

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
MARCH 02, 2022**

**BUCKHEAD TRAILS**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**WEDNESDAY, MARCH 02, 2022 AT 10:30 A.M.**  
**BRADENTON OFFICE SUITES LOCATED AT 4916 26<sup>TH</sup> STREET WEST, SUITE 100,**  
**BRADENTON, FL 34207**

<b>District Board of Supervisors</b>	Chair Vice-Chair Supervisor Supervisor Supervisor	Jeffery Hills Nicholas Dister Steve Luce Ryan Motko Albert Viera
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec, Inc	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The meeting will begin at **10:30 a.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

March 02, 2022  
Board of Supervisors  
**Buckhead Trails Community Development District**

*Dear Board Members:*

The Special Meeting of the Buckhead Trails Community Development District will be held on **March 02, 2022 at 10:30 a.m. at the Bradenton Office Suites located at 4916 26th Street West Suite 100 Bradenton, FL 34207.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

**SPECIAL MEETING OF THE BOARD OF SUPERVISORS**

**1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

- A. Consideration of Master Assessment Methodology Report.....Tab 01
- B. Consideration of Master District Engineer’s Report.....Tab 02
- C. Consideration of Resolution 2022-17; Declaring Special Assessments.....Tab 03
- D. Consideration of Resolution 2022-18; Setting Public Hearing for Levying Special Assessments.....Tab 04
- E. Consideration of Resolution 2022-19; District Expansion.....Tab 05
- F. General Matters of the District

**4. BOARD MEMBERS COMMENTS**

**5. PUBLIC COMMENTS**

**6. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,





BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT  
DISTRICT

MASTER ASSESSMENT  
METHODOLOGY REPORT

Report Date:

March 2<sup>nd</sup>, 2022

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## I. REPORT OBJECTIVE

This Master Assessment Methodology Report (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Buckhead Trails Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure is generally described within Exhibit A of this Master Report and further described within the Master Report of the District Engineer, dated February 24<sup>th</sup>, 2022 (the “Engineer’s Report”). The objective of this Master Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefitting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape. The Engineers Report identified estimated cost to complete the CIP, inclusive of associated “soft cost” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such

supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

## II. DEFINED TERMS

“Assessable Property:” – All private property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Master Report of the District Engineer dated February 24<sup>th</sup>, 2022.

“Developer” – EPG Buckeye Road Development, LLC.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Buckhead Trails Community Development District, encompasses 204.64 +/- acres, Manatee County Florida.

“Engineer Report” – Master Report of the District Engineer, dated February 24, 2022.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

### III. DISTRICT OVERVIEW

The District area encompasses 204.64 +/- acres and is located in Manatee County, Florida, within Sections 1 and 12, Township 33 South, Range 18 East. The primary developer of the Assessable Properties is EPG Buckeye Road Development, LLC, (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates multiple phases consisting of 532 single family lots. The public improvements as described in the Engineer’s Report include off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities.

### IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of Assessable Properties within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

### V. FINANCING

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however, this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such debt service reserves, underwriter’s discount, issuance costs and rounding.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, underwriter’s discount, issuance costs, rounding and collection cost as shown on Table 5. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter’s discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

### VI. ALLOCATION METHODOLOGY

EQUIVALENT ASSESSMENT UNITS (EAU) ALLOCATION: This method was selected as off-site improvements; storm water, utilities (water and sewer), roadways and landscape/hardscape benefit all assessable properties



within the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the system of capital improvements. The use of equivalent assessment unit methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU is assigned to the 40’ residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current development plan as described in this section. If future Assessable Property is added or product types are contemplated, this report will be amended to reflect.

Pursuant to Section 193.0235, Florida Statutes, certain “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments regardless of the private ownership. It is contemplated that the Developer will be constructing a private clubhouse within the District for ownership and operation. This clubhouse will be exempt from non-ad valorem assessments as a common element benefiting all residents within the District.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and assessments associated with the CIP are demonstrated on Table 3 & 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with the Series of Bonds.

## VII. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s CIP contains a “system of improvements” including the funding, construction and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the

first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

## **VIII. ASSIGNMENT OF ASSESSMENTS**

This section sets out the manner in which special assessments will be assigned to the Assessable Property within the District. In general, the assessments will initially be assigned on a gross acreage basis, gradually absorbed and assigned on a first platted, first assigned priority.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state.” At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. While the land is in an “undeveloped state,” special assessments will be assigned on an equal

acre basis across all of the gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit “A” of this Master Report. Debt will not be solely assigned to properties within each phase which have development rights, but will be assigned to undevelopable properties to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. This generally describes the flow for a “first platted, first assigned basis” of assessments against product types per parcel. Therefore each fully-developed, platted unit would be assigned a par debt assessment as set forth in Tables 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions in section IX of this Master Report would be applicable.

