</b>	<b>\$32,045,000</b>
<b>Total CDD and CRA Projects</b>	<b>\$67,825,132</b>

Table 3 Footnotes:

(1) All financed roadways and rights-of-way will be open for public use without restriction.

- (2) School Board public parking spaces.
- (3) Earthwork and grading on public property only.
- (4) Mitigation financed will not include any mitigation payments to non-governmental entities or mitigation work on private lands.
- (5) All financed roadways and rights-of-way will be open for public use without restriction. Costs for the Pedestrian-only Promenade are contained within the CIP’s Public Roadways category. Costs for the pocket park are anticipated to be privately funded.
- (6) CDD obtained an appraisal from Moody Williams Appraisal Group, dated December 14, 2020, for the land to be acquired by the CDD. The appraised value of the land, as documented in the appraisal, is \$5.59 million. Since the Developer’s cost basis value of the land (\$3,551,691) is less than the appraised value, the CDD will pay for the land based on the cost basis value.
- (7) All CDD Project and CRA Project improvements are public improvements and will be open for public use, subject to District rules and/or City ordinances as appropriate. In the event that CDD Project costs are lower than expected, excess bond proceeds may be used to fund more than the stated amount of the CRA Project costs (bearing in mind that certain costs may be reimbursed by DIA with monies being returned to the applicable acquisition and construction account).

**B. Infrastructure Ownership and Maintenance**

Table 4 summarizes the ownership and maintenance responsibilities anticipated for the design components listed in this report. As noted, the CDD will be responsible for construction of both the CDD Project and the CRA Project. Upon completion of construction and final certification, the infrastructure component will be turned over to the operation and maintenance entity. A summary of the ownership and maintenance of the proposed infrastructure is provided in Table 4 below.

**Table 4: Infrastructure Ownership & Maintenance\*\***

<b>Infrastructure</b>	<b>Ownership</b>	<b>Maintenance*</b>
<b>The CDD Project</b>		
Public Roadways and Dedicated Parking (CDD)	The District CDD or the City of Jacksonville if dedicated by CDD to the City	The District CDD or the City of Jacksonville if dedicated by CDD to the City
Parking (School Board Parking)	School Board	School Board
Potable Water	JEA	JEA
Sanitary Sewer	JEA	JEA
Earthwork Improvements	The District CDD	The District CDD
Stormwater Management	The District CDD	The District CDD

Landscaping and Irrigation	The District CDD	The District CDD
Lighting and Underground Electric	The District CDD	The District CDD
Pedestrian-only Promenade and Pocket Park	The District CDD	The District CDD
Public Marina	The District CDD	The District CDD
Bulkhead (CDD Portion)	The District CDD	The District CDD
<b>The CRA Project</b>		
Public Roadways (CRA)	The City of Jacksonville	The City of Jacksonville
Bulkhead (CRA Portion)	The City of Jacksonville	The City of Jacksonville
Riverwalk	The City of Jacksonville	The City of Jacksonville
Water Taxi Stop	The City of Jacksonville	The City of Jacksonville
City Parks (Central Riverfront Park, Northeastern Riverfront Park, Northwestern Riverfront Linear Park, and Marshfront Park)	The City of Jacksonville	The District CDD

\*Pursuant to Section 6.6 of the RDA, the CDD may be selected to fund expenses for excess enforcement of parking regulations.

\*\* Based on present expectations. Alternatively, the District may elect to enter into an agreement with the POA for the POA to maintain certain CDD improvements.

The CIP is and will be designed in accordance with applicable governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

The opinion of probable construction cost estimates provided are reasonable to construct the required improvements and it is our professional opinion that the infrastructure improvements will serve as a system of improvements that benefit and add value to all lands within the CDD. The cost estimates are based on prices currently being experienced in the City of Jacksonville. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that there are no technical reasons known at this time that would prevent the implementation of the CIP, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

Please note that the CIP as presented herein is based on current conceptual plans and market conditions which are subject to change. During development and implementation of the public infrastructure improvements as described for the CDD, it may be necessary to make modifications and/or deviations for the plans, and the CDD expressly reserves the right to do so.



## 6. Summary of Approvals

The following is a summary of approvals received, to date:

- The Downtown Investment Authority and Elements Development of Jacksonville, LLC entered into an Allocation of Development Rights Agreement, dated November 17, 2015. This Agreement assigned rights for development of up to 1,170 residential units, 200 hotel rooms, 288,500 square feet of commercial uses and 200,000 square feet of office uses within the CDD. These development rights were allocated in three separate phases (Phase I, Phase II, and Phase III). The Agreement specifies that the transportation mitigation requirements associated with the Phase I development rights have been satisfied. An amendment to the Allocation of Development Rights Agreement is pending and expected to be approved in due course.
- City of Jacksonville Mobility Fee Calculation Certificate (“**MFCC**”) number 90073.0 was issued for the project on December 23, 2015. The MFCC stipulates the transportation mitigation (Jacksonville Mobility Fee) requirements associated with development of the Phase II and III development rights within the CDD.
- A Site Rehabilitation Completion Order (“**SRCO**”) with conditions was provided for the Site by the FDEP on August 17, 2017. The SRCO stated that JEA had met the rehabilitation requirements for soil on the site based on the presence of a clean soil cap. The SRCO indicated that groundwater rehabilitation had been completed on the eastern portion of the property and that a groundwater contaminant plume on the western portion of the property is subject to a hydraulic containment system.
- The City of Jacksonville, The Downtown Investment Authority, and Elements Development of Jacksonville, LLC, entered into a Redevelopment Agreement that was approved on June 12, 2018 with the Jacksonville City Council’s enactment of Ordinance No. 2018-313-E.
- The U.S. Army Corps of Engineers (“**USACOE**”) issued permit number SAJ-2003-01425 for the construction of 1,034 linear feet of new bulkhead along the CDD’s frontage of the St. Johns River.
- The SJRWMD issued Environmental Resource permit number 165883-1 on February 1, 2021 for construction of the retaining wall and bulkhead replacement along the St. Johns River.
- The SJRWMD issued a Minor Modification to Environmental Resource Permit number 165883-1 on September 24, 2021 allowing for the construction of rip-rap revetment in place of new retaining wall or bulkhead along the eastern portion of the CDD’s property frontage along the St. Johns River.
- The FDEP issued approval for the bulkhead contractor’s Notice of Intent to use the Generic Permit for Stormwater Discharge from Large and Small Construction Activities (NOI) on July 14, 2021.
- The JEA issued Groundwater Discharge Permit Number 2022 on February 10, 2022 for dewatering activities along the new riverfront retaining wall and bulkhead. The permit was modified on July 27, 2022 and expires on January 31, 2023.

- The City of Jacksonville issued 10-set Construction Plan approval on October 25, 2019 for construction of the School Board parking lot and the extension of Prudential Drive across the School Board property to the District's western property boundary.
- The SJRWMD issued Environmental Resource permit number 18269-22 on November 18, 2020 for construction of the School Board parking lot and the extension of Prudential Drive across the School Board property to the District's western property boundary.
- The City of Jacksonville issued Site Work – Tree Removal Permit Application L-21-405004.000 in May 2021 for construction of the School Board parking lot.
- The Duval County Public Schools Office of Building Code Enforcement issued Permit Number 3001081221.00S on August 12, 2021 for installation of the sleeve pipe and for connection of the irrigation system within the School Board parking lot to the irrigation controller located within the existing School Board building.
- The City of Jacksonville issued Electrical Permit Number E-21-408038.000 on May 19, 2021 for installation of the lighting within the School Board parking lot.
- The FDEP issued approval for the School Board parking lot contractor's Notice of Intent to use the Generic Permit for Stormwater Discharge from Large and Small Construction Activities (NOI) on April 1, 2021.
- The JEA issued Groundwater Discharge Permit #2021 on May 12, 2021 for dewatering activities on the School Board parking lot site.
- City of Jacksonville stormwater mitigation credits in the total amount of \$1,263,729 have been purchased by the CDD.
- The City of Jacksonville issued 10-set Construction Plan approval on January 10, 2022 for construction of the CIP Roadway, Utility, Hardscape, Planting and Irrigation Plans.
- The FDEP issued General Permit Number 0159044-960-DGSP on February 10, 2022 for construction of the CIP's potable water system.
- The SJRWMD issued Individual Permit Number 165883-4 on December 22, 2021 for construction of the marsh boardwalk
- Wetland Mitigation credits were purchased by the CDD in the total amount of \$15,200.00 from the Weyerhaeuser NR Company mitigation bank to mitigate for the marsh boardwalk's wetland impacts.
- The FDEP issued General Permit Number 0010400-663-DWC on February 17, 2022 for construction of the CIP's Domestic Wastewater Collection/Transmission system.
- The SJRWMD issued Individual Permit Number 165883-2 on March 1, 2022 for construction of the CIP's stormwater management system.
- The JEA Electrical Main design was approved on October 13<sup>th</sup>, 2022 for the RiversEdge – Phase 3 project.
- The City of Jacksonville issued Site Work – Tree Removal Permit Application L-22-484229.000 on March 2022 for construction of the RiversEdge Phase 3 project.

- The FDEP issued (Facility ID: FLR20EY07-001) approval for the RiversEdge – Phase 3 Contractor's Notice of Intent to use the Generic Permit for Stormwater Discharge from Large and Small Construction Activities (NOI) on November 12, 2021.

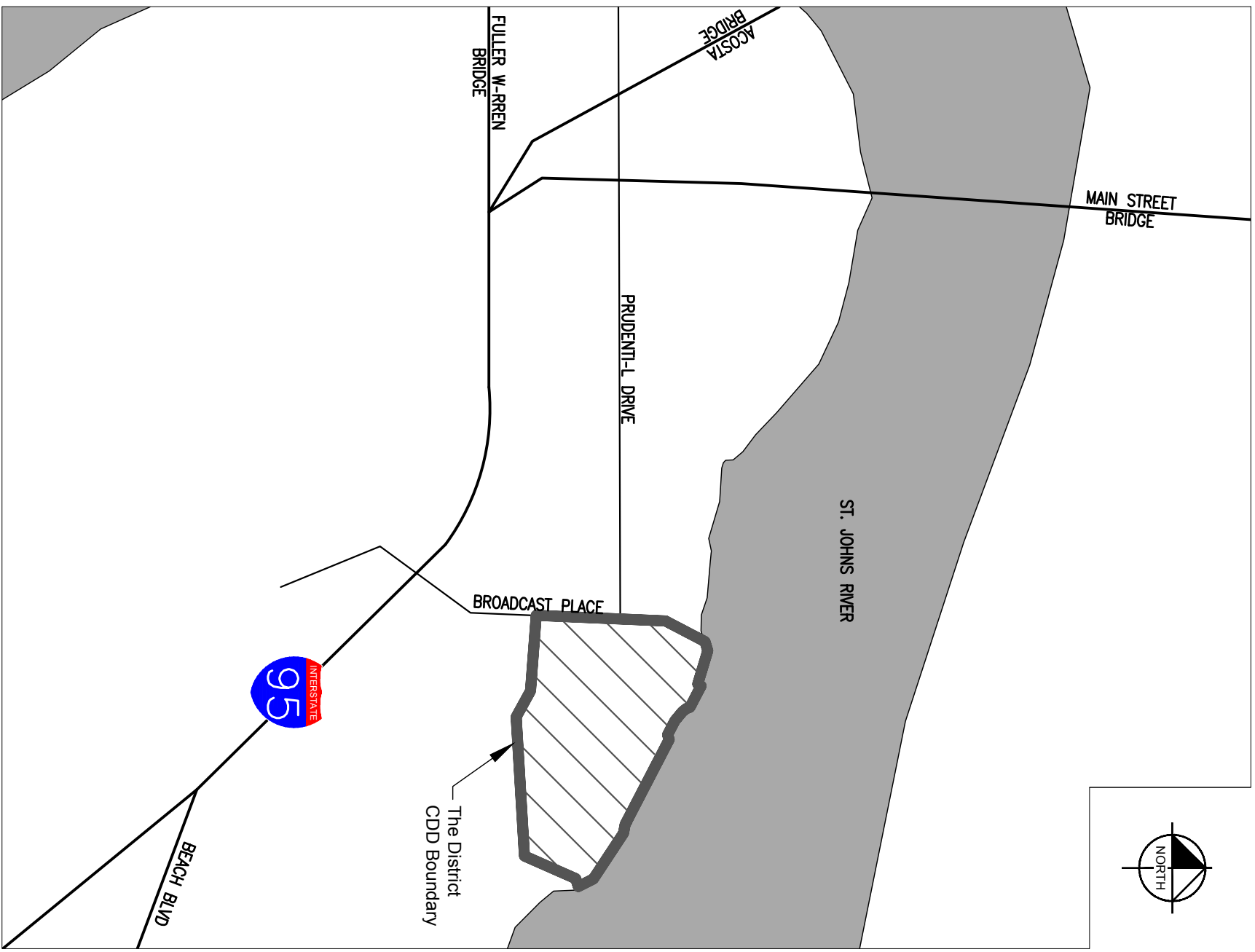
The following is a summary of anticipated approvals required, but not yet obtained, for development of the CDD CIP projects:

- City of Jacksonville 10-set approval for the Riverwalk extension and City parks
- JEA water and sewer utility approvals for the Riverwalk extension and City parks
- City of Jacksonville Electrical Permit approvals
- National Pollutant Discharge Elimination System ("**NPDES**") Notice of Commencement ("**NOC**")
- Submerged Land Lease approval for the public marina from the Board of Trustees of the Internal Improvement Trust Fund
- FDEP public marina permit approval
- USACOE public marina permit approval

# **EXHIBIT A**

## **Vicinity Map**





**THE DISTRICT - COMMUNITY DEVELOPMENT DISTRICT**  
JACKSONVILLE, FLORIDA

VICINITY MAP





# **EXHIBIT B**

## **Community Development District Boundary Map**





**LEGEND**

-  COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
-  COMMUNITY DEVELOPMENT DISTRICT AREA

**THE DISTRICT - COMMUNITY DEVELOPMENT DISTRICT**  
**JACKSONVILLE, FL**  
**BOUNDARY MAP**



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Drawing name: K:\AEC\Environment\Urban\2018-01-25- Conceptual Development Planning - BOUNDARY Jan 25, 2018 12:40pm by: Kimmie-McCord



# **EXHIBIT C**

## **Conceptual Development Use Plan / Site Plan**



**LAND USE LEGEND**

- RESIDENTIAL
- MIXED USE RETAIL, RESIDENTIAL
- MIXED USE RETAIL, HOTEL, RESIDENTIAL AND/OR OFFICE
- RIVERFRONT RESTAURANTS
- POTENTIAL FUTURE CDD EXPANSION AREAS

**SUMMARY OF LAND USE TABLE**

TRACT	ACREAGE
1A	2.93
2A	2.23
3A	1.40
4A	3.64
5A	0.49
5B	1.30
6A	0.61
7A	1.62
9A	1.77
9B	1.35
9C	0.09
12	0.30
PARKS, RIVERWALK & OVERLAND TRAIL	4.52
OPEN SPACE (CDD)	0.97
RIVERFRONT RESTAURANTS	0.79
SCHOOL BOARD PARKING TRACT	1.73
ROAD RIGHT-OF-WAY	8.07
R.O.W. TO BE VACATED	0.20
PRUDENTIAL DRIVE EXTENSION	0.38
ELEMENTS OWNED	0.14
<b>TOTAL ACREAGE</b>	<b>34.53</b>





**EXHIBIT D**  
**JEA Water and Sewer Availability Letter**  
**Dated January 30, 2022**



## Availability Letter

Grace Ergle

1/30/2022

Kimley Horn

12740 Gran Bay Parkway West Suite 2350

Jacksonville, Florida 32258

Project Name: The District

Availability #: 2020-3443

Attn: Grace Ergle

Thank you for your inquiry regarding the availability of Chilled Water, Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

### **Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### **Main Extensions and/or Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

Susan West  
westsr@jea.com  
(904) 665-7980

Availability Number: 2020-3443

Request Received On: 1/27/2022

Availability Response: 1/30/2022

Prepared by: Susan West

Expiration Date: 01/30/2024

### **Project Information**

Name: The District

Address: 801 BROADCAST PL, JACKSONVILLE, FL 32207

County: Duval County

Type: Chilled Water,Electric,Reclaim,Sewer,Water

Requested Flow: 416770

Parcel Number: 080096 0020

Location: Intersection of Prudential Drive and Broadcast Place, JEA southside generating site

Description: Redevelopment of SSGS property into a mixed use project.

### **Potable Water Connection**

Water Treatment Grid: South Grid

Connection Point #1: Existing 20" water main stub in the intersection of Broadcast Pl. and Reed Ave.

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### **Sewer Connection**

Sewer Grid: Buckman

Connection Point #1: Existing manhole on 48" gravity sewer main near the intersection of Broadcast Pl. and Reed Ave.

Connection Point #2:

If gravity flow cannot be achieved, connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Any food service establishment or

Sewer Special Conditions: commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. Please contact 665-7404 for additional information. Industrial



effluent and/or process water may require pretreatment prior to discharge to JEA facilities.  
Please coordinate with JEA Industrial Pretreatment at 904-665-5326 or ip@jea.com.

**Reclaimed Water  
Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

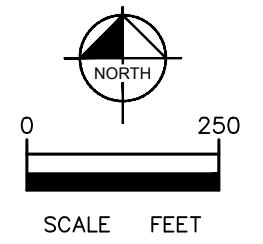
Point of connection location(s) to be field verified by developer during project design. If needed,  
General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

**Subsequent steps you need  
to take to get service:**

# **EXHIBIT E**

## **Off-Site Utility Tie-In**





TO POTABLE WATER FACILITY

20" DUCTILE IRON PIPE

50' PROPOSED UTILITY EASEMENT

UNDERGROUND ELECTRIC LINE (AS MARKED BY JEA)

MONTANA AVENUE

BROADCAST PLACE

JEA SUBSTATION

POTABLE WATER MAIN STUB PRIMARY CONNECTION POINT






SANITARY MANHOLE PRIMARY CONNECTION POINT

48" DUCTILE IRON PIPE GRAVITY SANITARY SEWER

SANITARY SEWER FACILITY

REED AVENUE ROW

**LEGEND**

-  COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
-  JEA, WATER MAIN DISTRIBUTION
-  JEA, SEWER MAIN TRUNK
-  POTABLE WATER MAIN STUB
-  SANITARY MANHOLE

PLEASE NOTE: WATER AND SEWER SERVICE CONNECTION POINTS PROVIDED BY THE JEA AVAILABILITY LETTER# 2020-3443



**THE DISTRICT - OFF-SITE UTILITY TIE-IN**  
JACKSONVILLE, FL

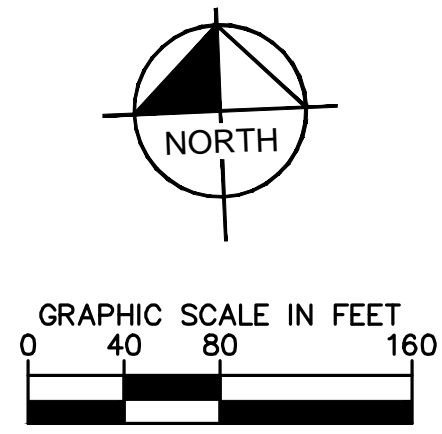
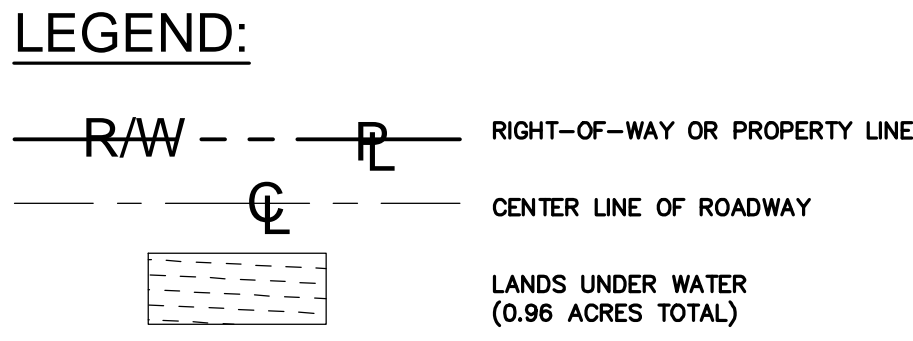
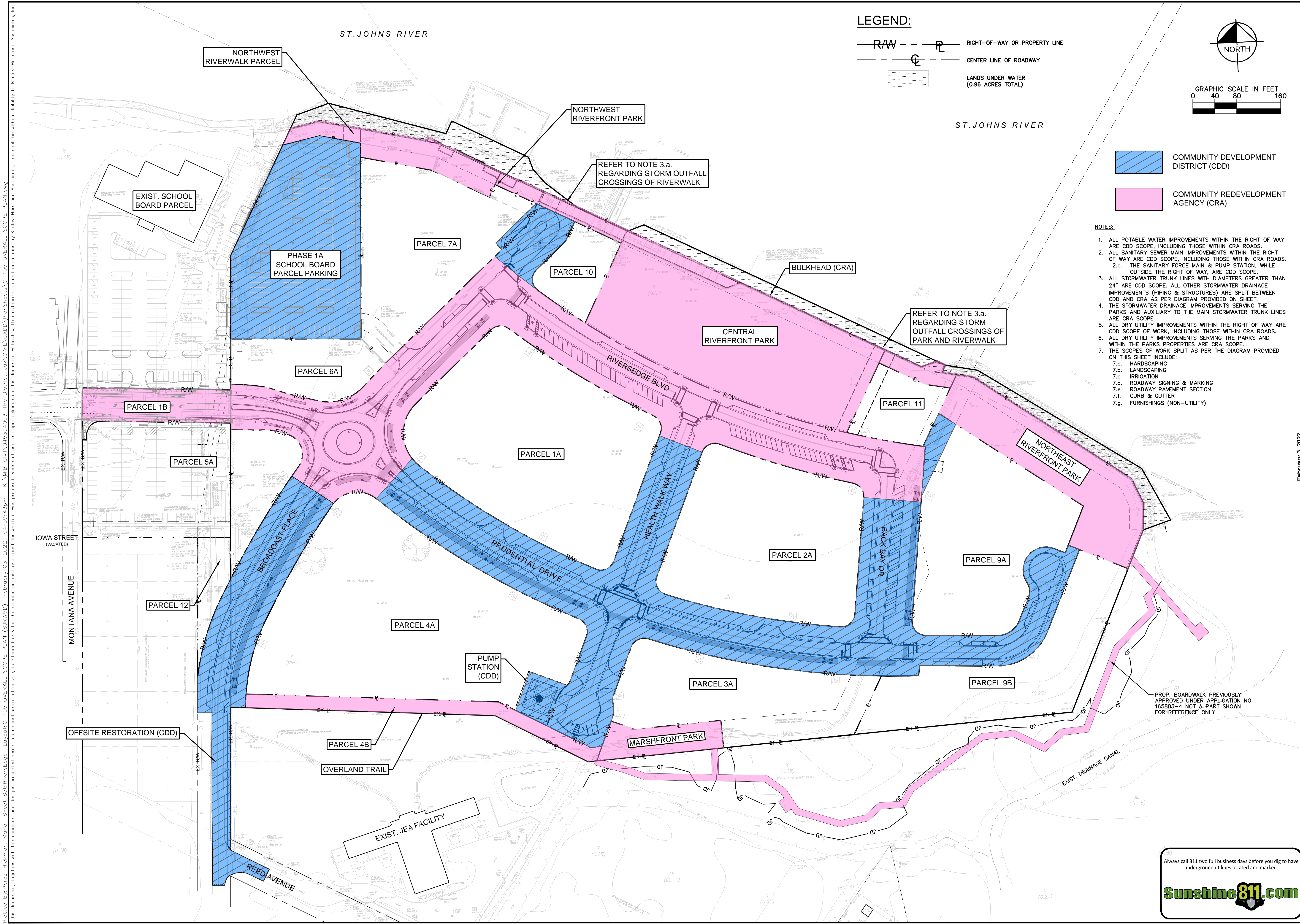
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# **EXHIBIT F**

