

ORDINANCE NO. 2021-30

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2020); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

RECITALS

WHEREAS, Dream Finders Homes, LLC ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property, described in attached **Exhibit A**, to be included in the District, petitioned the St. Johns County Board of Commissioners (the "County") to adopt an ordinance establishing the Cordova Palms Community Development District (the "District"), with petition attached as **Exhibit B**, pursuant to Chapter 190, Florida Statutes (2020); and

WHEREAS, Petitioner is a Florida limited liability company, authorized to conduct business in the State of Florida; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on May 18, 2021; and

WHEREAS, upon consideration of the record established at that hearing, the County determined: that the statements within the Petition were true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; that the land within the District is of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community

development services and facilities; and that the area to be served by the District is amenable to separate special district governance; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THAT:

SECTION 1. The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY. This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2020).

SECTION 3. DISTRICT NAME. There is hereby established a Community Development District situated entirely within the unincorporated limits of St. Johns County, Florida, which District shall be known as the "Cordova Palms Community Development District."

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference. The proposed District covers approximately 292.89 acres of land. The site is generally located west of U.S. Highway 1, south of 9 Mile Road/International Golf Parkway, and North of Lafayette Avenue, in unincorporated St. Johns County, Florida.

SECTION 5. FUNCTIONS AND POWERS. The general powers and functions of the District are described in Chapter 190, Florida Statutes (2020). The District is also authorized to exercise additional special powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, as authorized and described in Section 190.012(2)(a), Florida Statutes.

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Batey McGraw, Don Gullion, Linda Richardson, Benjamin Peterson, Louis Cowling. All of the above-styled persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE. Nothing in this Ordinance shall be deemed as affirmative acceptance by St. Johns County of any

financial, operational, maintenance, or any other responsibilities of the District, nor be deemed as affirmative acceptance of any proposed improvement.

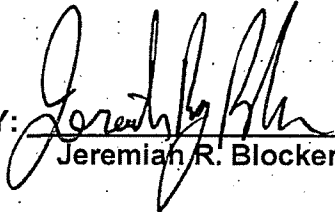
SECTION 8. SEVERABILITY. If any provision of this Ordinance or the application thereof is formally determined by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9. SCRIVENER'S ERRORS. The correction of typographical and/or scrivener's errors contained in this Ordinance including Exhibit A hereto and which do not affect the intent of this Ordinance may be authorized by the County Attorney or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the County Clerk.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect pursuant to Florida general law.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 18th DAY OF May, 2021.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY

BY: 
Jeremiah R. Blocker, Chair

RENDITION DATE: MAY 20 2021

ATTEST: Brandon J. Patty, CLERK OF THE
CIRCUIT COURT & COMPTROLLER

BY: 
Deputy Clerk

EFFECTIVE DATE: _____

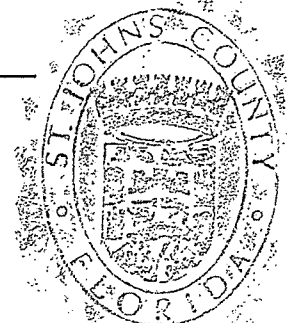


EXHIBIT A

EXTERNAL BOUNDARIES OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

SURVEYOR'S DESCRIPTION:

Parcel 9:

A portion of Sections 10 and 15, and a portion of Section 50 of the Pablo Sabate Grant, Township 6 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 4658, page 1207, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 15; thence North 89°47'16" East, along the Southerly line of said Section 15, a distance of 1339.93 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 1905, page 268, of said Public Records, and the Point of Beginning.

From said Point of Beginning, thence North 00°53'35" West, departing said Southerly line of Section 15 and along the Easterly line of said Official Records Book 1905, page 268, a distance of 2672.18 feet to the Northeasterly corner thereof; thence South 89°13'09" West, along the Northerly line of said Official Records Book 1905, page 268, a distance of 1339.65 feet to a point lying on the Westerly line of said Section 15; thence North 00°53'21" West, along said Westerly line, 2659.81 feet to the Southwest corner of said Section 10; thence North 01°59'46" West, along the Westerly line of said Section 10, a distance of 2601.17 feet to the Northerly most corner of said Section 10, said corner lying on the Westerly line of said Section 50 of the Pablo Sabate Grant; thence North 30°16'44" West, along said Westerly line of Section 50, a distance of 3599.14 feet to its intersection with the Southwesterly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established; thence South 37°52'52" East, departing said Westerly line and along said Southwesterly right of way line, 8823.47 feet to the Northerly most corner of said Official Records Book 4658, page 1203, of said Public Records; thence Southwesterly along the Northwesterly line of said Official Records Book 4658, page 1203 the following 8 courses: Course 1, thence South 40°33'16" West, departing said Southwesterly right of way line, 841.41 feet; Course 2, thence South 55°04'55" West, 597.98 feet to a point on a curve concave Northeasterly having a radius of 435.00 feet; Course 3, thence Northwesterly along the arc of said curve, through a central angle of 16°45'00", an arc length of 127.17 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 35°35'26" West, 126.72 feet; Course 4, thence South 67°19'37" West, 99.25 feet to a point on a curve concave Northeasterly having a radius of 565.00 feet; Course 5, thence Southeasterly along the arc of said curve, through a central angle of 18°26'58", and arc length of 181.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°28'27" East, 181.15 feet; Course 6, thence South 21°51'34" West, 634.69 feet to a point on a curve concave Southeasterly having a radius of 4734.00 feet, Course 7, thence Southwesterly along the arc of said curve

through a central angle of $25^{\circ}45'17''$, an arc length of 2127.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $18^{\circ}56'50''$ West, 2110.08 feet; Course 8, thence South $06^{\circ}04'11''$ West, continuing along said Northwesternly line, 397.92 feet to the Southwesterly corner thereof, said corner lying on said Southerly line of Section 15; thence South $89^{\circ}47'16''$ West, along said Southerly line, 10.17 feet to the Point of Beginning.

Less and Except from the lands described above the following:

A portion of Section 10, and a portion of Section 50 of the Pablo Sabate Grant, Township 6 South, Range 29 East, St. Johns County, Florida; being a portion of those lands described and recorded in Official Records Book 4658, page 1207, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 10; thence North $01^{\circ}59'46''$ West, along the Westerly line of said Section 10, a distance of 2509.17 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $01^{\circ}59'46''$ West, along said Westerly line, 92.00 feet to the Northerly most corner of said Section 10, said corner lying on the Westerly line of said Section 50 of the Pablo Sabate Grant; thence North $30^{\circ}16'44''$ West, along said Westerly line of Section 50, a distance of 3599.14 feet to its intersection with the Southwesterly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established; thence South $37^{\circ}52'52''$ East, departing said Westerly line and along said Southwesterly right of way line, 3546.38 feet; thence South $41^{\circ}53'21''$ West, departing said Southwesterly right of way line, 538.62 feet to the Point of Beginning.

Containing 292.89 acres, more or less.

EXHIBIT B

BEFORE THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA

PETITION TO ESTABLISH THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Dream Finders Homes, LLC (hereafter "Petitioner"), hereby petitions the St. Johns County Board of County Commissioners pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, to establish a community development district (hereafter "District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within St. Johns County, Florida. **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 292.89 acres of land. The site is generally located west of U.S. Highway 1, south of 9 Mile Road/International Golf Parkway, and north of Lafayette Avenue. The metes and bounds description of the proposed external boundaries of the District is set forth in **Exhibit 2.**

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the boundaries of the proposed District, in accordance with Section 190.005, *Florida Statutes*. Documentation of this consent is contained in **Exhibit 3.**

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Batey McGraw
Address: 14701 Philips Hwy., Suite 300

Jacksonville, Florida 32256

Name: Don Gullion
Address: 14701 Philips Hwy., Suite 300
Jacksonville, Florida 32256

Name: Linda Richardson
Address: 14701 Philips Hwy., Suite 300
Jacksonville, Florida 32256

Name: Benjamin Peterson
Address: 14701 Philips Hwy., Suite 300
Jacksonville, Florida 32256

Name: Louis Cowling
Address: 14701 Philips Hwy., Suite 300
Jacksonville, Florida 32256

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is Cordova Palms Community Development District.

6. Future Land Uses. The general distribution, location, and extent of the public and private future land uses proposed for the District, in accordance with the future land use plan element of the County's Future Land Use Plan, is identified in **Exhibit 4**. The proposed land uses for lands contained within the proposed District are consistent with the approved St. Johns County Future Land Use Plan.

7. Major Water and Wastewater Facilities. **Exhibit 5** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District. Currently there are no water or sewer facilities within the boundaries of the proposed District.

8. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for ownership and maintenance. In the event the District is unable or unwilling to continue as the owner and entity responsible for the maintenance of the facilities described in Exhibit 6, a property owners' association will assume such rights and obligations. The estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 7**. At present, these improvements are estimated to be made, acquired, constructed and/or installed from 2021 to 2024. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions. This estimate contemplates the exercise of special powers requested by the Petitioner at this time for parks and facilities for indoor and outdoor recreational, cultural, and education uses, and security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies, as authorized and described by Sections 190.012(2)(a) and 190.012(2)(d), *Florida Statutes*. Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

9. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 9** identifies the authorized agent for the Petitioner and confirms that the Petition is true and correct. Copies of all correspondence and official notices should be sent to:

Wesley S. Haber (wesh@hgslaw.com)
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, Florida 32314

11. This petition to establish the Cordova Palms Community Development District should be granted because it meets the six (6) factors set forth in Section 190.005(1)(e), *Florida Statutes*, as follows:

- a. The statements contained within this Petition have been found to be true and correct.
- b. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the St. Johns County Comprehensive Plan.
- c. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.
- d. The establishment of the District will prevent the general body of taxpayers in St. Johns County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local

general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

e. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

f. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of St. Johns County, Florida to:

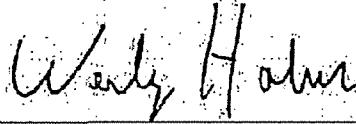
a. hold a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*;

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities parks and facilities for indoor and outdoor recreational, cultural, and educational uses and security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies, as authorized and described by Section 190.012(2), *Florida Statutes*; and

d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 19th day of January, 2021.



Wesley S. Haber

Florida Bar No. 420069

wesh@hgslaw.com

119 S. Monroe Street, Suite 300 (32301)

Post Office Box 6526

Tallahassee, FL 32314

(850) 222-7500 (telephone)

(850) 224-8551 (facsimile)

Attorney for Petitioner

**EXHIBIT 1
GENERAL LOCATION OF THE PROPOSED DISTRICT**

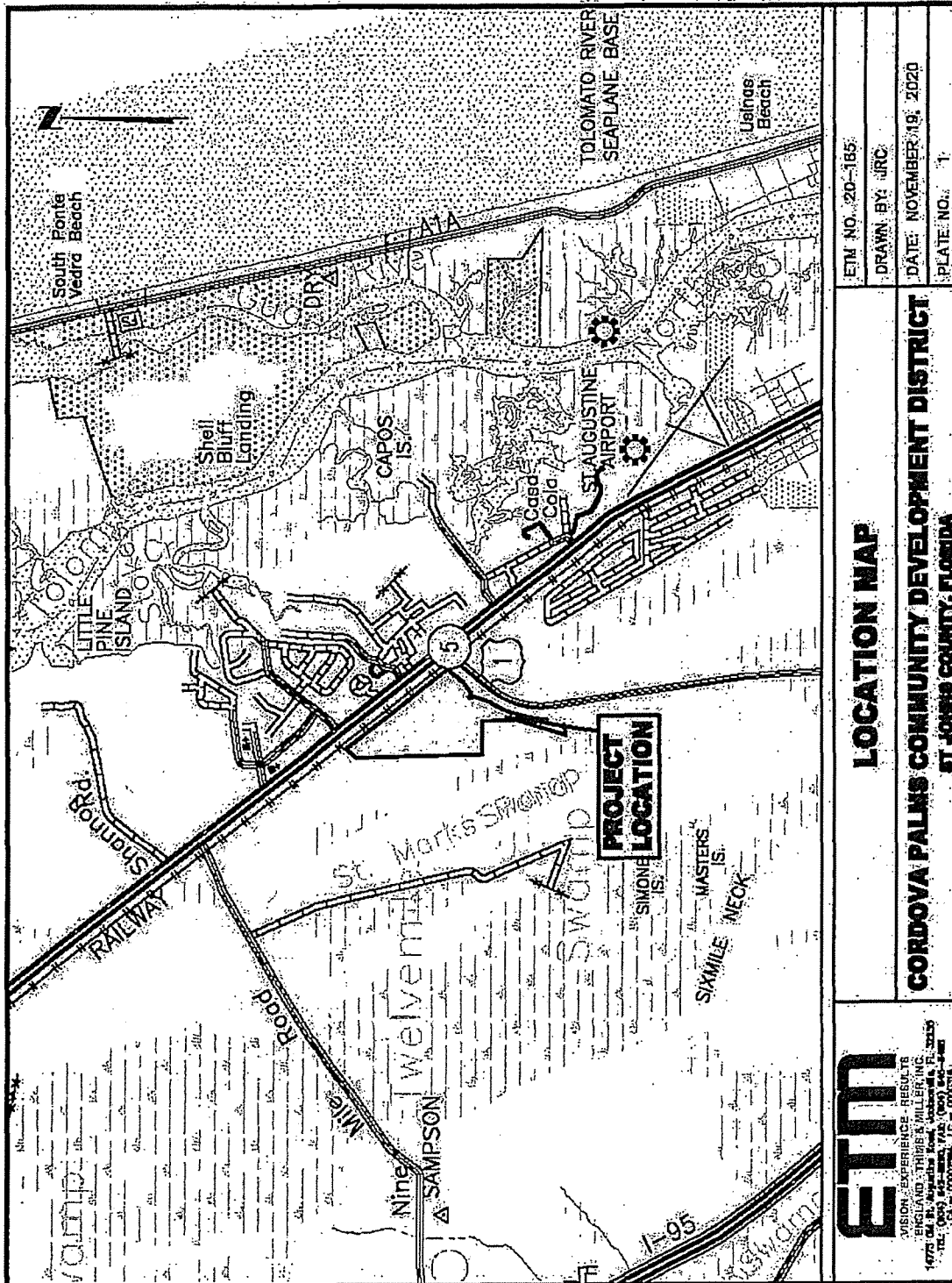


EXHIBIT 2
METES AND BOUNDS DESCRIPTION OF THE PROPOSED EXTERNAL
BOUNDARY OF THE DISTRICT

November 24, 2020

Work Order No. 20-306.00
File No. 127E-13.00A

SURVEYOR'S DESCRIPTION:

Parcel 9:

A portion of Sections 10 and 15, and a portion of Section 50 of the Pablo Sabate Grant, Township 6 South, Range 29 East, St. Johns County, Florida; also being a portion of those lands described and recorded in Official Records Book 4658, page 1207, of the Public Records of said county, being more particularly described as follows:

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Southwesterly along the arc of said curve through a central angle of $25^{\circ}45'17''$, an arc length of 2127.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $18^{\circ}56'50''$ West, 2110.08 feet; Course 8, thence South $06^{\circ}04'11''$ West, continuing along said Northwesterly line, 397.92 feet to the Southwesterly corner thereof, said corner lying on said Southerly line of Section 15; thence South $89^{\circ}47'16''$ West, along said Southerly line, 10.17 feet to the Point of Beginning.

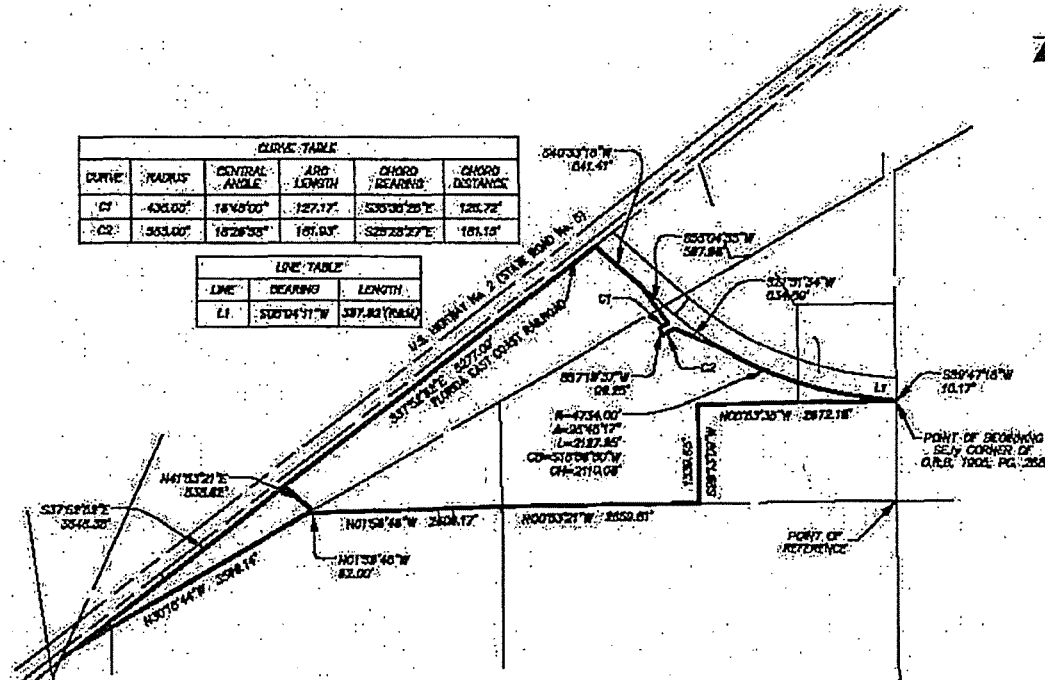
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A portion of Section 10, and a portion of Section 50 of the Pablo Sabate Grant, Township 6 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 4658, page 1207, of the Public Records of said county, being more particularly described as follows:

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From said Point of Beginning, thence continue North $01^{\circ}59'46''$ West, along said Westerly line, 92.00 feet to the Northerly most corner of said Section 10, said corner lying on the Westerly line of said Section 50 of the Pablo Sabate Grant; thence North $30^{\circ}16'44''$ West, along said Westerly line of Section 50, a distance of 3599.14 feet to its intersection with the Southwesterly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established; thence South $37^{\circ}52'52''$ East, departing said Westerly line and along said Southwesterly right of way line, 3546.38 feet; thence South $41^{\circ}53'21''$ West, departing said Southwesterly right of way line, 538.62 feet to the Point of Beginning.

Containing 292.89 acres, more or less.



ETM

VISION · EXPERIENCE · RESULTS
ENGLAND · THIBS & MILLER, INC.
14775 G4 ST. Augustine Road, Jacksonville, FL 32226
TEL: (904) 842-9800, FAX: (904) 842-8400
CA - 00002084 - LO - 0000316

DISTRICT BOUNDARY

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: JRC

DATE: NOVEMBER 19, 2020

PLATE NO. 2

EXHIBIT 3
LANDOWNER CONSENT

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in Exhibit A attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Dream Finders Homes, LLC ("Petitioner") intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or a written revocation is issued, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 15th day of January, ~~2020~~ ²⁰²¹

WITNESSES:

VPDF CORDOVA, LLC,
a Florida limited liability company

[Signature]
Name: Jose J. Marti

[Signature]
Name: Tia J. Jelen

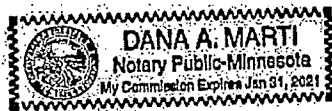
By: [Signature]
Name: Brendan Bosman
Title: Authorized Signatory

STATE OF ~~FLORIDA~~ MINNESOTA
COUNTY OF HENNEPIN

VPDF Cordova LLC

I hereby certify that on this day, before me, by means of ☒ physical presence or ☐ online notarization, an officer duly authorized to take acknowledgments, personally appeared Brendan Bosman as Authorized Signatory of Cordova Palms Investment, LLC, who executed the foregoing instrument, acknowledged before me that s/he executed the same on behalf of the foregoing entity and was identified in the manner indicated below:

Witness my hand and official seal this 15th day of January, ~~2020~~ ²⁰²¹



[Signature]
Notary Public

Personally known: ☒
Produced Identification: _____
Type of Identification: _____

Exhibit A: Property Description

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in Exhibit A attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Dream Finders Homes, LLC ("Petitioner") intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation reasonably necessary or required to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or a written revocation is issued, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 8th day of January, 2020.

WITNESSES:

AMH DEVELOPMENT, LLC,
a Delaware limited liability company

Christopher Wiecek
Name: Christopher Wiecek

By: Helen Cho
Name: Helen Cho
Title: Assistant Vice President

Arianna B. Tomasso
Name: Arianna B. Tomasso

STATE OF _____
COUNTY OF _____

I hereby certify that on this day, before me, by means of ☐ physical presence or ☐ online notarization, an officer duly authorized to take acknowledgments, personally appeared _____, as _____ of AMH DEVELOPMENT, LLC, a Delaware limited liability company, who executed the foregoing instrument, acknowledged before me that s/he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this _____ day of _____, 2020.

Notary Public _____
Personally known: _____
Produced Identification: _____
Type of Identification: _____

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

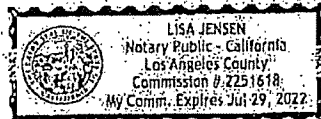
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On 11/8/21, before me, Lisa Jensen, Notary Public, personally
appeared Helen Chio

who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that she executed the same in her
authorized capacity, and that by her signature on the instrument the person, or the entity upon
behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing
paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE [Signature]

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Consent and Joiner to
establishment of a Community per District

Document Date: _____ Number of Pages: 4 including

Signer(s) Other than Named Above: None

Exhibit A

Property Description

A portion of Section 15, and a portion of Section 50 of the Pablo, Sebaste, Grati, Township 5, South, Range 29, East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 4658, page 1207, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 15, thence North 89°47'16" East, along the Southern line of said Section 15, a distance of 1350.10 feet to the Southwest corner of those lands described and recorded in Official Records Book 4658, page 1203 of said Public Records; thence Northerly along the Westerly line of said Official Records Book 4658, page 1203, the following 7 courses: Course 1, thence North 06°04'11" East, 397.92 feet to the point of curvature of a curve concave Easterly having a radius of 4734.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 25°45'17", an arc length of 2127.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 18°56'50" East, 2110.09 feet; Course 3, thence North 21°31'34" East, 634.69 feet to a point on a curve concave Northeasterly having a radius of 565.00 feet; Course 4, thence Northeasterly along the arc of said curve, through a central angle of 18°28'59", an arc length of 181.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 28°28'26" West, 181.15 feet; Course 5, thence North 67°19'37" East, 99.25 feet to a point on a curve concave Northeasterly having a radius of 435.00 feet; Course 6, thence Southeasterly along the arc of said curve, through a central angle of 16°45'02", an arc length of 127.17 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 35°35'25" East, 126.72 feet; Course 7, thence North 55°04'55" East, 591.61 feet; thence North 34°35'05" West, departing said Westerly line, 50.00 feet to the Point of Beginning.

From said Point of Beginning, thence South 55°04'55" West, 247.20 feet to a point on a curve concave Northerly having a radius of 245.00 feet; thence Westerly along the arc of said curve, through a central angle of 109°14'15", an arc length of 467.11 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 68°10'51" West, 399.51 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 1065.00 feet, through a central angle of 09°49'44", an arc length of 181.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 18°26'35" West, 181.24 feet; thence North 23°19'27" West, 225.79 feet to the point of curvature of a curve concave Southwesterly having a radius of 565.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 28°47'47", an arc length of 283.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 37°43'20" West, 280.98 feet; thence North 37°06'53" East, 11.13 feet; thence North 52°53'07" West, 25.00 feet; thence North 37°06'53" East, 163.97 feet; thence North 39°31'49" East, 43.49 feet; thence North 50°01'43" West, 136.90 feet to a point on a curve concave Easterly having a radius of 182.00 feet; thence Northerly along the arc of said curve, through a central angle of 228°14'37", an arc length of 725.02 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 16°41'58" East, 332.21 feet; thence South 86°21'44" East, 22.30 feet to the point of curvature of a curve concave Southerly having a radius of 295.00 feet; thence Easterly along the arc of said curve, through a central angle of 19°23'52", an arc length of 99.87 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 76°39'48" East, 99.40 feet; thence South 76°48'37" East, 101.07 feet; thence North 62°52'12" East, 102.07 feet to the point of curvature of a curve concave Southerly having a radius of 245.00 feet; thence Easterly along the arc of said curve, through a central angle of 80°03'22", an arc length of 342.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°06'08" East, 315.15 feet; thence South 37°04'27" East, 130.45 feet to the point of curvature of a curve concave Southwesterly having a radius of 1435.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 13°45'00", an arc length of 344.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°11'57" East, 343.55 feet; thence South 23°19'27" East, 201.66 feet to the point of curvature of a curve concave Northeasterly having a radius of 155.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 14°44'32", an arc length of 39.88 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 30°41'43" East, 39.77 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 245.00 feet, through a central angle of 13°17'44", an arc length of 56.85 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 31°25'07" East, 56.72 feet; thence South 65°13'45" West, 120.00 feet to a point on a curve concave Westerly having a radius of 125.00 feet; thence Southerly along the arc of said curve, through a central angle of 37°24'28", an arc length of 81.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 06°04'01" East, 80.17 feet; thence South 72°14'47" East, 152.27 feet; thence South 40°33'16" West, 394.35 feet to the Point of Beginning.

Containing 26.05 acres, more or less.