The third condition is the “completed development state.” In this condition the entire development program for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each phase of the District based on the methodology described herein.

#### IX. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true up methodology”.

The debt per acre remaining on the unplatted land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be

identified at or prior to the final true up as a result of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

#### X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

TABLE 1

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS	
DESCRIPTION	CIP PROJECT COSTS <sup>(1)</sup>
Stormwater Management	\$10,108,000
Utilities (Water & Sewer)	\$8,512,000
Roadways (Includes Right-of-Way Landscape/Hardsc	\$7,980,000
Amenity, Parks & Recreation	\$2,000,000
Off-Site Improvements	\$1,500,000
Professional Fees, Permitting and Contingency	\$4,515,000
<b>TOTAL</b>	<b>\$34,615,000</b>

Notations:  
<sup>(1)</sup> CIP Cost as provided and further detailed by Bond Validation Report of the District Engineer dated February 3rd, 2022

TABLE 2

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS									
PROJECT STATISTICS									
PRODUCT	LOT SIZE <sup>(1)</sup>	EAU <sup>(2)</sup>	PHASE 1AB	PHASE 2A	PHASE 2B	PHASE 3	PHASE 4	LOT COUNT TOTAL	EAU TOTAL
Single Family	40	1.00	0	0	67	0	0	67	67.00
Single Family	45	1.13	121	0	0	0	0	121	136.13
Single Family	50	1.25	0	0	52	0	30	82	102.50
Single Family	52	1.30	0	105	0	127	0	232	301.60
Single Family	60	1.50	0	0	0	0	30	30	45.00
<b>TOTAL</b>			<b>121</b>	<b>105</b>	<b>119</b>	<b>127</b>	<b>60</b>	<b>532</b>	<b>652.23</b>

Notations:  
<sup>(1)</sup> Product Type  
<sup>(2)</sup> Equivalent Assessment Unit

TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BENEFIT ANALYSIS	
CIP PROJECT COSTS	\$34,615,000
TOTAL PROGRAM EAUS	652.23
TOTAL CIP COST/BENEFIT PER EAU	<b>\$53,072</b>
Notations:	
1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.	

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
40	1.00	67	67.00	\$3,555,836	\$53,072
45	1.13	121	136.13	\$7,224,450	\$59,706
50	1.25	82	102.50	\$5,439,898	\$66,340
52	1.30	232	301.60	\$16,006,568	\$68,994
60	1.50	30	45.00	\$2,388,248	\$79,608
		532	652.23	\$34,615,000	
Notations:					
1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.					

TABLE 5

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING ASSUMPTIONS - LONG TERM BONDS		
Coupon Rate <sup>(1)</sup>		6.95%
Term (Years)		33
Principal Amortization Installments		30
<b><u>ISSUE SIZE</u></b>		<b>\$50,505,000</b>
Construction Fund		\$34,615,000
Capitalized Interest (Months) <sup>(2)</sup>	36	\$10,530,292.50
Debt Service Reserve Fund	100%	\$4,049,592.83
Underwriter's Discount	2.00%	\$1,010,100.00
Cost of Issuance		\$300,000.00
Rounding		\$15.00
<b><u>ANNUAL ASSESSMENT</u></b>		
Annual Debt Service (Principal plus Interest)		\$4,049,592.83
Collection Costs and Discounts @	6.00%	\$258,484.65
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>\$4,308,077.48</b>
Notations:		
<sup>(1)</sup> Based on conservative interest rate, subject to change based on market conditions.		
<sup>(2)</sup> Based on maximum capitalized interest, 36 months.		

TABLE 6

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - LONG TERMBONDS <sup>(1)</sup>								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
Single Family 40'	1.00	67.00	10.27%	67	\$5,188,141	\$415,996	\$77,435	\$6,209
Single Family 45'	1.13	136.13	20.87%	121	\$10,540,830	\$845,185	\$87,114	\$6,985
Single Family 50'	1.25	102.50	15.72%	82	\$7,937,081	\$636,411	\$96,794	\$7,761
Single Family 52'	1.30	301.60	46.24%	232	\$23,354,376	\$1,872,601	\$100,665	\$8,072
Single Family 60'	1.50	45.00	6.90%	30	\$3,484,572	\$279,400	\$116,152	\$9,313
Totals		652.23	100.00%	532	\$50,505,000	\$4,049,593		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Maximum Capitalized Interest Period.