## **Roadway Geometry Plan**





- [Blue Hatched Box] COMMUNITY DEVELOPMENT DISTRICT (CDD)
- [Pink Hatched Box] COMMUNITY REDEVELOPMENT AGENCY (CRA)

- NOTES:**
- ALL POTABLE WATER IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE CDD SCOPE, INCLUDING THOSE WITHIN CRA ROADS.
  - ALL SANITARY SEWER MAIN IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE CDD SCOPE, INCLUDING THOSE WITHIN CRA ROADS.
    - THE SANITARY FORCE MAIN & PUMP STATION, WHILE OUTSIDE THE RIGHT OF WAY, ARE CDD SCOPE.
  - ALL STORMWATER TRUNK LINES WITH DIAMETERS GREATER THAN 24" ARE CDD SCOPE. ALL OTHER STORMWATER DRAINAGE IMPROVEMENTS (PIPING & STRUCTURES) ARE SPLIT BETWEEN CDD AND CRA AS PER DIAGRAM PROVIDED ON SHEET.
  - THE STORMWATER DRAINAGE IMPROVEMENTS SERVING THE PARKS AND AUXILIARY TO THE MAIN STORMWATER TRUNK LINES ARE CRA SCOPE.
  - ALL DRY UTILITY IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE CDD SCOPE OF WORK, INCLUDING THOSE WITHIN CRA ROADS.
  - ALL DRY UTILITY IMPROVEMENTS SERVING THE PARKS AND WITHIN THE PARKS PROPERTIES ARE CRA SCOPE.
  - THE SCOPES OF WORK SPLIT AS PER THE DIAGRAM PROVIDED ON THIS SHEET INCLUDE:
    - HARDSCAPING
    - LANDSCAPING
    - IRRIGATION
    - ROADWAY SIGNING & MARKING
    - ROADWAY PAVEMENT SECTION
    - CURB & GUTTER
    - FURNISHINGS (NON-UTILITY)

Plotted By: Perez-Hickmon, Mario. Sheet Set: RiversEdge - Layout: C-105 OVERALL SCOPE PLAN (SIRWMD) February 03, 2022 04:59:43pm K:\MIB CIVIL\045394003-The District Jobs\CIVIL\CADD\PlanSheets\C-105 OVERALL SCOPE PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

REVISIONS PER SIRWMD COMMENTS & COORD.	NO.	REVISIONS	DATE	BY

**Kimley & Horn**

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 WWW.KIMLEY-HORN.COM CA 00000696

February 3, 2022

**AARON EDWARD BUCHLER, P.E.**  
 LICENSE NO. 54606  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL  
**AARON E. BUCHLER, P.E.**  
 FL LICENSE NUMBER 54606

KVA PROJECT 045394003  
 DATE 12/22/2021  
 SCALE: AS SHOWN  
 DESIGNED BY: JUL  
 DRAWN BY: JUL  
 CHECKED BY: AB

OVERALL SCOPE PLAN  
**RIVERSEDGE**  
 CITY OF JACKSONVILLE, FLORIDA

Always call 811 two full business days before you dig to have underground utilities located and marked.

**Sunshine811.com**

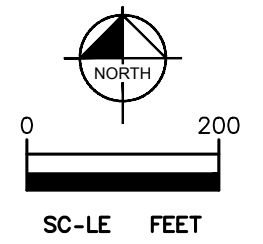
This item has been digitally signed and sealed by Aaron E. Buchler, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.




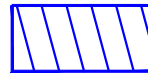
# **EXHIBIT G**

## **Off-Site Roadway Improvement Area**





**LEGEND**

-  COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
-  OFF-SITE ROADWAY IMPROVEMENT AREA

**THE DISTRICT - OFF-SITE ROADWAY IMPROVEMENT AREA**  
JACKSONVILLE, FL



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# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

**7D**

# DISTRICT COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment  
Methodology Report

November 28, 2022



Provided by:

**Wrathell, Hunt and Associates, LLC**

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: [www.whhassociates.com](http://www.whhassociates.com)

## Table of Contents

<b>1.0</b>	<b>Introduction</b> .....	1
1.1	Purpose .....	1
1.2	Scope of the Amended and Restated Master Report .....	2
1.3	Special Benefits and General Benefits .....	2
1.4	Requirements of a Valid Assessment Methodology .....	3
1.5	Special Benefits Exceed the Costs Allocated .....	3
1.6	Organization of the Amended and Restated Master Report .....	4
<b>2.0</b>	<b>Development Program</b>	
2.1	Overview .....	4
2.2	The Development Program .....	4
<b>3.0</b>	<b>Project</b>	
3.1	Overview .....	6
3.2	The CDD Project and the CRA Project .....	6
<b>4.0</b>	<b>Financing Program</b>	
4.1	Overview .....	7
4.2	Types of Bonds Proposed .....	8
<b>5.0</b>	<b>Assessment Methodology</b>	
5.1	Overview .....	8
5.2	Benefit Allocation .....	9
5.3	Assigning Assessments .....	12
5.4	Lienability Test: Special and Peculiar Benefit to the Property .....	13
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Assessments .....	14
5.6	True-Up Mechanism .....	14
5.7	Assessment Roll .....	16
<b>6.0</b>	<b>Additional Stipulations</b>	
6.1	Overview .....	16
<b>7.0</b>	<b>Appendix</b>	
Table 1	.....	17
Table 2	.....	17
Table 3	.....	18
Table 4	.....	18
Table 5	.....	19
Table 6	.....	20



## **1.0 Introduction**

The District Community Development District (the “District”) is a +/- 32.21-acre community development district located in the City of Jacksonville (the “City”), Duval County, Florida. The District was established by Ordinance No. 2018-563-E adopted by the City Council of the City and effective on October 24, 2018.

The updated public infrastructure improvements planned for the District (as revised, the “Project”) are described in the Amended and Restated District Engineer’s Report dated November 28, 2022 (the “Amended Engineer’s Report”). The Amended Engineer’s Report has been prepared to update and revise the Project and its cost estimates from those initially identified in the District Engineer’s Report originally issued February 25, 2019, as amended on December 18, 2020 (the “2020 Engineer’s Report”) and amended and restated on March 21, 2022 (collectively, the “Original Engineer’s Report”) as well as to identify lands adjacent to the District that may be considered for future incorporation into the District’s boundaries. Portions of the Project have already been funded with proceeds of the Grant Revenue and Special Assessment Bonds, Series 2020 (the “2020 Bonds”) and Grant Revenue and Special Assessment Bonds, Series 2022 (the “2022 Bonds”, together the “Prior Bonds”), while other portions are subject to the DIA Funding Obligation<sup>1</sup> by the City’s Downtown Investment Authority (the “DIA”) in an amount not exceeding \$23,000,000.

### **1.1 Purpose**

The District previously adopted that certain Supplemental Special Assessment Methodology Report dated December 14, 2020<sup>2</sup> (the “Original Master Report”) as supplemented by the 2022 Supplemental Special Assessment Methodology Report dated March 21, 2022 (the “2022 Report” and together with the Original Master Report, the “Prior Assessment Report”). The Original Master Report both established a master assessment methodology and applied such methodology to the details of the 2020 Bonds to allocate debt assessments (“2020 Assessments”) to properties within the District to secure repayment of the 2020 Bonds. The 2022 Report applied the Original Master Report assessment methodology to the details of the 2022 Bonds allocating debt assessments (“2022 Assessments”) to the properties within the District to secure repayment of the 2022 Bonds.

---

<sup>1</sup> Capitalized terms not otherwise defined herein shall have the same meaning as provided in the Prior Assessment Report.

<sup>2</sup> Note, prior to the Original Master Report, the District adopted that certain Master Special Assessment Methodology Report for the Issuance of Grant Revenue and Special Assessment Bonds adopted May 20, 2019, which was revised and replaced by the Original Master Report.

Since adoption of the Prior Assessment Report, there have been modifications to the development plan for the lands within the District, the infrastructure improvements planned for the Project and financing plan for the same, as well as an overall update to the costs associated with construction of the Project, such that the original development plan, methodology, and benefit allocation found in the Prior Assessment Report must be revised.

This Amended and Restated Master Special Assessment Methodology Report (the “Amended and Restated Master Report”) was developed to amend and restate the Original Master Report in full, and provides revisions reflecting such changes to the development plan, financing plan, and the master special assessment methodology related to funding by the District of a portion of the Project public infrastructure improvements contemplated to be provided by the District.

This Amended and Restated Master Report allocates the debt associated with funding such portion of the Project based on the special benefits received from the public infrastructure improvements that comprise said Project. This Amended and Restated Master Report is designed to conform to the requirements of Chapter 170 and 190, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

## **1.2 Scope of the Amended and Restated Master Report**

This Amended and Restated Master Report presents the projections for financing a portion of the costs of the Project as described in the Amended Engineer’s Report and describes the method for the allocation of special benefits and the apportionment of special assessments resulting from the provision and funding of said portion of the Project.

## **1.3 Special Benefits and General Benefits**

Public infrastructure improvements undertaken and funded by the District as part of the Project create special benefits and peculiar benefits, different in kind and degree than general benefits for properties within the District, as well as general benefits to the areas outside of the District, and to the public at large. However, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to peculiar properties within the District, as the improvements comprising the Project enable properties within the District to be developed.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Project. However, these benefits are only incidental since the Project is designed to provide special benefits peculiar to the properties within the District, including but not limited to allowing the development of property therein. Properties within the District are directly served by the Project and depend upon the improvements comprising the Project to satisfy the requirements of their development entitlements. This fact alone clearly demonstrates the special benefits received by the properties within the District.

The public infrastructure improvements that comprise the Project will provide the public infrastructure improvements necessary to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed costs of the individual components of the Project. Even though the exact value of the special benefits provided by the Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

#### **1.4 Requirements of a Valid Assessment Methodology**

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

- 1) First, the properties assessed must derive a special benefit from the improvement/service provided.
- 2) Second, the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit.

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

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits received by the properties within the District from the Project are greater than the costs associated with providing these benefits. As set forth in the Amended Engineer's Report, the District Engineer estimates that public infrastructure improvements that comprise the Project and which are necessary to support full development of property within the District will have a total cost of approximately \$67,825,132. The author of this Amended and Restated Master Report reasonably believes that even though the



exact value of the special benefits provided by the Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same, including financing cost, as without the public infrastructure improvements that comprise the Project, the properties within the District would not be able to be fully developed and occupied by future residential and non-residential property owners of the community.

## **1.6 Organization of the Amended and Restated Master Report**

*Section Two* describes the development program for the District as proposed by the Developer, as defined in Section 2 below.

*Section Three* provides a summary of the public infrastructure improvements that comprise the Project as set forth in the Amended Engineer's Report.

*Section Four* sets forth the financing program for the District.

*Section Five* sets out the revised master special assessment methodology for the District.

## **2.0 Development Program**

### **2.1 Overview**

The District serves the Rivers Edge development and is designed as a master-planned mixed-use development located in the City of Jacksonville, Duval County, Florida. The District is generally located on the south bank of the St. Johns River, east of Broadcast Place in the area known as the "Southbank District", directly across from Downtown Jacksonville. The District's boundaries currently consist of approximately 32.21 +/- acres; however, the District currently anticipates petitioning the City to add up to an additional 1.94 +/- acres (the "Expansion Property") to the District.

### **2.2 The Development Program**

Land development in the District is expected to continue to be conducted by Elements Development of Jacksonville, LLC and/or its affiliates (the "Developer"), along with third party developers acquiring property from the Developer. Since the adoption of the Original Engineer's Report and Prior Assessment Report, the development plan for the land within the current District boundaries has been revised. Based upon the most current information provided

by the Developer, the current development plan for the District's existing boundaries envisions a total of 840 residential dwelling units, 200 hotel rooms, 111,400 square feet of retail and 200,000 square feet of office uses, although land use types and unit numbers may change throughout the development period.

In addition, the Developer anticipates (1) the District will petition the City to incorporate into the District the Expansion Property consisting of four (4) tracks labeled in Exhibit "C" of the Amended Engineer's Report as the Tract 5B, Tract 12, Elements Owned Tract, and Vacated Rights-of-Way Tract, which combined comprise approximately +/- 1.94 acres and according to the Developer are projected to be developed with a total of 165 residential dwelling units; and, (2) the Duval County School Board's (the "School Board") +/- 1.73 - acre parcel, which is labeled in Exhibit "C" of the Amended Engineer's Report as the School Board Parking Tract and within the current boundaries of the District, will be converted from non-assessable governmental property to assessable property that is projected to be developed with a total of 165 residential dwelling units and 10,000 square feet of retail uses ("School Board Parking Tract Conversion"). If both the incorporation of the Expansion Property into the District and the School Board Parking Tract Conversion were successful, the development plan for the land within the expanded District would include a total of 1,170 residential dwelling units, 200 hotel rooms, 121,400 square feet of retail and 200,000 square feet of office uses. Table 1 in the *Appendix* illustrates the revised development plan for the District as discussed above.

Please note that, pursuant to the Redevelopment Agreement, the Development is additionally required to include a marina. The Developer's plan for such envisions the development of a 125-slip public marina ("Marina") constructed, operated, and maintained by the District for the benefit of the District's residents, landowners, patrons, and Marina users. The Marina will be anchored on the District's upland parcels ("Upland Parcels") bordering the St. Johns River, with its docks and marina slips extending out from such Upland Parcels over the adjacent river body and sovereign submerged lands located thereunder. The Upland Parcels, dockmaster building, utility service connections, and landward access to all Marina facilities (including the docks and marina slips) will be located within the District's boundaries, while the docks and marina slips extending over the water are outside the District's current boundaries.

As owner of the Upland Parcels, the District has the riparian right to access and use the St. Johns River, as well as construct the Marina

reaching from the Upland Parcels to navigable water, when not objected to by the State of Florida (“State”). Therefore, the District intends to obtain a submerged land lease from the Board of Trustees of the Internal Improvement Trust Fund of the State for the portions of the Marina located over the State’s sovereignty submerged land.

### **3.0 Project**

#### **3.1 Overview**

The Project as described in the Amended Engineer’s Report (referred to therein as the Capital Improvement Plan or CIP) includes (1) the CDD Project (as defined in the Amended Engineer’s Report); and (2) the CRA Project (as defined in the Amended Engineer’s Report). As indicated in the Amended Engineer’s Report, the cost of the Project will be funded in part by the District with proceeds of the new grant revenue and special assessment bonds, issued in one or more series, expected to be issued in 2023 (the “2023 Bonds,” and together with the Prior Bonds, the “Bonds”). The 2023 Bonds will refund the District’s outstanding 2020 Bonds and the 2022 Bonds and finance the increased costs of the Project. Additionally, the costs of the CRA Project will be funded in part by the DIA through a \$23,000,000 DIA Funding Obligation. Under the RDA, all cost overruns for the CRA Project in excess of the DIA Funding Obligation are the responsibility of the CDD and Developer. Pursuant to a completion agreement, the Developer will covenant to complete any non-optional portions of the Project to the extent such are not funded with the net proceeds of the 2023 Bonds or DIA Funding Obligation.

#### **3.2 The CDD Project and the CRA Project**

The public infrastructure improvements that are part of the Project include improvements that were defined in the RDA. Both projects comprising the Project are included public infrastructure improvements that are necessary for the development of the properties in the District.

The CDD Project includes, *inter alia*, public roadways, parking facilities, potable water, sanitary sewer, earthwork improvements, stormwater management, landscaping and irrigation, lighting and underground electric, demolition of existing buried foundations, and riverfront bulkhead, the revised costs of which, along with land acquisition, professional costs, and contingencies and after accounting for a deduction due to estimated savings of sales taxes have been estimated by the District Engineer in his Amended



Engineer's Report at \$35,780,132. The CRA Project includes, *inter alia*, riverfront bulkhead, boardwalks (including an extension of the City's Riverwalk), trails, City parks, a Water Taxi stop, a kayak launch, and extensions of three existing public roadway segments, the revised costs of which have been estimated by the District Engineer in his Amended Engineer's Report at \$32,045,000, bringing the total revised costs of the Project to the sum of \$67,825,132. Please note that while the Water Taxi stop is part of the CRA Project and part of the Project, due to it being privately operated under a franchise awarded by the City, it was not and will not be funded by the District with proceeds of any tax-exempt bonds, such as the Bonds.

The public infrastructure improvements that are part of the Project are planned, designed, and will be permitted to function as one interrelated and integrated system of improvements benefiting all properties in the District. Table 2 in the *Appendix* presents the components of the CDD Project and the CRA Project as outlined by the District Engineer in the Amended Engineer's Report.

## **4.0 Financing Program**

### **4.1 Overview**

As noted above, the District has already embarked on a program of financing a portion of the costs of the Project with proceeds of the Prior Bonds. The 2020 Bonds generated approximately \$27,836,923.33 in construction proceeds while the 2022 Bonds generated approximately \$6,899,706.87 in construction proceeds for a total of approximately \$34,736,630.20 to be used to finance the Project, thereby leaving approximately \$10,088,501.80 (\$67,825,132 in total Project costs less \$34,736,630.20 financed with proceeds of the Prior Bonds and less \$23,000,000 in DIA Funding Obligation) to be funded by a combination of additional 2023 Bonds issued by the District and, if needed, funds contributed by the Developer. As costs of the Water Taxi stop, estimated by the District Engineer at \$875,000, is not expected to be funded by the District with proceeds of tax-exempt bonds but instead are projected to be funded through the DIA Funding Obligation or by the Developer and contributed to the City at no cost, the District envisions the use of existing funds held in trust accounts associated with the Prior Bonds in the combined amount of approximately \$3,802,627.41 and issuance of the 2023 Bonds in the estimated initial principal amount of \$54,011,300 to fund the unfunded Project costs in the estimated

amount of \$10,088,501.80 and fund the costs of redemption of the Prior Bonds in the estimated aggregate amount of \$44,407,778.96.

Note, proceeds of the District's Bonds may, except to the extent noted herein, be used to fund any portion of the CDD Project or CRA Project, regardless of whether the CRA Project costs are in fact attributable to cost overruns as currently described. To the extent that any District bond money is spent by the District for CRA Project items and then later reimbursed by DIA under the Redevelopment Agreement as part its DIA Funding Obligation, the reimbursed money will be placed into the District's applicable construction account and used as permitted under the applicable trust indenture for the District.

## **4.2 Types of Bonds Proposed**

The current financing plan for the District envisions issuance of the 2023 Bonds in the estimated initial principal amount of \$54,011,300 to finance an estimated \$10,088,501.80 in Project costs and an estimated \$44,407,778.96 in the costs of redemption of the Prior Bonds. The 2023 Bonds are proposed to be structured as convertible capital appreciation bonds to be amortized in 24 annual installments. Conversion/accretion par amount of the 2023 Bonds is estimated to total \$70,000,000. Interest payments on the 2023 Bonds are projected to be made every February 1 and August 1, and principal payments on the 2023 Bonds will be made every August 1, both commencing on August 1, 2029. Preliminary sources and uses of funding for the 2023 Bonds are presented in Table 3 in the *Appendix*, while Table 4 in the *Appendix* presents the accretion of the estimated initial principal amount of \$54,011,300 to the estimated amount of \$70,000,000.

## **5.0 Assessment Methodology**

### **5.1 Overview**

The issuance of the 2023 Bonds provides the District with a portion of the funds necessary to carry out the implementation of the Project as described in more detail in the Amended Engineer's Report. The public infrastructure improvements that comprise the Project provide special and general benefits, with special benefits accruing to the assessable properties within the District and general benefits accruing to the areas outside of the District, which are only incidental in nature.

The 2023 Bonds will be paid off by assessing properties that derive special benefits from that portion of the Project which is proposed to be funded with proceeds of the 2023 Bonds (the “Master Assessments”). All assessable properties that receive special benefits from the Project will be assessed for their fair share, as determined by this 2023 Report, of that portion of the Project which is proposed to be funded with proceeds of the 2023 Bonds.

## **5.2 Benefit Allocation**

As indicated in *Section 2.2*, the most current development plan envisions the development of a total of 840 residential dwelling units, 200 hotel rooms, 111,400 square feet of retail and 200,000 square feet of office uses, increasing to a total of 1,170 residential dwelling units, 200 hotel rooms, 121,400 square feet of retail and 200,000 square feet of office uses with incorporation of the Expansion Property into the District and the School Board Property Tract Conversion, although land use types and unit numbers may change throughout the development period.