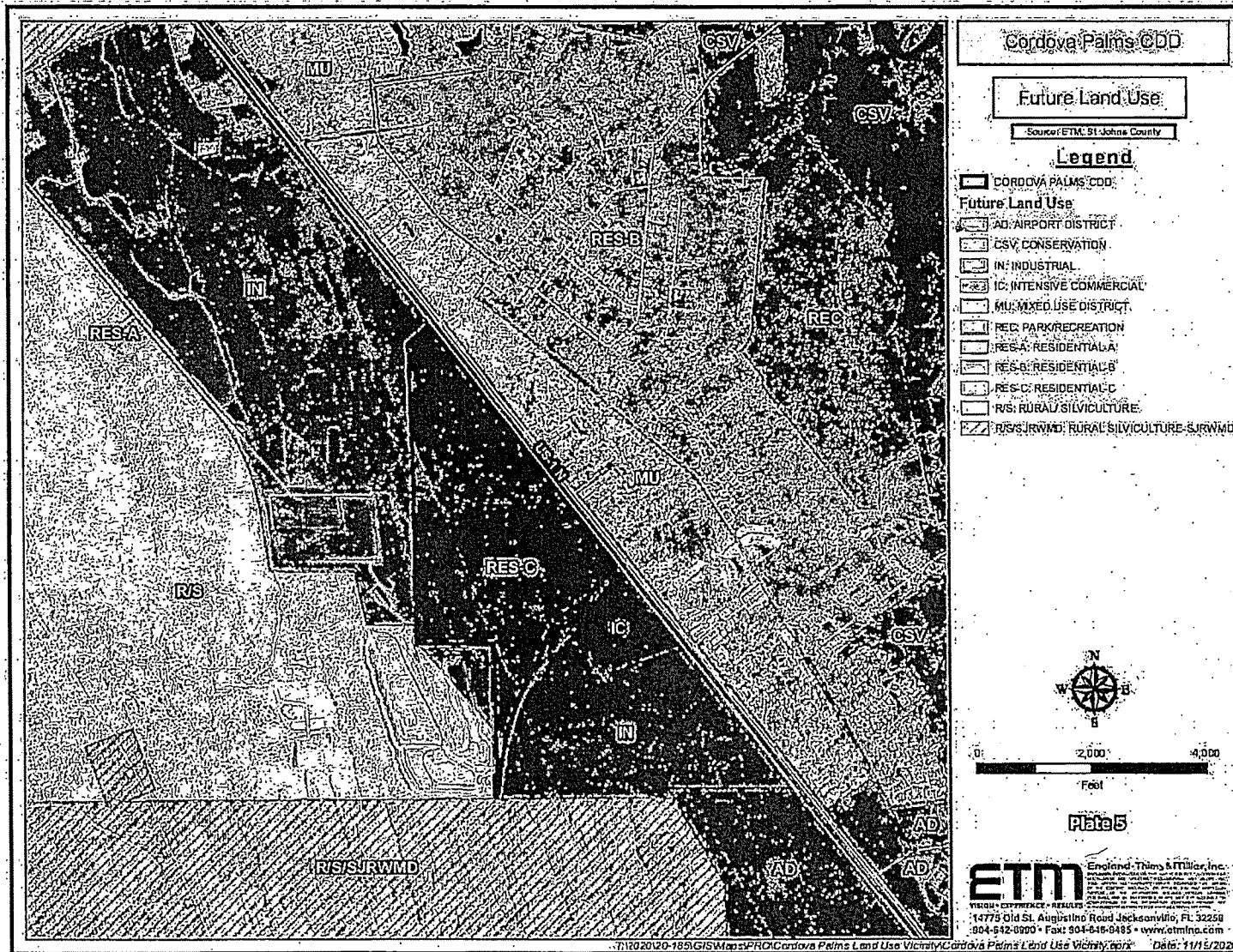
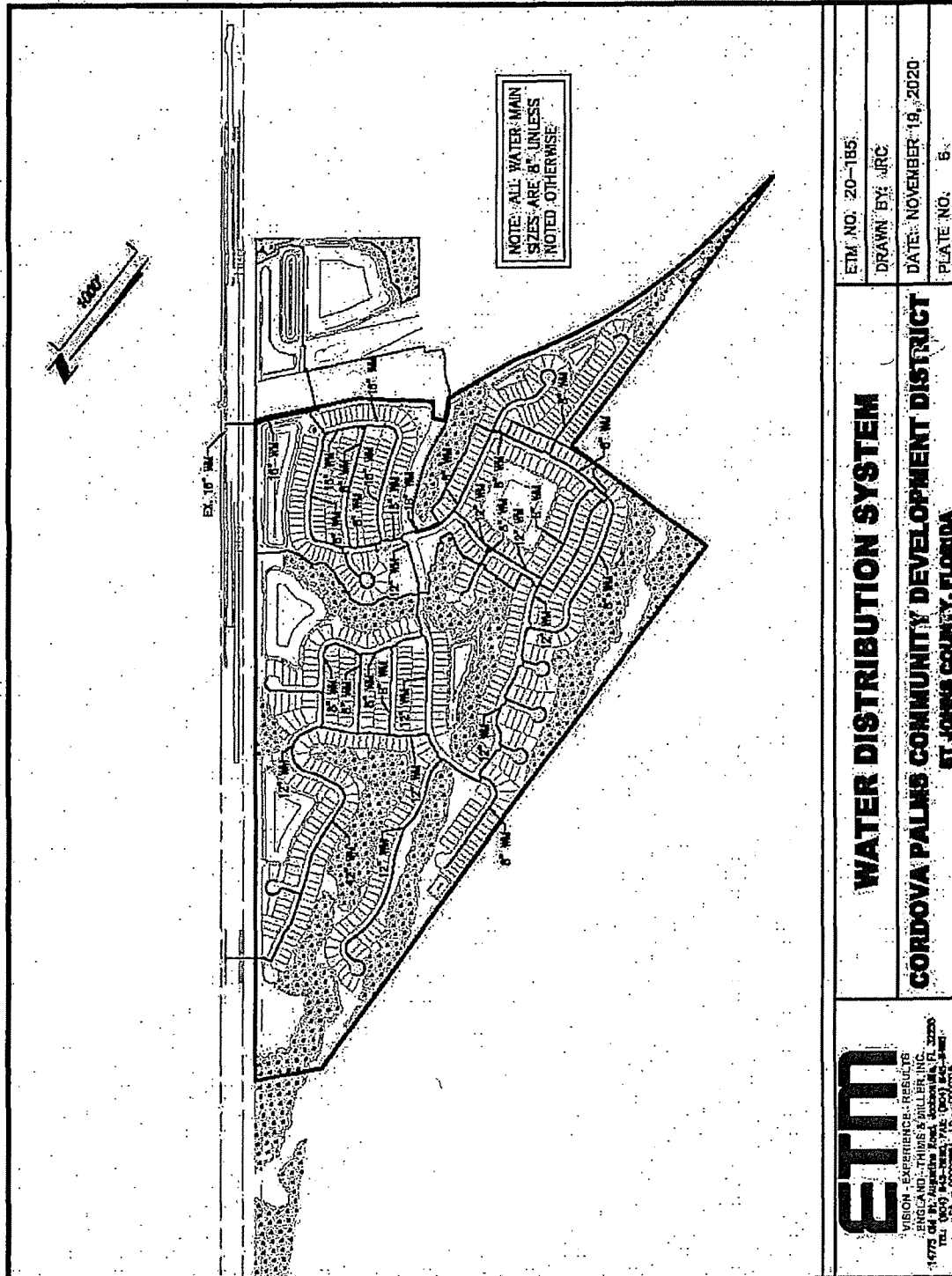
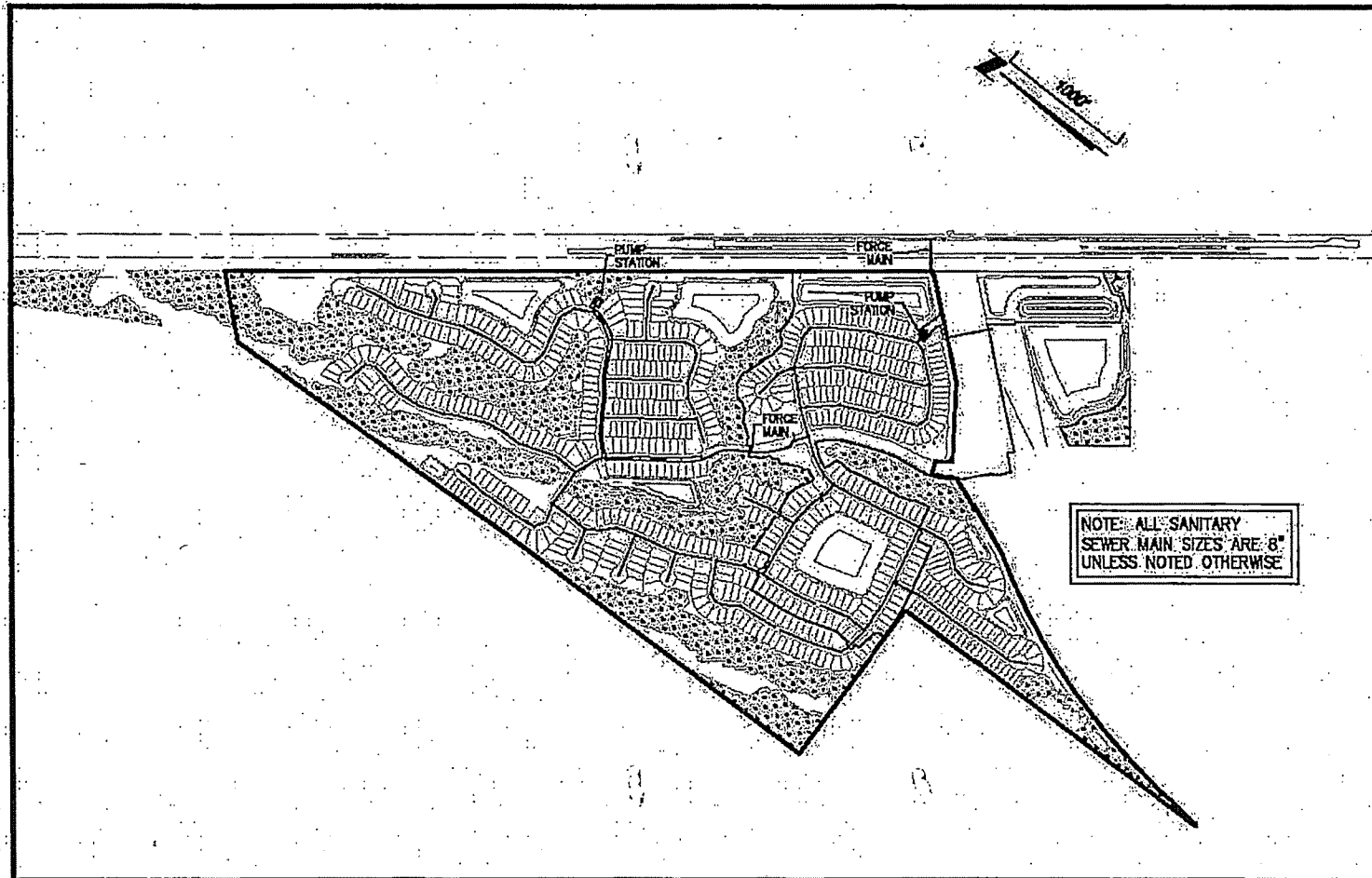


EXHIBIT 4
FUTURE LAND USES

**EXHIBIT 5
EXISTING AND PROPOSED MAJOR TRUNK WATER MAINS AND SEWER
CONNECTORS**





ETM

VISION · EXPERIENCE · RESULTS
 ENGLAND · THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32250
 TEL: (904) 843-8888, FAX: (904) 843-0428
 CA - 0002284, LG - 0003318

SANITARY SEWER COLLECTION SYSTEM

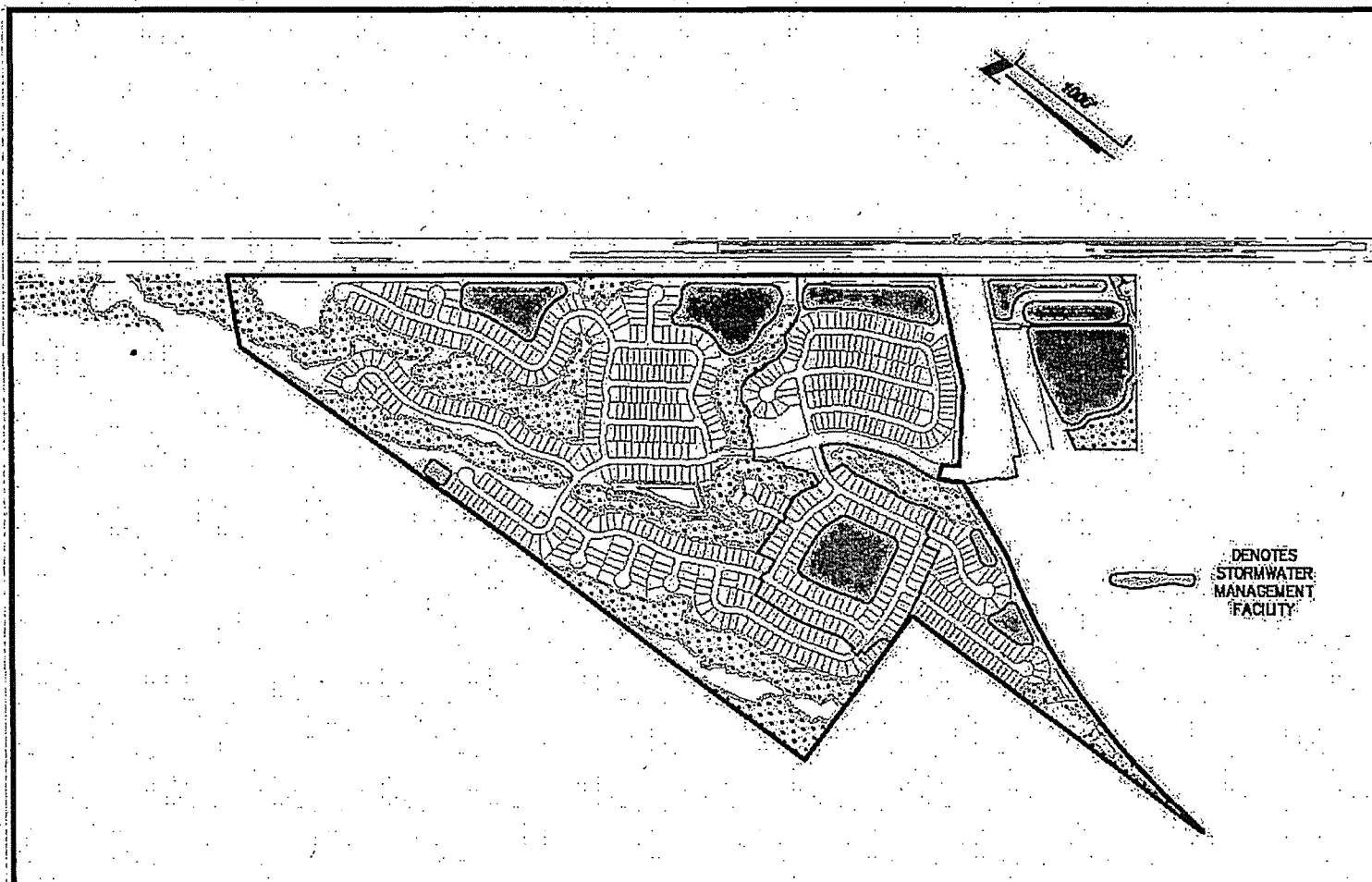
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
 ST. JOHNS COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: JRC