<sup>(2)</sup> Includes principal, interest and is net of collection costs.



EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$50,505,000.00 payable in 30 annual installments of principal of \$19,788.86 per gross acre. The maximum par debt is \$246,799.26 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT PLAT			
TOTAL ASSESSMENT:		<u>\$50,505,000.00</u>	
ANNUAL ASSESSMENT:		<u>\$4,049,592.83</u> - (30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:		<u>204.640</u>	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		<u>\$246,799.26</u>	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		<u>\$19,788.86</u> (30 Installments)	
		<u>PER PARCEL ASSESSMENTS</u>	
<u>Landowner Name, Legal Description &amp; Address:</u>	<u>Gross Unplatted Assessable Acres</u>	<u>Total PAR Debt</u>	<u>Total Annual</u>
Cargor Partners VI - Buckeye 928 LLC EPG Buckeye Road Development, LLC Folio: Part of 589100109 1651 Whitfield Avenue Sarasota, FL 34243	204.64	\$50,505,000.00	\$4,049,592.83
Totals:	<u>204.64</u>	<u>\$50,505,000.00</u>	<u>\$4,049,592.83</u>
Notation: Assessments shown are net of collection cost			

EXHIBIT '2'

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT  
 METES AND BOUNDS LEGAL DESCRIPTION

**LEGAL DESCRIPTION:** (AS PREPARED BY THE CERTIFYING SURVEYOR AND MAPPER)

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 89°53'24" W, A DISTANCE OF 21.97 FEET TO THE POINT OF BEGINNING; THENCE S 01°46'28" W, ALONG THE WESTERLY MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD A DISTANCE OF 1241.54 FEET TO THE NORTHERLY DEEDED RIGHT OF WAY (ORB 1678 PAGE 529) OF SAID BUCKEYE ROAD; THENCE ALONG SAID DEEDED RIGHT OF WAY THE FOLLOWING FIVE COURSES; THENCE S 23°24'03" W, A DISTANCE OF 413.28 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 66°36'20" W, AT A DISTANCE OF 1640.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°20'53", A DISTANCE OF 353.44 FEET; THENCE N 54°20'21" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 54°15'38" W, AT A DISTANCE OF 1630.00 FEET; THENCE SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°06'58", A DISTANCE OF 1539.54 FEET; THENCE S 00°06'39" E, A DISTANCE OF 42.41 FEET; THENCE ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID BUCKEYE ROAD THE FOLLOWING TWO COURSES; THENCE N 89°56'58" W, A DISTANCE OF 1214.12 FEET; THENCE S 89°58'35" W, A DISTANCE OF 38.73 FEET; THENCE N 00°35'29" E ALONG THE WEST LINE OF AN FP & L EASEMENT RECORDED IN ORB 1006 PAGE 2513, A DISTANCE OF 1646.21 FEET; THENCE S 58°52'52" E, A DISTANCE OF 800.06 FEET; THENCE N 22°19'06" E, A DISTANCE OF 98.31 FEET; THENCE N 23°47'09" W, A DISTANCE OF 288.73 FEET; THENCE N 16°23'51" W, A DISTANCE OF 236.71 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE RIGHT HAVING A RADIUS OF 260.00 FEET; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 113°18'46", A DISTANCE OF 514.20 FEET TO A POINT OF TANGENCY; THENCE S 83°03'08" E, A DISTANCE OF 168.11 FEET; THENCE N 43°20'27" E, A DISTANCE OF 188.27 FEET; THENCE N 03°00'31" W, A DISTANCE OF 196.61 FEET; THENCE N 00°05'43" E, A DISTANCE OF 237.23 FEET; THENCE N 03°59'39" E, A DISTANCE OF 267.50 FEET; THENCE N 13°51'59" W, A DISTANCE OF 226.27 FEET; THENCE N 11°21'17" E, A DISTANCE OF 199.84 FEET; THENCE N 00°23'19" E, A DISTANCE OF 307.54 FEET; THENCE N 33°45'57" E, A DISTANCE OF 58.20 FEET; THENCE N 65°40'11" E, A DISTANCE OF 52.88 FEET; THENCE N 42°16'52" E, A DISTANCE OF 80.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 42°16'52" W, AT A DISTANCE OF 540.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°08'20", A DISTANCE OF 39.01 FEET; THENCE N 67°35'27" E, A DISTANCE OF 14.30 FEET; THENCE N 75°09'06" E, A DISTANCE OF 304.81 FEET; THENCE N 65°51'25" E, A DISTANCE OF 151.86 FEET; THENCE N 47°22'06" E, A DISTANCE OF 183.41 FEET; THENCE N 26°32'45" W, A DISTANCE OF 55.48 FEET; THENCE N 63°27'15" E, A DISTANCE OF 111.56 FEET; THENCE N 55°21'57" E, A DISTANCE OF 61.35 FEET; THENCE N 64°56'56" E, A DISTANCE OF 188.95 FEET; THENCE N 37°15'14" E, A DISTANCE OF 322.24 FEET; THENCE N 22°33'00" E, A DISTANCE OF 248.12 FEET; THENCE N 56°01'03" E, A DISTANCE OF 73.96 FEET; THENCE S 63°54'10" E, A DISTANCE OF 82.37 FEET; THENCE S 45°51'52" E, A DISTANCE OF 280.74 FEET; THENCE S 31°12'30" E, A DISTANCE OF 158.73 FEET; THENCE S 15°49'02" E, A DISTANCE OF 63.90 FEET; THENCE S 63°49'27" E, A DISTANCE OF 69.38 FEET; THENCE S 00°27'35" E ALONG THE EAST LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1662.83 FEET TO THE AFOREMENTIONED MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE ALONG THE MAINTAINED RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; THENCE S 88°03'26" W, A DISTANCE OF 20.84 FEET; THENCE S 01°45'52" W, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 204.64 ACRES MORE OR LESS