As indicated in *Section 3.2*, the public infrastructure improvements that comprise the Project are planned, designed, and will be permitted to function as one interrelated and integrated system of improvements benefiting all of the properties in the District and is also designed to serve and will benefit the additional parcels projected to be incorporated into the District as well as the School Board Parking Tract. Components of the Project are described in more detail in the Amended Engineer’s Report and are necessary to develop all units of all land uses anticipated within the District in its present as well its expanded state.

The public infrastructure improvements comprising the Project have a logical connection to the special benefits received by property within the District (either pre or post incorporation of additional parcels and School Board Parking Tract Conversion), as without such public infrastructure improvements, the development of the property within the District would not be possible. Based upon the logical connection between the public infrastructure improvements which comprise the Project and the special benefits to the property within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem special assessments to the property receiving such special benefits. Even though these special benefits are real and ascertainable (for example added use of the property, added enjoyment of the property, decreased insurance premiums, development of the property and increased marketability and value of the property), the precise



amount of the benefit cannot yet be calculated with mathematical certainty. However, the special benefit derived from the public infrastructure improvements on the particular property exceeds the cost that the property will be paying for such special benefits.

The benefit associated with construction or acquisition of that part of the Project funded with proceeds of the Bonds is proposed to be allocated to the different land use types proposed to be developed within the District in proportion to their intensity of use of the public infrastructure improvements comprising the Project as measured by a standard unit called the Equivalent Residential Unit (“ERU”). Table 5 in the *Appendix* illustrates the different values of the ERUs that are proposed to be assigned to the various land use types contemplated to be developed within the District in its present boundaries and prior to School Board Parking Tract Conversion, within the Expansion Property proposed to be incorporated into the District, within the converted School Board Parking Tract, and finally, if all proposed parcel incorporations and development conversions were successful, within the District with all units added/incorporated into it. Please note that due to the changes in the types of the land uses vis-à-vis those initially proposed by the Developer and described in the Prior Assessment Report, the ERU factors have been adjusted to better correspond to the land uses proposed for development and described in this Revised Master Report.

The rationale behind different ERU weights is that generally and on average, smaller and less intensely economically utilized land uses will, on a per unit/square foot basis, use and benefit from the public infrastructure improvements comprising the Project less than larger units and more intensely economically utilized land uses. For instance, generally and on average smaller units and less intensely economically utilized land uses will, on a per unit/square foot basis, produce fewer vehicular trips, less storm water runoff, and need less water/sewer capacity than larger units and more intensely economically utilized land uses. Additionally, the value of larger units and more intensely economically utilized land uses is likely to appreciate more in terms of dollars than that of the smaller units and less intensely economically utilized land uses as a result of the implementation of the Project. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the Project.

Table 6 in the *Appendix* presents the apportionment of the Master Assessments in accordance with the ERU benefit allocation method presented in Table 5 in the *Appendix*. Please note that Table 6

presents the Master Assessments apportionment first within the District in its present boundaries and prior to the School Board Parking Tract Conversion and later within the District with all units added/incorporated into it.

Please note that the Master Assessments will only be collected by the District in years and in amounts in which the REV Grant funds described in more detail in the Original Master Report are insufficient to fully pay debt service on the 2023 Bonds, taking into account the costs of billing and collection of the Master Assessments. The District will apply the same method described in the Original Master Report for allocating the REV Grant funds to parcels responsible for payment of the 2020 Assessments and 2022 Assessments to the Master Assessments. Note, if the Master Assessments are certified in multiple series, the REV Grant funds will be applied to all assessment series on a pro rata basis.

The amount of any such REV Grant Payment will be determined annually and used to (i) pay a portion of the District's annual debt service obligation on the 2023 Bonds and (ii) offset the billing and collection of the Master Assessments as a credit against the annual installments of the Master Assessments otherwise due and payable in such fiscal year, as described herein. The amount of each annual REV Grant Payment will be applied on a pro rata basis as a credit to each individual parcel's annual installment of the Master Assessments (or series thereof), to the extent paid by the property owner, based on the following methodology:

- Each parcel, when designated as either Transferred Property (as defined further below) or Developer Developed Property (as defined further below), will be allocated a portion of the Base Value in the same manner that the Master Assessments are allocated, as described above and set forth in Table 6 in the *Appendix*. Once allocated to either Transferred Property or Developer Developed Property, that parcel's allocated share of Base Value will not change.
- Each year, each parcel will be allocated a portion of the REV Grant based on the Formula 1 shown in the Original Master Report, but for each parcel taking into account its allocated Base Value and actual assessed value applicable in the year of the calculation. For clarity, the calculation of the parcel's REV Grant will be done for the same year that the annual installment is being calculated. If the property owner fails to make an ad valorem property tax payment in any year, the REV Grant attributable to such parcel for that year is eliminated and the property owner is obligated to make the full annual installment payment of the 2023

Assessment, even if such payment is collected on the next year's tax bill.

- Each parcel will then receive a pro rata credit against its annual installment of the Master Assessments in an amount equal to the lesser of (a) its share of the REV Grant, actually received or (b) its annual installment of the Master Assessments.

The surplus, if any, between a parcel's allocated portion of the REV Grant and the annual installment of the Master Assessments (the "Surplus Rev Grant"), will be used by the District on a pro rata basis to offset the annual installment of the Master Assessments on Undeveloped Property (as defined further below). If the annual installment of the Master Assessments on Undeveloped Property is zero, then the remaining Surplus Rev Grant will be used as set forth in the indenture(s) for the 2023 Bonds.

### 5.3 Assigning Assessments

As the assessable land in the District is not yet platted and/or developed, the Master Assessments will initially be allocated on an equal gross acre basis over all developable property within the District's +/- 32.21-acre boundaries, which is initially categorized as Undeveloped Properties within the District that at present time are estimated to contain a total of +/- 20.24 acres. However, as the exact location and the exact size of the Undeveloped Properties may change as development occurs, boundaries of the District change and land currently deemed undevelopable may become developable and vice versa, the Master Assessments in the estimated amount of \$70,000,000 will initially be allocated over all acres contained within the boundaries of the District at an initial rate of \$3,458,498.02 per acre. Subsequently, the Master Assessments will be assigned to assessable parcels based on its property designation as either (1) Transferred Property; (2) Developer Developed Property; or (3) Undeveloped Property.

**Transferred Property.** Transferred Property will be assigned Master Assessments as reflected in Table 6 in the *Appendix* based on the Contracted Units at the time of sale. When the development of Transferred Property is complete, the assignment of Master Assessments will be adjusted based on Actual Units. If the Actual Units are different from the Contracted Units, a true-up analysis will be conducted in accordance with true-up provisions of the Assessment Report.

**Developer Developed Property.** Developer Developed Property will be assigned Master Assessments once Certificates of



Occupancy are issued. The amount of Master Assessments assigned to the Developer Developed Property will be based on the number of ERUs contained within the Developer Developed Property based on the Actual Units developed as evidenced by Certificates of Occupancy.

**Undeveloped Property.** Property which remains as Undeveloped Property will continue to bear the remaining unallocated Master Assessments assigned to it on an equal per gross acre basis until such time that it becomes either Transferred Property or Developer Developed Property and all Master Assessments are allocated.

In the event developable lands that derive benefit from the Project are added to the District boundaries, whether by boundary amendment (e.g., the Expansion Property), replatting, or conversion of non-assessable lands to assessable, developable property (e.g., the School Board Property Tract Conversion), the Master Assessments may be allocated to such lands pursuant to the methodology described herein at the time of such lands become assessable.

#### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in *Section 1.3*, Special Benefits and General Benefits, the delivery of the public infrastructure improvements that comprise the Project create special benefits to property within the District. Construction and/or acquisition of such public infrastructure improvements will provide several types of systems, facilities and services for residents and landowners within the District. The details of such systems, facilities and services are set forth in the Amended Engineer's Report. The benefits from these public infrastructure improvements accrue in differing amounts and are dependent on the type of land use and number of units, for instance square footage for commercial properties, receiving the special benefits peculiar to those properties, which flow from the logical relationship of the public infrastructure improvements to said properties.

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

For the provision of the public infrastructure improvements comprising the Project, the special and peculiar benefits include:

- a. added use of the property;
- b. added enjoyment of the property;

- c. decreased insurance premiums;
- d. increased marketability and value of the property; and
- e. full development of the property within the District.

The provision of the Project makes the land within the District developable and saleable and provides special benefits to developable property in the District which are greater than the benefits of any single improvement. These special benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt as allocated.

#### **5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public infrastructure improvement that comprise the Project is delineated in Table 5 (expressed as ERU Factors) in the *Appendix*.

The apportionment of the Master Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special benefits derived from the acquisition and/or construction of the public infrastructure improvements that comprise the Project by different land uses.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the allocation of Master Assessments will not be increased by more than the allocation of Master Assessments set forth in this Amended and Restated Master Report.

#### **5.6 True-Up Mechanism**

The assessment methodology described herein is based on conceptual information obtained from the Developer prior to development of land in the District. As development occurs, it is possible that the development plan may change. The mechanism for maintaining the methodology over the changes is referred to as true-up. True-up analysis will be performed separately for each Transferred Property and separately for the Undeveloped Property.

True-up analysis will be performed separately for each Transferred Property. When a particular Transferred Property achieves Certificate(s) of Occupancy and such Certificate(s) of Occupancy encompasses the entirety of the development on such parcel, the District will compare the number of Actual Units assigned to this particular Transferred Property to the number of Contracted Units, and if the number of Actual Units is less than the number of Contracted Units, the owner of this particular Transferred Property will be required to make a True-Up Payment equal to the difference between the amount of Master Assessments based on the number of Contracted Units and the amount of Master Assessments based on the number of Actual Units. Any True-Up Payment will become due and payable by the owner of that particular Transferred Property at the time of the True Up determination in that tax year, along with any other assessments due.

True-up analysis will also be performed for Undeveloped Property beginning the earlier of (1) at the time 60% of Master Assessments are allocated based on ERUs assigned to either Transferred Property or Developer Developed Property, or (2) at the time 60% of net developable acres within the District are classified as either Transferred Property or Developer Developed Property. At the time any plat and/or site plan is submitted for review, the District will conduct its true-up analysis for Undeveloped Property to determine whether the Undeveloped Property is capable of absorbing the remaining Master Assessments not yet assigned to the Transferred Property and Developer Developed Property. If, as the result of the true-up analysis, the amount of Master Assessments per ERU for the remaining Undeveloped Property exceeds the original amount of Master Assessments per ERU, initially at an estimated \$44,944.10 (calculated as the 2023 Bonds estimated principal amount of \$70,000,000 divided by 1,557.490 ERUs) and subject to recalculation as principal on the 2023 Bonds is paid as the result of principal payments, then the owner of the Undeveloped Property will be required to make a True-Up Payment equal to difference in the amount of the Master Assessments per ERU calculated in accordance with the original development plan as illustrated in this Amended and Restated Master Report, initially at an estimated \$44,944.10, times the number of ERUs remaining after accounting for ERUs assigned to the Transferred Property and Developer Developed Property and the amount of the Master Assessments per ERU calculated in accordance with the original development plan as illustrated in this Amended and Restated Master Report times the number of ERUs reasonably planned by the Developer to be developed within the Undeveloped Property as provided by the



Developer, which number may be verified by the District at the District's sole discretion.

Note, owners of Transferred Property and/or Undeveloped Property may request a deferral of any True-Up Payment. See "Deferrals of True-Up Payments" in the Original Master Report.

## **5.7 Assessment Roll**

Based on the per gross acre assessment proposed in *Section 5.3*, the Master Assessments at an estimated \$70,000,000 are proposed to be levied over the assessable area described in Exhibit "A", which describes the boundaries of the District. Excluding any capitalized interest period, debt service assessment shall be paid in twenty-four (24) annual installments.

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the Master Assessments related to funding by the District a portion of the costs of the public infrastructure improvements that comprise the Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Amended and Restated Master Report.

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

## **7.0 Appendix**

Table 1

## District

### Community Development District

#### Revised Development Plan

Land Use	Unit of Measurement	Number of Units Within Existing District Boundaries and Prior to School Board Parking Tract Conversion	Number of Units Within Additional Parcels Proposed to be Incorporated into the District	Number of Units Within School Board Parking Tract	Total Number of Units
Retail	Sq Ft	111,400	0	10,000	121,400
Apartments	Unit	600	165	165	930
Townhomes	Unit	40	0	0	40
Office	Sq Ft	200,000	0	0	200,000
Hotel	Room	200	0	0	200
Condo	Unit	200	0	0	200

Table 2

## District

### Community Development District

#### Project

##### CDD Project

Improvement	Cost
Public Roadways	\$5,310,000
Parking Facilities	\$982,181
Potable Water	\$1,870,000
Sanitary Sewer	\$2,860,000
Earthwork Improvements	\$770,000
Stormwater Management	\$2,910,000
Landscaping and Irrigation	\$630,000
Lighting and Underground Electric	\$2,720,000
Buried Foundation Demolition	\$691,260
Riverfront Bulkhead (CDD Portion)	\$1,960,000
Land Acquisition	\$3,551,691
CDD and CRA Work Product	\$9,400,000
CDD Marina Contribution	\$2,000,000
Contingency	\$1,000,000
Deduction for Subconsultant Mark-up Elimination	-\$425,000
Deduction for Elimination of ARTEA Utility Improvements	-\$250,000
Deduction for Estimated Sales Tax Savings	-\$200,000
<b>Total CDD Project</b>	<b>\$35,780,132</b>

##### CRA Project

Improvement	Cost
Riverfront Bulkhead (CRA Portion)	\$4,850,000
Southbank Riverwalk	\$3,370,000
New Boardwalk	\$2,400,000
Overland Trail	\$780,000
City Parks	\$13,340,000
Water Taxi Stop	\$875,000
Kayak Launch	\$460,000
Prudential Drive Extension	\$1,430,000
Broadcast Place Extension	\$2,730,000
Rivers Edge Boulevard	\$2,610,000
Deduction for Subconsultant Mark-up Elimination	-\$350,000
Deduction for Estimated City Tree Fund Credit	-\$450,000
<b>Total CRA Project</b>	<b>\$32,045,000</b>

<b>Total</b>	<b>\$67,825,132</b>
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Table 3

## District

### Community Development District

#### 2023 Bonds Preliminary Sources and Uses of Funds

<u>Sources</u>		<b>Amount</b>
	Initial Par Amount	\$54,011,300.00
	Existing Trust Accounts	\$3,802,627.41
<b>Total Sources</b>		<b>\$57,813,927.41</b>
 <u>Uses</u>		
	Project Fund Addition	\$10,088,501.80
	Redemption Fund	\$44,407,778.96
	Debt Service Reserve	\$2,639,840.77
	Costs of Issuance	\$677,805.88
<b>Total Uses</b>		<b>\$57,813,927.41</b>

Table 4

## District

### Community Development District

#### 2023 Bonds Accretion

<b>Date</b>	<b>Accreted Value</b>
3/30/2023	\$54,011,300.00
2/1/2027	\$70,000,000.00
<b>Fully Accreted Value</b>	<b>\$70,000,000.00</b>



Table 5

# District

## Community Development District

### Benefit Allocation - Units Within Existing District Boundaries and Prior to School Board Parking Tract Conversion

Land Use	Unit of Measurement	Within Existing District Boundaries and Prior to School	ERU Weight	ERU Basis	Total ERU
Retail	Sq Ft	111,400	1.167	per 1,000 Sq Ft	129.970
Apartments	Unit	600	1.000	per Unit	600.000
Townhomes	Unit	40	0.768	per Unit	30.720
Office	Sq Ft	200,000	1.167	per 1,000 Sq Ft	233.400
Hotel	Room	200	0.600	per Room	120.000
Condo	Unit	200	2.217	per Unit	443.400
<b>Total</b>					<b>1,557.490</b>

### Benefit Allocation - Units Within Additional Parcels Proposed to be Incorporated into the District

Land Use	Unit of Measurement	Number of Units Within Additional Parcels Proposed to be Incorporated into the District	ERU Weight	ERU Basis	Total ERU
Apartments	Unit	165	1.000	per Unit	165.000
<b>Total</b>					<b>165.000</b>

### Benefit Allocation - Units Within School Board Parking Tract

Land Use	Unit of Measurement	Number of Units Within School Board Parking Tract	ERU Weight	ERU Basis	Total ERU
Retail	Sq Ft	10,000	1.167	per 1,000 Sq Ft	11.667
Apartments	Unit	165	1.000	per Unit	165.000
<b>Total</b>					<b>176.667</b>

### Benefit Allocation - All Proposed Units

Land Use	Unit of Measurement	Total Number of Units	ERU Weight	ERU Basis	Total ERU
Retail	Sq Ft	121,400	1.167	per 1,000 Sq Ft	141.637
Apartments	Unit	930	1.000	per Unit	930.000
Townhomes	Unit	40	0.768	per Unit	30.720
Office	Sq Ft	200,000	1.167	per 1,000 Sq Ft	233.400
Hotel	Room	200	0.600	per Room	120.000
Condo	Unit	200	2.217	per Unit	443.400
<b>Total</b>					<b>1,899.157</b>

Table 6

# District

## Community Development District

### Project Cost Allocation

#### Master Assessments Apportionment - Units Within Existing District Boundaries and Prior to School Board Parking Tract Conversion

Land Use	Unit of Measurement	Number of Units Within Existing District Boundaries and Prior to School Board Parking Tract Conversion	Total Master	Total Master	Master Assessments	Total Master	Master Assessments
			Assessments Initial Apportionment	Assessments Fully Accreted Value Apportionment	Apportionment per Unit	Assessments MADS Apportionment*	MADS Apportionment per Unit*
Retail	Sq Ft	111,400	\$4,507,166.96	\$5,841,401.47	\$52.44	\$497,224.53	\$4.46
Apartments	Unit	600	\$20,807,049.86	\$26,966,458.69	\$44,944.10	\$2,295,405.43	\$3,825.68
Townhomes	Unit	40	\$1,065,320.95	\$1,380,682.69	\$34,517.07	\$117,524.76	\$2,938.12
Office	Sq Ft	200,000	\$8,093,942.40	\$10,489,952.43	\$52.45	\$892,912.71	\$4.46
Hotel	Room	200	\$4,161,409.97	\$5,393,291.74	\$26,966.46	\$459,081.09	\$2,295.41
Condo	Unit	200	\$15,376,409.85	\$19,928,212.98	\$99,641.06	\$1,696,304.61	\$8,481.52
<b>Total</b>			<b>\$54,011,300.00</b>	<b>\$70,000,000.00</b>		<b>\$5,958,453.13</b>	

#### 2023 Assessments Apportionment - All Units

Land Use	Unit of Measurement	Total Number of Units	Total Master	Total Master	Master Assessments	Total Master	Master Assessments
			Assessments Initial Apportionment	Assessments Fully Accreted Value Apportionment	Apportionment per Unit	Assessments MADS Apportionment*	MADS Apportionment per Unit*
Retail	Sq Ft	121,400	\$4,028,112.21	\$5,220,534.49	\$43.00	\$444,375.86	\$3.66
Apartments	Unit	930	\$26,448,839.64	\$34,278,359.81	\$36,858.45	\$2,917,800.00	\$3,137.42
Townhomes	Unit	40	\$873,664.90	\$1,132,291.63	\$28,307.29	\$96,381.52	\$2,409.54
Office	Sq Ft	200,000	\$6,637,805.56	\$8,602,762.56	\$43.01	\$732,273.68	\$3.66
Hotel	Room	200	\$3,412,753.50	\$4,423,014.17	\$22,115.07	\$376,490.32	\$1,882.45
Condo	Unit	200	\$12,610,124.19	\$16,343,037.35	\$81,715.19	\$1,391,131.74	\$6,955.66
<b>Total</b>			<b>\$54,011,300.00</b>	<b>\$70,000,000.00</b>		<b>\$5,958,453.13</b>	

\* When the annual installments of Master Assessments are collected by the District utilizing the Duval County Tax Collector's annual real estate tax notice (tax bill), the amounts will also include additional costs of collection estimated at 3.5% and early payment discount allowance estimated at 4%

## Exhibit "A"

Master Assessments in the estimated amount of \$70,000,000 are proposed to be levied uniformly over the area described below:

### PROPOSED DEVELOPMENT PARCEL (DP):

ALL OF LOTS 7 THROUGH 10, WATER LOTS SECOND SERIES, REEDS FOURTH SUBDIVISION OF SOUTH JACKSONVILLE, AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 46 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A PART OF KANSAS STREET, A 60 FOOT RIGHT OF WAY, CLOSED BY ORDINANCE EB-246 AND A PART OF SECTIONS 44 AND 45, THE ISAAC HENDRICKS GRANT, AND A PART OF SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF REED AVENUE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AND THE EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 02 DEGREES 27 MINUTES 30 SECONDS EAST, 240.42 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, NORTH 02 DEGREES 27 MINUTES 30 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, THE NORTHERLY PROLONGATION THEREOF, AND ALONG THE WESTERLY LINE OF SAID LOT 7, WATER LOTS SECOND SERIES, REEDS FOURTH SUBDIVISION OF SOUTH JACKSONVILLE; A DISTANCE OF 822.36 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE NORTH 27 DEGREES 38 MINUTES 14 SECONDS EAST, DEPARTING SAID WESTERLY LINE AND ALONG THE EASTERLY LINE AND NORTHEASTERLY PROJECTION OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5103, PAGE 759 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 283.34 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SIDE LINE THE FOLLOWING 14 COURSES: COURSE 1, THENCE NORTH 72 DEGREES 33 MINUTES 56 SECONDS EAST, 61.48 FEET; COURSE 2, THENCE SOUTH 73 DEGREES 04 MINUTES 04 SECONDS EAST, 220.55 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 3, THENCE NORTH 27 DEGREES 29 MINUTES 56 SECONDS EAST ALONG SAID EXISTING SEAWALL, 25.35 FEET; COURSE 4, THENCE SOUTH 62 DEGREES 16 MINUTES 12 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 154.29 FEET; COURSE 5, THENCE SOUTH 17 DEGREES 34 MINUTES 47 SECONDS EAST DEPARTING SAID EXISTING SEAWALL, 23.74 FEET; COURSE 6, THENCE SOUTH 39 DEGREES 24 MINUTES 04 SECONDS EAST, 32.94 FEET; COURSE 7, THENCE SOUTH 50 DEGREES 13 MINUTES 49 SECONDS EAST, 74.57 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 8, THENCE SOUTH 62 DEGREES 32 MINUTES 42 SECONDS EAST ALONG SAID EXISTING SEAWALL, 100.76 FEET; COURSE 9, THENCE NORTH 71 DEGREES 02 MINUTES 59 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 31.40 FEET; COURSE 10, THENCE SOUTH 62 DEGREES 38 MINUTES 03 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 447.96 FEET; COURSE 11, THENCE SOUTH 62 DEGREES 16 MINUTES 36 SECONDS EAST CONTINUING ALONG SAID EXISTING SEAWALL, 156.94 FEET; COURSE 12, THENCE SOUTH 78 DEGREES 43 MINUTES 28 SECONDS EAST DEPARTING SAID EXISTING SEAWALL, 60.20 FEET; COURSE 13, THENCE SOUTH 56 DEGREES 36 MINUTES 20 SECONDS EAST, 348.39 FEET; COURSE 14, THENCE SOUTH 26 DEGREES 50 MINUTES 05 SECONDS EAST, 107.15 FEET TO THE POINT OF TERMINATION OF SAID LINE DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ; THENCE SOUTH 72 DEGREES 27 MINUTES 52 SECONDS WEST, 53.09 FEET TO A POINT ON THE WATERS OF THE ST. JOHNS RIVER; THENCE SOUTH 23 DEGREES 45 MINUTES 12 SECONDS WEST DEPARTING SAID WATERS OF THE ST. JOHNS RIVER, 356.01 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 07 SECONDS WEST, 885.56 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14316, PAGE 1471 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 61 DEGREES 14 MINUTES 42 SECONDS WEST, 189.34 FEET; THENCE NORTH 85 DEGREES 43 MINUTES 46 SECONDS WEST, 481.49 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE AND THE POINT OF BEGINNING.