DATE: NOVEMBER 19, 2020

PLATE NO. 7



ETM

VISION · EXPERIENCE · RESULTS
 ENGLAND · THIBS & WILLER, INC.
 14775 SW 8th Avenue Road, Jacksonville, FL 32230
 TEL: (904) 843-8800, FAX: (904) 843-8488
 CA - 00002784 LC - 00003718

STORMWATER MANAGEMENT FACILITIES

CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHN'S COUNTY, FLORIDA

ETM NO. 20-185

DRAWN BY: JRC

DATE: NOVEMBER 19, 2020

PLATE NO. 8

EXHIBIT 6
PROPOSED DISTRICT FACILITIES AND SERVICES

Infrastructure Improvements	Constructed/Acquired By	Owner and Maintenance Entity
Stormwater System	CDD	CDD
Roadway Improvements	CDD	St. Johns County
Water and Sewer Systems	CDD	City of St. Augustine
Amenity, Entry Features and Landscaping	CDD	CDD

Notes:

Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or any operations and maintenance obligation of the District.

EXHIBIT 7
SUMMARY OF COST OPINIONS AND TIMELINE OF CONSTRUCTION

Infrastructure Improvements	Phase 1 2021 - 2022	Phase 2 2023 - 2024	Total Cost
Stormwater System	\$1,997,000	\$1,040,000	\$3,037,000
Roadway Improvements	\$8,166,000	\$9,901,000	\$18,067,000
Water and Sewer Systems	\$4,100,000	\$5,233,000	\$9,333,000
Amenity, Entry Features and Landscaping	\$5,520,000	\$2,280,000	\$7,800,000
Total Cost	\$19,783,000	\$18,454,000	\$38,237,000

Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or any operations and maintenance obligation of the District.

These estimates contemplate the exercise of special powers requested by the Petition at this time for parks and facilities for indoor and outdoor recreational, cultural, and educational uses and security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies, as authorized and described by Sections 190.012(2)(a) and (d), *Florida Statutes*.

EXHIBIT 8
STATEMENT OF ESTIMATED REGULATORY COSTS

**CORDOVA PALMS COMMUNITY DEVELOPMENT
DISTRICT**

**Statement
Of
Estimated Regulatory Costs**

December 1, 2020



Provided by

**Governmental Management Services, LLC
475 West Town Place Suite 114
St. Augustine Florida 32092
Phone: 904-940-5850
Website: www.gmsnf.com**

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to form the Cordova Palms Community Development District ("District"). The proposed District will comprise approximately 292.89 acres of land located entirely within unincorporated St. Johns County, Florida (the "County"). The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2)(d), *Florida Statutes* as follows: "That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant."

1.2 Overview of the Cordova Palms Community Development District

The proposed District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the Cordova Palms Community Development District. The Cordova Palms Community Development District is planned for development of approximately 292.89 acres and is anticipated to include approximately 733 single-family units. All development units are authorized for inclusion in the District.

A community development district ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, *Florida Statutes*, to plan, finance, construct, operate, and maintain community-wide infrastructure in large, planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002 (1) (a) *Florida Statutes*.

A CDD is not a substitute for the local, general-purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning, and police powers possessed by general purpose governments. A community development district is an alternative means of financing, constructing, operating, and maintaining community infrastructure for developments.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), *Florida Statutes* (2019), defines the elements of a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets; productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) An analysis of the impact on small businesses as defined by Section 288.703, *Florida Statutes* and an analysis of the impact on small counties and small cities as defined by Section 120.52, *Florida Statutes*. (St. Johns County is not defined as a small county for purposes of this requirement.)

(e) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required complying with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), *Florida Statutes*. The basis for this determination is provided in the discussions in Sections 3.0 through Section 6.0.

¹ For the purposes of this SERC the term "agency" means the County and the term rule means the ordinance(s), which the County will enact in connection with the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

As noted above, the development is a community designed for 733 single-family homes. Formation of the District is expected to result in the provision of roadway improvements, stormwater systems, amenity/entry features and landscaping improvements and water and sewer improvements. It is not anticipated that anyone outside the development would be affected by the ordinance creating the District.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing the Ordinance

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed, will encompass less than 2,500 acres. The modest costs to various State entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to Section 189.018, *Florida Statutes*, the proposed district must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

St. Johns County

The proposed land for the District is located within the County and consists of less than 2,500 acres. The County and their staff members may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. The process the County will follow will not require the County to add resources for the petition process.

These costs to the County are modest for a number of reasons. First, according to Chapter 190, *Florida Statutes*, review of the petition to establish the District does not include analysis of the project itself. Such analysis of the project is prohibited by Statute. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the County routinely processes similar petitions for land uses and zoning changes that are far more complex than is the petition to establish a community development district. Finally, the County requires a filing fee over \$15,000 to offset County staff costs in processing the petition which is anticipated to cover any minimal expenditures incurred by the County in its review.

The following illustrates the minimal nature of any other costs the County may incur due to the approval of the District. Within 30 days of the effective date of approval of the ordinance establishing the District, the District must record a notice of establishment, pursuant to Section 190.0485, *Florida Statutes*. The fees established by the Clerk are designed to cover all costs so there will be no additional costs to the County for the filing.

The annual costs to the County, because of the establishment of the District, are also very small. The proposed District is an independent unit of local government, which is responsible for its budget, administration, and reporting and established powers within its boundaries. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County.

Further, pursuant to Section 190.008, *Florida Statutes*, the District must provide the County with its annual budget but there is no required County action. The County has no requirement to review the District's budget but can do so as an option. We know of no County formally reviewing the budget of a community development district. If the County does decide to review the budget, then staff resources would be required. Since the County has professional staff that can review the budget no capital expenditures would be needed for such a review.

Also pursuant to Section 189.08(2), *Florida Statutes*, the District must provide a public facilities report to the County. The purpose of the report is to help foster and promote coordination between the County and the District regarding public facilities. The report helps to eliminate possible duplicate facilities and the provision of services. The report also assists the County in the evaluation of the capital improvement element of the County Comprehensive Plan. Costs to the County related to the public facilities report are minimal because the County is not required to take any action on the report and the District files the report.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities the proposed District may provide. The proposed District intends to finance the infrastructure improvements.

Table 1. Cordova Palms Community Development District Possible Facilities and Services

FACILITY	FUNDED BY	O&M	OWNERSHIP
Stormwater Systems	CDD	CDD	CDD
Roadway Improvements	CDD	C	C
Water/Sewer Systems	CDD	COSA	COSA
Amenity/Entry Features And Landscaping	CDD	CDD	CDD

CDD = Cordova Palms Community Development District; C = St. Johns County;
COSA = City of St. Augustine.

The petitioner has estimated the design and development costs for providing the capital facilities; the cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately \$38,237,000. The District may issue special assessment or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program as outlined in Table 1.

Table 2. Cordova Palms Community Development District Cost Estimate for District Facilities

Infrastructure cost estimates are based on preliminary estimates of probable construction costs estimated from the most recent Conceptual Plans. The infrastructure consists of the following categories:

Table 2

Category	Cost
Stormwater Systems	\$ 3,037,000
Roadway Improvements	\$18,067,000
Water/Sewer Systems	\$ 9,333,000
Amenity/Entry Features and Landscaping	\$ 7,800,000
Total Projected Costs of Improvements	\$38,237,000

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem assessments in exchange for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the seller to all prospective purchasers of property within the District.

A CDD provides residents with the option of having higher levels of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, County provision, or through developer equity and/or bank loans.

In considering these costs, it shall be noted that occupants of the lands to be included within the District will receive four major classes of benefits:

First, those residents in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and infrastructure will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

Fourth, the CDD has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to Section 197.3632, *Florida Statutes*.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703(6), *Florida Statutes* and an analysis of the impact on small counties and small cities as defined by Section 120.52, *Florida Statutes*.

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid certain contracts. This affords small businesses the opportunity to bid on District work.

The County has a population in 2020 that is greater than 75,000. Therefore, the County is not defined as a "small county" according to Section 120.52 (19), *Florida Statutes*.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the developer's engineer and other professionals associated with the developer.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

There have been no good faith written proposals submitted to the agency as described in Section 120.541(1)(a), *Florida Statutes*.


EXHIBIT 9
AUTHORIZATION OF AGENT


AUTHORIZATION OF AGENT


This letter shall serve as a designation of Wesley S. Haber of Hopping Green & Sams, P.A., whose address is P.O. Box 6526, Tallahassee, Florida 32314, to act as agent with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of St. Johns, Florida, to establish a Community Development District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

Dream Finders Homes, LLC
a Florida limited liability company


Print Name: PATRICK MCEWAN

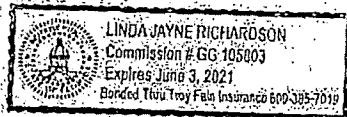

By: BETTY C. MCGRAW
Its: Vice President



Print Name: Linda J. Richardson

STATE OF FLORIDA
COUNTY OF Duval

I hereby certify that on this day, before me, by means of ☒ physical presence or ☐ online notarization, an officer duly authorized to take acknowledgments, personally appeared Betty C. McGraw Vice President of Dream Finders Homes, LLC, who executed the foregoing instrument, acknowledged before me that s/he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 2nd day of December, 2020.




Notary Public
Personally known: ☒
Produced Identification: _____
Type of Identification: _____

**BEFORE THE COUNTY COMMISSION
ST. JOHNS COUNTY, FLORIDA**

IN RE: A Petition to Establish Cordova Palms)
 Community Development District)
_____)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF Duval

I, Scott Wild, P.E., being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Scott Wild and I am an Executive Vice President and Shareholder at England-Thims & Miller, Inc., and am employed as a Florida Professional Engineer.
3. The prepared written, pre-filed testimony consisting of five (5) pages submitted under my name to the County Commission of St. Johns County relating to the Petition to Establish ("Petition") the Cordova Palms Community Development District ("District") and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning land development and the construction of public infrastructure as a professional engineer and related matters are accurately set forth in my pre-filed testimony.

6. No corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 12th day of April, 2021.

Scott A. Wild

Scott Wild, P.E.

SWORN TO and SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 12th day of April, 2021 by the Affiant.

GLORIA J. STEPHENS
Notary Public, State of Florida
My Comm. Expires 09/25/21
Commission No. GG120145

Gloria J. Stephens
(Official Notary Signature)

Name: Scott A. Wild

Personally Known ☒

OR Produced Identification ☐

Type of Identification ☐

[notary seal]

1 **TESTIMONY OF SCOTT WILD, P.E., FOR THE ESTABLISHMENT**
2 **OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT**
3

4 **1. Please state your name and business address.**

5
6 My name is, Scott Wild, P.E. My business address is 14775 Old St. Augustine Road,
7 Jacksonville, Florida 32258.
8

9 **2. By whom are you employed and in what capacity?**

10
11 I am employed by England-Thims & Miller, Inc., as a Florida Professional Engineer and
12 the Executive Vice President and Shareholder.
13

14 **3. Please describe your duties with England-Thims & Miller, Inc.**

15
16 I manage the engineering design of public infrastructure improvement projects, including
17 highways, drainage systems and utilities.
18

19 **4. Prior to your current employment, by who were you employed and what were your**
20 **duties and responsibilities in those positions?**

21
22 I began my work with England-Thims & Miller, Inc., immediately after graduating from
23 the University of Florida.
24

25 **5. Please give your educational background, with degrees earned, major areas of study**
26 **and institutions attended.**

27
28 I received a Bachelor of Science in Civil Engineering from the University of Florida and
29 a Master of Environmental Engineering from the University of South Florida.
30

31 **6. Do you have any professional licenses, registrations or certifications?**

32
33 I am a licensed Professional Engineer and licensed Professional Surveyor and Mapper in
34 the State of Florida, and a licensed Professional Engineer in the State of Georgia.
35

36 **7. Please summarize your previous experience as it relates to public facility design and**
37 **construction and land development and planning.**

38
39 I have been involved in the design of civil infrastructure in northeast Florida for the past
40 32 years. My experience has been focused primarily on the design of roadway, drainage
41 and utility improvements.
42

43 **8. Are you familiar with the Petition to Establish ("Petition") the Cordova Palms**
44 **Community Development District ("Proposed District") filed by Dream Finders**
45 **Homes, LLC ("Petitioner")?**

46
47 Yes.