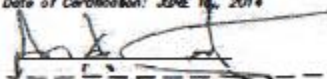
**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE, 1983 / 90 DATUM), DERIVED FROM THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD, HAVING A BEARING OF N89°56'58" W.
2. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.


**SURVEYOR'S CERTIFICATE:**

I, the undersigned Professional Land Surveyor, hereby certify that the sketch map(s) and metes and bounds description(s) as set forth in Exhibit "2" of the Petition for the establishment of BUCKHEAD TRAILS (Community Development District) are true and correct, were made under my direction and meets the minimum technical standard requirements of Chapter 5J-17 of the Florida Administrative Code as of the following date.

Date of Certification: JUNE 14, 2014

  
 ALEXANDER G. DUCHART  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 5998

SHEET 1 OF 2 SHEETS

CLIENT: <i>metes</i>	UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID.	 <b>A. DUCHART LAND SURVEYING, INC.</b> 2403 VERMONT AVENUE EAST BRADENTON, FL 34208 aduchart1@gmail.com 1-800-402-8768 Reliable, On-Time Service. <a href="http://www.duchartlandsurveying.com">www.duchartlandsurveying.com</a>
JOB NO.: 08-24-14		
ACAD FILE: CDD-LEGAL		
FIELD DATE:		
DRAWN BY: SD		
REVISIONS:	<ul style="list-style-type: none"> <li>• Boundary</li> <li>• Construction</li> <li>• Platting</li> <li>• ALTA</li> <li>• Topographic</li> </ul>	

**Buckhead Trails Community  
Development District**

Master Report of the  
District Engineer



Prepared for:  
Board of Supervisors  
Buckhead Trails Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

February 24, 2022



## **1.0 INTRODUCTION**

The Buckhead Trails Community Development District (“the District”) encompasses approximately 204.64 acres in Manatee County, Florida. The District is located within Sections 1 and 12, Township 33 South, Range 18 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

## **2.0 PURPOSE**

The District was established by Manatee County Ordinance 15-13 effective on March 10, 2015 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Master Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the District.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The property owner is Cargor Partners VI – Buckeye 928, LLC, and they currently propose a total of 532 single family detached units, including 121 – 45’ x 120’ lots within Phase 1AB, 105 – 52’ x 120’ lots within Phase 2A, 67 – 40’ x 120’ lots and 52 – 50’ x 120’ lots within Phase 2B, 127 – 52’ x 120’ lots within Phase 3, and 30 – 50’ x 120’ lots and 30 – 60’ x 120’ lots within Phase 4.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

See Appendix B for the Phasing Site Plan.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

### **4.1 WATER MANAGEMENT AND CONTROL**

The design criteria for the District’s water management and control is regulated by Manatee County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.



The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Manatee County technical standards. The District is anticipated to own and maintain these facilities.