CONTAINING 32.21 ACRES, MORE OR LESS.



# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

**7E**

**RESOLUTION 2023-11**

**[RESOLUTION IMPOSING DEBT ASSESSMENTS – REVISED MASTER ASSESSMENTS]**

**A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF DEBT ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY; ADDRESSING CONFLICTS WITH THE PRIOR ASSESSMENT RESOLUTIONS AND OTHER RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

**WHEREAS**, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) has 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, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

***The Capital Improvement Plan***

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation,

street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

- b. On May 20, 2019, the District’s Board adopted Resolution 2019-35 levying and imposing debt service special assessments to fund a capital improvement plan; and
- c. On December 14, 2020, the District’s Board adopted Resolution 2021-09 (together with Resolution 2019-35, the “**Prior Assessment Resolutions**”) levying and imposing revised debt service special assessments, such assessments replacing those previously levied pursuant to Resolution 2019-35, to fund a revised capital improvement plan; and
- d. On November 28, 2022, as a result of subsequent modifications to the development plan of the District and unforeseen increases in the costs of labor and materials, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2023-04 (“**Declaring Resolution**”), and in doing so determined to undertake a revised capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District’s infrastructure improvements (“**Project**”); and
- e. The Project is described in the Declaring Resolution and the *Amended and Restated Engineer’s Report*, dated November 28, 2022 (as it may be amended or supplemented from time to time, “**Engineer’s Report**,” attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”); and

#### ***The Debt Assessment Process***

- f. Pursuant to the adoption of the Declaring Resolution, the Board determined it was in the best interest of the District to revise and replace the prior assessment lien(s) levied pursuant to the Prior Assessment Resolutions with the Debt Assessments (hereinafter defined) and expressed an intention to rescind and replace the Prior Assessment Resolutions upon the equalizing, approving, confirming, and levying of the Debt Assessments; and
- g. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide all or a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Project by levying special assessments (“**Debt Assessments**”) on specially benefited property within the District; and
- h. The Declaring Resolution 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; and
- i. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the District; and



- j. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- k. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- l. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- m. On January 17, 2023, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and 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; and

***Equalization Board Additional Findings***

- n. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
  - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the District; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
  - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
  - iii. The estimated costs of the Project are as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
  - iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby in the District, using the method determined by the Board and set forth in the *Amended and Restated Master*

*Special Assessment Methodology Report*, dated November 28, 2022 (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and

- v. The Project benefits all developable property within the District; and
- vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the District is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefitted properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, “**Bonds**”).

3. **AUTHORIZATION FOR PROJECT; ADOPTION OF ENGINEER’S REPORT.** The Engineer’s Report identifies and describes the infrastructure improvements to be financed in whole or in part with the Bonds, and sets forth the costs of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer’s Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, 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.

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

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the District is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefitted by the Project within the District, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied, and in the amount of not to exceed \$70,000,000. Immediately following

the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book.**" The Debt 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, 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.

- a. **Supplemental Assessment Resolutions for Bonds.** The lien for the Debt Assessments in the amount of \$70,000,000 established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions 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, specific prepayment and true-up terms, and the total amount of the assessments pledged to that issue, all of which, generally stated, shall be consistent with the lien imposed by this Resolution.
- b. **Adjustments to Debt Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers or legal descriptions listed in the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers or legal descriptions. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and 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.
- c. **Boundary Amendments.** In the event that the District's boundaries are adjusted, and subject to conducting further proceedings where required pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the District may elect to reallocate the Debt Assessments to the extent required and/or permitted by Florida law, and the terms of any applicable financing documents, and after consultation with the District's Methodology Consultant and District Counsel.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a project has 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 Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the applicable project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in yearly



installments of principal and interest not exceeding the length of time permitted by law; provided, however, that the Board shall at any time make such adjustments by resolution, and 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.

- i. **Offsets for REV Grant Revenues.** As noted in the Assessment Report, the collection of Debt Assessments may be offset by “REV Grant” revenues received pursuant to the *Redevelopment Agreement* dated July 12, 2018, as amended May 4, 2021 (as such agreement may be further amended from time to time, “**Redevelopment Agreement**”), which is among the City, the Downtown Investment Authority (“**DIA**”), and Elements Development of Jacksonville, LLC (“**Developer**”). The District Manager shall adjust the amount of Debt Assessments to be collected for a given fiscal year after taking into account such REV Grant revenues and in accordance with the Assessment Report.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest due 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 established under the applicable supplemental trust indenture. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. Any prepayment will not be eligible for set off from REV Grant revenue payments.
- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (“**Uniform Method**”). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt 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 Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector 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.*

- e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

**9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.**

- a. The terms of the Assessment Report, attached hereto as **Exhibit B**, are incorporated herein. The District Manager shall allocate the Debt Assessments to lands within the District using the methodology set forth in the Assessment Report, and shall record such allocations in the District's Improvement Lien Book. Further, the District Manager shall determine whether any "**True-Up Payments**," as defined in **Exhibit B**, are required from time to time pursuant to the Assessment Report. In the event a True-Up Payment is due and unpaid under the Assessment Report, then such True-Up Payment shall be due and payable as part of the lien established herein. All Debt Assessments run with the land upon which they are imposed, and the Debt Assessments include any True-Up Payments. Any True-Up Payment shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- b. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things 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 Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.

**10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Real property ("**Exempt Property**") within the District that is owned by units of local, state, or federal governmental, or similar exempt entities, whose property is exempt pursuant to applicable law (collectively, "**Exempt Entities**") and used for an exempt purpose is non-assessable and shall not be allocated Debt Assessments unless (i) such Exempt Entities specifically consents to the allocation of Debt Assessments to the Exempt Property; or (ii) such property no longer qualifies as Exempt Property. IN THE EVENT EXEMPT PROPERTY IS CONVERTED TO ASSESSABLE PROPERTY, DEBT ASSESSMENTS SHALL BE ALLOCATED TO SUCH PROPERTY PURSUANT TO THE ASSESSMENT REPORT AT THE TIME OF SUCH CONVERSION. If at any time, any real property on which Debt Assessments have been imposed and assigned becomes Exempt Property (without consent of such Exempt Entity to the imposition of Debt Assessments thereon), all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

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

**13. SEVERABILITY.** If any section or part of a section of this Resolution is 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.

**14. CONFLICTS.** All resolutions or parts thereof in conflict herewith – including but not limited to the Prior Assessment Resolutions – are, to the extent of such conflict, superseded and repealed.

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

**APPROVED AND ADOPTED THIS 17TH DAY OF JANUARY 2023.**

ATTEST:

**THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

**Exhibit A:** *Amended and Restated Engineer’s Report, dated November 28, 2022*

**Exhibit B:** *Amended and Restated Master Special Assessment Methodology Report, dated November 28, 2022*

**Exhibit A:** *Amended and Restated Engineer's Report*, dated November 28, 2022



**Exhibit B:** *Amended and Restated Master Special Assessment Methodology Report*, dated November 28, 2022

# **THE DISTRICT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**8**

## RESOLUTION 2023-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT BOND ANTICIPATION NOTE, SERIES 2022 (TAXABLE) (PUBLIC MARINA PROJECT); RATIFYING, CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT BOND ANTICIPATION NOTE, SERIES 2022 (TAXABLE) (PUBLIC MARINA PROJECT); AND DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Jacksonville, Florida; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the District, on December 21, 2022, executed the *Purchase Agreement for Taxable Note with Investor Representations* between the PHCC LLC d/b/a Preston Hollow Community Capital (the “**Purchaser**”) and the District, agreeing to the sale of its not-to-exceed \$5,000,000 District Community Development District Bond Anticipation Note, Series 2022 (Taxable) (Public Marina Project) (the “**Note**”), at the terms and conditions provided therein; and

**WHEREAS**, the District has previously considered and adopted Resolutions 2023-06 and 2023-07 relating to the sale of the Note (collectively, the “**Note Resolution**”); and

**WHEREAS**, the District, on December 21, 2022, closed on the sale of the Note; and

**WHEREAS**, as prerequisites to the sale of the Note, the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District staff, including the District Manager, Paying Agent and Registrar, the District Engineer, District Counsel, and Bond Counsel (collectively, the “**District Staff**”) were required to prepare, execute, and/or deliver various documents including, but not limited to: a Purchase Agreement for Taxable Note with Investor Representations dated December 21, 2022, by and between the District and Purchaser; a Certificate of the District Engineer; a Certificate of the District Manager as Paying Agent and Registrar to the District; an Amended and Restated District Engineer’s Report, dated November

28, 2022; a RiversEdge Marina District Engineer’s Report, dated November 28, 2022, as updated December 20, 2022; RiversEdge Marina Feasibility Report (Rv2) dated December 20, 2022; an Acquisition Agreement (Public Marina Project) dated December 20, 2022, between the District and Elements Development of Jacksonville, LLC (the “**Developer**”); an Assignment of Development Rights dated on or about December 22, 2022, between District and Developer; and a copy of the executed specimen Note (collectively, the “**Closing Documents**”); and

**WHEREAS**, the District finds the sale and closing of the Note was in the best interests of the District, and the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Note; and

**WHEREAS**, the District incurred or will incur certain expenses in finalizing the sale and closing of the Note, the costs of which are reflected in **Exhibit A** attached hereto (the “**Costs of Issuance**”); and

**WHEREAS**, pursuant to the Note Resolutions and in connection with the issuance of the Note, the District updated its public marina project (“**Public Marina Project**”) as further described in the RiversEdge Marina District Engineer’s Report, dated November 28, 2022, as updated December 20, 2022 (as may be further amended, supplemented, or modified from time to time, the “**Marina Engineer’s Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which updates the District hereby determines to be necessary in connection with the financing and construction of the Public Marina Project and issuance of the Note and hereby desires to authorize and approve such updated Marina Engineer’s Report; and

**WHEREAS**, the District finds the expenses incurred in finalizing the closing and sale of the Note to be reasonable and in the best interests of the District, and the District desires to ratify payments made in relation to the closing and sale of the Note.

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

**SECTION 1.** The sale and closing of the Note and the adoption of resolutions relating to the Note under the terms and conditions set forth therein and in the Closing Documents serve a public purpose and are in the best interests of the District and are hereby ratified, approved, and confirmed.

**SECTION 2.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the closing and sale of the Note, including but not limited to the preparation, review, execution, and delivery of the Closing Documents, and such other certifications or other documents required for the closing on December 21, 2022, are hereby ratified, approved, and confirmed in all respects. Copies of the Closing Documents are on file at the District Manager’s Office located at 2300 Glades Road, Suite



410W, Boca Raton, Florida 33431. Said documents are specifically ratified, confirmed, and approved in all respects.

**SECTION 3.** Notwithstanding anything provided in the Resolution 2023-07, the Board acknowledges the Note was issued on a taxable basis and the covenants in Section 6 of Resolution 2023-07 relating to arbitrage bond, private activity bonds, and private loan bonds are not applicable to the Note.

**SECTION 4.** Pursuant to and for use in connection with the Note Resolutions, the Board hereby authorizes and approves that certain updated Public Marina Project as further described in the Marina Engineer’s Report, as may be further modified from time to time, and hereby determines such modifications to be necessary for purposes of fully describing the financing and construction of the Public Marina Project.

**SECTION 5.** The Costs of Issuance listed in **Exhibit A** to this Resolution reflects reasonable costs that have been or will be incurred in finalizing the sale and closing of the Note necessary for financing the installation and construction of District infrastructure. The costs reflected in **Exhibit A** are hereby ratified and approved.

**SECTION 6.** 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 of this Resolution not held to be invalid or unenforceable.

**SECTION 7.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of January, 2023.

ATTEST:

**DISTRICT COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Art Lancaster, Chairman

\_\_\_\_\_  
Print Name

EXHIBIT A

**Marina Bond Anticipation Notes (2022)**  
*Costs of Issuance*

<u>Payable To</u>	<u>Role</u>	<u>Amount</u>
Wrathell, Hunt & Associates LLC	District Manager	\$10,000.00
Greenberg Traurig, P.A.	Note Counsel	\$50,000.00
Kutak Rock LLP	District Counsel	\$35,000.00
Foley & Lardner LLP	Developer's Counsel	\$16,764.00
Kimley-Horn and Associates, Inc.	District Engineer	\$20,000.00

**TOTAL: \$131,764.00**

**EXHIBIT B**



**November 28, 2022**

**Updated December 20, 2022**

**The District**  
**Community Development District**  
*City of Jacksonville, Florida*

**RiversEdge Marina**  
**District Engineer's Report**

*Prepared by:*  
Kimley-Horn and Associates, Inc.  
Jacksonville, Florida

**Kimley»»Horn**



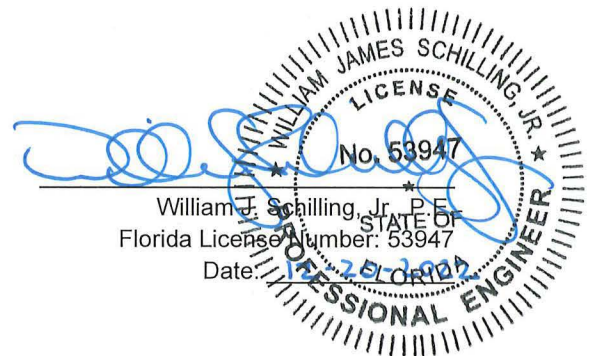
# RiversEdge Marina District Engineer's Report

## The District Community Development District *City of Jacksonville, Florida*

*Prepared by:*

Kimley-Horn and Associates, Inc.  
12740 Gran Bay Parkway West, Suite 2350  
Jacksonville, Florida 32258  
FBPE Registry No. 35106

©Kimley-Horn and Associates  
December 20, 2022



**Table of Contents**

**1. Introduction ..... 1**

    A. RiversEdge Marina District Engineer’s Report..... 1

    B. Description of The District Community Development District ..... 1

    C. Purpose and Scope of Report ..... 2

**2. CDD Boundary and Property ..... 3**

    A. CDD Boundary ..... 3

    B. Description of Property ..... 3

    C. Description of the Marina ..... 3

        Table 1: RiversEdge Marina Slip Mix\* ..... 4

**3. Proposed CDD Marina CIP..... 4**

    A. Fueling Pier Demolition ..... 5

    B. Floating Docks..... 5

    C. Fixed Piers with Boat Lifts ..... 6

    D. Water and Sewer Utilities ..... 6

    E. Lighting and Shore Power ..... 6

    F. CDD Marina Work Product..... 6

    G. Entitlement Equity Acquisition ..... 6

    H. Kayak Launch and Water Taxi Landing ..... 7

**4. Community Development District Infrastructure Improvements ..... 8**

    A. Summary of Opinion of Preliminary Probable Construction Costs ..... 8

        Table 2: Summary of the Opinion of Preliminary Probable Construction Costs for Capital  
 Improvements of The District Community Development District Public Marina ..... 8

    B. Infrastructure Ownership and Maintenance ..... 9

        Table 3: Infrastructure Ownership & Maintenance ..... 9

**5. Summary of Approvals ..... 10**

**Attachments**

- Exhibit A – Vicinity Map
- Exhibit B – Community Development District Boundary Map
- Exhibit C – Proposed Marina Plan
- Exhibit D – Conceptual Development Use Plan / Site Plan

## 1. Introduction

### A. RiversEdge Marina District Engineer's Report

This RiversEdge Marina District Engineer's Report is being issued effective December 20, 2022 ("**2022 Marina Report**"). The 2022 Marina Report was originally issued on November 28, 2022, and updated effective December 20, 2022. This 2022 Marina Report has been prepared in support of issuance of the Series 2022 Marina Bond Anticipation Notes ("**BAN's**") and the Series 2023 Marina Bonds ("**Marina Bonds**"), to establish the Capital Improvement Plan ("**Marina Project CIP**" or "**CIP**") for the RiversEdge Marina project ("**Marina**" or "**Marina Project**"), and to provide the Opinion of Probable Construction Costs for the Marina Project CIP.

### B. Description of The District Community Development District

The District Community Development District ("**CDD**" or "**District**") is a special purpose unit of local government established by and located entirely within the City of Jacksonville. The CDD was established effective October 24, 2018 and pursuant to Chapter 190, *Florida Statutes*, for the purposes of financing, constructing, acquiring, operating and maintaining public infrastructure improvements.

By way of background, and in July 2018, the City of Jacksonville ("**City**"), the Downtown Investment Authority ("**DIA**") and Elements Development of Jacksonville, LLC ("**Developer**") entered into that certain *Redevelopment Agreement for Redevelopment of the JEA Southside Generator Parcel* ("**Redevelopment Agreement**"). (The CDD joined the Redevelopment Agreement effective April 23, 2019.) Pursuant to the Redevelopment Agreement, the parties intend to redevelop an approximately 32-acre parcel of land – i.e., the land within the CDD's boundaries – along the south bank of the St. Johns River into a mixed-use development, including 1,170 residential units, 200 hotel rooms, 200,000 square feet of office space, 121,400 square feet of retail space, and 125 marina slips. Pursuant to the Redevelopment Agreement, the RiversEdge development is required to include the Marina, which the parties envision as a 125-slip public marina that The District constructs, operates, and maintains. The Marina will provide a special benefit to the property within The District and to the District's residents, landowners, patrons, and Marina users.

The RiversEdge development will be supported by public infrastructure that is part of the "CDD Project", the "CRA Project" and the "Marina Project". The CDD Project and CRA Project infrastructure are described in The District Community Development District – District Engineer's Report ("**2019 Engineer's Report**"), dated February 25, 2019, and subsequently amended on December 18, 2020 ("**2020 Engineer's Report**"), on March 21, 2022 ("**2022 Engineer's Report**"), and on November 28, 2022 ("**2022 Amended Engineer's Report**"). As noted in the 2022 Amended Engineer's Report, the Marina Project is to be described in a separate District Engineer's Report. This 2022 Marina Report is the separate District Engineer's Report referenced in the 2022 Amended Engineer's Report.

Pursuant to the Redevelopment Agreement, the CDD is responsible for constructing both the CDD Project as well as the CRA Project. The CDD has authorized the issuance of Grant Revenue and Special Assessment bonds, in one or more series (“**REV Bonds**,” and together with the Marina Bonds, the “**Bonds**”), to fund all or a portion of the construction of the CDD Project and the CRA Project. Up to \$23 million in costs for the CRA Project will be paid for and/or reimbursed by the DIA.

It is expected that the CDD will be responsible for constructing the Marina Project CIP. The CDD will be issuing BAN's and tax-exempt Bonds to fund construction of the Marina Project CIP. Additionally, the CDD will be funding up to \$2 million in costs for the Marina Project from the CDD's REV Bonds. This funding amount is reflected as the “CDD Marina Horizontal Infrastructure Contribution” in Table 2 in Section 4 and discussed in more detail in the 2022 Amended Engineer's Report. The CDD will be pursuing approximately \$1 to \$2 million in potential grants related to the Marina Project from the Florida Fish and Wildlife Conservation Commission, Florida Department of Environmental Protection, and the Florida Inland Navigation District. As of the date of this report no grants have been awarded to the CDD, therefore, the potential receipt of grants has not been considered in Table 2 in Section 4.

The purpose of this report is to provide a description of the Marina Project CIP and its associated costs. A vicinity map of the CDD is included as Exhibit “A” along with the CDD boundary as Exhibit “B”. The Marina will be constructed and anchored on District-owned upland parcels (“**Upland Parcels**”) bordering the St. Johns River, with its docks and marina slips extending out from such Upland Parcels over the adjacent river body and sovereign submerged lands located thereunder. The Upland Parcels, dockmaster building, utility service connections, and landward access to all Marina facilities (including the docks and marina slips) will be located within the District's boundaries, with docks and marina slips extending outside the District's current boundary into the St. Johns River over state-owned sovereign submerged lands. As owner of the Upland Parcels, the District has the riparian right to access and use the St. Johns River, as well as construct the Marina reaching from the Upland Parcels to navigable water, when not objected to by the State of Florida (“**State**”). Therefore, the District intends to obtain a submerged land lease from the Board of Trustees of the Internal Improvement Trust Fund of the State for the portions of the Marina located over the State's sovereign submerged land. Additionally, the proposed kayak launch will be constructed within a perpetual easement over lands owned by the Jacksonville Electric Authority, a public utility. The Proposed Marina Plan for the Marina Project is shown in Exhibit “C”. Additionally, the Conceptual Development Use Plan (“**Site Plan**”) is shown in Exhibit “D”.