1
2 **9. Have you reviewed the Petition and approved its contents?**

3
4 Yes, I have.

5
6 **10. What has been your role with respect to the Proposed District's establishment**
7 **proceeding?**

8
9 I reviewed the overall cost estimates prepared by our firm under my direction and the
10 various exhibits that were required for submittal.

11
12 **11. Did you prepare, or have others under your supervision prepare, any of the exhibits**
13 **attached to the Petition?**

14
15 Yes, Exhibits 1, 2, 4, 5, 6 and 7 were prepared by my firm.

16
17 **12. Do any of those Petition exhibits require any change or correction?**

18
19 No changes or corrections are required.

20
21 **13. Are Petition Exhibits 1, 2, 4, 5, 6 and 7 true and correct to the best of your**
22 **knowledge and belief?**

23
24 Yes.

25
26 **14. In general, what do Petition Exhibits 1, 2, 4, 5 and 7 demonstrate?**

27
28 Exhibit 1 is a map showing the general location of the Proposed District.

29
30 Exhibit 2 is a metes and bounds description of the boundaries of the Proposed District.

31
32 Exhibit 4 is a map which depicts the existing/future land uses for areas within the
33 Proposed District.

34
35 Exhibit 5 contains maps identifying existing and proposed major trunk water mains and
36 sewer connections serving the lands within and around the proposed District.

37
38 Exhibit 6 contains a list of the facilities and services the proposed District is expected to
39 finance, fund, construct, acquire and/or install, as well as the anticipated entity
40 responsible for the ownership and maintenance thereof.

41
42 Exhibit 7 is a summary of the estimated costs and timeline for constructing, installing or
43 acquiring the facilities and services described in Exhibit 6.

44
45 **15. Would you generally describe the services and facilities that the Proposed District is**
46 **expected to provide?**

1 The Petitioner presently intends for the Proposed District to participate in the acquisition
2 or construction of certain a stormwater management system, roadway improvements,
3 water and sewer systems, and amenity, entry features and landscaping improvements.
4

5 **16. Are the construction cost estimates for the proposed facilities, as identified in**
6 **Exhibit 7 for the Proposed District reasonable?**
7

8 Yes, I have reviewed the construction cost estimates and, to the best of my knowledge,
9 information and belief and based on the information available, the construction cost
10 estimates for the Proposed District are reasonable based on my experience and
11 knowledge of the local construction industry.
12

13 **17. Based on your training and experience as a professional engineer, do you have an**
14 **opinion as to whether the Proposed District is of sufficient size, sufficient**
15 **compactness and sufficient contiguity to be developable as a functional interrelated**
16 **community?**
17

18 Yes, I do have an opinion.
19

20 **18. What is your opinion?**
21

22 My opinion is that it meets the indicated requirements to be a functional interrelated
23 community because it has sufficient size, sufficient compactness, and sufficient
24 contiguity.
25

26 **19. What is the basis for your opinion?**
27

28 First, the lands to be included within the Proposed District have sufficient significant
29 infrastructure needs to be developable as a functionally interrelated community. Second,
30 this necessary infrastructure can be provided by the Proposed District in a cost effective
31 manner based upon the specific design of the community. Furthermore, the use of one
32 development plan whose infrastructure is implemented by a community development
33 district ("CDD") to provide the community services and facilities will ensure that the
34 proposed improvements are provided and maintained in an efficient, functional and
35 integrated manner.
36

37 **20. As a professional engineer, do you have an opinion as to whether the services and**
38 **facilities to be provided by the Proposed District will be incompatible with the**
39 **capacities and uses of existing local and regional community development facilities**
40 **and services?**
41

42 My opinion is that the Proposed District will not be incompatible with the capacities and
43 uses of existing local and regional community facilities and services.
44

45 **21. What is the basis for your opinion?**
46

1 There is no duplication or overlap of facilities or services because no other entity or unit
2 of government is presently funding or providing the improvements proposed by the
3 Proposed District. Therefore, the Proposed District will be an efficient entity to
4 participate in the construction and maintenance of the necessary infrastructure
5 improvements.
6

- 7 **22. As a professional engineer, do you have an opinion as to whether the area to be**
8 **included within the Proposed District is amenable to being served by separate**
9 **special district government?**

10
11 Yes. The Proposed District encompasses approximately 292.89 acres. First, land
12 covering of this size is large enough to support its own community with individual
13 facility and service needs. Second, although maintenance of improvements is also a
14 concern, the Proposed District can be utilized as an efficient long-term mechanism to
15 ensure that the residents of the Proposed District pay for and receive proper and required
16 maintenance. Therefore, my opinion is that the area within the Proposed District is
17 amenable to separate special district government.
18

- 19 **23. As a professional engineer, do you have an opinion as to whether the Proposed**
20 **District is the best alternative to provide the proposed community development**
21 **services and facilities to the area that will be served?**

22
23 Yes.
24

- 25 **24. What is your opinion?**
26

27 It is my opinion that the Proposed District is the best alternative to provide the proposed
28 services and facilities within the Proposed District.
29

- 30 **25. What is the basis of your opinion?**
31

32 The Proposed District is a long-term, stable, perpetual entity capable of funding,
33 constructing and, in some cases, maintaining the facilities over the lifetime of the
34 facilities because the Proposed District has the advantage of being a unit of local
35 government, which has access to the tax exempt bond market. Neither a property
36 owners' nor homeowners' association (POA/HOA) has the ability to finance
37 infrastructure of the nature and scope contemplated here, or manage the construction,
38 acquisition or maintenance of the public infrastructure. Neither is authorized to place a
39 first lien on property if the owner does not pay its maintenance assessments. Overall, the
40 Proposed District would be a more timely, reliable and cost-efficient mechanism to
41 deliver and maintain the needed community improvements.
42

- 43 **26. Can you provide an example of a service or facility and explain why a CDD is a**
44 **preferred alternative for long-term operation and maintenance?**
45

46 Yes. An example would be a stormwater management system. By statute, CDDs and
47 property owners' associations are permitted to operate and maintain these systems.

1 However, homeowners' associations are generally required by typical water management
2 district rules to provide significantly more information and documentation before they are
3 authorized to operate and maintain a stormwater management system. Such
4 documentation generally must (i) indicate that the association has the required financial
5 capabilities, (ii) mandate that the association will operate and maintain such systems and
6 (iii) provide that the association cannot be dissolved until another entity is found to
7 maintain the system.

8
9 A CDD, which is generally considered to be a more secure financial, legal and
10 administrative entity, generally must simply provide a letter to the water management
11 district committing that the district will accept operation and maintenance responsibility.
12 All things being equal, a CDD is preferred over a homeowners' or property owners'
13 association for operation and maintenance of a stormwater management system.

14
15 **27. Does this conclude your testimony?**

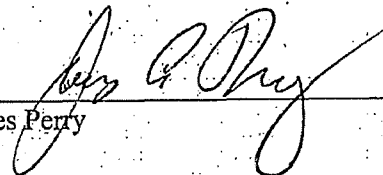
16 Yes, it does.
17

IN RE: A Petition to Establish Cordova Palms)
Community Development District)
_____)

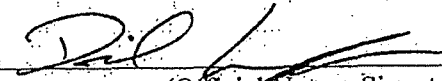
7. No corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged
are true and correct to the best of my knowledge and belief.

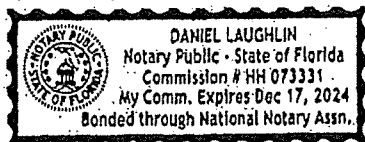
Executed this 12th day of April, 2021.


James Perry

SWORN TO and SUBSCRIBED before me by means of ☒ physical presence or ☐
online notarization, this 12 day of April, 2021 by the Affiant.


(Official Notary Signature)
Name: Daniel Laughlin
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[notary seal]



**TESTIMONY OF JAMES PERRY FOR THE ESTABLISHMENT
OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT**

1. Please state your name and business address.

My name is James Perry. My business address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

2. By whom are you employed and in what capacity?

I am employed by Governmental Management Services, LLC ("GMS"). I serve as a District Manager and assessment consultant for community development districts ("CDD" or "CDDs") and other special districts.

3. Please briefly summarize your duties and responsibilities.

GMS provides management and assessment consulting services to community development districts and the real estate industry, including general management, accounting, recording, secretarial services, field services and assessment administration. GMS currently serves as the district manager for over one hundred and sixty (160) community development districts ("CDDs") in the State of Florida.

4. Do you work with both public and private sector clients?

Yes. I work with a number of public sector clients that include CDDs across the state. I have provided management to over 40 active community development districts in Florida. I also work with various private companies as well.

5. Prior to your current employment, by whom were you employed and what were your responsibilities in those positions?

My previous work experience includes JEA Director of Strategic Acquisitions and Partnerships and JEA Acquisition and Disposition Specialist. My responsibilities included water/wastewater acquisitions including due diligence, contract negotiations, public hearings and financial analysis. I was responsible for interlocal agreements with surrounding counties including compliance and modifications. I was also responsible for electric purchase power agreements and green power initiative contracts. Prior to JEA, I served in senior financial positions with Fortune 100 companies in the utility and land development industries.

6. Please describe your educational background.

I graduated from University of Central Florida and received a BSBA with a major in accountancy. I am a Certified Public Accountant (Florida), a former Certified Internal Auditor, and a Certified Information Systems Auditor. I am also a graduate of Wharton Business School Executive Development Program.

1 **7. Please describe your work with CDDs in Florida.**

2
3 Through GMS, the clients I serve are both resident-elected and landowner-elected CDDs,
4 depending on the stage in the life of the development. I assist the various Boards of
5 Supervisors and residents by managing the accounting, official recordkeeping, and
6 operations and management of the assets acquired or constructed by the CDD. I have
7 provided management and assessment administration services to over forty (40) active
8 CDDs across Florida.
9

10 **8. What has been your role with respect to the proposed Cordova Palms Community**
11 **Development District ("Proposed District") establishment proceeding?**
12

13 I serve as a financial, economic, and management consultant relating to the establishment
14 of the Proposed District. Specifically, I prepared Exhibit 8, the Statement of Estimated
15 Regulatory Costs ("SERC"), of the Petition to Establish the Proposed District
16 ("Petition").
17

18 **DISTRICT MANAGEMENT**
19

20 **9. At this point, I will ask you to address certain matters that relate to CDD**
21 **management. Please describe the general manner in which a CDD actually**
22 **operates.**
23

24 CDDs are governed by a five-member Board of Supervisors ("Board"). These Board
25 members are initially elected by landowners in the CDD. The Board is the governing
26 body of the CDD. The Board employs a district manager, who supervises the district's
27 services, facilities, and administrative functions. The Board annually considers and, after
28 public notice and hearing, adopts a budget. The CDD submits a copy of the proposed
29 budget to the applicable local general-purpose government for review and optional
30 comment prior to its adoption each year.
31

32 **10. Are there requirements, such as the open meetings and public records laws, imposed**
33 **upon CDDs in order to safeguard the public that are similar to those imposed upon**
34 **other general purpose local governments?**
35

36 Yes, there are.
37

38 **11. Please describe these requirements and safeguards.**
39

40 It is important to note that the establishment of a CDD does not change any requirements
41 for governmental approval of construction within the CDD. Any land development
42 requirements and all state and local development regulations still apply.
43

44 Members of the Board must be residents of Florida and citizens of the United States.
45 After the Board shifts to being elected by the resident electors of the CDD, the
46 supervisors must also be residents and electors of the CDD. Board members must
47 annually file the same financial disclosure forms required by other local officials.