## **4.2 WATER SUPPLY**

The District is located within the Manatee County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Manatee County technical standards. It is anticipated that Manatee County will own and maintain these facilities.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Manatee County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with Manatee County technical standards. It is anticipated that Manatee County will own and maintain these facilities.



#### **4.4 DISTRICT ROADS**

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Manatee County technical standards and are anticipated to be owned and maintained by the Manatee County.

#### **4.5 PARKS AND RECREATIONAL FACILITIES**

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

#### **4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION**

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

#### **4.7 PROFESSIONAL SERVICES AND PERMITTING FEES**

Manatee County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Manatee County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

### **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.



## 6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in the City of Palmetto. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

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

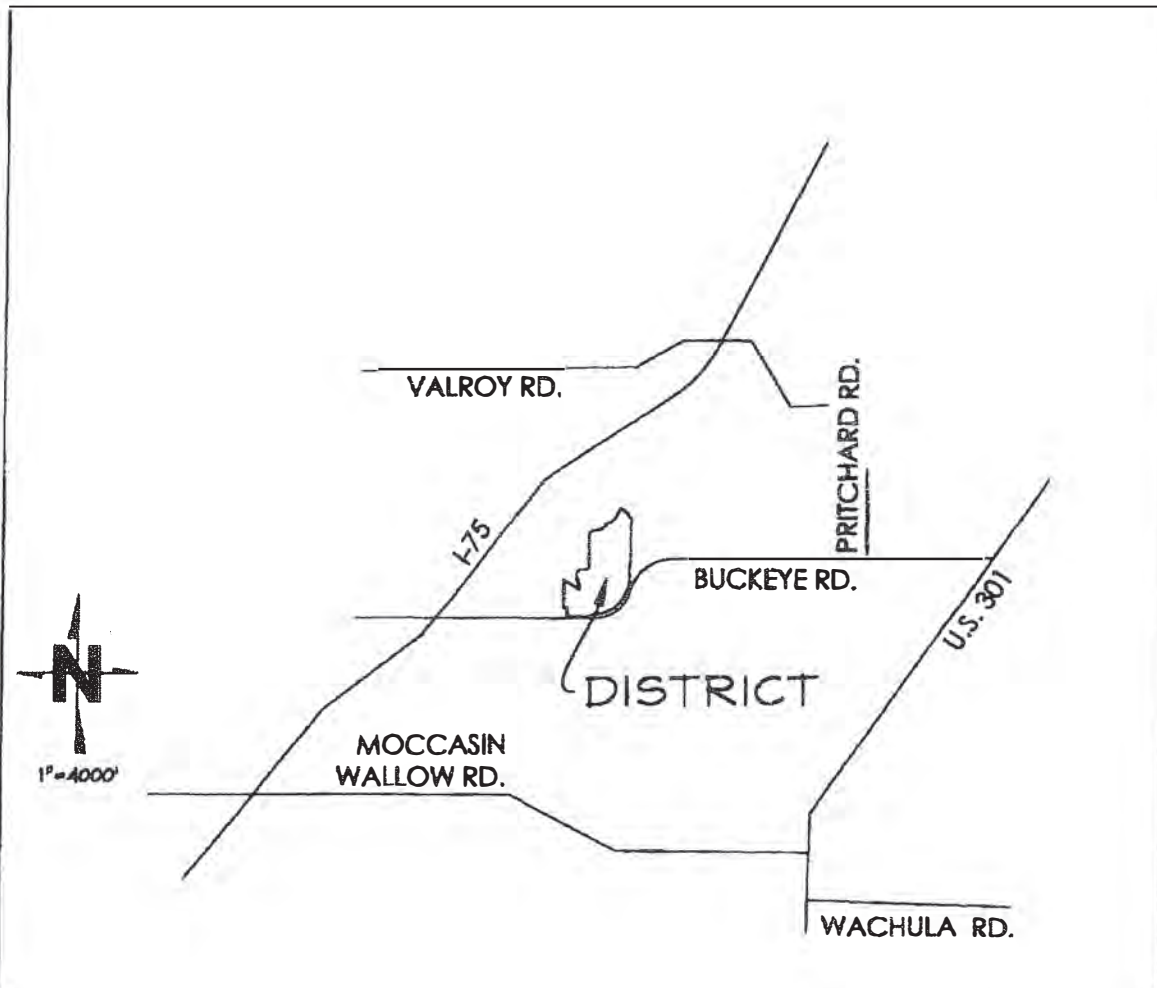
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Tonja L. Stewart, P.E.  
Florida License No. 47704