### C. Purpose and Scope of Report

The purpose and scope of this report is to provide a description of the Marina Project and the capital improvements to be constructed and financed by the CDD as part of the Marina Project CIP.



The Marina Project CIP is estimated to cost **\$27,770,000** and will be funded in full or part with the proceeds from the issuance of the BAN's and tax-exempt Bonds. The breakdown of this amount is shown in Table 2 in Section 4.

## 2. CDD Boundary and Property

### A. CDD Boundary

Exhibit "B" delineates the current CDD boundary, which consists of 32.21 acres, more or less. The CDD is bounded on the North by the St. Johns River, on the West by the Duval County School Board property and Broadcast Place, on the East by undeveloped lands and a minor waterway connecting to the St. Johns River, and on the South by a substation and undeveloped lands owned by the Jacksonville Electric Authority ("JEA").

### B. Description of Property

The property within the CDD is located in the City of Jacksonville within portions of Sections 44, 45 and 60, Township 2 South, Range 26 East in Duval County, Florida. The CDD falls within the City's Downtown Development of Regional Impact ("DRI") and the Downtown Overlay Zone.

### C. Description of the Marina

As stated above, the Marina will be constructed and anchored on the District-owned Upland Parcels (identified by Duval County Real Estate Numbers 080096-0525 and 080096-0540) bordering the St. Johns River, with its docks and wet slips extending out from such Upland Parcels and located on the portion of the St. Johns River and sovereign submerged lands abutting the Upland Parcels. Pursuant to the Upland Parcels riparian rights, the CDD has and/or intends to request a submerged lands lease for the portions of the Marina located over the State's sovereign submerged land, which consists of approximately 447,287 square feet. The CDD intends to obtain a perpetual easement from the Jacksonville Electric Authority for the kayak launch.

The Marina will provide a mix of fixed and floating dock structures and fixed access piers from the Upland Parcels' bulkhead to provide gangway access to the floating docks. Fixed piers (Docks D, E, and F) will also provide boaters access to boat lift slips that will permit the owners to lift their vessels out of the water and the associated waves and wakes. The Marina will provide 82 dedicated slips for vessels 20 ft to 65 ft and an additional 2,762 linear feet of flexible side-tie dockage (approximately 43 slips) for transient boaters, day-use boaters, vessels larger than 65 ft as well as superyachts, and the water taxi. Table 1 provides the proposed slip mix for the public marina.

**Table 1: RiversEdge Marina Slip Mix\***

Slip Length (ft)	Count (#)	Leasable Length (ft)
20	1	20
36	26	936
40	13	520
45	24	1,080
50	6	300
55	4	220
65	8	520
Side-Tie	43	2,762
TOTAL	125	6,358

\* Please note that one of the marina slips will be designated as the water taxi stop.

### 3. Proposed CDD Marina CIP

The 125-slip public Marina will be constructed, operated, and maintained by the CDD. The Marina will include electric and water utilities, a fire protection system, and a marine pump-out system. A dockmaster building consisting of approximately 1,600 square feet that includes marina offices, restrooms, laundry, storage and communications facilities is planned as part of the Marina and will be located within the District's boundaries. These public Marina improvements will be constructed using CDD BAN and Bond funds specifically issued for the Marina Project CIP.

The Marina Project is currently anticipated to be constructed in one or more phases, as determined by the CDD, and will generally consist of the following categories:

- A. Fueling Pier Demolition
- B. Floating Docks
- C. Fixed Piers with Boat Lifts
- D. Water and Sewer Utilities
- E. Lighting and Shore Power

- F. CDD Marina Work Product
- G. Entitlement Equity Acquisition
- H. Kayak Launch and Water Taxi Landing

All components of the Marina Project CIP are public improvements and will be open to the public, subject to State and local regulations, including but not limited to City ordinances, and/or District rules as appropriate. Further, all such improvements will be owned and operated by the District or another governmental entity (aside from Water Taxi Stop), and will be located on property that is owned or leased by the District or another governmental entity and/or placed within a perpetual easement that is held by the District or another governmental entity.

#### **A. Fueling Pier Demolition**

There is an existing waterfront structure within the Marina footprint that formerly served as the fueling pier for the JEA Southside Generating Station (“**SGS**”) prior to demolition of the SGS. The fueling pier is functionally obsolete and no longer structurally sound. Additionally, if the fueling pier were to remain it would obstruct access to future berths within the planned Marina. Accordingly, the fueling pier is planned to be demolished as part of the Marina Project.

#### **B. Floating Docks**

The floating docks (Docks A, B, and C) are expected to be constructed of two types: a heavy-duty concrete wave attenuator (Dock C except the finger piers) and lighter weight floating docks in the area protected by the attenuator (Docks A and B and Dock C finger piers). The lighter weight docks will likely be aluminum-framed with artificial wood decking and concrete pontoons.

The floating portion of the Marina provides 30 dedicated slips generally from 40 ft to 65 ft and the whole of the 2,762 linear feet of side-tie dockage. The dedicated slips are double-loaded. There are 36,170 SF of floating dock structures.

The floating dock main piers are generally 12 ft wide and the wave attenuator 16.4 ft wide. Finger pier widths are generally 10% of the slip length rounded up to the next full foot. The floating portion of the Marina is generally anticipated to be the portion most commonly used by the public at a high frequency as it contains the transient and day-use slips and the water taxi landing. Docks A, B, and C may be fitted with security gates, as allowed by State, local, and federal tax law.

The docks are expected to be anchored by either pre-cast, pre-stressed concrete piling or steel pipe piling.

### C. Fixed Piers with Boat Lifts

The fixed piers (Docks D, E, and F) will also be double-loaded and fitted with high-capacity boat lifts. The lifts allow the vessels to be protected from waves and wakes, provide for a secure unfettered mooring, and reduce vessel fouling. The slips are all double-loaded and provide dockage for vessels ranging in size from 36 ft to 45 ft.

The fixed main piers are generally 10 ft wide. Finger pier widths are generally 10% of the slip length rounded up to the next full foot. Docks D, E, and F may be fitted with security gates, as allowed by State, local, and federal tax law. There are 15,582 SF of fixed piers.

The fixed piers are expected to be supported by pre-cast, pre-stressed concrete piling.

### D. Water and Sewer Utilities

All wetslips will be fitted with shore utilities including potable water, with utility service connections provided from the landward utilities constructed as part of the CDD Project. Docks A, B, and C will also be served with sewage pumpout service. The docks will also have a dry standpipe system with a fire department connection (FDC) with fire truck access near a planned fire hydrant. The designs will meet all applicable codes. The fire water plans have been discussed with the Authority Having Jurisdiction (AHJ) and are anticipated to meet its requirements.

### E. Lighting and Shore Power

Dockside utilities will also include shore power (sized appropriately for each slip size) and LED task lighting to light the dock walkways at night. Service will include 30A/125V, 50A/125V/250V, 100A/250V, 100A/480V, and 200A/600V sockets in the appropriate locations. The electrical utility service connections will be provided from the landward JEA electric service main(s) installed as part of the CDD Project.

### F. CDD Marina Work Product

This Marina Project CIP category consists of professional and construction related services for the Marina Project. These services include, but are not limited to, surveying, geotechnical, environmental, land planning, civil engineering, landscape architecture, legal, and construction professional services associated with planning, design, and implementation of the Marina Project. The portion of these costs that may be financed by the District will be only costs for the services associated with improvements that are financeable by the District.

### G. Entitlement Equity Acquisition

The District will acquire from the Developer the development rights necessary to construct the Marina, consisting primarily of 125 marina slips, as part of the CIP (the “**Entitlement Equity Acquisition**”). The CIP cost associated with the Entitlement Equity Acquisition is anticipated to be \$3,000,000 and is included in Table 2 in Section 4.



**H. Kayak Launch and Water Taxi Landing**

The water taxi stop, kayak launch, and transient boat docking facilities are CRA funded improvements required by the Redevelopment Agreement. These improvements are being noted in this report since they are anticipated to be located within the Marina Project area. However, the water taxi stop, kayak launch, and transient boat docking facilities were identified in the 2022 Amended Engineer's Report as part of the CRA Project. Accordingly, these CRA Project improvements will be financed and constructed by the CDD with its REV Bonds and the up to \$23 million in costs being reimbursed by the DIA. Therefore, no costs associated with these CRA Project improvements were considered in developing the Marina Project CIP's estimated costs for the BAN's or the Marina Bonds.

## 4. Community Development District Infrastructure Improvements

### A. Summary of Opinion of Preliminary Probable Construction Costs

A summary of the opinion of preliminary probable construction costs (“**OPPCC**”) for the Marina Project CIP is provided in Table 2. The CDD will be financing the proposed infrastructure costs for the capital improvements noted below in whole or in part with the proceeds of BAN's and tax-exempt bonds. The OPPCC has assumed fees for design and construction of the anticipated improvements.

**Table 2: Summary of the Opinion of Preliminary Probable Construction Costs for Capital Improvements of The District Community Development District Public Marina**

Description	Costs Opinion*
<b>Marina Project Costs</b>	
Fueling Pier Demolition	\$520,000
Floating Docks (Docks A, B, C)	\$8,120,000
Floating Dock Anchor Piling	\$2,480,000
Fixed Piers (Docks D, E, F)	\$4,740,000
Gangways	\$250,000
Slip Utilities	\$3,710,000
Fire Protection	\$440,000
Marine Pumpout	\$75,000
Boat Lifts	\$2,580,000
Dockmaster Building	\$750,000
Safety Ladders	\$15,000
Mobilization	\$740,000

CDD Marina Work Product	\$750,000
Entitlement Equity Acquisition	\$3,000,000
Contingency	\$2,500,000
CDD Marina Horizontal Infrastructure Contribution	(\$2,000,000)
Owner Direct Purchase Sales Tax Savings	(\$900,000)
<b>Total CDD Project</b>	<b>\$27,770,000</b>

\*Cost Opinion based on November 2022 cost estimate prepared by Geosyntec Consultants (ATM). The cost opinion for the Entitlement Equity Acquisition is based on the Marina Feasibility Report (Rv2), dated December 20, 2022, prepared by Geosyntec Consultants (ATM).

**B. Infrastructure Ownership and Maintenance**

Table 3 summarizes the ownership and maintenance responsibilities anticipated for the design components listed in this report. As noted, the CDD will be responsible for construction of the Marina Project CIP. Upon completion of construction and final certification, the infrastructure component will be turned over to the operation and maintenance entity. A summary of the ownership and maintenance of the proposed infrastructure is provided in Table 3 below.

**Table 3: Infrastructure Ownership & Maintenance**

Infrastructure	Ownership	Maintenance
<b>The CDD Project</b>		
Docks, Gangways, Dockmaster Building, and Utilities	The District CDD	The District CDD

The Marina Project CIP is and will be designed in accordance with applicable governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

The opinion of probable construction cost estimates provided are reasonable to construct the required improvements and it is our professional opinion that the infrastructure improvements will serve as a system of improvements that benefit and add value to all lands within the CDD. The cost estimates are based on prices currently being experienced in the City of Jacksonville region. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that there are no technical reasons known at this time that would prevent the implementation of the Marina Project

CIP, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

Please note that the Marina Project CIP as presented herein is based on current conceptual plans and market conditions which are subject to change. During development and implementation of the public infrastructure improvements as described for the CDD, it may be necessary to make modifications and/or deviations for the plans, and the CDD expressly reserves the right to do so.

## **5. Summary of Approvals**

The following is a summary of approvals received, to date:

- The Downtown Investment Authority and Elements Development of Jacksonville, LLC entered into an Allocation of Development Rights Agreement, dated November 17, 2015. An amendment to the Allocation of Development Rights Agreement is pending and expected to be approved in due course.

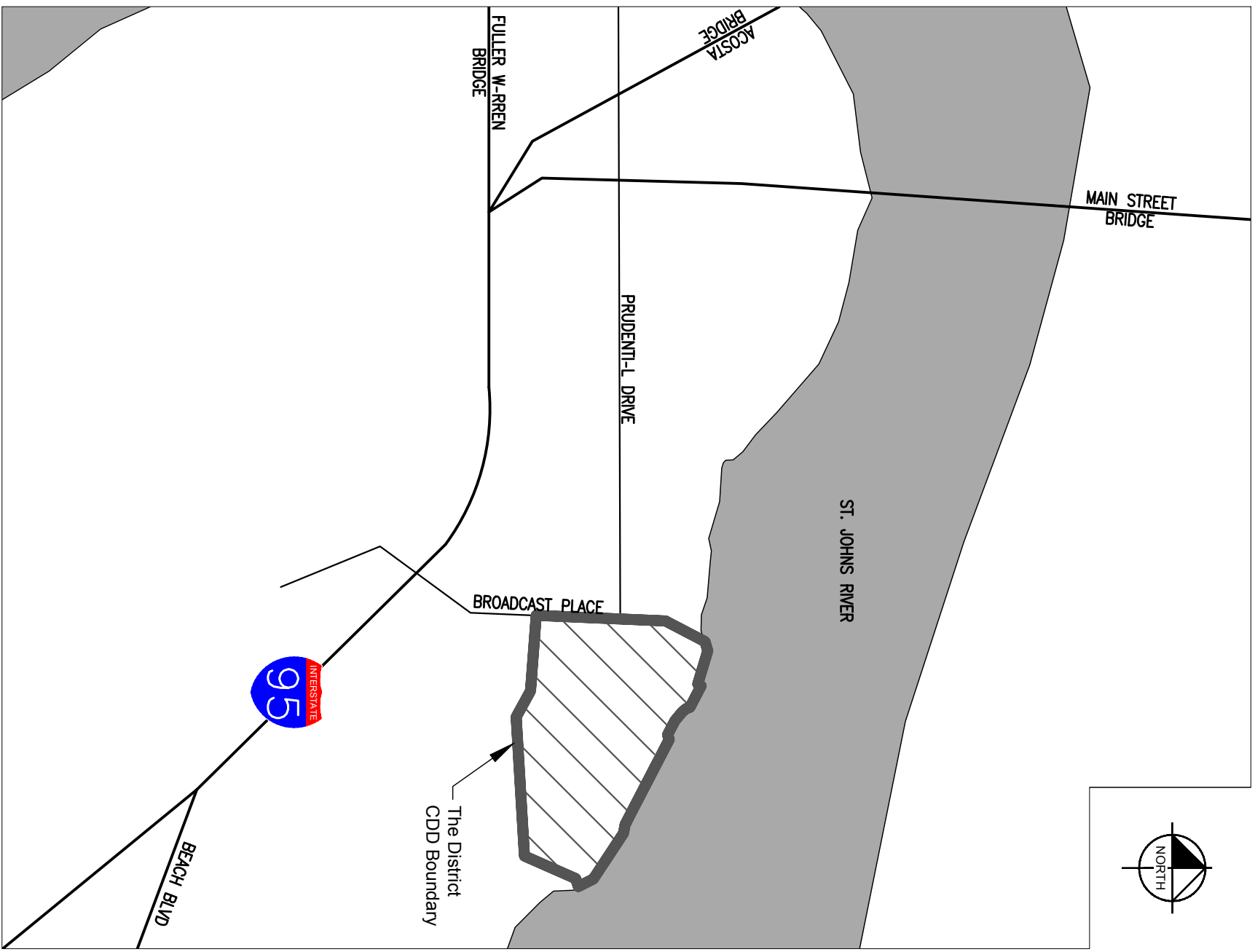
The following is a summary of anticipated approvals required, but not yet obtained, for development of the Marina Project CIP:

- An Environmental Resource Permit to be issued by the St. Johns River Water Management District (SJRWMD).
- A Section 10 Rivers and Harbors Act Permit to be issued by the US Army Corps of Engineers Jacksonville District (CESAJ)
- Submerged Land Lease with The Board of Trustees of The Internal Improvement Trust Fund of The State of Florida



# **EXHIBIT A**

## **Vicinity Map**



**THE DISTRICT - COMMUNITY DEVELOPMENT DISTRICT**  
JACKSONVILLE, FLORIDA

VICINITY MAP





# **EXHIBIT B**

## **Community Development District Boundary Map**





**LEGEND**

-  COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
-  COMMUNITY DEVELOPMENT DISTRICT AREA

**THE DISTRICT - COMMUNITY DEVELOPMENT DISTRICT**  
**JACKSONVILLE, FL**      **BOUNDARY MAP**



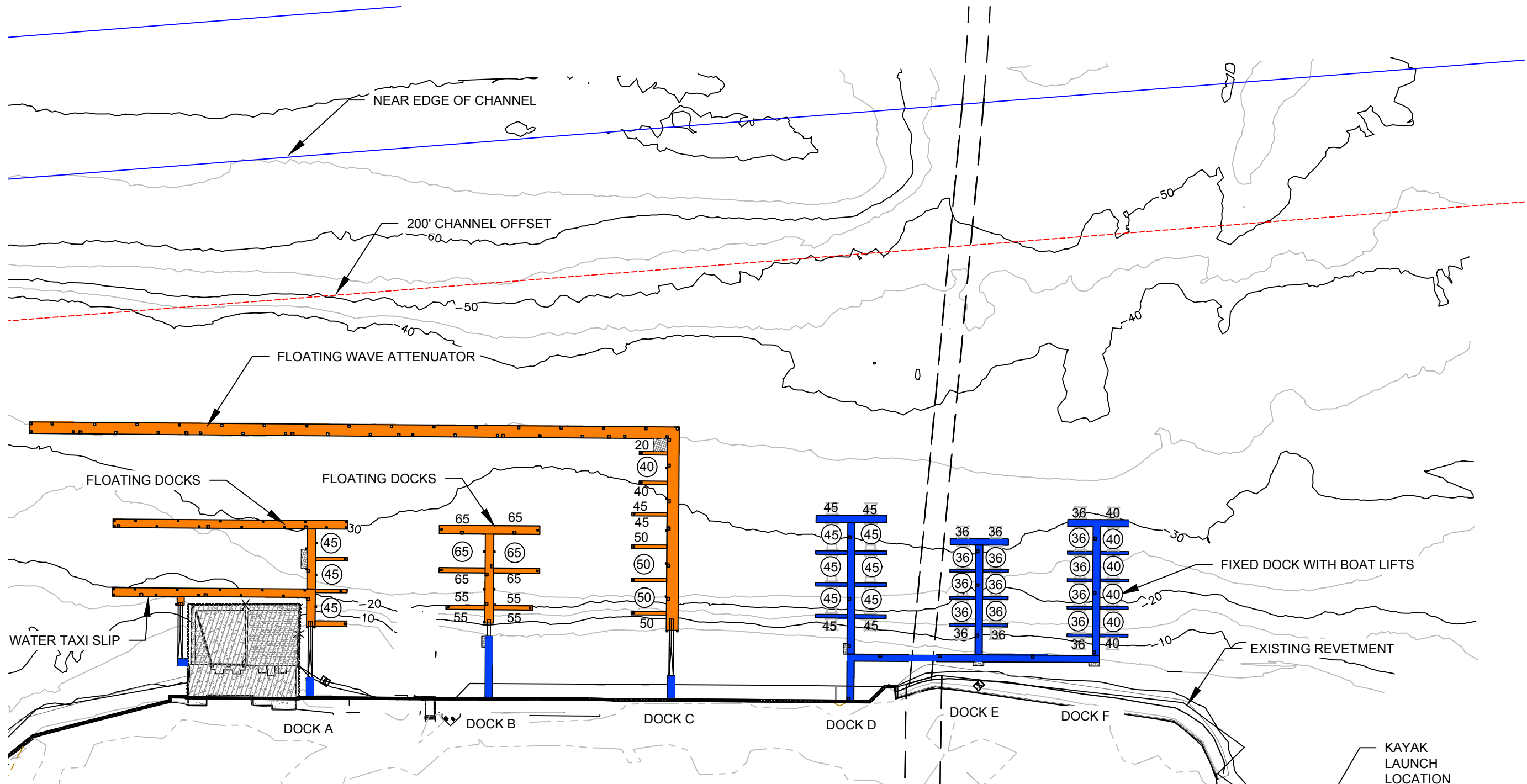
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
 12740 GRAN BAY PARKWAY WEST, SUITE 2350  
 JACKSONVILLE, FLORIDA 32258  
 PHONE: 904-828-3900  
 WWW.KIMLEY-HORN.COM CA 0000696

Drawing name: K:\AEC\Environment\Urban\2018-01-25- Conceptual Development Planning - BOUNDARY Jan 25, 2018 12:40pm by: Robert McCreary



# **EXHIBIT C**

## **Proposed Marina Plan**



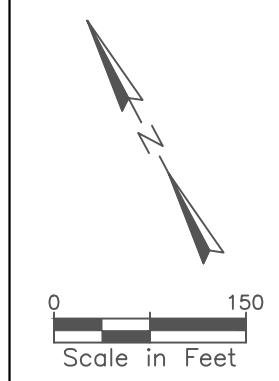
RiversEdge Marina		
LENGTH (FT)	COUNT (#)	LEASABLE LENGTH (FT)
20	1	20
36	26	936
40	13	520
45	24	1080
50	6	300
55	4	220
65	8	520
SIDE-TIE*	43	2762
<b>TOTAL</b>	<b>125</b>	<b>6358</b>

**NOTE:**

1. SURVEY PERFORMED BY DEGROVE SURVEYORS INC. FEBRUARY 18 THROUGH FEBRUARY 24, 2019.
2. VERTICAL DATUM NAVD88, FEET.
3. HORIZONTAL DATUM IS FLORIDA STATE PLANE EAST ZONE NAD83
4. MHW ELEVATION .62 FEET
5. MLW ELEVATION -1.29 FEET

**LEGEND**

- FLOATING DOCKS
- FIXED PIERS AND BOATLIFTS
- 50 DOUBLE LOADED SLIP
- 50 SINGLE LOADED SLIP



PARCEL ID: 0800960600  
 OWNER: JACKSONVILLE ELECTRIC AUTHORITY  
 ADDRESS: 2045 UTAH AVENUE JACKSONVILLE 32207

**EXHIBIT D**  
**Conceptual Development**  
**Use Plan / Site Plan**



**LAND USE LEGEND**

- RESIDENTIAL
- MIXED USE RETAIL, RESIDENTIAL
- MIXED USE RETAIL, HOTEL, RESIDENTIAL AND/OR OFFICE
- RIVERFRONT RESTAURANTS
- POTENTIAL FUTURE CDD EXPANSION AREAS

**SUMMARY OF LAND USE TABLE**

TRACT	ACREAGE
1A	2.93
2A	2.23
3A	1.40
4A	3.64
5A	0.49
5B	1.30
6A	0.61
7A	1.62
9A	1.77
9B	1.35
9C	0.09
12	0.30
PARKS, RIVERWALK & OVERLAND TRAIL	4.52
OPEN SPACE (CDD)	0.97
RIVERFRONT RESTAURANTS	0.79
SCHOOL BOARD PARKING TRACT	1.73
ROAD RIGHT-OF-WAY	8.07
R.O.W. TO BE VACATED	0.20
PRUDENTIAL DRIVE EXTENSION	0.38
ELEMENTS OWNED	0.14
<b>TOTAL ACREAGE</b>	<b>34.53</b>





# **THE DISTRICT**

## **COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2023-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACQUISITION OF CERTAIN MARINA DEVELOPMENT RIGHTS; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

**WHEREAS**, the District has adopted a capital improvement plan ("**Marina CIP**") for the planning, design, acquisition, construction, and installation of the public marina infrastructure improvements, facilities and services within and without the boundaries of the District, including acquiring the Marina Development Rights (defined below) ("**Marina Project**"), which plan is detailed in the *RiversEdge Marina District Engineer's Report*, dated November 28, 2022, as updated December 20, 2022, as may be amended from time to time ("**Marina Engineer's Report**"); and

**WHEREAS**, on December 20, 2022, the District and Elements Development of Jacksonville, LLC ("**Developer**") entered into that certain *Acquisition Agreement (Public Marina Project)* ("**Acquisition Agreement**"); and

**WHEREAS**, on December 22, 2022, the District entered into an *Assignment of Development Rights* with Developer, which assigned the District the right to develop and construct the Marina Project ("**Marina Development Rights**"); and

**WHEREAS**, pursuant to the Acquisition Agreement, the Developer conveyed the Marina Development Rights to the District in exchange for payment of the Acquisition Amount stated in **Exhibit A** attached hereto, requisitioned from the District's Marina Note Acquisition and Construction Account; and

**WHEREAS**, at this time, the District wishes ratify its actions in acquiring the Marina Development Rights.

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

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

**2. RATIFICATION OF ACQUISITION OF WORK PRODUCT.** The Board of Supervisors ("**Board**") hereby ratifies and approves the acquisition of the Marina Development Rights, as described in **Exhibit A**, in an amount not to exceed the Acquisition Amount and related acquisition documents set forth in **Composite Exhibit B**.