1
2 Under the Government in the Sunshine laws, all CDD Board meetings are open to the
3 public, and other restrictions are imposed under Chapter 286, *Florida Statutes*. Further,
4 all documents of the CDD are available to the public upon request, in accordance with
5 Florida public records law. Additionally, like other political subdivisions, a CDD is
6 required to send financial reports to the Department of Financial Services. Also, a CDD
7 is audited by an independent certified public accountant every year.
8

9 Finally, to impose special or non-ad valorem assessments under Chapter 170, *Florida*
10 *Statutes*, a CDD must provide published and mailed notice to those who are assessed.
11 That assessment process entails preparation of a methodology that fairly and equitably
12 allocates the cost of the CDD's projects.
13

14 **12. Please describe in general terms how a CDD operates financially.**

15
16 In the early stages, particularly when a CDD is formed in mid-year, the CDD's operating
17 funds may be funded by a "funding agreement" between the CDD and the
18 landowner/developer in lieu of assessments that the CDD might have imposed on
19 property within the CDD.
20

21 In order to provide long term financing of capital projects, CDDs often issue bonds. All
22 bonds issued by CDDs must be secured by a trust agreement, and any bond maturing over
23 a period of more than five years must be validated and confirmed by court decree
24 pursuant to Chapter 75, *Florida Statutes*. The CDD also may borrow funds on a long or
25 short-term basis.
26

27 Debt may be retired by the district through non-ad valorem or special assessments
28 imposed on benefited properties, or rates, fees, and charges imposed on users of CDD
29 facilities and services. By law, debt of the CDD cannot become debt of any other
30 government (city, county or state), without that government's consent.
31

32 **13. What alternatives, other than CDDs, are you familiar with that might be available**
33 **to provide community infrastructure for the lands within the Proposed District?**
34

35 In my opinion there are two alternatives that might provide community infrastructure
36 such as the roads, utilities, drainage, and other improvements contemplated for the
37 Proposed District. First, the general-purpose local government could finance the
38 improvements utilizing special assessments and general funds. Alternatively, the
39 developer could provide infrastructure through private means, including private financing
40 if available. As discussed later in my testimony, neither of these alternatives is preferable
41 to the use of the CDD concept.
42

43 **14. Do you have an opinion, as someone experienced in district management and**
44 **operations, as to whether the Proposed District is the best available alternative for**
45 **delivering community services and facilities to the areas that will be served by the**
46 **Proposed District?**
47

1 Yes. For this project, the Proposed District is the best alternative available for delivering
2 the proposed services and facilities to the area that will be served. These improvements
3 include but are not limited to a stormwater management system, roadway improvements,
4 water and sewer systems, and amenity, entry features and landscaping improvements.
5

6 **15. What is the basis for your opinion?**
7

8 St. Johns County ("County") could finance the roadway and drainage improvements
9 utilizing special assessments or general funds. The developer and/or a homeowner's
10 association could provide these facilities, as well as the water and sewer facilities,
11 through private financing.
12

13 In evaluating these alternatives, it is important to consider whether the alternative can
14 provide focused services, can effectively and efficiently manage and maintain the
15 facilities, and whether the alternative can secure low cost, long-term public financing.
16 The County clearly provides the long-term perspective and is a stable and relatively low
17 cost source of financing and provider of services at sustained levels. However, the
18 County has substantial demands over a broad geographical area that places a heavy
19 management delivery load on its staff. In addition, if dependent district financing were
20 used, the County would be responsible for all administrative aspects of the dependent
21 district. By using a dependent district mechanism, the County would be increasing its
22 responsibility, and hence liability, for the variety of actions that will take place in the
23 Cordova Palms development. By contrast, a CDD can be created to provide focused
24 attention to a specific area in a cost effective manner. It also allows the County to focus
25 staff time, finances, and other resources elsewhere and does not burden the general body
26 of taxpayers in the County with the debt associated with this growth.
27

28 The other alternative is the use of private means -- either through a property owner's
29 association or through the developer, or both in combination. This combination can
30 clearly satisfy the high demand for focused service and facilities and managed delivery.
31 However, only a public entity can assure a long-term perspective, act as a stable provider
32 of services and facilities, qualify as a lower cost source of financing and pay for services
33 at sustained levels. Property owners' associations lack the ability to effectively finance
34 these types of improvements. Their ability to assure adequate funds for sustained high
35 levels of maintenance is less than with a CDD.
36

37 Furthermore, neither the developer nor a POA would be required to conduct all actions
38 relating to the provision of these improvements in the "Sunshine" as a CDD must, or
39 abide by other public access requirements that are incumbent upon a CDD and its Board.
40 Also, provision and long-term operation and maintenance of these improvements,
41 particularly the recreation and drainage activities, by a CDD ensures that residents have
42 guaranteed access to the body or entity making decisions about these facilities, and in fact
43 will one day sit as the five member Board making the decisions that impact their
44 community directly.
45

46 A CDD is an independent, special-purpose unit of local government designed to focus its
47 attention on providing the best long-term service to its specific benefited properties and

1 residents. It has limited power and a limited area of jurisdiction. The Proposed District
2 will be governed by its own Board and managed by those whose sole purpose is to
3 provide the Proposed District long term planning, management and financing of these
4 services and facilities. This long-term management capability extends to the operation
5 and maintenance of the facilities owned by the Proposed District. Further, the sources for
6 funding and manner of collection of funds will assure that the Proposed District's
7 facilities will be managed at the sustained levels of quality desired by residents well into
8 the future.

- 9
10 **16. As someone experienced in district management, is the area to be included within**
11 **the Proposed District of sufficient size, compactness, and sufficiently contiguous to**
12 **be developable as one functional, interrelated community?**

13
14 Yes. From a management perspective, the area to be included within the Proposed
15 District is of sufficient size, compactness and is sufficiently contiguous to be developable
16 as one functional, interrelated community.

- 17
18 **17. What does the term "functionally interrelated community" mean?**

19
20 Local governments provide developments with the criteria for the elements of
21 infrastructure to provide for the facilities and services, including stormwater drainage,
22 water, sewer, and other facilities and services. Functional unification means that each
23 provided facility and service has a mutual reinforcing relationship to one another, with
24 each facility and service designed to contribute to the development and maintenance of
25 the community as a whole. Each facility and service must meet the growth and
26 development of the community, so a management capability and a funding source are
27 required for each service and facility. Thus, each of these necessary facilities and
28 services must be integrated, unified, and connected into a long-range plan.

- 29
30 **18. What is the basis for your opinion?**

31
32 First, the lands to be included within the Proposed District have sufficient infrastructure
33 needs to be developable as a functionally interrelated community. Second, this necessary
34 infrastructure can be provided by the Proposed District in a cost effective manner based
35 upon the specific design of the community. Furthermore, the use of one development
36 plan whose infrastructure is implemented by a CDD to provide the community services
37 and facilities will ensure that the proposed improvements are provided and maintained in
38 an efficient, functional and integrated manner.

39
40 The lands within the Proposed District will initially consist of approximately 292.89
41 acres of land. The purpose of this statutory requirement is to ensure successful and
42 efficient delivery of services and facilities to the property. Based upon my previous
43 experience with special districts, the Proposed District is suitably configured to maximize
44 the timely and cost efficient delivery of the necessary services and facilities.
45

1 19. Do you have an opinion, as someone experienced in district management and
2 operations, as to whether the area that will be served by the Proposed District is
3 amenable to separate special district government?
4

5 Yes.

6
7 20. What is your opinion?
8

9 The Proposed District is of sufficient size, compactness and contiguity. Therefore, the
10 area to be served by the Proposed District is well suited to separate special district
11 governance.
12

13 21. What is the basis for your opinion?
14

15 Two criteria are needed to evaluate a land area as amenable to separate special district
16 government. One, does the land area have need for the facilities and services and will its
17 owners and residents benefit from facilities that the special district could provide? Two,
18 is the land area of sufficient size, sufficiently compact and sufficiently contiguous to be
19 the basis for a functional interrelated community?
20

21 Under both criteria, the Proposed District is a planned community of sufficient size with
22 a need for the facilities and improvements that are presently expected to be provided by
23 the Proposed District. As described in the Petition, the Proposed District will construct
24 and maintain certain needed facilities and services. Other facilities and improvements
25 may be constructed by the Proposed District and ultimately maintained by the County.
26 Based on my experience, CDDs of this size are large enough to effectively provide and
27 manage services. From a management and operations perspective, the land area is well
28 suited to the provision of the proposed services and facilities.
29

30 22. Do you have an opinion, as someone experienced in district management and
31 operations, as to whether the community development services and facilities of the
32 Proposed District will be incompatible with the capacity and use of existing local
33 and regional community development services and facilities?
34

35 Yes.

36
37 23. What is your opinion?
38

39 The proposed services and facilities of the Proposed District are not incompatible with
40 the capacity and uses of existing local or regional community development services and
41 facilities.
42

43 24. What is the basis for your opinion?
44

45 Petitioner presently expects the Proposed District to finance and construct a stormwater
46 management system, roadway improvements, water and sewer systems, and amenity,
47 entry features and landscaping improvements. None of the facilities expected to be

provided by the Proposed District presently exist. There will be no overlap or incompatibility because the facilities and improvements expected to be provided by the Proposed District do not exist today.

ECONOMICS AND FINANCING

25. Are you familiar with the Petition filed by Dream Finders Homes, LLC ("Petitioner"), to establish the Proposed District?

Yes, I have reviewed the petition and all of the attached exhibits. Specifically, I prepared Petition Exhibit 8 which is the SERC, a requirement of Chapter 190, *Florida Statutes*.

26. Based on your review of Petition Exhibit 8 (Statement of Estimated Regulatory Costs), are there any updates that need to be made at this time?

No updates are necessary at this time.

27. What exactly is a Statement of Estimated Regulatory Costs ("SERC")?

It is a requirement under Section 120.541(2), *Florida Statutes*, which has been incorporated into the law on establishment of CDDs.

28. In general terms, please summarize the economic analyses presented in the SERC.

An understanding of the SERC requires the recognition of the scope of review and evaluation for the establishment of a CDD as set out in Chapter 190, *Florida Statutes*. Section 190.002(2)(d), *Florida Statutes*, states "that the process of establishing such a district pursuant to uniform general law [must] be fair and based only on factors material to managing and financing the service-delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant." Thus, the scope of the economic analysis included in the SERC addresses only the establishment of the Proposed District, and not the planning or development of the property itself.

The economic analysis sets out the assumptions about the development within the Proposed District and the anticipated infrastructure to be provided by it. The analysis addresses each of the potentially affected parties defined in the statute and evaluates the impact of the Proposed District on each such group.

The Proposed District is a limited and highly specialized unit of local government. It is a special-purpose unit of local government with a single objective: the provision and maintenance of infrastructure and services for a planned new community. Its economic benefits exceed its economic cost to Petitioner, the County, and to all subsequent purchasers and landowners of the community - in short, to all affected parties.

Once the Proposed District is established, there are no direct costs to the County. While the Proposed District will provide certain reports and budgets to the County for its

1 discretionary review, there are no requirements that it incur any obligations or expense
2 associated with its review. In addition, to the extent the Proposed District utilizes the
3 services of the Property Appraiser or Tax Collector under the provisions of Chapter 197,
4 *Florida Statutes*, to collect its assessments the Proposed District must pay the
5 administrative costs associated with those services.
6

7 It is important to note that under Chapter 190, *Florida Statutes*, the debt of the Proposed
8 District cannot become the debt of the County or the State of Florida. Since the Proposed
9 District will be an independent unit of government and will issue its own bonds, the
10 Proposed District will not have any affect on the bonding capacity of the County or the
11 State of Florida.
12

13 **29. Please describe briefly the data and methodology used in preparing the SERC and**
14 **related analyses.**

15
16 The data for the analysis came from the landowner, other experts working on the Petition,
17 and from the Petition itself. The methodology is standard economic impact assessment.
18

19 **30. As a financial consultant, do you have an opinion regarding the financial viability**
20 **and feasibility of the Proposed District?**

21
22 Yes, I do.
23

24 **31. What is that opinion?**

25
26 In my opinion, based on my experience with other CDDs, the Proposed District is
27 expected to be financially viable and feasible.
28

29 **32. Does this conclude your testimony?**

30
31 Yes, it does.
32

**BEFORE THE COUNTY COMMISSION
ST. JOHNS COUNTY, FLORIDA**

IN RE: A Petition to Establish Cordova Palms)
 Community Development District)
 _____)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF DUVAL

I, Ray Spofford, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
 2. My name is Ray Spofford and I am the Director of Planning at England-Thims & Miller, Inc.
 3. The prepared written, pre-filed testimony consisting of eight (8) pages submitted under my name to the County Commission of St. Johns County relating to the Petition to Establish ("Petition") the Cordova Palms Community Development District ("District") and attached hereto, is true and correct.
 4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.
 5. My credentials, experience and qualifications concerning land development and the construction of public infrastructure as a professional planner and related matters are accurately set forth in my pre-filed testimony.
 6. No corrections or amendments to my pre-filed testimony are required.
- Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 19th day of April, 2021.

Ray Spofford
Ray Spofford

SWORN TO and SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 19th day of April, 2021 by the Affiant.