## **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT**





BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT  
PROJECT LOCATION MAP

**CAVOLI Engineering, Inc.**  
Consulting Civil Engineers  
Fl. Cert. of Auth. No. 6875

5824 Bee Ridge Road, #325, Sarasota, FL 34233

(941) 927-3647

Fax: (941) 927-3646

email: cavolengineer@aol.com

*John F. Cavoli, P.E.*  
JOHN F. CAVOLI, P.E.  
FL. REG. No. 48692  
12.21.14

DATE

**EXHIBIT '2'**

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT  
METES AND BOUNDS LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:** (AS PREPARED BY THE CERTIFYING SURVEYOR AND MAPPER)

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 89°53'24" W, A DISTANCE OF 21.97 FEET TO THE POINT OF BEGINNING; THENCE S 01°46'28" W, ALONG THE WESTERLY MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD A DISTANCE OF 1241.54 FEET TO THE NORTHERLY DEEDED RIGHT OF WAY (ORB 1678 PAGE 529) OF SAID BUCKEYE ROAD; THENCE ALONG SAID DEEDED RIGHT OF WAY THE FOLLOWING FIVE COURSES; THENCE S 23°24'03" W, A DISTANCE OF 413.28 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 66°36'20" W, AT A DISTANCE OF 1640.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°20'53", A DISTANCE OF 353.44 FEET; THENCE N 54°20'21" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 54°15'58" W, AT A DISTANCE OF 1630.00 FEET; THENCE SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°06'58", A DISTANCE OF 1539.54 FEET; THENCE S 00°06'39" E, A DISTANCE OF 42.41 FEET; THENCE ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID BUCKEYE ROAD THE FOLLOWING TWO COURSES: THENCE N 89°56'58" W, A DISTANCE OF 1214.12 FEET; THENCE S 89°58'35" W, A DISTANCE OF 36.73 FEET; THENCE N 00°35'29" E ALONG THE WEST LINE OF AN FP & L EASEMENT RECORDED IN ORB 1006 PAGE 2513, A DISTANCE OF 1646.21 FEET; THENCE S 58°52'52" E, A DISTANCE OF 800.06 FEET; THENCE N 22°19'06" E, A DISTANCE OF 99.31 FEET; THENCE N 23°47'09" W, A DISTANCE OF 269.73 FEET; THENCE N 16°23'51" W, A DISTANCE OF 236.71 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE RIGHT HAVING A RADIUS OF 260.00 FEET; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 113°18'46", A DISTANCE OF 514.20 FEET TO A POINT OF TANGENCY; THENCE S 83°05'09" E, A DISTANCE OF 168.11 FEET; THENCE N 43°20'27" E, A DISTANCE OF 188.27 FEET; THENCE N 03°00'31" W, A DISTANCE OF 196.61 FEET; THENCE N 00°05'43" E, A DISTANCE OF 237.23 FEET; THENCE N 03°59'39" E, A DISTANCE OF 267.50 FEET; THENCE N 13°51'59" W, A DISTANCE OF 226.27 FEET; THENCE N 11°12'17" E, A DISTANCE OF 199.84 FEET; THENCE N 00°23'19" E, A DISTANCE OF 307.54 FEET; THENCE N 33°45'57" E, A DISTANCE OF 58.20 FEET; THENCE N 65°49'11" E, A DISTANCE OF 52.88 FEET; THENCE N 42°16'52" E, A DISTANCE OF 80.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 42°16'52" W, AT A DISTANCE OF 540.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°08'20", A DISTANCE OF 39.01 FEET; THENCE N 67°35'27" E, A DISTANCE OF 14.30 FEET; THENCE N 75°09'06" E, A DISTANCE OF 304.81 FEET; THENCE N 65°51'25" E, A DISTANCE OF 151.86 FEET; THENCE N 47°22'06" E, A DISTANCE OF 183.41 FEET; THENCE N 26°32'45" W, A DISTANCE OF 55.48 FEET; THENCE N 63°27'15" E, A DISTANCE OF 111.56 FEET; THENCE N 55°21'57" E, A DISTANCE OF 61.35 FEET; THENCE N 64°56'56" E, A DISTANCE OF 188.95 FEET; THENCE N 37°15'14" E, A DISTANCE OF 322.24 FEET; THENCE N 22°33'00" E, A DISTANCE OF 248.12 FEET; THENCE N 56°01'03" E, A DISTANCE OF 73.96 FEET; THENCE S 63°54'10" E, A DISTANCE OF 82.37 FEET; THENCE S 45°51'52" E, A DISTANCE OF 280.74 FEET; THENCE S 31°12'30" E, A DISTANCE OF 158.73 FEET; THENCE S 15°49'02" E, A DISTANCE OF 53.90 FEET; THENCE S 63°49'27" E, A DISTANCE OF 69.38 FEET; THENCE S 00°27'35" E ALONG THE EAST LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1662.93 FEET TO THE AFOREMENTIONED MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE ALONG THE MAINTAINED RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; THENCE S 89°03'26" W, A DISTANCE OF 20.84 FEET; THENCE S 01°45'52" W, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 204.64 ACRES MORE OR LESS