**3. GENERAL AUTHORIZATION.** The Board and staff are hereby authorized and directed to do all such acts and things, and to execute and deliver all such documents as may be necessary to carry out and comply with the provisions of this Resolution, and all such actions 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. In addition to those authorizations provided pursuant to Resolution 2023-03, the Vice Chairperson shall be authorized to undertake any action herein authorized to be taken by the Chairperson, in the absence or unavailability of the Chairperson, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary. Further, each Assistant Secretary and the Secretary are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson or any other member of the Board as they appear on any documents which may be necessary or helpful in connection with the intent of this Resolution.

**4. SEVERABILITY.** If any section or part of a section of this Resolution is 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.

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

**6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of January 2023.

ATTEST:

**DISTRICT COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Marina Development Rights Acquisition Amount

**Comp. Exhibit B:** Developer Request Letter  
Assignment of Development Rights  
Engineering Certification

**EXHIBIT A:  
Marina Development Rights**

<b>Payee</b>	<b>Description of Work Product</b>	<b>FMV<sup>1</sup></b>	<b>Acquisition Amount<sup>2</sup></b>
Elements Development of Jacksonville, LLC	Marina Development Rights	\$5,258,954	\$3,000,000

<sup>1</sup> Fair market value (“**FMV**”) determined pursuant to an opinion of value obtained from Applied Technology & Management, Inc., a Geosyntec Company (“**ATM**”), as documented in ATM’s RiversEdge Marina Feasibility report dated December 20, 2022 (“**Feasibility Report**”). Such fair market value is based on the Developer’s current equity in the Marina Development Rights, as further described in the Feasibility Report.

<sup>2</sup> Despite the higher valuation determined by ATM, in order to be conservative and in recognition of Developer’s continued substantial investment in RiversEdge project, Developer is willing to sell the Marina Development Rights for the reduced Acquisition Amount of \$3M.



# COMPOSITE EXHIBIT B

December 19, 2022

Board of Supervisors  
The District Community Development District  
c/o Craig Wrathell, District Manager  
Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 3343

RE: Developer Request for Acquisition of Marina Development Rights

Dear Mr. Wrathell,

Pursuant to the *Acquisition Agreement (Public Marina Project)* by and between the District Community Development District ("**District**") and Elements Development of Jacksonville, LLC ("**Developer**"), dated December 20, 2022 ("**Acquisition Agreement**"), as may be amended from time to time, you are hereby notified the Developer requests the District acquire those certain Development Rights as further described and identified in that certain Assignment of Development Rights dated December 22, 2022, by and between the District and Developer ("**Development Rights**" or "**Marina Development Rights**").

The Developer wishes to convey the Marina Development Rights, which were included in the District's *RiversEdge Marina Engineer's Report* dated November 28, 2022, as updated December 20, 2022, as may be amended from time to time ("**Engineer's Report**"), to the District in exchange for the payment of the Acquisition Amount stated in **Exhibit A** attached hereto. Please requisition the Acquisition Amount shown on **Exhibit A** to Developer from the District's Marina Note Acquisition and Construction Account.

Sincerely,

**ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC,**  
a Florida limited liability company

By: PHCC, LLC, a Delaware limited liability company,  
d/b/a Preston Hollow Community Capital, its Manager

By:   
Print Name: John Dinan  
Its: General Counsel and Secretary

**Exhibit A**

**EXHIBIT A:  
Marina Development Rights**

<b>Payee</b>	<b>Description of Work Product</b>	<b>FMV<sup>1</sup></b>	<b>Acquisition Amount<sup>2</sup></b>
Elements Development of Jacksonville, LLC	Marina Development Rights	\$5,258,954	\$3,000,000

<sup>1</sup> Fair market value (“**FMV**”) determined pursuant to an opinion of value obtained from Applied Technology & Management, Inc., a Geosyntec Company (“**ATM**”), as documented in ATM’s RiversEdge Marina Feasibility report dated December 20, 2022 (“**Feasibility Report**”). Such fair market value is based on the Developer’s current equity in the Marina Development Rights, as further described in the Feasibility Report.

<sup>2</sup> Despite the higher valuation determined by ATM, in order to be conservative and in recognition of Developer’s continued substantial investment in RiversEdge project, Developer is willing to sell the Marina Development Rights for the reduced Acquisition Amount of \$3M.

THIS INSTRUMENT PREPARED BY  
AND RECORD AND RETURN TO:

David C. Cook  
Foley & Lardner LLP  
One Independent Drive, Suite 1300  
Jacksonville, Florida 32202

---

**ASSIGNMENT OF DEVELOPMENT RIGHTS**

**THIS ASSIGNMENT OF DEVELOPMENT RIGHTS (“Assignment”)** is executed to be effective as of the 22nd day of December, 2022 (the “**Effective Date**”), by **ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC**, a Florida limited liability company (“**Assignor**”) for the benefit of **DISTRICT COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under the laws of the State of Florida (“**Assignee**”).

**RECITALS:**

A. The Downtown Investment Authority (“**DIA**”) and Assignor executed that certain Allocation of Development Rights Agreement dated November 17, 2015, as amended by the First Amendment to the Allocation of Development Rights Agreement pursuant to DIA Resolution 2022-12-05 adopted December 21, 2022 (collectively, the “**Allocation**”), wherein certain development rights were assigned to Assignor with respect to the development of the project now known as “RiversEdge” (the “**Project**”).

B. In connection with the development of the Project, the City of Jacksonville, DIA and the Assignor entered into that certain Redevelopment Agreement dated July 12, 2018, as amended as of May 4, 2021 (as such may be further amended from time to time, the “**Redevelopment Agreement**”). The Assignee joined the Redevelopment Agreement by executing that certain Joinder Agreement dated as of April 23, 2019.

C. Pursuant to the Redevelopment Agreement, the Project is required to include a 125 slip marina (which shall include 1 slip for a water taxi) (together with related utilities and appurtenances, collectively, the “**Marina**”), which Marina will be located on the upland parcels described in **Exhibit A** attached hereto and extend over certain portions of the adjacent state-owned sovereign submerged lands.

D. To accommodate the Redevelopment Agreement’s obligations to construct the Marina, Assignor desires to assign to Assignee sufficient development rights for the construction of the Marina.

**NOW, THEREFORE**, for and in consideration of the agreements set forth herein, the sufficiency of which is hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. **Background Facts**. The Recitals as set forth above are true and correct.

2. **Assignment.** Subject to the provisions of this Assignment, Assignor hereby remises, releases, quit claims and assigns to Assignee all of Assignor's present and future rights, title and interest to develop and construct the Marina (the "**Development Rights**") with respect to the Project and Assignee hereby accepts such assignment. Assignor represents and warrants that Assignor is the owner of and has the full right and authority to assign the Development Rights without the joinder or consent of any other party. Assignor also hereby assigns to Assignee all right, title, interest, benefits, and privileges of Assignor in and to any permits, plans, surveys, reports, studies, approvals, authorizations, licenses, consents, agreements, entitlements, warranties, guaranties, contributions in aid of construction, utility rights and capacity reservations, planned development entitlements, densities, vested rights, development plan approvals and land use plan approvals and any other rights related solely to the development and/or operation of the Marina.

3. **Information on Development Rights.** Assignor and Assignee agree to cooperate fully with one another at all times by providing such information and documents as the Assignee or Assignor may reasonably request concerning the Development Rights.

4. **All Other Development Rights Reserved.** Assignor and Assignee specifically understand and agree that no other development rights have been or are hereby allocated and assigned to Assignee with respect to the Marina, and that all development rights not specifically allocated and assigned to the Marina in Section 2 of this Assignment are specifically reserved by Assignor for benefit of other lands within the Project.

5. **Restriction on Subsequent Assignments.** Assignee shall not assign any of the Development Rights to any party other than a successor in title to all or part of the Marina. Any assignment made in violation of this provision shall be void.

6. **Severability.** Whenever possible each provision of this Assignment shall be interpreted in such a manner to be effective and valid, but if any provision or the application thereof to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not effect any other provision which can be given effect without the invalid provision or application and to this end the provisions of this Assignment are declared to be severable.

7. **No Third Party Beneficiaries.** This Assignment constitutes an agreement between Assignor and Assignee as to all provisions contained herein. Notwithstanding anything contained herein to the contrary, this Assignment is not intended nor shall it be construed to create any rights or remedies as to third parties other than as specifically provided herein

8. **Governing Law.** This Assignment shall be construed under and enforced in accordance with the laws of the State of Florida. The venue for any proceeding of a dispute hereunder shall be in the Florida Circuit Court in and for Duval County, Florida or the Federal Courts in Jacksonville, Florida.

9. **Further Assurances.** From time to time, at the request of any party and without further consideration, Assignor and Assignee will execute and deliver such documents, instruments and consents and take such other actions as may reasonably be requested in order to confirm the assignment of the Development Rights and consummate more effectively the transactions contemplated hereby, including if necessary the assignment by Assignor to Assignee



of development rights sufficient for the construction of an approximately 1600 square foot dockmaster building within the Project.

10. **Binding.** This Assignment shall be binding on, and inure to the benefit of the parties hereto and their successors and assigns and the benefits hereof shall run with the title to the Marina and the underlying land described on **Exhibit A** attached hereto.

11. **Notices.** Any notices required by this Assignment shall be in writing and addressed to Assignor or Assignee, as applicable, at its address listed above.

12. **Counterparts.** This Assignment may be executed in any number of counterparts, each of which shall be deemed an original and all of which, collectively, shall be one and the same instrument.

*[This Space Intentionally Left Blank]*

IN WITNESS WHEREOF, Assignor and Assignee Agent have executed this Assignment as of the Effective Date.

**ASSIGNOR:**

**ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC**, a Florida limited liability company

*[Handwritten signature]*

Print Name: TRACI SCHUH

By: **PHCC LLC**, a Delaware limited liability company, d/b/a Preston Hollow Community Capital, its Manager

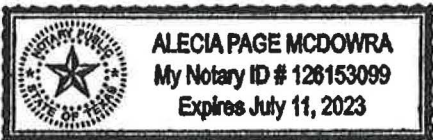
*[Handwritten signature]*

Print Name: John Dinan  
Its General Counsel and Secretary

*[Handwritten signature]*  
Print Name: Justin McNeely

STATE OF TEXAS  
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of January, 2023, by John Dinan, the General Counsel and Secretary of PHCC LLC, a Delaware limited liability company, d/b/a Preston Hollow Community Capital, the Manager of Elements Development of Jacksonville, LLC, a Florida limited liability company, on behalf of the company. He/she either [] is personally known to me or [] has produced a \_\_\_\_\_ state driver's license as identification.



*[Handwritten signature]*  
Signature of Notary  
Notary Public, State of Texas  
Printed Name: Alecia Page McDowra  
Commission No.: 126153099  
My commission expires: July 11, 2023

[NOTARIAL SEAL]

ASSIGNEE:

DISTRICT COMMUNITY DEVELOPMENT DISTRICT

Jean Patton  
Print Name: Jean Patton

By: Arthur E. Lancaster  
Print Name: Arthur E. Lancaster  
Its: Chairman

John Dodson  
Print Name: John Dodson

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of January, 2023, by Arthur E. Lancaster the Chairman of District Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes, on behalf of the district. Such person is (notary must check applicable box):

- is personally known to me; or
- produced a current \_\_\_\_\_ driver's license as identification; or
- produced \_\_\_\_\_ as identification.

Jean B Patton  
Print name: Jean B Patton  
Notary Public, State of Florida  
My commission Expires: 8/8/2026  
Commission No.: 298351  
(NOTARIAL SEAL)





Exhibit A:

CDD OPEN SPACE EAST PARCEL

A PART OF SECTIONS 45, THE ISAAC HENDRICKS GRANT AND A PART OF SECTION 60, THE F. BAGLEY AND I. HENDRICKS GRANT, ALL LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF REED AVENUE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AND THE EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE N02°27'30"E ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 240.42 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18455, PAGE 205 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE S85°43'46"E, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 481.49 FEET; THENCE S61°14'42"E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 189.34 FEET; THENCE N86°36'07"E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 885.56 FEET; THENCE N23°45'12"E, ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 356.01 FEET TO THE FACE OF AN EXISTING SEAWALL AND THE POINT OF BEGINNING; THENCE N03°08'05"E, ALONG SAID EXISTING SEAWALL, A DISTANCE OF 48.06 FEET; THENCE N23°33'14"W, CONTINUING ALONG SAID EXISTING SEAWALL, A DISTANCE OF 50.41 FEET; THENCE N54°54'09"W, CONTINUING ALONG SAID EXISTING SEAWALL, A DISTANCE OF 342.44 FEET; THENCE N79°31'42"W, CONTINUING ALONG SAID EXISTING SEAWALL AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 81.01 FEET; THENCE N62°36'56"W, A DISTANCE OF 604.49 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF SAID CURRENT PUBLIC RECORDS; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 6 COURSES: COURSE 1, THENCE N71°02'59"E, 31.40 FEET; COURSE 2, THENCE S62°38'03"E, 447.96 FEET; COURSE 3, THENCE S62°16'36"E, 156.94 FEET; COURSE 4, THENCE S78°43'28"E, 60.20 FEET; COURSE 5, THENCE S56°36'20"E, 348.39 FEET; COURSE 6, THENCE S26°50'05"E, 107.15 FEET TO THE POINT OF TERMINATION OF SAID LINE DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910; THENCE S72°27'52"W, A DISTANCE 53.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.58 ACRES, MORE OR LESS.

CDD OPEN SPACE WEST PARCEL



A PART OF SECTION 44 AND 45, THE ISAAC HENDRICKS GRANT, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF REED AVENUE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED AND THE EASTERLY RIGHT OF WAY LINE OF BROADCAST PLACE, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE N02°27'30"E ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1062.78 FEET; THENCE N27°38'14"E, A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING; THENCE N27°38'14"E, A DISTANCE OF 28.35 FEET TO A POINT ON A LINE BEING THE BOUNDARY SEPARATING THE LANDS OF PRIVATE OWNERSHIP FROM THE ADJACENT STATE OWNED SOVEREIGNTY LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9008, PAGE 1216 AND OFFICIAL RECORDS BOOK 12686, PAGE 910, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE EASTERLY ALONG LAST SAID LINE THE FOLLOWING 7 COURSES: COURSE 1, THENCE N72°33'56"E, 61.48 FEET; COURSE 2, THENCE S73°04'04"E, 220.55 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; COURSE 3, THENCE N27°29'56"E ALONG SAID EXISTING SEAWALL, 25.35 FEET; COURSE 4, THENCE S62°16'12"E CONTINUING ALONG SAID EXISTING SEAWALL, 154.29 FEET; COURSE 5, THENCE S17°34'47"E DEPARTING SAID EXISTING SEAWALL, 23.74 FEET; COURSE 6, THENCE S39°24'04"E, 32.94 FEET; COURSE 7, THENCE S50°13'49"E, 74.57 FEET TO A POINT ON THE FACE OF AN EXISTING SEAWALL; THENCE N62°37'32"W ALONG SAID EXISTING SEAWALL, A DISTANCE OF 273.85 FEET; THENCE N77°01'03"W ALONG SAID EXISTING SEAWALL, A DISTANCE OF 226.29 FEET; THENCE S78°16'15"W ALONG SAID EXISTING SEAWALL, A DISTANCE OF 53.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.39 ACRES, MORE OR LESS.

## DISTRICT ENGINEER'S CERTIFICATE

December 21, 2022

Board of Supervisors  
The District Community Development District

Re: The District Community Development District (Duval County, Florida)  
Acquisition of Marina Development Rights

Ladies and Gentlemen:

The undersigned, a representative of Kimley-Horn and Associates, Inc. ("**District Engineer**"), as District Engineer for the District Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from Elements Development of Jacksonville, LLC ("**Developer**") of certain Development Rights as further described and identified in that certain Assignment of Development Rights to be dated on or about December 22, 2022 ("**Assignment**"), by and between the District and Developer ("**Marina Development Rights**"). The undersigned, an authorized representative of the District Engineer, hereby certifies that:

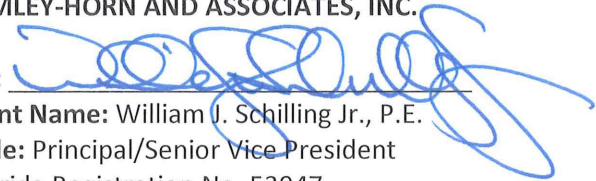
1. I have reviewed the Marina Development Rights. I have further reviewed certain documentation relating to the same, including but not limited to, the Assignment, the *RiversEdge Marina Feasibility (Rv2)* report dated December 20, 2022 ("**Feasibility Report**"), as prepared by Applied Technology & Management, Inc., a Geosyntec Company ("**ATM**"), evidence of valuation, agreements, plans, and other documents.
2. The Marina Development Rights is within the scope of the District's Capital Improvement Plan as set forth in the *RiversEdge Marina District Engineer's Report* dated November 28, 2022, as updated on December 20, 2022 ("**Engineer's Report**"), and the acquisition costs for the Marina Development Rights were expressly included as part of the Public Marina Project, as described in the Engineer's Report.
3. The Feasibility Report was prepared by ATM, a subconsultant to the District Engineer, and includes an opinion of value of the Marina Development Rights. The District may rely on the Feasibility Report for purposes of determining the fair market value of the Marina Development Rights.
4. The Marina Development Rights specially benefit property within the District as further described in the Engineer's Report.
5. The acquisition amount of \$3,000,000 for the Marina Development Rights is (i) fair and reasonable; and (ii) less than the fair market value of the Marina Development Rights as documented in the Feasibility Report prepared by ATM.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time to acquire the Marina Development Rights.

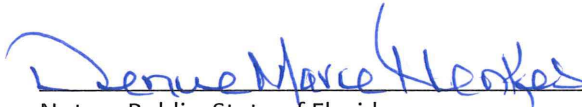
FURTHER AFFIANT SAYETH NOT.

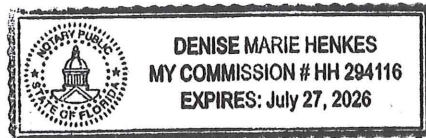
KIMLEY-HORN AND ASSOCIATES, INC.

By:   
Print Name: William J. Schilling Jr., P.E.  
Title: Principal/Senior Vice President  
Florida Registration No. 53947  
District Engineer

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of December, 2022, by William J. Schilling, Jr., of Kimley-Horn and Associates, Inc., who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida  
Print Name: DENISE MARIE HENKES  
Commission No.: HH294116  
My Commission Expires: 7.27.2026





# **THE DISTRICT**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **10**

**RESOLUTION 2023-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DISTRICT COMMUNITY DEVELOPMENT DISTRICT APPROVING THE ACQUISITION OF CERTAIN WORK PRODUCT; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

**WHEREAS**, , the District has adopted a capital improvement plan ("**Marina CIP**") for the planning, design, acquisition, construction, and installation of the public marina infrastructure improvements, facilities and services within and without the boundaries of the District, including acquiring the Marina Development Rights (defined below) ("**Marina Project**"), which plan is detailed in the *RiversEdge Marina District Engineer's Report*, dated November 28, 2022, as updated December 20, 2022, as may be amended from time to time ("**Marina Engineer's Report**"); and

**WHEREAS**, on December 20, 2022, the District and Elements Development of Jacksonville, LLC ("**Developer**") entered into that certain *Acquisition Agreement (Public Marina Project)* ("**Acquisition Agreement**"), which set forth the process by which the District may acquire the improvements and work product comprising the Marina CIP; and

**WHEREAS**, the Developer has advanced, funded, commenced and completed the preparation of certain Marina Work Product (as defined in the Acquisition Agreement) necessary to complete the Marina CIP ("**Work Product**"), as further described in **Exhibit A**; and

**WHEREAS**, at this time, the Developer wishes to sell to the District, and the District desires to acquire, the Work Product, as further described in **Exhibit A**.