GLORIA J. STEPHENS
Notary Public, State of Florida
My Comm. Expires 09/25/21
Commission No: GG120145

Gloria J. Stephens
(Official Notary Signature)

Name: _____

Personally Known ☒ _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

1 **TESTIMONY OF RAY SPOFFORD, AICP, FOR THE ESTABLISHMENT**
2 **OF THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT**
3

4 **1. Please state your name and business address.**
5

6 My name is Ray Spofford and my business address is 14775 Old St. Augustine Road,
7 Jacksonville, Florida 32258.
8

9 **2. By whom are you employed and in what capacity?**
10

11 I am employed by England-Thims & Miller, Inc. ("ETM") as Director of Planning.
12

13 **3. How long have you held that position?**
14

15 I have been employed by ETM for over 16 years.
16

17 **4. Please describe your duties and responsibilities with ETM.**
18

19 I provide consultant services to land owners, developers, and community development
20 districts in the areas of regulatory planning, land use, zoning, concurrency, DRIs and due
21 diligence.
22

23 **5. Please give your educational background, with degrees earned, major areas of study**
24 **and institutions attended.**
25

26 I have a Bachelor's of Art in Urban Studies and Economics from the University of
27 Tampa and a Master's of Science in Planning from Florida State University.
28

29 **6. Do you have any professional licenses, registrations, or certifications?**
30

31 I am certified as a Professional Planner by the American Institute of Certified Planners
32 (AICP).
33

34 **7. Are you a member of any professional associations?**
35

36 I am a member of the American Planning Association and serve on the Board of
37 Directors of the First Coast Section, Florida Chapter, American Planning Association.
38

39 **8. Please summarize your previous experience as it relates to public facility design,**
40 **construction and land development.**
41

42 I have experience working on numerous public and private public facility design and land
43 development projects including large mixed-use community master planning, residential
44 subdivision site planning and regulatory permitting, commercial and institutional site
45 planning and regulatory permitting, multi-use trail master plans and construction projects.
46

- 1 9. Have you been involved in any developments of the type and nature contemplated
2 within the establishment of Cordova Palms Community Development District
3 ("Proposed District")?
4
5 Yes.
- 6
7 10. Where in Florida are the community development districts with which you have
8 been involved?
9
10 St. Johns County.
- 11
12 11. Are you familiar with the Petition to Establish the Proposed District ("Petition")?
13
14 Yes. I have reviewed the Petition and accompanying exhibits.
- 15
16 12. In the course of your work in Florida, have you had an opportunity to work with the
17 State Comprehensive Plan found in Chapter 187, *Florida Statutes* ("State
18 Comprehensive Plan")?
19
20 Yes, I have often referred to the State Comprehensive plan in rendering consultation to
21 public and private entities.
22
- 23 13. In the course of your work in Florida, have you had an opportunity to review local
24 government comprehensive plans?
25
26 Yes.
- 27
28 14. What types of land development projects have you worked on which involved
29 analyzing consistency with the state and local comprehensive plans?
30
31 I have worked on numerous large master planned communities. I have also helped to
32 create local comprehensive plans, evaluations and appraisals of comprehensive plans, and
33 amendments to existing comprehensive plans for several Florida municipalities. All
34 require consistency with comprehensive plans or amendments to change the
35 comprehensive plan so that the development complies with the plan.
36
- 37 15. Do you have an opinion, as someone experienced in planning, as to whether the
38 establishment of the Proposed District is inconsistent with any applicable element or
39 portion of the State Comprehensive Plan?
40
41 Yes.
42

1 **16. What is that opinion?**

2
3 It is my opinion that the establishment of the Proposed District is not inconsistent with
4 any applicable element or portion of the State Comprehensive Plan.
5

6 **17. What is the basis for that opinion?**

7
8 I have reviewed, from a planning perspective, applicable portions of the State
9 Comprehensive Plan which relate to the establishment of a community development
10 district.
11

12 The State Comprehensive Plan "provides long-range policy guidance for the orderly
13 social, economic, and physical growth of the state." The State Comprehensive Plan sets
14 forth 25 subjects, goals, and numerous policies. Two subjects are particularly relevant,
15 from a planning perspective, to the establishment of the Proposed District: No. 15- Land
16 Use and No. 25- Plan Implementation.
17

18 **18. What is Subject 15 and why is it relevant?**

19
20 Subject 15 recognizes the importance of locating development in areas that have the
21 fiscal abilities and service capacity to accommodate growth. It is relevant because
22 community development districts are designed to provide infrastructure services and
23 facilities in a fiscally responsible manner to the areas which can accommodate
24 development. The Proposed District is not inconsistent with this goal because the
25 Proposed District will have the fiscal capability to provide the specified services and
26 facilities in this growth area. Additionally, under this subject, Policy 1 is relevant.
27

28 **19. What is Policy 1 and why is it relevant?**

29
30 Policy 1 promotes efficient development activities in areas which will have the capacity
31 to service new populations and commerce. The Proposed District will be a vehicle to
32 provide a high quality of infrastructure facilities and services in an efficient and focused
33 manner at sustained levels over the long term life of the community.
34

35 **20. You also mentioned Subject 25. What is this and why is it relevant?**

36
37 This subject calls for systematic planning capabilities to be integrated into all levels of
38 government throughout the state, with particular emphasis on improving inter-
39 governmental coordination and maximizing citizen involvement. The Proposed District
40 will be able to finance and construct (and in some cases operate and maintain) the
41 contemplated infrastructure improvements as authorized under Chapter 190, *Florida*
42 *Statutes*, subject to and not inconsistent with the local government comprehensive plan
43 and land development regulations. Citizen involvement is maximized since board
44 meetings are publicly advertised, open to the public, and property owners can be involved
45 in the provision of the improvements. Additionally, establishment of the Proposed
46 District will enhance governmental coordination since Section 189.08, *Florida Statutes*,

requires the Proposed District to file public facilities reports with St. Johns County ("County"), and to annually update such reports to the extent there are any changes, which reports and updates the County may rely upon in any revisions to its local comprehensive plan.

21. Are there any relevant policies under this subject of the State Comprehensive Plan?

Yes, Policies 2, 3, 6 and 8. Policy 2 seeks to ensure that every level of government has the appropriate operational authority to implement the policy directive established in the plan. Chapter 190, *Florida Statutes*, provides the Proposed District with its necessary operational authority. In fact, Section 190.002(1) identifies community development districts as a means to deliver the basic community services and capital infrastructure called for by the Growth Management Act without overburdening other local governments and their taxpayers. The establishment of the Proposed District to provide the infrastructure systems and facilities for the acreage to be included within the Proposed District in a manner which does not burden the general body of taxpayers in the County is directly in furtherance of this Policy.

Policy 3 provides for establishing effective monitoring, incentive, and enforcement capabilities to see that the requirements established by regulatory programs are met. Section 189.08(2), *Florida Statutes*, requires all independent special districts to submit public facilities reports, including annual updates as to changes. This facilitates an effective monitoring program of the Proposed District by the County. Sections 190.002(2)(c), and 190.004(3), *Florida Statutes*, dictate the legislative policy that all community development districts comply with all government laws, rules and regulations applicable to community development. Therefore, establishment of the Proposed District is not inconsistent, and in fact is in furtherance, of this policy.

Policy 6 encourages citizen participation at all levels of policy development, planning and operations. The Proposed District will hold its meetings in the sunshine pursuant to Chapter 286, *Florida Statutes*. This process encourages citizen participation in, and ultimately citizen control of, the activities of the Proposed District.

Policy 8 encourages continual cooperation among communities to bring the private and public sectors together for establishing an orderly, environmentally, and economically sound plan for future needs and growth. The Proposed District will be a vehicle to enhance cooperation in the provision of infrastructure between the private sector and the County.

22. Are there any other subjects within the State Comprehensive Plan which are relevant?

Two additional subject areas applicable to establishment of a CDD include subject 9 - Natural Systems and Recreational Lands, and subject 17 - Public Facilities. The applicable policies of subject 9 relate to expanding state and local efforts to provide activity-based recreational opportunities to urban areas which can be accomplished with

1 the funding assistance of the Proposed District. The applicable goal and policies of
2 subject 17 relate to: (i) protecting investments in existing public facilities; (ii) providing
3 financing for new facilities; (iii) allocating the costs of new public facilities on the basis
4 of the benefits received by landowners; (iv) implementing innovative but fiscally sound
5 techniques for financing public facilities; and (v) identifying and using stable revenue
6 sources for financing public facilities. The establishment of the Proposed District will
7 further these State Comprehensive Plan Goals and Policies.
8

9 **23. You mentioned earlier that you have reviewed local comprehensive plans adopted**
10 **pursuant to Chapter 163, Florida Statutes. In your work on this project, did you**
11 **review the effective St. Johns County Local Comprehensive Plan?**
12

13 Yes, I did.
14

15 **24. Based upon your experience, do you have an opinion as to whether establishment of**
16 **the proposed District is inconsistent with any portion or element of the St. Johns**
17 **County Comprehensive Plan, adopted pursuant to Chapter 163, Florida Statutes?**
18

19 Yes, I do.
20

21 **25. What is that opinion?**
22

23 My opinion is the proposed District is not inconsistent with the County's Comprehensive
24 Plan.
25

26 **26. What is the basis of your opinion?**
27

28 First, a community development district is a unit of special-purpose government, and it
29 does not have the authority to make zoning or development permitting decisions that are
30 inconsistent with the comprehensive plan of a unit of general-purpose government, such
31 as the County. Since Chapter 190, *Florida Statutes*, prohibits the Proposed District from
32 taking action that is inconsistent with the County's Comprehensive Plan, the Proposed
33 District will still be required to undergo review and approval for all permitting and
34 construction. Moreover, if established the Proposed District would further some
35 provisions of the County's Comprehensive Plan. Specifically, the following elements of
36 the County's Comprehensive Plan generally relate to and are consistent with the
37 establishment of and exercise of the powers by the Proposed District.
38

39 Land Use Element – One stated goal of this element explains that the County's
40 Comprehensive Plan aims to "effectively manage growth and development by
41 designating areas of anticipated future development which satisfy demand where feasible,
42 in a cost-efficient and environmentally acceptable manner." It further provides as the
43 County's goal to "encourage and accommodate land uses which make St. Johns County a
44 viable community" and "create a sound economic base and offer diverse opportunities for
45 a wide variety of living, working, shopping and leisure activities [...]" The District can
46 provide the desired services and facilities to this area in accordance with this goal.
47

1 Intergovernmental Coordination Element - One stated goal of this element is to "aid in
2 the provisions of services and management of growth between the County,
3 municipalities, regional, state, and federal entities." The District will continue to be a
4 vital link in this coordination process as a provider and maintainer of community
5 infrastructure, whose activities are coordinated with and are not inconsistent with plans
6 and activities of related public and private agencies.
7

8 Infrastructure Element - There are numerous goals within this element that support the
9 finding that the District's proposed facilities and services will not be inconsistent with the
10 County's Comprehensive Plan. Such goals include but are not limited to providing an
11 efficient system of Stormwater Management and ensuring that adequate facility capacity
12 is available to serve future developments and coordinating the extension of potable water
13 facilities or the increase in capacity of potable water facilities in order to meet future
14 needs. As explained previously, the Proposed District plans to construct, acquire or
15 install and maintain stormwater management facilities and potable water facilities
16 consistent with these goals.
17

18 Capital Improvements Element - The goal of this element is to ensure the orderly and
19 efficient provision of services, including sanitary sewer, potable water, and drainage.
20 The Proposed District furthers this goal by providing the necessary services and facilities
21 to the area in an orderly and efficient manner.
22

23 For these reasons, it is my opinion that the establishment of the Proposed District is not
24 inconsistent with any applicable provisions of the County's Comprehensive Plan.
25

26 **27. Do you have an opinion, as someone experienced in planning, as to whether the area**
27 **to be included within the Proposed District is of sufficient size, is sufficiently**
28 **compact, and sufficiently contiguous to be developable as one functional,**
29 **interrelated community?**
30

31 Yes.
32

33 **28. What is your opinion?**
34

35 The Proposed District has sufficient land area, and is sufficiently compact and contiguous
36 to be developed with infrastructure systems, facilities and services as one functionally
37 interrelated community.
38

39 **29. What is the basis for your opinion?**
40

41 The area to be included within the Proposed District can be expected to succeed as a
42 functional, interrelated community from a planning perspective because these
43 characteristics ensure that services and facilities for the lands within the Proposed District
44 will not be hampered by significant barriers or spatial problems. In addition, the
45 Proposed District will be providing relatively limited services and facilities. Thus, from a

1 planning perspective, the relatively small nature of the Proposed District, its planned
2 community character and the proposed limited services and facilities are a good match.

3
4 The Proposed District is of sufficient size, is sufficiently compact and sufficiently
5 contiguous to serve as one functional, inter-related community.
6

7 **30. Do you have an opinion, as someone experienced in planning, as to whether the**
8 **community development services and facilities of the Proposed District will be**
9 **incompatible with the capacity and uses of existing local and regional community**
10 **development services and facilities?**

11
12 Yes.

13
14 **31. What is your opinion?**

15
16 The services and facilities of the Proposed District are not incompatible with the capacity
17 and uses of existing local or regional community development services and facilities.
18

19 **32. What is the basis for your opinion?**

20
21 In order to answer this question it is necessary to look to the community development
22 services and facilities which will be provided by the Proposed District to the lands within
23 its boundaries and to compare this to the existing community development services and
24 facilities presently available to those lands. Currently, the planned infrastructure
25 improvements that the Proposed District plans to provide don't exist on the property.
26 The Proposed District is an efficient method to construct the necessary infrastructure
27 improvements on the lands to be included within the Proposed District.
28

29 **33. Do you have an opinion as to whether the area that will be served by the Proposed**
30 **District is amenable to separate special district government?**

31
32 Yes I do.

33
34 **34. And what is your opinion?**

35
36 Based on its contiguity, compactness and size, and given the limited scope of the
37 infrastructure improvements to be provided by the Proposed District, the area to be
38 included within the Proposed District is amenable to separate special purpose
39 government.
40

41 **35. As a planner, do you have an opinion as to whether the Proposed District is the best**
42 **alternative available for providing the proposed community development services**
43 **and facilities to the area to be served?**

44
45 Yes I have.
46

1 36. What is your opinion?
2

3 In my opinion, the Proposed District is the best alternative for providing the proposed
4 community development services and facilities to the 292.89 acres proposed to be
5 included within the Proposed District.
6

7 37. What is the basis for your opinion?
8

9 My experience as a planner, in part, and a review of the petition in part. To answer this
10 question, we must consider the alternative means, from a planning perspective, by which
11 these roadway, drainage, utility facilities and services might be provided to the 292.89
12 acres to be included within the Proposed District.
13

14 The alternatives include the County, either directly or through a municipal services
15 benefit unit (MSBU), or the developer through a property owner's association (POA).
16 From a planning perspective, establishment of a community development district over
17 these lands provides a perpetual local government capable of delivering these
18 improvements which will be directly responsible and responsive to the landowners of the
19 community development district. For example, the Proposed District will own, operate
20 and maintain the drainage improvements for the lands within the Proposed District.
21 Furthermore, because these systems will be owned by the Proposed District, the
22 landowners will have the protection of public bidding of maintenance services and will
23 have a direct voice in the governance of these systems, which would not be the case with
24 the POA.
25

26 38. Does this conclude your testimony?
27

28 Yes.

**BEFORE THE COUNTY COMMISSION
ST. JOHNS COUNTY, FLORIDA**

IN RE: A Petition to Establish Cordova Palms
 Community Development District

)
)
)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA

COUNTY OF St. Johns

I, Chad Sigmon ("Affiant"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Chad Sigmon and I am the Land Development Manager of Dream Finders Homes.
3. The prepared written, pre-filed testimony consisting of Six (6) pages, submitted under my name to the County Commission of St. Johns County relating to the establishment of the Cordova Palms Community Development District ("District") and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing my oral answers would be the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning the Petition, its exhibits and the reasons for establishing the District are accurately set forth in my pre-filed testimony.

6. My pre-filed testimony addresses the various statutory requirements and an overview of the proposed development within the proposed District.

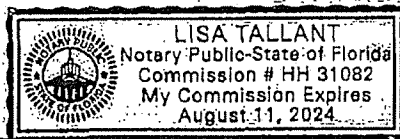
7. No other corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 23rd day of April, 2021.


David Simon

SWORN TO and SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization, this 23rd day of April, 2021 by the Affiant.



[notary seal]



(Official Notary Signature)

Name:

Lisa Tallant

Personally Known X

OR Produced Identification _____

Type of Identification _____

**TESTIMONY OF CHAD SIGMON FOR THE ESTABLISHMENT OF THE
CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT**

1. **Please state your name and business address.**

My name is Chad Sigmon and my mailing address is 14071 Phillips Hwy Suite 300, Jacksonville Florida, 32256.

2. **By whom are you employed and in what capacity?**

Dream Finders Homes as Land Development Manager

3. **Briefly summarize your duties and responsibilities.**

Manage the entitlements and development of Dream Finders projects throughout Northeast Florida

4. **Who is the petitioner in this proceeding?**

The petitioner is Dream Finders Homes, LLC ("Petitioner"), which is the business entity that will supervise the development of the area.

5. **Are you familiar with the Petition to Establish ("Petition") the Cordova Palms Community Development District ("Proposed District") filed by the Petitioner?**

Yes. I assisted in the formulation of the Petition and accompanying documents and met with members of the consultant team we hired to prepare the filing. I also reviewed the Petition and accompanying documents.

6. **Are there any changes or corrections to any of the documents attached to the Petition at this time?**

No.

7. **Please generally describe each of the documents attached to the Petition.**

The Petition describes the Petitioner's request for establishment of a community development district. Attached to the Petition are the following exhibits:

Exhibit 1 is a map showing the general location in which the Proposed District is located.

Exhibit 2 is a metes and bounds description of the boundaries of the Proposed District.

Exhibit 3 are the consents of the landowners to the CDD establishment, executed by VPDE Cordova, LLC and AMH Development, LLC, which represents the consent of one hundred percent (100%) of the owners of the lands to be included within the District.

Exhibit 4 contains a map depicting the future general distribution, location and extent of the public and private land uses within the proposed District by the future land use plan element.

Exhibit 5 contains a maps identifying existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

Exhibit 6 contains a list of the facilities and services the proposed District is expected to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for the ownership and maintenance thereof.

Exhibit 7 is a summary of the estimated costs and timeline for constructing, installing or acquiring the facilities and services described in Exhibit 6.

Exhibit 8 is the Statement of Estimated Regulatory Costs prepared by Governmental Management Services, LLC.

Exhibit 9 is an authorization of agent form which authorizes Wesley S. Haber to act as the agent for the Petitioner during these proceedings.

8. **Were these documents attached to the Petition prepared by you or under your supervision?**

Yes.

9. **To the best of your knowledge, is the general location map identified as Exhibit 1 to the Petition a true and accurate depiction of the general location of the Proposed District?**

Yes.

10. **To the best of your knowledge is the metes and bounds description included in Exhibit 2 to the Petition a true and accurate recitation of the land area to be included within the Proposed District?**

Yes.

11. **To the best of your knowledge, is Exhibit 3 to the Petition a true and accurate copy of the consent obtained from the owners of one hundred percent (100%) of the lands to be included within the proposed District?**

Yes.

12. To the best of your knowledge, is the map included in Exhibit 4 a true and accurate depiction of the future general distribution, location and extent of public and private land uses within the proposed District?

Yes.

13. To the best of your knowledge, is Exhibit 5 a true and accurate depiction of the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District?

Yes.

14. To the best of your knowledge, does Exhibit 6 truly and accurately list the facilities and services that the proposed District is expected to finance, fund, construct, acquire and/or install, as well as the anticipated owner and entity responsible for operation and maintenance thereof?

Yes.

15. To the best of your knowledge, does Exhibit 7 truly and accurately list the estimated costs of constructing and timeline for the infrastructure serving land within the proposed District?

Yes.

16. To the best of your knowledge, is Exhibit 8 a true and accurate copy of the Statement of Estimated Regulatory Costs?

Yes.

17. To the best of your knowledge, is Exhibit 9 a true and accurate copy of the Authorization of Agent form?

Yes.

18. Are the contents of the Petition and the exhibits attached to it, as described herein, true and correct to the best of your knowledge?

Yes.

19. Are you familiar with the area that is to be included within the Proposed District?

Yes, I am familiar with the general area and the site specifically.

20. Approximately how large is the Proposed District in acres?

The Proposed District is located entirely within the limits of the St. Johns County ("County"), Florida, and covers approximately 292.89 acres of land.

21. What steps were taken with respect to filing the Petition with the County Commission of the St. Johns County?

On January 19, 2021, the Petitioner formally filed the Petition and Exhibits with the County by submitting the original to the County Clerk. Accompanying the original Petition was a check in the amount of Sixteen Thousand Three Hundred and Seventy Dollars (\$16,370) made payable to the County. Copies of the Petition were contemporaneously filed with the offices of the County Planning Department, County Administrator and the County Attorney for their respective reviews.

22. Who are the five persons designated in the Petition to serve as the initial Board of Supervisors?

The five persons are Batey McGraw, Don Gullion, Linda Richardson, Benjamin Peterson and Louis Cowling.

23. Do you know each of these persons personally?

Yes, I do.

24. To the best of your knowledge, are any of the other proposed members of the Board of Supervisors of the Proposed District employees, officers or stockholders of the Petitioner?

Yes, the proposed Board Members are all officers or employees of the Petitioner.

25. Are each of the persons designated to serve as the initial Board of Supervisors residents of the State of Florida and citizens of the United States?

Yes, they are.

26. Are there residential units planned for development within the Proposed District?

Yes. There are approximately 733 single family units currently planned for development within the Proposed District.

27. Would you please describe the proposed timetable for development of land within the Proposed District?

The proposed timetable for the construction of infrastructure to develop the land is expected to occur in two (2) phase over an estimated four (4) year period.

- 28. Would you generally describe the services and facilities you currently expect the Proposed District to provide?**

The Petitioner presently intends for the Proposed District to participate in the acquisition or construction of certain improvements including but not limited to a stormwater management system, roadway improvements, water and sewer systems, and amenity, entry features and landscaping improvements. Capital costs of these improvements, including associated contingencies and professional fees, will be borne by the Proposed District. The Petitioner's good faith estimation of the costs associated with the acquisition or construction of such improvements is itemized in Exhibit 7 to the Petition.

- 29. In general, what financing methods does the Petitioner propose for the Proposed District to pay for the anticipated facilities and services?**

The Petitioner presently expects that the Proposed District will finance certain services and improvements through the issuance of tax-exempt bonds. The debt issued by the Proposed District is expected to be retired by "non-ad valorem" or "special" assessments on benefitted property within the Proposed District. Ongoing maintenance and operational activities are expected to be funded by maintenance assessments.

- 30. Who will be responsible for paying the Proposed District's assessments?**

Only property owners within the Proposed District will be responsible for paying assessments. We do not expect the Proposed District to issue general obligation debt which pledges its full faith and credit.

- 31. Will these Proposed District debts be an obligation of the St. Johns County or the State of Florida?**

No. Florida law provides that community development district debt cannot become the obligation of a county, a city, or the state without the consent of that government.

- 32. Why is the Petitioner seeking to have a community development district established for this area?**

According to information provided by the Florida Department of Economic Opportunity, there are more than 700 active community development districts ("CDD(s)") in Florida. CDDs are an efficient, effective way to provide infrastructure and have become accepted in the marketplace of homebuyers.

From our perspective, the establishment of a CDD is logical for this project. It is a long-term, stable, financially-secure entity. The Proposed District is a structured, formal entity, with the legal ability to respond to future changes in the circumstances and desires of its residents. Under Florida law, the Proposed District has access to the county tax collection mechanisms which helps ensure that the facilities will be maintained. In that sense, to us, it is preferable to a property owners' association.

Additionally, a CDD has the ability to enter into interlocal agreements with other government entities. These allow a CDD to work with other government entities to complete projects that benefit residents within the CDD boundaries while also assisting local governments in completing infrastructure necessary to serve growth.

In addition, the Proposed District has the financial capability to assist in the provision of necessary capital improvements sooner than might otherwise be the case. The County, developers, builders and residents will all benefit from these improvements in terms of access, traffic flow, safety, and general property enhancement.

Additionally, a CDD is the entity preferred by many regulatory agencies, including many water management districts, to operate and maintain the stormwater management and other similar systems. This is because the CDD is a perpetual entity, operating in open meetings, with the financial ability to ensure that the maintenance of these important environmental facilities and amenities is accomplished.

Given the nature of this project, in my opinion, a CDD is a logical, prudent, and desirable way to ensure this needed infrastructure is maintained.

33. Does this conclude your testimony?

Yes.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

HOPPING GREEN & SAMS
119 S MONROE ST, STE 300
TALLAHASSEE, FL 32301

ACCT: 15693
AD# 0003350169-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA LEGAL AD DISPLAY in the matter of CDD-2021000001 was published in said newspaper on 4/20/2021, 4/27/2021, 5/04/2021, 5/11/2021.

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

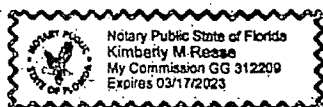
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of MAY 11 2021

by Melissa Rhinehart who is personally known to
me or who has produced as identification

Kimberly M. Reese
(Signature of Notary Public)



NOTICE OF PUBLIC HEARING TO CONSIDER AN ORDINANCE
ESTABLISHING THE CORDOVA PALMS COMMUNITY
DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that on 5/18/2021 at 9:00 a.m. before the Board of County Commissioners of St. Johns County, Florida ("Board"), in the St. Johns County Auditorium located at 500 Sam Sebastian View, St. Augustine, Florida, to consider the enactment of one County Ordinance granting a petition to establish a community development district to be known as the "Cordova Palms Community Development District" ("District"). The proposed Ordinance title is as follows:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE CORDOVA PALMS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2020); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by such District under Florida law, including Chapter 190, Florida Statutes. If adopted, the ordinance will establish the District, name its initial Board of Supervisors, describe its functions and powers, and designate the land to be serviced by the District. Specifically, the Board will consider the six factors listed in §190.005(1)(e), Florida Statutes. This hearing will afford the affected units of general-purpose local government and the general public a fair and adequate opportunity to appear and present oral and written comments regarding the proposed establishment of the District. The specific legal authority for the establishment of the District is set forth in §190.005, Florida Statutes.

The proposed District is located in unincorporated St. Johns County, Florida, and is generally located west of U.S. Highway 1, south of 9 Mile Road/International Golf Parkway, and north of Lafayette Avenue and is anticipated to comprise approximately 292.89 acres. The proposed boundaries of the District are outlined in the map depicted in this notice.

The proposed District is known as File Number CDD-2021000001 and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing by methods provided, below and present oral or written comments on the petition.

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum of 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or <http://www.sjcfl.us/GTV/watchgvtv.aspx>]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandepr@sjcfl.us.

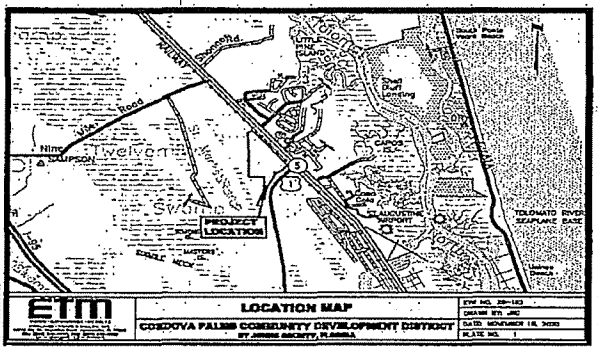
Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
E-mail address: plandepr@sjcfl.us
Phone number: 904.209.0675

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

This matter may be subject to court-imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners on this topic, except in compliance with Resolution 95-125, to properly noticed public hearings or to written communication, in care of St. Johns County Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sam Sebastian View, St. Augustine, Florida, 32084. Hearing-impaired persons, please call the Florida Relay Service (18009558770), no later than five (5) days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JEREMIAH R. BLOCKER, CHAIR
File No: CDD-2021000001
Project Name: Cordova Palms CDD



STATE OF FLORIDA DEPARTMENT OF STATE

I, LAUREL M. LEE, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of St. Johns County Ordinance No. 2021-30, which was filed in this office on May 20, 2021, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.



Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
21st day of May, A.D., 2021.

Laurel M. Lee
Secretary of State