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREDIN ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE, 1983 / 90 DATUM), DERIVED FROM THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD, HAVING A BEARING OF N89°56'58"W.
2. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

**SURVEYOR'S CERTIFICATE:**

I, the undersigned Professional Land Surveyor, hereby certify that the sketch map(s) and metes and bounds description(s) as set forth in Exhibit '2' of the Partition for the establishment of BUCKHEAD TRAILS (Community Development District) are true and correct, were made under my direction and meet the minimum technical standard requirements of Chapter 5J-17 of the Florida Administrative Code as of the following date.

Date of Certification: JUNE 18, 2014



ALEXANDER G. DUCHART  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5998

SHEET 1 OF 2 SHEETS

<p>CLIENT madallion JOB NO. 08-24-14 ACAD FILE CDD-LEGAL FIELD DATE DRAWN BY: SD REVISIONS</p>	<p>UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID.</p>		<p><b>A. DUCHART LAND SURVEYING, INC.</b> 2403 VERMONT AVENUE EAST BRADENTON, FL 34208 aduchart@gmail.com 1-800-402-8768</p> <ul style="list-style-type: none"> <li>• Boundary</li> <li>• Construction</li> <li>• Platting</li> <li>• ALTA</li> <li>• Topographic</li> </ul> <p>Florida, On-Time Service <a href="http://www.legendland.com">www.legendland.com</a></p>
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# BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT METES AND BOUNDS LEGAL DESCRIPTION

## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE, 1983 / 90 DATUM), DERIVED FROM THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD, HAVING A BEARING OF N89°58'58"W.
2. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