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

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

**2. AUTHORIZATION FOR ACQUISITION OF WORK PRODUCT.** The Board of Supervisors ("**Board**") hereby authorizes the acquisition of the Work Product, as described in **Exhibit A**, for an amount not to exceed the Acquisition Amount provided in Exhibit A, subject to receive and finalization by District Counsel of the documentation required for the acquisition of the Work Product pursuant to the Acquisition Agreement.

**3. GENERAL AUTHORIZATION.** The Board and staff are hereby authorized and directed to do all such acts and things, and to execute and deliver all such documents as may be necessary to carry out and comply with the provisions of this Resolution, and all such actions 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. The Vice Chairperson shall be authorized to undertake any action herein authorized to be taken by the Chairperson, in the absence or unavailability of the Chairperson, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary. Further, each Assistant Secretary and the Secretary are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson or any other member of the Board as they appear on any documents which may be necessary or helpful in connection with the intent of this Resolution.

**4. SEVERABILITY.** If any section or part of a section of this Resolution is 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.

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

**6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of January, 2023.

ATTEST:

**DISTRICT COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chair, Board of Supervisors

**Exhibit A:** Description of Work Product



**Exhibit A: Description of Work Product**

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

**11**

After recording return to:  
David C. Cook, Esq.  
Foley & Lardner, LLP  
One Independent Drive, Suite 1300  
Jacksonville, FL 32202

### **TERMINATION OF TEMPORARY CONSTRUCTION EASEMENT**

**THIS TERMINATION OF TEMPORARY CONSTRUCTION EASEMENT** ("**Termination**") is made as of the \_\_\_ day of January, 2023, by and between **SCHOOL BOARD OF DUVAL COUNTY, FLORIDA**, a school board organized and existing under the laws of the State of Florida, whose mailing address is c/o Director, Real Estate, 1701 Presidential Duval, Jacksonville, FL 32207 ("**Grantor**") Elements Development of Jacksonville, LLC, a Florida limited liability company, whose address is c/o PHCC LLC d/b/a Preston Hollow Community Capital 1717 Main Street, Suite 3900, Dallas, TX 75201 ("**Grantee**") and **DISTRICT COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes, whose address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (the "**District**") (Grantor, Grantee and District being known herein collectively as the "**Parties**").

### **RECITALS**

WHEREAS, Grantor and Grantee executed that certain Temporary Construction Easement dated January 28, 2021, and recorded in Official Records Book 19616, Page 102, as assigned by Grantee to District pursuant to that certain Non-Exclusive Grant and Assignment of Easement dated March 8, 2021 and recorded in Official Records Book 19636, page 1305, as amended by that certain Amendment to the Temporary Construction Easement dated May 28, 2021, and recorded in Official Records Book 19756, page 289, all of the public records of Duval County, Florida (as amended, collectively, the "**Easement Agreement**"), affecting certain lands located in Duval County, Florida, more particularly described in the Easement Agreement; and

WHEREAS, the Parties desire to terminate the Easement Agreement.

### **AGREEMENT**

NOW, THEREFORE, in consideration of the premises and in consideration of the respective covenants and agreements to be performed and observed by Grantor and Grantee as set forth in the Easement Agreement, the Parties hereby agree as follows:

1. **Termination of Easement Agreement.** Grantor, Grantee and District hereby terminate the Easement Agreement, rendering it of no further force and effect.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Termination as of the day and year first above written.

ATTEST:

GRANTOR:

THE SCHOOL BOARD OF DUVAL COUNTY, Florida

By: \_\_\_\_\_

By: \_\_\_\_\_, Chairman

Form approval

Approval by Board: \_\_\_\_\_, 2023

By: \_\_\_\_\_  
Office of General Counsel

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of January, 2023, by Dr. Diana Greene, the Superintendent of Schools and Ex-Officio Secretary, on behalf of the School Board of Duval County, Florida, a body politic and corporate of the State of Florida, on behalf of the Board. Such person either [ ] is personally known to me or [ ] has produced a \_\_\_ state driver's license as identification: *(notary must check applicable box)*

- is/are personally known to me.
- produced a current \_\_\_\_\_ driver's license as identification.
- produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
(Notarial Seal)

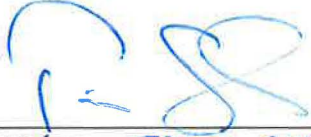


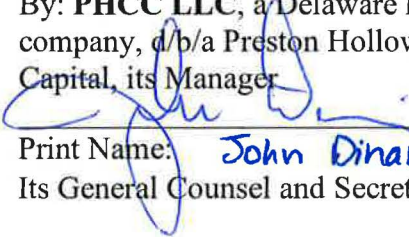
**WITNESSES:**

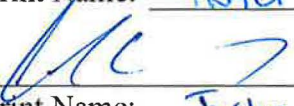
**GRANTEE:**

**ELEMENTS DEVELOPMENT OF JACKSONVILLE, LLC**, a Florida limited liability company

By: **PHCC LLC**, a Delaware limited liability company, d/b/a Preston Hollow Community Capital, its Manager


  
Print Name: TRACI SCHUTT

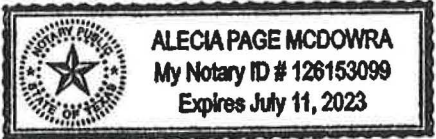
  
Print Name: John Dinan  
Its General Counsel and Secretary

  
Print Name: Justin McNeely

STATE OF TEXAS  
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of January, 2023, by John Dinan, the General Counsel and Secretary of PHCC LLC, a Delaware limited liability company, d/b/a Preston Hollow Community Capital, the Manager of Elements Development of Jacksonville, LLC, a Florida limited liability company, on behalf of the company. He/she either [] is personally known to me or [] has produced a \_\_\_\_\_ state driver's license as identification.

  
Signature of Notary  
Notary Public, State of Texas  
Printed Name: Alecia Page McDowra  
Commission No.: 126153099  
My commission expires: July 11, 2023



[NOTARIAL SEAL]

WITNESSES:

Jean Patton  
Print Name: Jean Patton

[Signature]  
Print Name: John Dodson

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of January, 2023, by Arthur E. Lancaster the Chairman of DISTRICT COMMUNITY DEVELOPMENT DISTRICT, a community development district established pursuant to Chapter 190, Florida Statutes, on behalf of the District. Such person either [ ] is personally known to me or [ ] has produced a \_\_\_ state driver's license as identification: *(notary must check applicable box)*

DISTRICT:

DISTRICT COMMUNITY DEVELOPMENT DISTRICT, a community development district established pursuant to Chapter 190, Florida Statutes

By: [Signature]

Print Name: Arthur E. Lancaster  
Title: Chairman

Jean B. Patton  
Print Name: Jean B. Patton  
Notary Public, State of Florida  
My Commission Expires: 8/8/2026  
Commission No.: 298351  
(Notarial Seal)



**THE DISTRICT**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2022**



**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2022**

	General Fund	Debt Service Fund Series 2020	Debt Service Fund Series 2022	Capital Projects Fund Series 2020	Capital Projects Fund Series 2022	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 43,607	\$ -	\$ -	\$ -	\$ -	\$ 43,607
Investments						
Revenue	-	7,966	-	-	-	7,966
Redemption	-	7,537	336	-	-	7,873
Reserve	-	3,396,942	422,928	-	-	3,819,870
Construction	-	-	-	7,881,098	6,947,958	14,829,056
Interest	-	892,970	709,189	-	-	1,602,159
Accounts receivable	29,245	-	-	-	-	29,245
Prepaid expense	100	-	-	-	-	100
Total assets	<u>\$ 72,952</u>	<u>\$4,305,415</u>	<u>\$1,132,453</u>	<u>\$ 7,881,098</u>	<u>\$6,947,958</u>	<u>\$20,339,876</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Accounts payable	\$ 10,272	\$ 19,313	\$ -	\$ 10,833	\$ -	\$ 40,418
Contracts payable	-	-	-	692,924	-	692,924
Retainage payable	-	-	-	329,167	-	329,167
Due to other	279	-	-	-	-	279
Landowner advance	40,653	-	-	-	-	40,653
Total liabilities	<u>51,204</u>	<u>19,313</u>	<u>-</u>	<u>1,032,924</u>	<u>-</u>	<u>1,103,441</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	29,245	-	-	-	-	29,245
Total deferred inflows of resources	<u>29,245</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>29,245</u>
Fund balances:						
Restricted for:						
Debt service	-	4,286,102	1,132,453	-	-	5,418,555
Capital projects	-	-	-	6,848,174	6,947,958	13,796,132
Unassigned	(7,497)	-	-	-	-	(7,497)
Total fund balances	<u>(7,497)</u>	<u>4,286,102</u>	<u>1,132,453</u>	<u>6,848,174</u>	<u>6,947,958</u>	<u>19,207,190</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 72,952</u>	<u>\$4,305,415</u>	<u>\$1,132,453</u>	<u>\$ 7,881,098</u>	<u>\$6,947,958</u>	<u>\$20,339,876</u>

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Developer contribution	\$ 6,633	\$ 19,565	\$ 280,690	7%
Interest and miscellaneous	5	8	-	N/A
Total revenues	<u>6,638</u>	<u>19,573</u>	<u>280,690</u>	7%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management	4,000	8,000	48,000	17%
CRA/city grant administration	416	833	5,000	17%
DSF accounting - series 2020	1,042	2,083	12,500	17%
DSF accounting - series 2022	521	1,042	6,250	17%
DSF accounting - series 2022 marina	-	-	6,250	0%
Legal	-	-	50,000	0%
Engineering	-	-	36,000	0%
Audit	-	-	7,500	0%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent - series 2020	292	583	3,500	17%
Dissemination agent - series 2022	146	292	1,750	17%
Dissemination agent - series 2022 marina	-	-	1,750	0%
Trustee	-	-	19,000	0%
Telephone	-	-	200	0%
Postage	-	25	500	5%
Printing & binding	-	-	500	0%
Legal advertising	117	444	1,500	30%
Annual special district fee	-	175	175	100%
Insurance	-	5,988	6,000	100%
Contingencies/bank charges	-	-	1,000	0%
Meeting room rental	350	350	900	39%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>6,884</u>	<u>19,815</u>	<u>210,690</u>	9%
<b>Field operations</b>				
Monitoring & reporting	-	-	40,000	0%
Field operations contingency	-	-	24,600	0%
Aquatic weed control	-	-	5,400	0%
Total field operations	<u>-</u>	<u>-</u>	<u>70,000</u>	0%
Total expenditures	<u>6,884</u>	<u>19,815</u>	<u>280,690</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	(246)	(242)	-	
Fund balances - beginning	(7,251)	(7,255)	-	
Fund balances - ending	<u>\$ (7,497)</u>	<u>\$ (7,497)</u>	<u>\$ -</u>	

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2020  
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ -	\$ 1,797,864	0%
Interest	9,333	16,330	-	N/A
Total revenues	<u>9,333</u>	<u>16,330</u>	<u>1,797,864</u>	1%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	-	1,781,250	0%
Total debt service	<u>-</u>	<u>-</u>	<u>1,781,250</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	9,333	16,330	16,614	98%
Fund balances - beginning	4,276,769	4,269,772	4,254,636	
Fund balances - ending	<u>\$ 4,286,102</u>	<u>\$ 4,286,102</u>	<u>\$ 4,271,250</u>	

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Interest	\$ 2,454	\$ 4,295	-	N/A
Total revenues	<u>2,454</u>	<u>4,295</u>	<u>-</u>	N/A
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	-	462,826	0%
Total debt service	<u>-</u>	<u>-</u>	<u>462,826</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	2,454	4,295	(462,826)	-1%
Fund balances - beginning	1,129,999	1,128,158	1,114,564	
Fund balances - ending	<u>\$ 1,132,453</u>	<u>\$ 1,132,453</u>	<u>\$ 651,738</u>	



**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2020  
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 20,192	\$ 36,321
Total revenues	20,192	36,321
<b>EXPENDITURES</b>		
Capital outlay	783,319	783,319
Total expenditures	783,319	783,319
Excess/(deficiency) of revenues over/(under) expenditures	(763,127)	(746,998)
Fund balances - beginning	7,611,301	7,595,172
Fund balances - ending	\$ 6,848,174	\$ 6,848,174

**THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022  
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 15,062	\$ 26,353
Total revenues	15,062	26,353
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	15,062	26,353
Fund balances - beginning	6,932,896	6,921,605
Fund balances - ending	\$ 6,947,958	\$ 6,947,958

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES A**

**DRAFT**  
**MINUTES OF MEETING**  
**THE DISTRICT**  
**COMMUNITY DEVELOPMENT DISTRICT**

The District Community Development District held a Landowners' Meeting on November 21, 2022 at 1:30 p.m., at 602 Shetter Avenue, Jacksonville Beach, Florida 32250.

**Present at the meeting were:**

Craig Wrathell	District Manager/Proxy Holder
Sarah Sandy (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 1:30 p.m. He was present, in person, and Ms. Sandy was attending via telephone. No members of the public, Landowners or Landowner Representatives were present.

Mr. Wrathell stated that Mr. John Dinan, General Counsel and duly authorized signatory for the Landowner, Elements Development of Jacksonville, LLC, PHCC LLC d/b/a Preston Hollow Community Capital, designated Mr. Wrathell as proxy holder of 21 votes. He is eligible to cast up to 21 votes per Seat.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Mr. Wrathell served as Chair to conduct the Landowners' Meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [SEATS 2, 4 & 5]**

**A. Nominations**

Mr. Wrathell nominated the following:

Seat 2	Jay Dodson
Seat 4	Vacant





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

\_\_\_\_\_  
Chair/Vice Chair

# **THE DISTRICT**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES B**

DRAFT

MINUTES OF MEETING  
THE DISTRICT  
COMMUNITY DEVELOPMENT DISTRICT

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The Board of Supervisors of the District Community Development District held a Regular Meeting on November 28, 2022, at 1:30 P.M., at 602 Shetter Avenue, Jacksonville Beach, Florida 32250.

**Present at the meeting were:**

Art Lancaster	Chair
John Dodson	Vice Chair
Jay Dodson	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Sarah Sandy	District Counsel
Bill Schilling	District Engineer
Bob Gang (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 1:34 p.m. He recapped the results of the Landowners' Election, held on November 21, 2022, as follows:

Seat 2	Jay Dodson	21 Votes	4-Year Term
Seat 4	Vacant	0 Votes	
Seat 5	Jean Patton	21 Votes	4-Year Term

- **Administration of Oath of Office to Newly Elected Supervisors**  
**This item, previously the Third Order of Business, was presented out of order.**

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Jay Dodson. The Oath of Office will be administered to Ms. Patton another time. Mr. Jay Dodson was familiar with the items in the Supervisor's package.

Supervisors Lancaster, Jay Dodson and John Dodson were present. Supervisor-Elect Ms. Jean Patton was not present. One seat was vacant.



36 **SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Item (*limited to 3 minutes per individual*)**

37  
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There were no public comments.

41 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors (*the following will be provided in a separate package*)**

42  
43  
44  
45

The Oath of Office was administered during the First Order of Business.

- 46 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 47 **B. Membership, Obligations and Responsibilities**
- 48 **C. Financial Disclosure Forms**
  - 49 **I. Form 1: Statement of Financial Interests**
  - 50 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - 51 **III. Form 1F: Final Statement of Financial Interests**
- 52 **D. Form 8B - Memorandum of Voting Conflict**

53

54 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01, 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**

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61 Mr. Wrathell presented Resolution 2023-01. He reiterated the election results reported  
62 during the First Order of Business.

63

64 **On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in**  
65 **favor, Resolution 2023-01, Canvassing and Certifying the Results of the**  
66 **Landowners' Election of Supervisors Held Pursuant to Section 190.006(2),**  
67 **Florida Statutes, and Providing for an Effective Date, was adopted.**

68  
69

70 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-02,**  
 71 **Designating Certain Officers of the District,**  
 72 **and Providing for an Effective Date**  
 73

74 Mr. Wrathell presented Resolution 2023-02. Mr. Lancaster nominated the following  
 75 slate of officers:

76	Chair	Art Lancaster
77	Vice Chair	John Dodson
78	Secretary	Craig Wrathell
79	Assistant Secretary	Jay Dodson
80	Assistant Secretary	Jean Patton
81	Assistant Secretary	Vacant

82 No other nominations were made. Prior appointments by the Board for Treasurer and  
 83 Assistant Treasurer remain unaffected by this Resolution.

84

85 **On MOTION by Mr. John Dodson and seconded by Mr. Jay Dodson, with all in**  
 86 **favor, Resolution 2023-02, Designating Certain Officers of the District, as**  
 87 **nominated, and Providing for an Effective Date, was adopted.**

88

89

90 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

91

92 Mr. Wrathell presented the following items for ratification:

- 93 **A. Ratification of Requisitions**
- 94 **I. Number 2020-79: American Precast Structures, LLC [\$17,225.00]**
- 95 **II. Number 2020-80: Ferguson Waterworks [\$237,088.80]**
- 96 **III. Number 2020-81: Shoreline Foundation, Inc. [\$119,913.77]**
- 97 **IV. Number 2020-85: J.B. Coxwell Contracting, Inc. [\$618,768.67]**
- 98 **V. Number 2020-86: American Precast Structures, LLC [\$52,793.00]**
- 99 **VI. Number 2020-87: J.B. Coxwell Contracting, Inc. [\$308,393.14]**
- 100 **VII. Number 2020-88: Ferguson Waterworks [\$15,756.00]**
- 101 **VIII. Number 2020-89: Ferguson Waterworks [\$15,125.30]**
- 102 **IX. Number 2020-90: Ferguson Waterworks [\$8,640.76]**

- 103 X. Number 2020-91: Shoreline Foundation, Inc. [\$299,737.75]
- 104 XI. Number 2020-92: Kimley-Horn and Associates, Inc. [\$540,984.10]
- 105 XII. Number 2020-93: Kutak Rock, LLP [\$4,755.50]
- 106 XIII. Number 2020-94: Fulcrum, LLC [\$22,500.00]
- 107 XIV. Number 2020-95: Shoreline Foundation, Inc. [\$92,894.29]
- 108 XV. Number 2020-96: J.B. Coxwell Contracting, Inc. [\$398,278.51]
- 109 XVI. Number 2020-97: Kimley-Horn and Associates, Inc. [\$162,122.78]
- 110 XVII. Number 2020-98: Kutak Rock, LLP [\$2,497.50]
- 111 XVIII. Number 2020-99: Fulcrum, LLC [\$7,500.00]
- 112 XIX. Number 2020-100: J.B. Coxwell Contracting, Inc. [\$882,602.85]
- 113 XX. Number 2020-101: American Precast Structures, LLC [\$20,322.00]
- 114 XXI. Number 2020-102: J.B. Coxwell Contracting, Inc. [\$239,499.93]

115

116 **On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in**  
 117 **favor, Requisition Numbers 2020-79 through 2020-81 and 2020-85 through**  
 118 **2020-102, were ratified.**

119

120

**SEVENTH ORDER OF BUSINESS**

**Project Construction Related Items**

122

**A. Ratification of Prudential Drive Utility Improvements Final Acceptance Documents**

124 Ms. Sandy stated that Mr. Wrathell executed certain documents in order to finalize the  
 125 turnover of certain utilities in Prudential Drive to JEA, including the Final Waiver and Release of  
 126 Lien from J.B. Coxwell Contracting, Inc. While often the Chair signs, the District Manager  
 127 originally signed the permit therefore the District Manager needed to sign in order to close it  
 128 out. The District Engineer also provided the District a certificate the District could rely on as part  
 129 of the close out.

130

131 **On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in**  
 132 **favor, the Prudential Drive Utility Improvements Final Acceptance Documents,**  
 133 **were ratified.**

134

135

- 136 **B. Consideration of Resolution 2023-03, Amending Resolution 2019-14, Granting the**
- 137 **Authority to Execute Real and Personal Property Conveyance and Dedication**
- 138 **Documents, and Plats and Other Documents Related to the Development of the**
- 139 **District’s Improvements; Addressing Conflicts and Severability; and Providing for**
- 140 **Severability and an Effective Date**

141 Mr. Wrathell stated that this Resolution amends the prior Resolution, giving the District  
142 Manager authority to sign, accept or execute plats and certain project construction and  
143 conveyance related documents on the District’s behalf, during the Chair and Vice Chair’s  
144 absence. Ms. Sandy and Mr. Schilling will review such documents prior to being presented for  
145 execution.

146

**On MOTION by Mr. John Dodson and seconded by Mr. Jay Dodson, with all in favor, Resolution 2023-03, Amending Resolution 2019-14, Granting the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, and Plats and Other Documents Related to the Development of the District’s Improvements; Addressing Conflicts and Severability; and Providing for Severability and an Effective Date, was adopted.**

153

154

- 155 **C. Consideration of Second Amendment to BSRA & Clean Closure Plan and Ratification of**
- 156 **Amended and Restated Site Access Agreement**

157 Ms. Sandy stated that, after a year-long process, the Florida Department of  
158 Transportation (FDOT) signed off on adding the CDD as a party to the Agreement; she and  
159 additional Counsel have been working on this matter with the Florida Department of  
160 Environmental Protection (FDEP).

161

**On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, the Second Amendment to the Brownfield Site Rehabilitation Agreement “BSRA” and Clean Closure Plan and Ratification of the Amended and Restated Site Access Agreement, was approved.**

166

167

- 168 **D. Consideration of Cost-Sharing and Escrow Agreement between the District, Corner Lot**
- 169 **and Elements Development of Jacksonville, LLC**



170 Ms. Sandy presented the Cost-Sharing and Escrow Agreement. The lot location is  
171 outside the CDD’s boundaries, south of the school property. Regarding if the “Corner Lot” went  
172 through the public bid process, Mr. Schilling believed a ground lease with JTE to develop the lot  
173 will be entered into; this is similar to Kings Avenue Cross.

174 Regarding the permit, Ms. Sandy stated that, in addition to the Agreement, the utility  
175 plans changed slightly at JEA’s direction, as Corner Lot was required to reroute and upsize the  
176 utility lines. As such, Corner Lot asked if the District would agree to J.B. Coxwell Contracting,  
177 Inc., to perform the work as part of the CDD’s Phase III project. Corner Lot will pay the upsizing  
178 costs and any additional costs associated with the change in plans above and beyond what the  
179 CDD would have to pay.

180 Mr. Schilling and Ms. Sandy addressed comments about holding 110% of the estimated  
181 costs in escrow, the CDD’s capability to unwind the plans if the deal falls through and the actual  
182 cost estimate. Mr. Schilling stated that, once the project is completed, there will be roughly  
183 300’ less force main to construct and water line; he expects the CDD’s net result cost savings  
184 will be about \$200,000 to \$250,000.

185 Ms. Sandy stated approval should be in substantial form, as Staff continues to work with  
186 Corner Lot and they are still working on easement rights with Elements Development of  
187 Jacksonville, LLC. Mr. Wrathell stated there is language in the Agreement stating that the  
188 improvements that they are completing will be tied into the CDD’s Capital Improvement Plan  
189 (CIP).

190

**On MOTION by Mr. Jay Dodson and seconded by Mr. John Dodson, with all in favor, the Cost-Sharing and Escrow Agreement between The District, Corner Lot and Elements Development of Jacksonville, LLC, as outlined by District Staff, in substantial form, was approved.**

195

196

**EIGHTH ORDER OF BUSINESS**

**Capital Finance Related Items**

198

199 Mr. Wrathell stated that this section relates to the overall intent to issue bonds and  
200 bond anticipation notes for the Marina Project, bonds for the revised Master CIP, and wrap in  
201 the existing 2020 and 2022 Bonds, as the CIP is being revised, which included incurring

202 additional costs, and to push back the capitalized interest period related to payment on the  
203 bonds.

204 **A. Bond Financing Team Funding Agreement**

205 Mr. Wrathell presented the Bond Financing Team Funding Agreement. Ms. Sandy stated  
206 that this agreement covers all the financing items Mr. Wrathell just mentioned.

207

208 **On MOTION by Mr. Jay Dodson and seconded by Mr. Lancaster, with all in**  
209 **favor, the Bond Financing Team Funding Agreement, in substantial form,**  
210 **subject to Present Hollow Community Capital's (PHCC's) final review, was**  
211 **approved.**

212

213

214 Mr. John Dodson clarified that the Corner Lot Cost-Sharing and Escrow Agreement  
215 previously discussed and approved provides escrowed funds at 125% of the additional work  
216 costs, not 110% as previously stated.

217 **B. REV Grant Revenue & Special Assessment Bonds**

218 The Financing Timeline and Responsibility Schedule was included for informational  
219 purposes.

220 **I. Presentation of Amended and Restated District Engineer's Report**

221 Mr. Schilling noted the substantive changes to the Amended and Restated District  
222 Engineer's Report dated November 28, 2022, as follows:

223 ➤ The CIP was updated to add the additional improvements, which resulted in additional  
224 costs, and a discussion about the potential for additional lands that might be added to the CDD  
225 in the future. The areas include the School Board property, some abandoned right-of-way areas  
226 (ROW), the deck area on the intake structure and the Idaho right-of-way.

227 ➤ The additional CIP project costs to the CDD include the Buried Foundation and the  
228 Riverfront Bulkhead, which will create a little under ½ acre of usable space on the river.

229 ➤ The additional CIP project costs to the CRA include improvements to the parks and  
230 roads; as a result of working with the City and the Downtown Investment Authority (DIA).

231 ➤ A new pavilion/amphitheater in Central Park was added to the CIP, at a cost of  
232 approximately \$2.5 to \$3 million.

233 ➤ Minor changes were made to the other categories, when compared to the prior Report,  
234 because costs are now based on current construction prices. J.B. Coxwell Contracting, Inc., and  
235 Element were the contractors expected to do the street work.

236 In response to a question, Mr. Schilling stated that DIA will not be contributing anything  
237 beyond the \$23 million grant but there is a possibility, and discussions ongoing, of reworking  
238 the grant.

239 Ms. Sandy asked if the overall revised CIP amount is \$67,825,132.

240 Mr. Schilling replied affirmatively.

241 Ms. Sandy stated per the report that amount includes the CDD Project, the CRA Project  
242 and improvements that the \$23 million will cover and, if the \$23 million is deducted, the cost is  
243 closer to \$44.8 million for the revised costs.

244 Mr. Schilling stated while most of the Marina costs had been removed from the revised  
245 CIP one line item that remained under the CDD’s portion of the CIP costs is the horizontal  
246 infrastructure for the Marina, accounting for some of the costs of utilities.

247 Ms. Sandy stated that the Bond Anticipation Note and bonds to finalize the Marina  
248 project will be addressed next, which includes a separate Marina Engineer’s Report.

249 Ms. Sandy posed the following questions and Mr. Schilling responded, as follows:

250 Ms. Sandy: Is it your opinion, that the cost estimate, as revised, are reasonable for a  
251 project of this size and scope?

252 Mr. Schilling: Yes.

253 Ms. Sandy: Is there any reason to believe that the CDD could not carry out the CIP, as  
254 presented, at this time?

255 Mr. Schilling: I believe the CDD can carry out the CIP, as presented.

256

**On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, the Amended and Restated District Engineer’s Report dated November 28, 2022, in substantial form, was approved.**

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**II. Presentation of Amended and Restated Master Special Assessment Methodology Report**

264 Mr. Wrathell reviewed Tables 1 through 6. He stated that the lien will be placed on all  
265 the acreage within the boundaries of the CDD and, as such, the last section of the Legal  
266 Description less and accepting certain property will be removed. He also noted the revised  
267 assessment methodology was being presented to account for an increased par amount of  
268 bonds anticipated to be issued by the District, the District’s anticipated use of convertible  
269 capital appreciation bonds, and account for other additional updates to the CIP and  
270 development plan.

271 Ms. Sandy posed the following questions and Mr. Wrathell responded, as follows:

272 Ms. Sandy: Based on your professional opinion, do the lands subject to the assessments  
273 receive a special benefit from the CIP?

274 Mr. Wrathell: Yes.

275 Ms. Sandy: Are the special assessments reasonably apportioned among the assessed  
276 lands?

277 Mr. Wrathell: Yes.

278 Ms. Sandy: Is it reasonable, proper and just to assess the costs of the CIP to the lands  
279 within the District, in accordance with the Methodology?

280 Mr. Wrathell: Yes.

281 Ms. Sandy: Will the special benefits received by the lands be equal to or in excess of the  
282 maximum special assessments?

283 Mr. Wrathell: Yes.

284 Ms. Sandy: Is it in the best interest of the District that the maximum special assessments  
285 be paid and collected in accordance with the Methodology?

286 Mr. Wrathell: Yes.

287 Ms. Sandy pointed out that per the report some of the Equivalent Residential Units  
288 (ERU’s) were changed slightly to better correspond to the updated land uses proposed for the  
289 development.

290

291 **On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in**  
292 **favor, the Amended and Restated Master Special Assessment Methodology**  
293 **Report dated November 28, 2022, in substantial form, was approved.**



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**III. Consideration of Resolution 2023-04, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat And a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Mr. Wrathell presented Resolution 2023-04. Ms. Sandy outlined the following to be inserted into Resolution 2023-04:

Page 2, Section 4A: Insert \$67,825,132

Page 2, Section 4B: Insert \$70 million and \$5,958,453.13, respectively.

**On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Resolution 2023-04, as amended, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat And a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for January 17, 2023, at 1:30 P.M., at 602 Shetter Avenue, Jacksonville Beach, Florida 32250; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.**

**IV. Consideration of Resolution 2023-05, Amending and Supplementing Resolution No. 2019-31 of the District Adopted on March 25, 2019 (the "2019 Bond Resolution"); Authorizing an Increase in the Maximum Aggregate Principal Amount of Grant Revenue and Special Assessment Bonds Authorized to be Issued by the District, in Several Series, From \$44,500,000,000 to \$70,000,000;**

328                    **Providing for the Judicial Validation of Such Additional Bonds; Ratifying and**  
329                    **Reaffirming Resolution No. 2019-31 Except as Amended and Supplemented**  
330                    **Herein; Providing for an Effective Date; and Providing for Other Related**  
331                    **Matters**

332                    Mr. Gang presented Resolution 2023-05.

333                    Mr. Gang explained that this Resolution authorizes District Counsel and Bond Counsel to  
334 file an additional new validation suit that will raise the total amount of bonds issuable from the  
335 \$44,500,000 originally validated in 2019 in Duval County Circuit Court, to \$70 million. The  
336 additional amount will cover the conversion of the exchange bonds and any additional capital  
337 infrastructure that might be needed in the future.

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340                    **On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in**  
341                    **favor, Resolution 2023-05, Amending and Supplementing Resolution No. 2019-**  
342                    **31 of the District Adopted on March 25, 2019 (the "2019 Bond Resolution");**  
343                    **Authorizing an Increase in the Maximum Aggregate Principal Amount of Grant**  
344                    **Revenue and Special Assessment Bonds Authorized to be Issued by the**  
345                    **District, in Several Series, From \$44,500,000,000 to \$70,000,000; Providing for**  
346                    **the Judicial Validation of Such Additional Bonds; Ratifying and Reaffirming**  
347                    **Resolution No. 2019-31 Except as Amended and Supplemented Herein;**  
348                    **Providing for an Effective Date; and Providing for Other Related Matters, was**  
349                    **adopted.**

350

351

352                    **C. Marina Bonds and Bond Anticipation Notes**

353                    Mr. Wrathell stated that the Marina's only revenue source to pay the bond debt and its  
354 operations will be from the revenues it generates; it will not be backed by non-ad valorem  
355 special assessments.

356                    **I. Presentation of Rivers Edge Marina District Engineer's Report**

357                    Mr. Schilling presented the Rivers Edge Marina District Engineer's Report, dated  
358 November 28, 2022. He reported the following:

359                    ➤ He and Geosyntec Consultants developed the Marina plan, which Elements approved.

360 ➤ The CIP contemplates Docks A thru F, which will consist of three floating and three fixed  
361 docks, boat lifts, a dock master building and utilities to support the Marina.

362 ➤ The total CIP Opinion of Cost is estimated at \$24,770,000.

363 Mr. Schilling requested approval in substantial form.

364 Ms. Sandy posed the following questions and Mr. Schilling responded, as follows:

365 Ms. Sandy: Are the cost estimates for the Marina project reasonable for a project of this  
366 size and scope?

367 Mr. Schilling: In my opinion, yes.

368 Ms. Sandy: Do you know of any reason the CDD could not carry out the Marina project?

369 Mr. Schilling: I do not know of any reason.

370 Mr. Lancaster stated that, while he agreed with Mr. Schilling’s methodology, there were  
371 a lot of market driven assumptions within the Feasibility Report.

372 Discussion ensued regarding the Feasibility Report being more about the market and  
373 revenue generated and that the bonds may carry a premium on the interest rate, when issued,  
374 if there is not more certainty regarding the potential revenue to be generated.

375

376 **On MOTION by Mr. John Dodson and seconded by Mr. Jay Dodson, with all in**  
377 **favor, the Rivers Edge Marina District Engineer’s Report dated November 28,**  
378 **2022, in substantial form, and authorizing its use in connection with the**  
379 **financing, was approved.**

380

381

382 **II. Presentation of Marina Feasibility Report.**

383 Mr. Wrathell highlighted the analysis on Page 56 of the Marina Feasibility Report dated  
384 May 20, 2022, which was based on the consultant’s experience, and stated that the revenues  
385 that can be generated by this Marina will be sufficient to cover the debt service on the  
386 proposed bonds, as well as covering operating costs for the Marina. Ms. Sandy stated that a  
387 revised Report may be presented later for approval, when it is time to set the rates.

388 **III. Consideration of Resolution 2023-06, Authorizing the Issuance of Not to Exceed**  
389 **\$40,000,000 Aggregate Principal Amount of District Community Development**  
390 **District Revenue Bonds, Series [to Be Determined] (Public Marina Project), in**

391 **One or More Series, to Pay All or a Portion of the Costs of the Planning,**  
392 **Financing, Construction and/or Acquisition of Public Infrastructure**  
393 **Improvements Consisting of a Public Marina and Associated Professional Fees**  
394 **and Incidental Costs Pursuant to Chapter 190, Florida Statutes, as Amended;**  
395 **Appointing a Trustee; Approving the Form of and Authorizing the Execution**  
396 **and Delivery of a Trust Indenture; Providing that Such Bonds Shall Not**  
397 **Constitute a Debt, Liability or Obligation of the District Community**  
398 **Development District, the City of Jacksonville, Florida, or the State of Florida or**  
399 **of Any Political Subdivision Thereof, But Shall Be Payable From Net Revenues**  
400 **of the Public Marina Project; Providing for the Judicial Validation of Such**  
401 **Bonds; and Providing for Other Related Matters (Public Marina Project)**

402 Mr. Gang presented Resolution 2023-06, which accomplishes the following:

- 403 ➤ This is a starting point to issue long-term debt for the Marina.
- 404 ➤ Authorizes issuance of the maximum principal of the bonds not to exceed \$40 million  
405 and will be secured by Pledge Revenues, which are going to be defined in a separate Marina  
406 Trust Indenture, as net revenues after expenses of operation.
- 407 ➤ For validation purposes, sets forth that the maximum interest will be whatever the  
408 maximum legal rate is and the maximum term of 40 years. The term will most likely be less than  
409 40 years.

410 Mr. Gang stated that, regarding the Revenue Bond Trust Indenture, he is working with  
411 Preston Hallow on structuring the coverage test that pertains to the flow of funds.

- 412 ➤ Appoints U.S. Bank Trust Company, N.A. as the Trustee.
- 413 ➤ Authorizes Counsel to file a separate parallel lawsuit for validating the Marina Revenue  
414 Bonds.

415 Ms. Sandy stated they are looking into potentially filing as one complaint but have not  
416 finalized which approach yet.

417 Mr. Gang stated that the most recent version of the Marina Project's estimated cost  
418 will be attached to this Resolution. The Resolution provides the Marina Project and its  
419 estimated costs may be further described in an Engineer's Report prepared by the District



420 Engineer at a later time. The Marina Bond and Grant Revenue documents will be presented  
421 after the validation is finalized.

422

423 **On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in**  
424 **favor, Consideration of Resolution 2023-06, Authorizing the Issuance of Not to**  
425 **Exceed \$40,000,000 Aggregate Principal Amount of District Community**  
426 **Development District Revenue Bonds, Series [to Be Determined] (Public Marina**  
427 **Project), in One or More Series, to Pay All or a Portion of the Costs of the**  
428 **Planning, Financing, Construction and/or Acquisition of Public Infrastructure**  
429 **Improvements Consisting of a Public Marina and Associated Professional Fees**  
430 **and Incidental Costs Pursuant to Chapter 190, Florida Statutes, as Amended;**  
431 **Appointing a Trustee; Approving the Form of and Authorizing the Execution**  
432 **and Delivery of a Trust Indenture; Providing that Such Bonds Shall Not**  
433 **Constitute a Debt, Liability or Obligation of the District Community**  
434 **Development District, the City of Jacksonville, Florida, or the State of Florida or**  
435 **of Any Political Subdivision Thereof, But Shall Be Payable From Net Revenues**  
436 **of the Public Marina Project; Providing for the Judicial Validation of Such**  
437 **Bonds; and Providing for Other Related Matters (Public Marina Project), was**  
438 **adopted.**

439

440 **IV. Consideration of Resolution 2023-07, Authorizing the Issuance and Delivery of**  
441 **a District Community Development District Bond Anticipation Note, Series**  
442 **2022 (Public Marina Project), in a Principal Amount Not to Exceed \$5,000,000,**  
443 **to Provide Interim Funds for the Payment of a Portion of the Costs of the**  
444 **Planning, Financing, Equipping, Installing, Acquisition, Construction, and/or**  
445 **Reconstruction of the Public Marina Project of the District; Approving the**  
446 **Private Placement Negotiated Sale of the Note; Appointing a Paying Agent and**  
447 **Registrar for the Note; Creating a Note Redemption Account; Providing for**  
448 **Incidental Action; and Providing for Severability and an Effective Date (Public**  
449 **Marina Project)**

450 Mr. Gang presented Resolution 2023-07. This Resolution authorizes the issuance of  
451 Bond Anticipation Notes in order to fund the public maria project, which will likely close before  
452 the end of the year.

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**On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Resolution 2023-07, Authorizing the Issuance and Delivery of a District Community Development District Bond Anticipation Note, Series 2022 (Public Marina Project), in a Principal Amount Not to Exceed \$5,000,000, to Provide Interim Funds for the Payment of a Portion of the Costs of the Planning, Financing, Equipping, Installing, Acquisition, Construction, and/or Reconstruction of the Public Marina Project of the District; Approving the Private Placement Negotiated Sale of the Note; Appointing a Paying Agent and Registrar for the Note; Creating a Note Redemption Account; Providing for Incidental Action; and Providing for Severability and an Effective Date (Public Marina Project), was adopted.**

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**NINTH ORDER OF BUSINESS**

**Boundary Amendment**

467

- A. Consideration of Resolution 2023-08, Directing the Chairman and District Staff to File a Petition with the City of Jacksonville, Florida, Requesting the Passage of an Ordinance Amending the District’s Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date**

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Ms. Sandy presented Resolution 2023-08, which will amend the CDD’s boundaries to include certain properties, in the near future. She stated that work on the final legal description is still underway and presented a draft legal description that will be attached to the Resolution. The final legal description will be used for the petition to amend the boundaries. Additionally, all the parcels may not be ready to amend into the District's boundary at the same time; timing will be determined based on if/when Elements or another cooperating entity receives title to the property; however, we want to authorize moving forward with all at this time. If we have to do pursuant to different petitions to the City, then we will do such.

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**On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Resolution 2023-08, subject to finalizing the Legal Description, Directing the Chairman and District Staff to File a Petition with the City of Jacksonville, Florida, Requesting the Passage of an Ordinance Amending the District’s Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted.**

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492 **B. Boundary Amendment Funding Agreement.**

493 Ms. Sandy presented the Boundary Amendment Funding Agreement.

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**On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, Boundary Amendment Funding Agreement, was approved.**

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499 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09, Approving the Conveyance of Certain Real Property; Authorizing the Chairperson to Take the Necessary Actions to Facilitate the Conveyance and Providing General Authorization; and Addressing Severability, Conflicts and an Effective Date**

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507 Ms. Sandy presented Resolution 2023-09. The CDD will receive payment on the  
508 property.

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**On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in favor, Resolution 2023-09, Approving the Conveyance of Certain Real Property; Authorizing the Chairperson to Take the Necessary Actions to Facilitate the Conveyance and Providing General Authorization; and Addressing Severability, Conflicts and an Effective Date, was adopted.**

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516 **ELEVENTH ORDER OF BUSINESS**

**Consideration of the Lake Doctors, Inc. Agreement for Vegetation Management Services**

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520 Mr. Wrathell presented the Lake Doctors, Inc. Agreement for weed control.

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**On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in favor, the Lake Doctors, Inc. Agreement, for Vegetation Management Services, for the sea wall, at a cost of \$275 bi-monthly, was approved.**

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527 **TWELFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
528 **Statements as of September 30, 2022**

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530 Mr. Wrathell presented the Unaudited Financial Statements as of September 30, 2022.

531  
532 **On MOTION by Mr. Lancaster and seconded by Mr. John Dodson, with all in**  
533 **favor, the Unaudited Financial Statements as of September 30, 2022, were**  
534 **accepted.**

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537 **THIRTEENTH ORDER OF BUSINESS** **Approval of August 15, 2022 Public Hearing**  
538 **and Regular Meeting Minutes**

539  
540 Mr. Wrathell presented the August 15, 2022 Public Hearing and Regular Meeting  
541 Minutes.

542  
543 **On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in**  
544 **favor, the August 15, 2022 Public Hearing and Regular Meeting Minutes, as**  
545 **presented, were approved.**

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547  
548 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

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550 **A. District Counsel: *Kutak Rock LLP***

551 There was no report.

552 **B. District Engineer: *Kimley-Horn and Associates, Inc.***

553 **• Consideration of Amendments to Task Orders**

554 Mr. Schilling presented the following and stated that each reflects updates to the billing  
555 rates, budgets and tasks:

556 **I. Amendment One to Task Order No. Two (CDD)**

557 **II. Amendment Four to Task Order No. Three (CRA)**

558 **III. Amendment Four to Task Order No. Five (CDD)**

559  
560 **On MOTION by Mr. Lancaster and seconded by Mr. Jay Dodson, with all in**  
561 **favor, Amendment One to Task Order No. Two (CDD), Amendment Four to**



562 Task Order No. Three (CRA) and Amendment Four to Task Order No. Five  
563 (CDD), were approved.

564  
565  
566 Mr. Schilling stated that construction is proceeding and bulkhead work is 95%  
567 completed, which basically consists of punch list items. J. B. Coxwell completed several projects.

568 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 569 • **NEXT MEETING DATE: December 19, 2022 at 1:30 P.M.**

- 570 ○ **QUORUM CHECK**

571 The next meeting on December 19, 2022 may be cancelled.

572

<b>FIFTEENTH ORDER OF BUSINESS</b>	<b>Board Members' Comments/Requests</b>
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575 There were no Board Members' comments or requests.

576

<b>SIXTEENTH ORDER OF BUSINESS</b>	<b>Public Comments: Non-Agenda Items (limited to 3 minutes per individual)</b>
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580 There were no public comments.

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<b>SEVENTEENTH ORDER OF BUSINESS</b>	<b>Adjournment</b>
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585 On MOTION by Mr. John Dodson and seconded by Mr. Jay Dodson, with all in  
586 favor, the meeting adjourned at 2:36 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **THE DISTRICT**

**COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF REPORTS**

**DISTRICT COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*602 Shetter Avenue, Jacksonville Beach, Florida 32250*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 17, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>November 21, 2022</b> <i>Regular Meeting rescheduled to November 28, 2022</i>	<b>Landowners' Meeting</b>	<b>1:30 PM</b>
<b>November 28, 2022</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>December 19, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>January 17, 2023*</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>February 20, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>March 20, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>April 17, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>May 15, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>June 19, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>July 17, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>August 21, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>
<b>September 18, 2023</b>	<b>Regular Meeting</b>	<b>1:30 PM</b>

*\*January meeting one day later to accommodate January 16, 2023 - MLK Holiday*