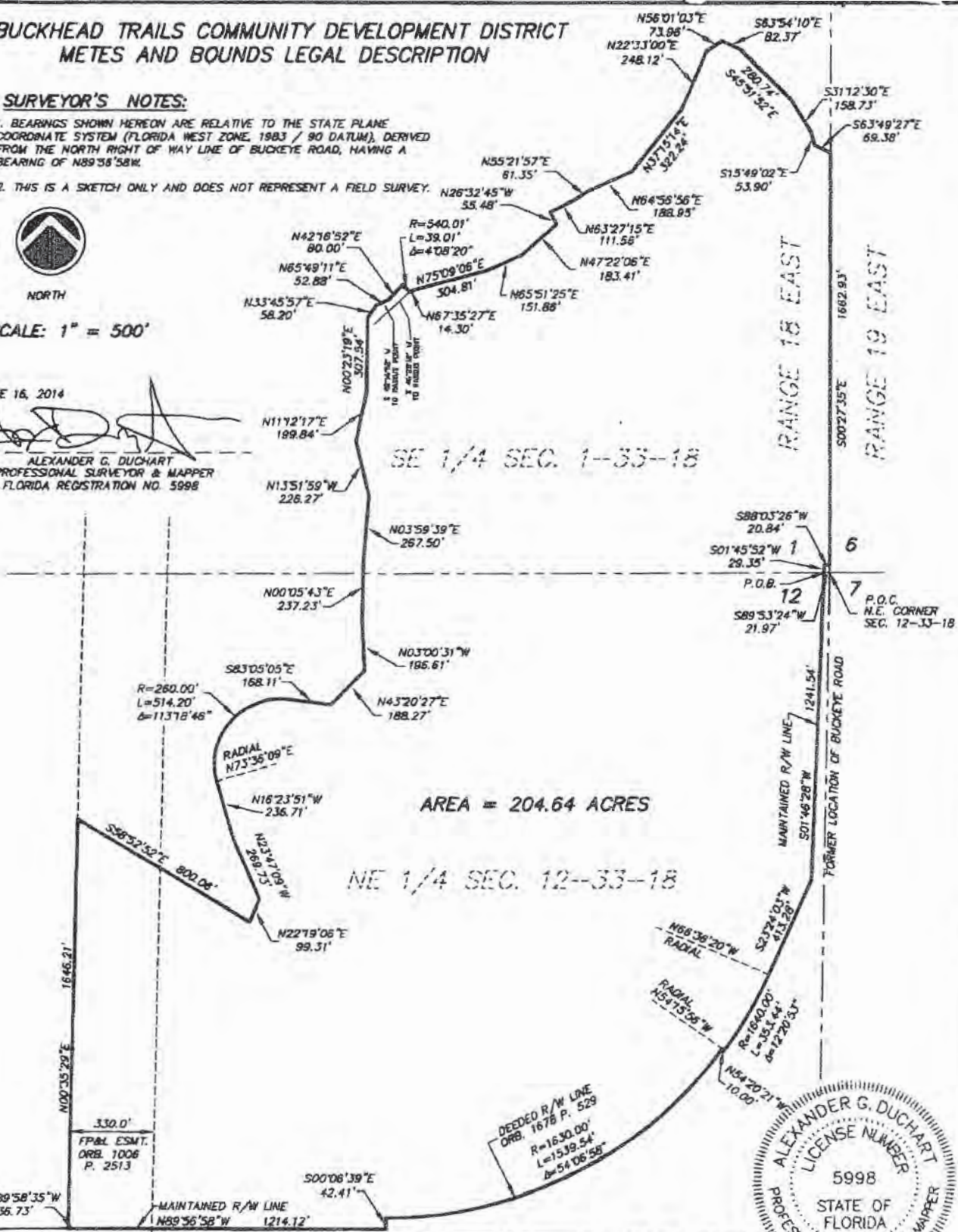
NORTH

SCALE: 1" = 500'

JUNE 16, 2014

*(Signature)*

ALEXANDER G. DUCHART  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5998



"THE SEAL APPEARING ON THIS DOCUMENT HAS AUTHORIZED BY ALEXANDER DUCHART P.S.M."



## **Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

**Buckhead Trails  
Community Development District  
Proposed Infrastructure Costs and Timeline**

<u>Description</u>	<u>District Estimated Cost</u>	<u>Fiscal Year 2022-2024</u>
Stormwater Management	\$ 10,108,000	\$ 10,108,000
Utilities	\$ 8,512,000	\$ 8,512,000
Roads (Includes ROW Landscape/Hardscape)	\$ 7,980,000	\$ 7,980,000
Amenity, Parks and Recreation	\$ 2,000,000	\$ 2,000,000
Off-Site Improvements	\$ 1,500,000	\$ 1,500,000
Professional Fees, Permitting and Contingency	\$ 4,515,000	\$ 4,515,000
<b>TOTAL</b>	<b>\$ 34,615,000</b>	<b>\$ 34,615,000</b>

**RESOLUTION NO. 2022-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAID IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAID IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Buckhead Trails Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the Report of the District Engineer dated February 3, 2022 (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**"); and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

**WHEREAS**, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report dated \_\_\_\_\_, 2022, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

**WHEREAS**, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:**

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution,

sanitary sewer system, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$34,615,000 (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$50,650,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes;

provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

**Passed and Adopted on March 2, 2022.**

**Attest:**

**Buckhead Trails  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors



**RESOLUTION NO. 2022-18**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON APRIL 27, 2022 AT 11:00 A.M. AT THE BRADENTON OFFICE SUITES 4916 26TH STREET WEST SUITE 100 BRADENTON, FL 34207 , FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Buckhead Trails Community Development District (the "**District**") has previously adopted Resolution No. 2022-17 entitled

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Resolution No. 2022-17, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DISTRICT THAT:**

1. There is hereby declared a public hearing to be held on April 27, 2022, at 11:00 a.m. at the Bradenton Office Suites located at 4916 26th Street West Suite 100 Bradenton, FL 34207, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of

general circulation within Manatee County (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**Passed and Adopted on March 2, 2022.**

**Attest:**

**Buckhead Trails  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**RESOLUTION NO. 2022-19**

**A RESOLUTION AUTHORIZING THE AMENDMENT OF THE BOUNDARIES OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.**

**WHEREAS**, the Buckhead Trails Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Buckhead Trails Community Development District (the "**Petition**") for the area described in **Exhibit "A"** attached hereto.

**NOW THEREFORE, BE IT RESOLVED that:**

1. The Board hereby authorizes and approves the amendment of the District boundaries, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Manatee County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Manatee County, Florida.
3. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED ON THE 2ND DAY OF MARCH, 2022.**

**Attest:**

**Buckhead Trails Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors