

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
CONTNIUED MEETING  
FEBRUARY 23, 2023**

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
FEBRUARY 23, 2023 AT 11:00 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>	Vice-Chair Supervisor Supervisor Supervisor Supervisor	Nicholas J. Dister Ryan Motko Steven K. Luce Alberto Viera Vacant
<b>District Manager</b>	Inframark	Brian Lamb Angie Grunwald
<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 meeting will begin at **11:00 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.

**Buckhead Trails Community Development District**

*Dear Board Members:*

The Continued Meeting of Buckhead Trails Community Development District will be held on **February 23, 2023 at 11:00 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**

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

**2. PUBLIC COMMENT ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

- A. Acceptance of Board of Supervisor Resignation- Supervisor Hills.....Tab 01
- B. Appointment of Supervisor to Open Board Seat
  - i. Administer Oath of Office
  - ii. Confirmation of Supervisor Compensation
- C. Consideration of Resolution 2023-02; Redesignating Officers.....Tab 02
- D. Consideration of Engineer’s Validation Report.....Tab 03
- E. Consideration of Bond Validation Report.....Tab 04
- F. Consideration of Resolution 2023-03; Amended Authorizing Bond Resolution.....Tab 05
- G. Consideration of Master Assessment Methodology Report – Expansion Area.....Tab 06
- H. Consideration of District Engineer’s Report – Expansion Area.....Tab 07
- I. Consideration of Resolution 2023-04; Declaring Special Assessments.....Tab 08
- J. Consideration of Resolution 2023-05; Setting Public Hearing to Levy Special Assessments.....Tab 09
- K. Consideration of Resolution 2023-06; Amenity Subaccount.....Tab 10
- L. Consideration of Maintenance Indemnification Agreement
- M. General Matters of the District

**4. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting December 22, 2022..... Tab 11
- B. Consideration of Operations and Maintenance Expenditures November 2022... Tab 12
- C. Review of Financial Statements Month Ending November 30, 2022..... Tab 13

**5. VENDOR/STAFF REPORTS**

- A. District Counsel
- B. District Manager
- C. District Engineer

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**8. ADJOURNMENT**

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

Sincerely,



Brian Lamb, CEO  
Meritus

January 11, 2023  
Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for the following Community Development Districts, effective immediately:

**Balm Grove CDD**  
**Belmond Reserve CDD**  
**Berry Bay CDD**  
**Park East CDD**  
**Simmons Village North CDD**  
**South Creek CDD**  
**Creek Preserve CDD**  
**North Park Isle CDD**  
**Shell Point CDD**  
**Sherwood Manor CDD**  
**Spencer Creek CDD**  
**Timber Creek CDD**  
**Ventana CDD**  
**Two Rivers North CDD**  
**Two Rivers West CDD**  
**Two Rivers East CDD**  
**Buckhead Trails CDD**  
**Buckhead Trails II CDD**  
**Sawgrass Village CDD**  
**Coral Lakes CDD**

Sincerely,

DocuSigned by:

*Jeffery S. Hills*

00ED0F50AC82413...

*Jeffery Hills*

**RESOLUTION 2023-02**

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

WHEREAS, the Buckhead Trails Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Manatee; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per section 190.006(4), Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per section 190.006(6), Florida Statutes.

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

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

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angie Grunwald</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

**PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF FEBRUARY, 2023.**

**ATTEST:**

**Buckhead Trails Community Development  
District**

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Buckhead Trails Community  
Development District**

Master Report of the  
District Engineer – Expansion Area



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

January 23, 2023



## **1.0 INTRODUCTION**

The Buckhead Trails Community Development District (“the District”) originally encompassed approximately 204.64 acres, and the expansion area encompasses approximately 283.17 acres for a total of 487.81 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 of the District, as well as the legal descriptions for the Expansion Area and the revised overall boundary of the District.

## **2.0 PURPOSE**

The District was originally established by Manatee County Ordinance 15-13, effective March 10, 2015, then was expanded by Manatee County Ordinance 22-59, effective December 8, 2022 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 planned to be constructed within the approved expansion area.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The property owner, EPG Buckeye Road Development, LLC, currently proposes single family detached units within the boundary of the Expansion Area.

See Appendix B for an Aerial Map of the District.

## **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 MASTER 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 Master Water Management and Control plan focuses on utilizing newly constructed ponds for stormwater treatment and storage of runoff from Master District Roads and Master Amenity.

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



The primary objectives of the Master 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.

The Master Water Management and Control will be designed in accordance with Manatee County and SWFWMD technical standards. The District is anticipated to own and maintain these facilities.

## **4.2 MASTER 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 Master Water Supply improvements are anticipated to include looped water mains which will supply potable water and service and fire protection within and into the Master Roads. Off-site improvements will be required to provide service to the District.

The Master Water Supply will be designed in accordance with Manatee County technical standards. Manatee County will own and maintain these facilities.

## **4.3 MASTER 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 Master Sewer and Wastewater Management improvements are anticipated to include a gravity sanitary sewer system within the Master Road rights of way and pumping stations that will connect to an existing force main. Off-site improvements may be required to provide service to the District.

The Master Sewer and Wastewater Management facilities will be designed in accordance with Manatee County technical standards. Manatee County will own and maintain these facilities.

## **4.4 MASTER DISTRICT ROADS**

Master District Roads includes the collector road that accesses the development phases within the District. These roads will include the asphalt, base, and subgrade, roadway curb and gutter, and sidewalks.





Master Roads will be designed in accordance with the Manatee County technical standards and will be owned and maintained by Manatee County.

#### **4.5 MASTER AMENITY**

A Master Amenity facility will be constructed and will be owned and maintained by the District.

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

Master entry monumentation, landscape buffering and screening, and irrigation will be provided along the Master District Road and at several access points into the development phases of the District. The improvements will be owned and maintained by the District.

#### **4.7 UNDERGROUNDING OF ELECTRICAL SERVICE**

Florida Power and Light (FP&L) provides electrical service to the District. FP&L provides overhead service at no charge. Fees associated with converting overhead to underground for service along the Master District Roads are master improvements.

#### **4.8 MASTER 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 the Master public improvements may be funded by the District.

#### **4.9 SUBDIVISION 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 Subdivision Water Management and Control plan for the District focuses on utilizing newly constructed stormwater ponds within upland areas and on-site wetlands for treatment and storage of runoff from the Subdivision District Roads, private lot area, and other landscaping and common spaces.

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.

Subdivision Water Management and Control systems will be designed in accordance with Manatee County and SWFWMD technical standards. The District is anticipated to own and maintain these facilities, as well as, storm sewer systems designed with the Subdivision District Roads.

#### **4.10 SUBDIVISION 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 Subdivision Water Supply improvements include looped water mains which will supply potable water service and fire protection to the houses and other common area uses needing water service.

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.

#### **4.11 SUBDIVISION 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 Subdivision Sewer and Wastewater Management improvements include gravity sanitary sewer systems within the Subdivision Road rights of way.

All Subdivision 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.

#### **4.12 SUBDIVISION DISTRICT ROADS**

Subdivision District Roads include the streets located within the rights-of-way within the development phases of the District. Subdivision streets include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.



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

#### **4.13 SUBDIVISION 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 the Subdivision public improvements may be funded by the District.

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

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

#### **6.0 SUMMARY AND CONCLUSION**

The planning and design of the public improvements and community facilities within the District will be done in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on information provided by the Developer, based on a contractor proposal. 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.

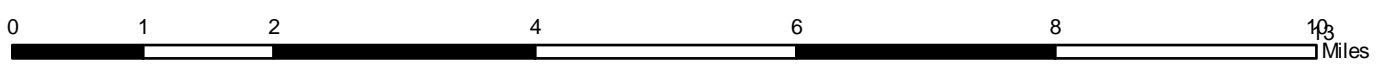
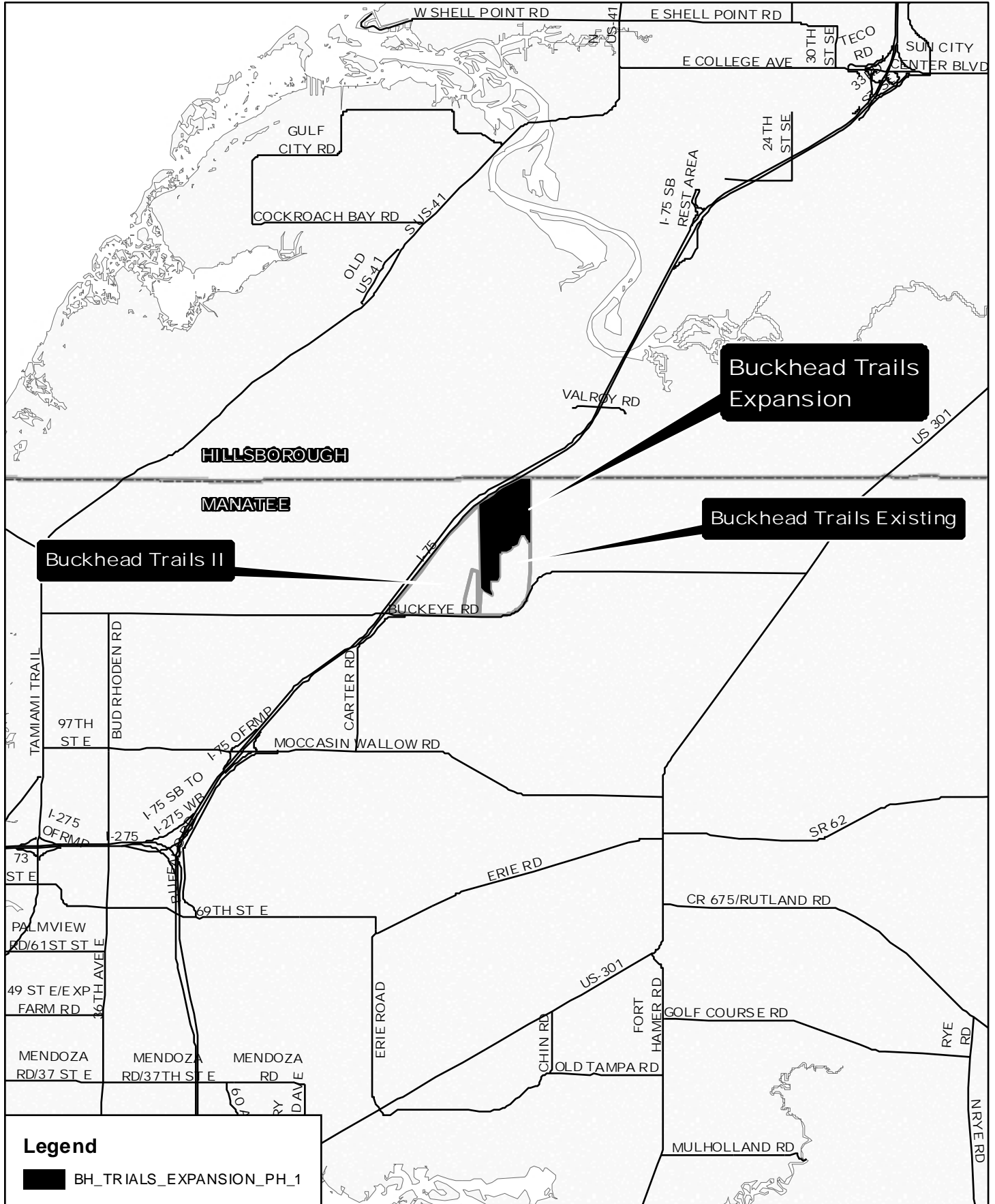
The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

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



## **Appendix A VICINITY MAP AND LEGAL DESCRIPTIONS OF THE EXPANSION AREA AND THE REVISED OVERALL BOUNDARY OF THE DISTRICT**

# Buckhead Trails Expansion CDD



**DESCRIPTION (PARCEL):**

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET; THENCE ALONG THE WESTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1006, PAGE 2513 LINE, N00°35'29"E, 1646.21 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID FLORIDA POWER AND LIGHT EASEMENT THE FOLLOWING TWO COURSES: (1) N00°35'29"E, 988.92 FEET; (2) N01°06'57"E, 4045.66 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368, SAID POINT ALSO BEING A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S37°49'16"E, 11329.16 FEET AND HAVING A CENTRAL ANGLE OF 07°45'10", THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) ALONG THE ARC OF SAID CURVE 1,532.98 FEET TO THE END OF SAID CURVE; (2) N59°56'51"E, 1274.21 FEET TO A POINT ON THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE ALONG SAID NORTH LINE S89°59'17"E, 452.34 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1;

(CONTINUED ON PAGE 2)

**NOT A BOUNDARY SURVEY  
 DESCRIPTION & SKETCH  
 OF  
 LAND  
 LOCATED IN  
 SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA**

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED.

**SKETCH AND DESCRIPTION  
 PARCEL 2 LESS CDD  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA**

BY: KAVIN C. WLMOTT, P.S.M.  
 FLORIDA CERTIFICATE No. PLS 6809  
 DATE OF CERTIFICATION 03-21-2022

T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 2 LESS CDD SD.dwg

**DESCRIPTION (PARCEL):**

(CONTINUED FROM PAGE 1)

THENCE S00°27'35"E ALONG THE EAST LINE OF SAID SECTION 1, 3839.86 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 1 THE FOLLOWING 33 COURSES ALONG THE NORTHERLY AND WESTERLY LINE OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2563, PAGE 2814 OF AFORMENTIONED PUBLIC RECORDS: (1) N63°49'27"W, 69.38 FEET; (2) N15°49'02"W, 53.90 FEET; (3) N31°12'30"W, 158.73 FEET; (4) N45°51'52"W, 280.74 FEET; (5) N63°54'10"W, 82.37 FEET; (6) S56°01'03"W, 73.96 FEET; (7) S22°33'00"W, 248.12 FEET; (8) S37°15'14"W, 322.24 FEET; (9) S64°56'56"W, 188.95 FEET; (10) S55°21'57"W, 61.35 FEET; (11) 63°27'15"W, 111.56 FEET; (12) S26°32'45"E, 55.48 FEET; (13) S47°22'06"W, 183.41 FEET; (14) S65°51'25"W, 151.88 FEET; (15) 75°09'06"W, 304.81 FEET; (16) S67°35'27"W, 14.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S46°25'12"W, 540.01 FEET, AND HAVING A CENTRAL ANGLE OF 04°08'20; (17) ALONG THE ARC OF SAID CURVE 39.01 FEET TO A POINT ON A NON-TANGENTIAL LINE; (18) S42°16'52"W, 80.00 FEET; (19) S65°49'11"W, 52.88 FEET; (20) S33°45'57"W, 58.20 FEET; (21) S00°23'19"W, 307.54 FEET; (22) S11°12'17"W, 199.84 FEET; (23) S13°51'59"E, 226.27 FEET; (24) S03°59'39"W, 267.50 FEET; (25) S00°05'43"W, 237.23 FEET; (26) S03°00'31"E, 196.61 FEET; (27) S43°20'27"W, 188.27 FEET; (28) N83°05'05"W, 168.11 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 113°18'46"; (29) ALONG THE ARC OF SAID CURVE 514.20 FEET TO THE POINT OF TANGENCY; (30) S16°23'51"E, 236.71 FEET; (31) S23°47'09"E, 269.73 FEET; (32) S22°19'06"W, 99.31 FEET; (33) N58°52'52"W, 800.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,334,725 SQUARE FEET OR 283.17 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY  
 DESCRIPTION & SKETCH  
 OF  
 LAND  
 LOCATED IN  
 SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA**

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**SKETCH AND DESCRIPTION  
 PARCEL 2 LESS CDD  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA**

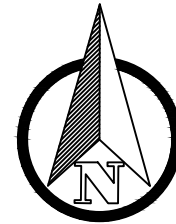
HILLSBOROUGH COUNTY

MANATEE COUNTY

N/F PID 394310009  
 O.R.B. 1946, PG.3103

### LEGEND:

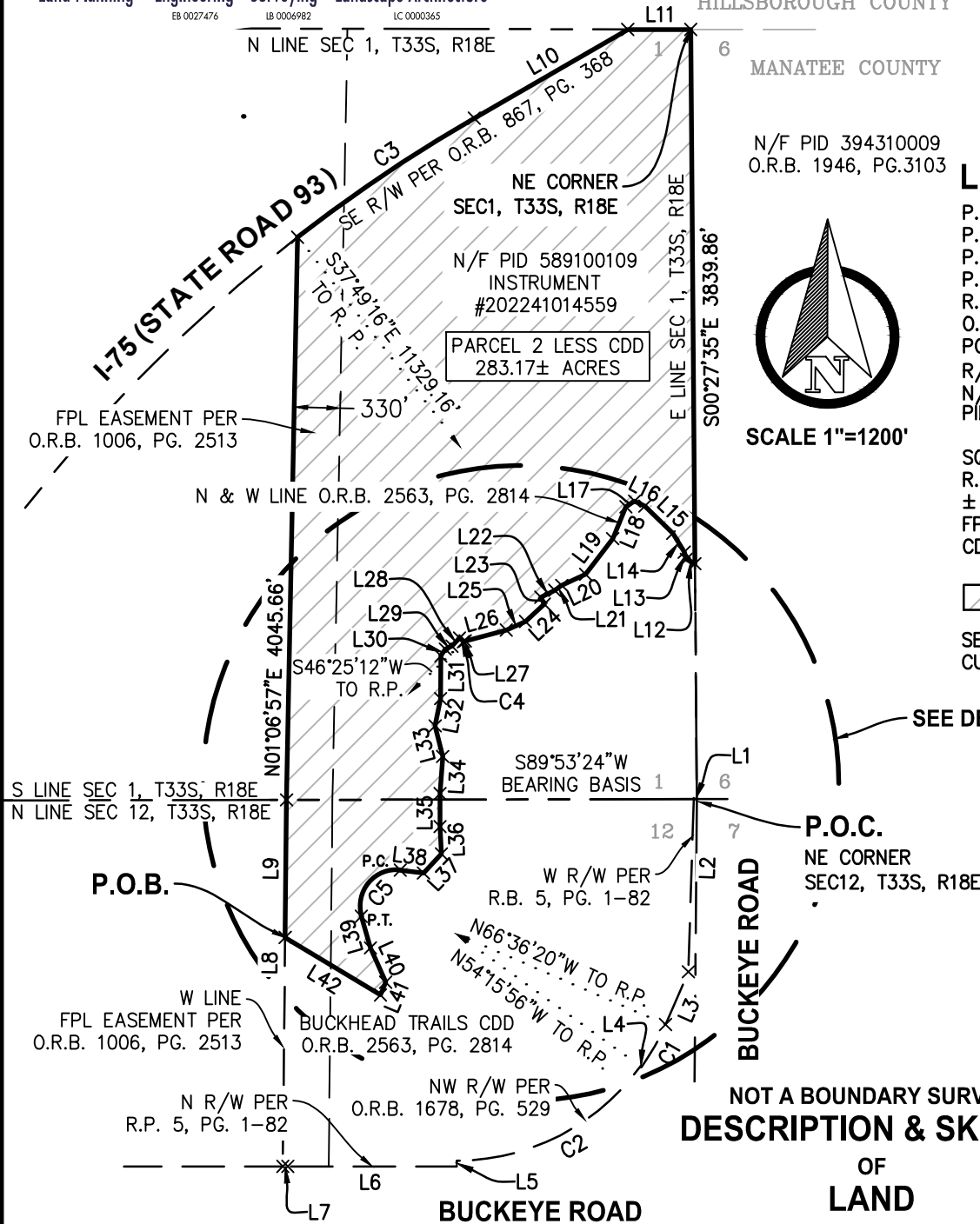
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- R.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- PID - PARCEL IDENTIFICATION (NUMBER)
- SQ. FT. - SQUARE FEET
- R.P. - RADIUS POINT
- ± - MORE OR LESS
- FPL - FLORIDA POWER & LIGHT
- CDD - COMMUNITY DEVELOPMENT DISTRICT
-  - SITE (AREA)



SCALE 1"=1200'

SEE PAGE 3 FOR LINE AND CURVE TABLES.

SEE DETAIL "A" PAGE 5



NOT A BOUNDARY SURVEY  
**DESCRIPTION & SKETCH**  
 OF  
**LAND**

LOCATED IN  
**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST**  
**MANATEE COUNTY, FLORIDA**

### NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

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**SKETCH AND DESCRIPTION**  
**PARCEL 2 LESS CDD**  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA



## LINE & CURVE TABLES

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°53'24"W	21.97'
L2	S01°46'28"W	1241.54'
L3	S23°24'03"W	413.28'
L4	N54°20'21"W	10.00'
L5	S00°06'39"E	42.41'
L6	N89°56'58"W	1214.12'
L7	S89°58'35"W	36.73'
L8	N00°35'29"E	1646.21'
L9	N00°35'29"E	988.92'
L10	N59°56'51"E	1274.21'
L11	S89°59'17"E	452.34'
L12	N63°49'27"W	69.38'
L13	N15°49'02"W	53.90'
L14	N31°12'30"W	158.73'
L15	N45°51'52"W	280.74'

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L16	N63°54'10"W	82.37'
L17	S56°01'03"W	73.96'
L18	S22°33'00"W	248.12'
L19	S37°15'14"W	322.24'
L20	S64°56'56"W	188.95'
L21	S55°21'57"W	61.35'
L22	S63°27'15"W	111.56'
L23	S26°32'45"E	55.48'
L24	S47°22'06"W	183.41'
L25	S65°51'25"W	151.88'
L26	S75°09'06"W	304.81'
L27	S67°35'27"W	14.30'
L28	S42°16'52"W	80.00'
L29	S65°49'11"W	52.88'
L30	S33°45'57"W	58.20'

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L31	S00°23'19"W	307.54'
L32	S11°12'17"W	199.84'
L33	S13°51'59"E	226.27'
L34	S03°59'39"W	267.50'
L35	S00°05'43"W	237.23'
L36	S03°00'31"E	196.61'
L37	S43°20'27"W	188.27'
L38	N83°05'05"W	168.11'
L39	S16°23'51"E	236.71'
L40	S23°47'09"E	269.73'
L41	S22°19'06"W	99.31'
L42	N58°52'52"W	800.06'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	1640.00'	12°20'53"	353.44'	S29°34'07"W
C2	1630.00'	54°06'58"	1539.54'	S62°47'33"W
C3	11329.16'	7°45'10"	1532.98'	N56°03'19"E
C4	540.01'	4°08'20"	39.01'	N45°38'58"W
C5	260.00'	113°18'46"	514.20'	S40°15'32"W

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- THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

SKETCH AND DESCRIPTION  
 PARCEL 2 LESS CDD  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA

# ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

EB 0027476

LB 0006982

LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982

201 5th AVENUE DRIVE EAST

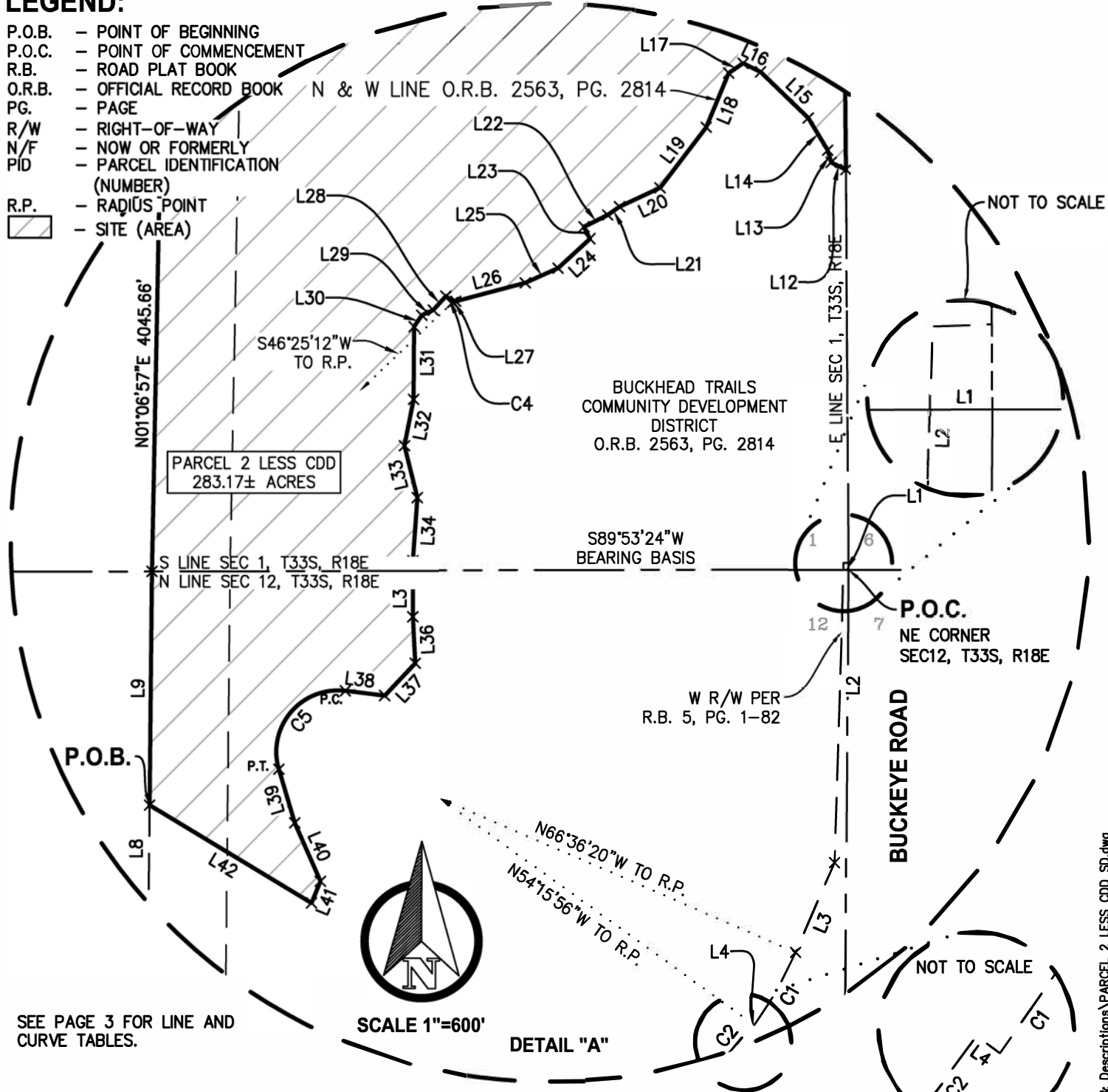
BRADENTON, FLORIDA 34208

(941) 748-8080

FAX (941) 748-3747

## LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- PID - PARCEL IDENTIFICATION (NUMBER)
- R.P. - RADIUS POINT
- [Hatched Box] - SITE (AREA)



SEE PAGE 3 FOR LINE AND CURVE TABLES.

SCALE 1"=600'

DETAIL "A"

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**SKETCH AND DESCRIPTION**  
**PARCEL 2 LESS CDD**  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA

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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SHEET 5 OF 5**

T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL\_2 LESS CDD SD.dwg

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82, OF SAID PUBLIC RECORDS, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N00°35'29"E, 2635.13 FEET; THENCE N01°06'57"E, 4045.66 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368, SAID POINT ALSO BEING A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S37°49'16"E, 11329.16 FEET AND HAVING A CENTRAL ANGLE OF 07°45'10", THENCE ALONG THE ARC OF SAID CURVE 1,532.98 FEET TO THE END OF SAID CURVE; THENCE N59°56'51"E, 1274.21 FEET TO A POINT ON THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE ALONG SAID NORTH LINE S89°59'17"E, 452.34 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S00°27'35"E ALONG THE EAST LINE OF SAID SECTION 1, 5502.79 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 1, S88°03'26"W, 20.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF AFOREMENTIONED BUCKEYE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S01°45'52"W, 29.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,248,959 SQUARE FEET OR 487.81 ACRES MORE OR LESS.

NOT A BOUNDARY SURVEY  
**DESCRIPTION & SKETCH**  
OF  
**LAND**  
LOCATED IN  
**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST**  
**MANATEE COUNTY, FLORIDA**

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SKETCH AND DESCRIPTION  
PARCEL 2  
N/F PID 589100109  
MANATEE COUNTY, FLORIDA

BY: KAVIN C. WLMOTT, P.S.M.  
FLORIDA CERTIFICATE No. PLS 6809  
DATE OF CERTIFICATION 03-11-2022

SHEET 1 OF 3


N LINE SEC 1, T33S, R18E

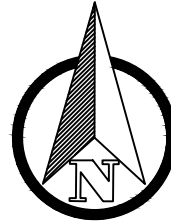
L9 HILLSBOROUGH COUNTY

6 MANATEE COUNTY

N/F PID 394310009  
 O.R.B. 1946, PG.3103

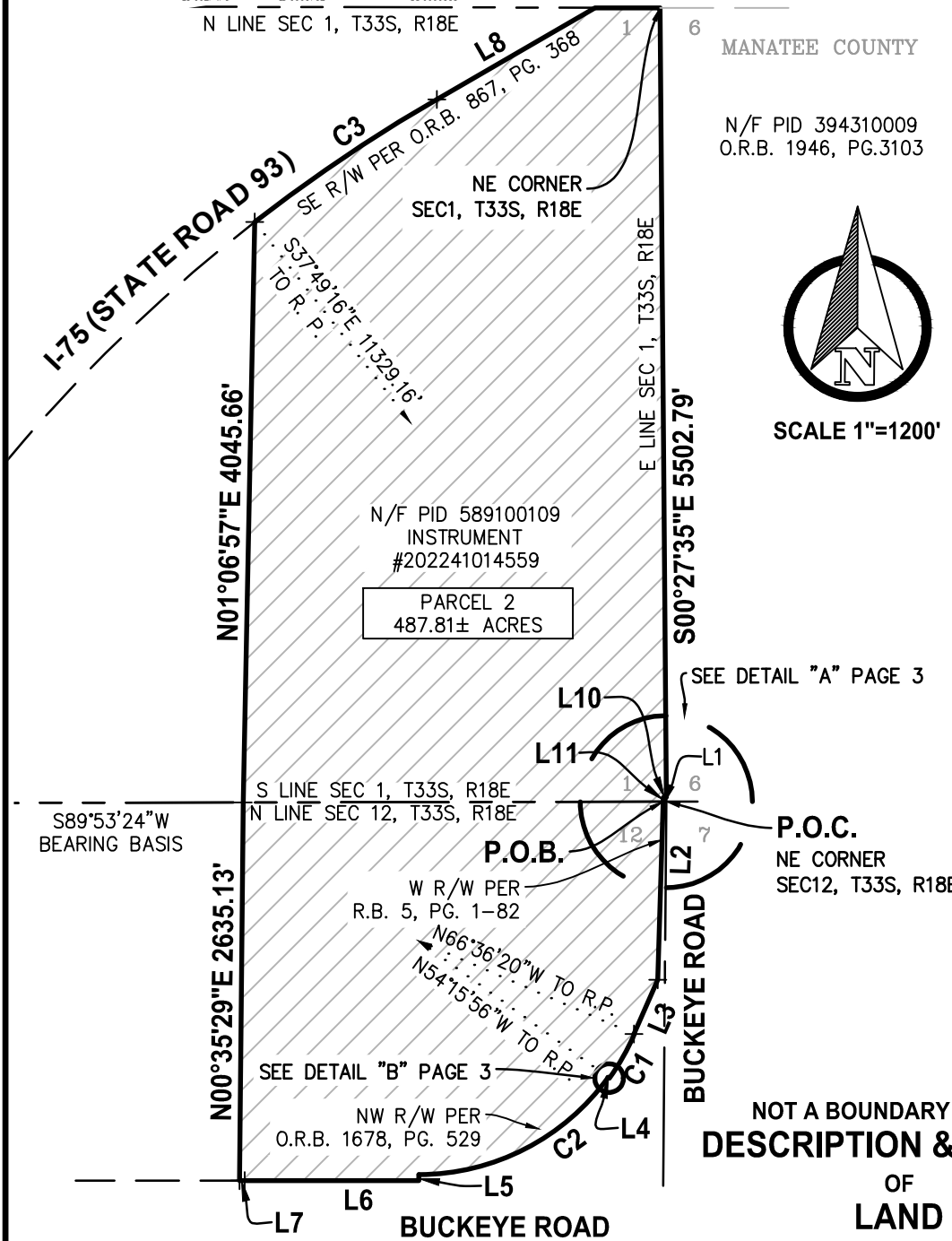
### LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- R.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- PID - PARCEL IDENTIFICATION (NUMBER)
- SQ. FT. - SQUARE FEET
- R.P. - RADIUS POINT
- ± - MORE OR LESS
-  - SITE (AREA)



SCALE 1"=1200'

SEE PAGE 3 FOR LINE AND CURVE TABLES.



P.O.C.  
 NE CORNER  
 SEC12, T33S, R18E

## NOT A BOUNDARY SURVEY DESCRIPTION & SKETCH OF LAND

## SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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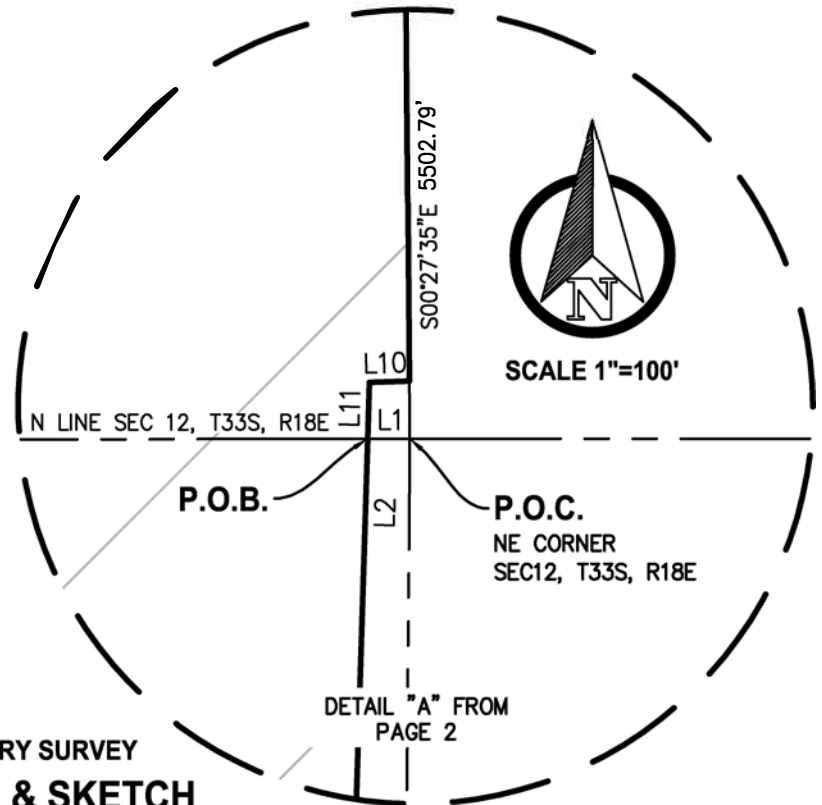
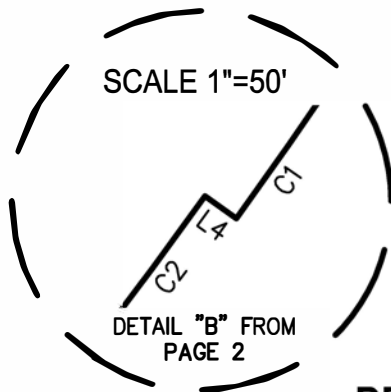
**SKETCH AND DESCRIPTION**  
**PARCEL 2**  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA

T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL\_2\_SD.dwg

## LINE & CURVE TABLES

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°53'24"W	21.97'
L2	S01°46'28"W	1241.54'
L3	S23°24'03"W	413.28'
L4	N54°20'21"W	10.00'
L5	S00°06'39"E	42.41'
L6	N89°56'58"W	1214.12'
L7	S89°58'35"W	36.73'
L8	N59°56'51"E	1274.21'
L9	S89°59'17"E	452.34'
L10	S88°03'26"W	20.84'
L11	S01°45'52"W	29.35'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	1640.00'	12°20'53"	353.44'	S29°34'07"W
C2	1630.00'	54°06'58"	1539.54'	S62°47'33"W
C3	11329.16'	7°45'10"	1532.98'	N56°03'19"E



NOT A BOUNDARY SURVEY  
**DESCRIPTION & SKETCH**

OF  
**LAND**

LOCATED IN

**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA**

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**SKETCH AND DESCRIPTION  
 PARCEL 2  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA**



## **Appendix B    AERIAL MAP**

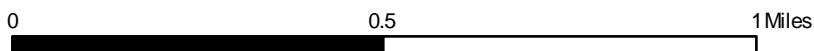
# Buckhead Trails Expansion CDD Aerial Map

## Legend

-  BH\_TRAILS\_EXPANSION\_PH\_1
-  Manatee\_Parcels\_1\_2022



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





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



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

<u>Description</u>	<u>2022-2024 District Estimated Cost</u>	<u>2025-2026 District Estimated Cost</u>	<u>Total</u>
Stormwater Management	\$ 8,155,899	\$ 8,155,899	\$ 16,311,798
Utilities	\$ 6,868,125	\$ 6,868,125	\$ 13,736,250
Roads (Includes ROW Landscape/Hai	\$ 6,438,870	\$ 6,438,870	\$ 12,877,740
Amenity, Parks & Recreation	\$ 1,613,751	\$ 1,613,751	\$ 3,227,502
Off-Site Improvements	\$ 1,210,313	\$ 1,210,313	\$ 2,420,626
Professional Fees, Permitting & Conti	\$ 3,643,042	\$ 3,643,042	\$ 7,286,084
<b>TOTAL</b>	<b>\$ 27,930,000</b>	<b>\$ 27,930,000</b>	<b>\$ 55,860,000</b>

**2023**

2/14/2023

**BUCKHEAD  
TRAILS**

**COMMUNITY  
DEVELOPMENT  
DISTRICT**

**BOND VALIDATION REPORT**

**TABLE 1**

<b>BUCKHEAD TRAILS            COMMUNITY DEVELOPMENT DISTRICT            BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS</b>			
<u>DESCRIPTION</u>	<u>2022-2024</u> <u>District</u> <u>Estimated Cost</u>	<u>2025-2026</u> <u>District</u> <u>Estimated Cost</u>	<u>Total</u>
	Roadways	\$8,155,899	\$8,155,899
Street/Entry Lighting	\$6,868,125	\$6,868,125	\$13,736,250
Potable Water	\$6,438,870	\$6,438,870	\$12,877,740
Sanitary Sewer	\$1,613,751	\$1,613,751	\$3,227,502
Stormwater Management	\$1,210,313	\$1,210,313	\$2,420,626
Landscaping/Irrigation	\$3,643,042	\$3,643,042	\$7,286,084
<b>TOTAL</b>	<b><u>\$27,930,000</u></b>	<b><u>\$27,930,000</u></b>	<b><u>\$55,860,000</u></b>

**TABLE 2**

<b>BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT</b>		
Coupon Rate <sup>(1)</sup>		8.00%
Term (Years)		33
Principal Amortization Installments		30
<b><u>ISSUE SIZE</u></b>		<b>\$86,555,000</b>
Construction Fund		\$55,860,000
Capitalized Interest (Months) <sup>(2)</sup>	36	\$20,773,200
Debt Service Reserve Fund	100%	\$7,688,458
Underwriter's Discount	2.00%	\$1,731,100
Cost of Issuance		\$500,000
Rounding		\$2,242
<b><u>ANNUAL ASSESSMENT</u></b>		
Annual Debt Service (Principal plus Interest)		\$7,688,458
Collection Costs and Discounts @	6.00%	\$490,753
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>\$8,179,211</b>
<b>Notations:</b>		
<sup>(1)</sup> <b>Based on conservative interest rate, subject to change based on market conditions.</b>		
<sup>(2)</sup> <b>Based on maximum capitalized interest, 36 months.</b>		

**RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT, AMENDING RESOLUTION 2022-16 OF THE DISTRICT TO INCREASE THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS AUTHORIZED TO BE ISSUED BY \$86,555,000, IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION BY THE DISTRICT OF ALL OR A PART OF THE COSTS OF THE DESIGN, PERMITTING, ACQUISITION, CONSTRUCTION AND INSTALLATION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS; RATIFYING AND REAFFIRMING RESOLUTION 2022-16, EXCEPT AS MODIFIED HEREIN; AUTHORIZING THE INSTITUTION OF VALIDATION PROCEEDINGS RELATING TO THE INCREASE IN AUTHORIZED AGGREGATE PRINCIPAL AMOUNT OF THE FOREGOING BONDS; AUTHORIZING AND APPROVING OTHER MATTERS RELATING TO THE FOREGOING BONDS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Buckhead Trails Community Development District (the "District") was created pursuant to Ordinance No. 15-13 of Manatee County, Florida, in the manner provided by Chapter 190, Florida Statutes, as subsequently amended by Ordinance No. 22-59, and other applicable law (collectively, the "Act"); and

**WHEREAS**, the District is authorized by the Act to issue bonds for the purposes, among other things, of providing community development systems, facilities, services, projects, improvements, infrastructure and other public facilities to the District community; and

**WHEREAS**, pursuant to Resolution 2022-16 (the "Original Bond Resolution"), adopted by the Board of Supervisors (the "Board") on February 4, 2022, the District has previously authorized the issuance of its Special Assessment Bonds, in one or more series (the "Bonds"), in a principal amount not to exceed \$50,650,000 for the principal purpose of financing the construction and acquisition of the Project (as defined in the Original Bond Resolution), which Bonds have been validated in said amount pursuant to a Final Judgment Validating Bonds issued on May 9, 2022, in the Circuit Court of the Twelfth Judicial Circuit of the State of Florida, in and for the County (the "Prior Validation"); and

**WHEREAS**, the District has previously issued Bonds under the Original Bond Resolution and the Prior Validation in the initial aggregate principal amount of \$12,530,000 (the "Prior Bonds"), which are secured pursuant to that certain Master Trust Indenture dated July 1, 2022 (the "Master Indenture"); and

**WHEREAS**, the District desires to amend the Original Bond Resolution to increase the not to exceed aggregate principal amount of Bonds authorized by an additional \$86,555,000, to acquire, construct and reconstruct additional Projects.

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

**SECTION 1. Authorization.** The Original Bond Resolution is hereby amended by changing, in each place it appears in the Original Bond Resolution, the not to exceed aggregate principal amount of Bonds authorized to be issued pursuant to the Original Bond Resolution from \$50,650,000 to \$137,205,000, thereby effectively authorizing the issuance of an additional \$86,555,000 of Bonds (the "Additional Bonds").

**SECTION 2. Approval of Indenture.** As set forth in the Original Bond Resolution, the Bonds shall be issued pursuant to the Master Indenture and any Supplemental Trust Indenture thereto entered into in connection with the issuance of a Series of Bonds (collectively, the "Indenture"). The Master Indenture is hereby ratified and, by this reference, is incorporated in this Resolution as if set forth in full herein.

**SECTION 3. Validation.** Counsel for the District is authorized and directed to prepare, file and prosecute proceedings to validate the Additional Bonds, as Bonds authorized to be issued under the Master Indenture, in the manner prescribed by the laws of Florida.

**SECTION 4. Trustee.** The District hereby authorizes and reapproves U.S. Bank Trust Company, National Association, as successor Trustee, to serve under the Indenture and to take the actions required of the Trustee in connection with the execution and delivery of the Additional Bonds.

**SECTION 5. Open Meetings.** It is hereby found and determined that all acts of the Board concerning and relating to adoption of this Resolution were taken in open meetings of the Board and all deliberations of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements, including, but not limited to, the requirements of Florida Statutes, Section 286.011.

**SECTION 6. Inconsistent Resolutions and Motions.** Except as modified by this Resolution, the Original Bond Resolution shall remain in full force and effect and is hereby ratified and reaffirmed. All other prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

**SECTION 7. Approval of Prior Actions.** All actions taken to date by the members of the Board and the staff of the District in furtherance of the issuance of the Additional Bonds are hereby approved, confirmed and ratified.

**SECTION 8. Effective Date.** This Resolution shall become effective immediately upon its adoption.

**ADOPTED THIS** 23rd day of February, 2023.

**BUCKHEAD TRAILS COMMUNITY  
DEVELOPMENT DISTRICT**

[SEAL]

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

Attest:

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

BUCKHEAD TRAILS  
COMMUNITY  
DEVELOPMENT  
DISTRICT

EXPANSION AREA  
MASTER ASSESSMENT  
METHODOLOGY REPORT

Report Date:

February 17, 2023



## TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page #</u>
I.	Introduction	1
II.	Defined Terms	2
III.	District Overview	3
IV.	Proposed Improvements	3
V.	Determination of Special Assessment	3
VI.	Allocation Methodology	4
VII.	Assignment of Maximum Assessments	5
VIII.	Financing Information	6
IX.	True-Up Modifications	6
X.	Additional Stipulations	7

<u>TABLE</u>	<u>ITEM</u>	<u>Page #</u>
1	Capital Improvement Program Cost Summary	8
2	Development Program & EAU Factor Assignment Detail	8
3	Capital Improvement Program Cost Summary	9
4	District Benefit Detail	9
5	Construction Cost Net Benefit Detail	10
6	Construction Cost Funding Sources	10
7	Finance Information - Maximum Bonds	11
8	Assessment Allocation Detail – Maximum Assessments	11

<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat/Roll	12
B	Legal Description	13

## I. INTRODUCTION

This Expansion Area Master Assessment Methodology Report (the “Expansion Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the expansion of the Buckhead Trails Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure are generally described within Exhibit A of this Expansion Report and further described within the Engineer’s Report, dated January 23, 2023 (the “Engineer’s Report”).

The objective of this Expansion Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, related to the expansion area, 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 benefiting 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 costs 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 Expansion Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the Assessable 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 Expansion 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 Expansion 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 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 Engineer’s Report.

“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, 487.81 gross acres with the Development Plan for 1,594 Units.

“Engineer’s Report” – *Master Report of the District Engineer- Expansion Area for Buckhead Trails Community Development District*, dated January 23, 2023.

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

“Expansion Area” – Buckhead Trails Community Development District Expansion Area, 283.17 gross acres with the Development Plan for 1,034 Units added on December 8, 2022.

“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.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Expansion Report” or “Report” – This *Master Assessment Methodology Report- Expansion Area*, dated February 17, 2023 as provided, to support benefit and Maximum Assessments Liens on private developable property within the District.

### III. DISTRICT OVERVIEW

After the expansion, the District now encompasses 487.81 +/- 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 1,594 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 within the expansion area. 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 Expansion Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

### V. 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, storm water, utilities (water and sewer), roadways, and landscape/hardscape; 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 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.

## VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the expansion area of 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 CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 40’ residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

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 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 herein 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 Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 6. 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 any series of Bonds.

## VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

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 Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District receive benefit from the CIP and all of the assessable land within the District would be assessed to repay any bonds. 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 the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels 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 Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a Maximum Assessment pursuant to its Product Type classification as set forth in Table 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 within this Report would be applicable.

The third condition is the “completed development state.” In this condition the entire Development Plan 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 the District.

## VIII. FINANCING INFORMATION

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 as debt service reserves, underwriter's discount, issuance costs and rounding.

For purposes of the Expansion Report, conservative allowances have been made for a debt service reserve, underwriter's discount, issuance costs, rounding and collection cost as shown on Table 3. 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.

## 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 developable 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 developable acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted developable 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			
TOTAL ELIGIBLE INFRASTRUCTURE COST DETAIL			
DESCRIPTION	2022-2024	2025-2026	Total
	District Estimated Costs	District Estimated Costs	
Stormwater Management	\$8,155,899	\$8,155,899	\$16,311,798
Utilities	\$6,868,125	\$6,868,125	\$13,736,250
Roads (Includes ROW Landscape/Hardscape)	\$6,438,870	\$6,438,870	\$12,877,740
Amenity, Parks & Recreation	\$1,613,751	\$1,613,751	\$3,227,502
Off-Site Improvements	\$1,210,313	\$1,210,313	\$2,420,626
Professional Fees, Permitting & Contingency	\$3,643,042	\$3,643,042	\$7,286,084
<b>TOTAL</b>	<b>\$27,930,000</b>	<b>\$27,930,000</b>	<b>\$55,860,000</b>

TABLE 2

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT			
PROJECT STATISTICS			
PRODUCT	LOT COUNT	PER UNIT	TOTAL
Single Family 40'	244	1.00	244.00
Single Family 45'	122	1.13	137.25
Single Family 50'	502	1.25	627.50
Single Family 52'	108	1.30	140.40
Single Family 60'	58	1.50	87.00
<b>TOTAL</b>	<b>1,034</b>		<b>1,236.15</b>

(1) Estimated Front Footage  
 (2) Equivalent Assessment Unit

TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$55,860,000
TOTAL PROGRAM EAU <sub>s</sub>	1,236.15
TOTAL COST/BENEFIT	<u>\$45,189</u>

Table 3 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	EAU <sub>s</sub>	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
Single Family 40'	1.00	244	244.00	\$8,920	\$37
Single Family 45'	1.13	122	137.25	\$5,017	\$41
Single Family 50'	1.25	502	627.50	\$22,939	\$46
Single Family 52'	1.30	108	140.40	\$5,132	\$48
Single Family 60'	1.50	58	87.00	\$3,180	\$55
Total		<u>1,034</u>	<u>1,236.15</u>	<u>\$45,189</u>	

TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
Single Family 40'	1.0	244	244.00	19.74%	\$11,026,041	\$45,189
Single Family 45'	1.1	122	137.25	11.10%	\$6,202,148	\$50,837
Single Family 50'	1.3	502	627.50	50.76%	\$28,355,903	\$56,486
Single Family 52'	1.3	108	140.40	11.36%	\$6,344,492	\$58,745
Single Family 60'	1.5	58	87.00	7.04%	\$3,931,416	\$67,783
<b>Total</b>		<b>1,034</b>	<b>1,236.15</b>	<b>100.00%</b>	<b>\$55,860,000</b>	

TABLE 6

CONSTRUCTION COST FUNDING SOURCES					
PRODUCT TYPE	PRODUCT COUNT	PER PRODUCT TYPE		PER UNIT	
		DEVELOPER FUNDED	SERIES 2019 BONDS	DEVELOPER FUNDED	SERIES 2019 BONDS
Single Family 40'	244	\$0	\$11,026,041	\$0	\$45,189
Single Family 45'	122	\$0	\$6,202,148	\$0	\$50,837
Single Family 50'	502	\$0	\$28,355,903	\$0	\$56,486
Single Family 52'	108	\$0	\$6,344,492	\$0	\$58,745
Single Family 60'	58	\$0	\$3,931,416	\$0	\$67,783
<b>Total</b>	<b>1,034</b>	<b>\$0</b>	<b>\$55,860,000</b>		

TABLE 7

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT		
Coupon Rate <sup>(1)</sup>		8.00%
Term (Years)		33
Principal Amortization Installments		30
<b>ISSUE SIZE</b>		<b>\$86,555,000</b>
Construction Fund		\$55,860,000
Capitalized Interest (Months) <sup>(2)</sup>	36	\$20,773,200
Debt Service Reserve Fund	100%	\$7,688,458
Underwriter's Discount	2.00%	\$1,731,100
Cost of Issuance		\$500,000
Rounding		\$2,242
<b>ANNUAL ASSESSMENT</b>		
Annual Debt Service (Principal plus Interest)		\$7,688,458
Collection Costs and Discounts @	6.00%	\$490,753
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>\$8,179,211</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 8

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT								
ALLOCATION METHODOLOGY - SERIES 2023 LONG TERM BONDS <sup>(1)</sup>								
PRODUCT	PER UNIT	TOTAL EAU <sub>s</sub>	% OF EAU <sub>s</sub>	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
Single Family 40'	1.00	244.00	19.74%	244	\$17,084,836	\$1,614,470	\$70,020	\$6,617
Single Family 45'	1.13	137.25	11.10%	122	\$9,610,220	\$908,140	\$78,772	\$7,444
Single Family 50'	1.25	627.50	50.76%	502	\$43,937,437	\$4,151,968	\$87,525	\$8,271
Single Family 52'	1.30	140.40	11.36%	108	\$9,830,783	\$928,982	\$91,026	\$8,602
Single Family 60'	1.50	87.00	7.04%	58	\$6,091,724	\$575,651	\$105,030	\$9,925
<b>TOTAL</b>		<b>1,236.15</b>	<b>100.00%</b>	<b>1,034</b>	<b>\$86,555,000</b>	<b>\$8,179,211</b>		

<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. 12 month Capitalized Interest Period.

<sup>(2)</sup> Includes principal, interest and 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 \$86,555,000.00 payable in 30 annual installments of principal of \$27,151.39 per gross acre. The maximum par debt is \$305,664.44 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 ROLL			
TOTAL ASSESSMENT:	\$86,555,000.00		
ANNUAL ASSESSMENT:	\$7,688,458.50		(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:	283.17		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$305,664.44		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$27,151.39		(30 Installments)
		PER PARCEL ASSESSMENTS	
Landowner Name, Manatee County Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual (1)
EPG Buckeye Road Holdings, LLC Folio ID: 589100109 111 S. Armenia Ave, Suite 201 Tampa, FL 33609	283.17	\$86,555,000.00	\$7,688,458.50
Totals:	283.17	\$86,555,000.00	\$7,688,458.50
(1) Net collections and early payment discount			

EXHIBIT B - LEGAL DESCRIPTION - SHEET 1

**DESCRIPTION (PARCEL):**

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET; THENCE ALONG THE WESTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1006, PAGE 2513 LINE, N00°35'29"E, 1646.21 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID FLORIDA POWER AND LIGHT EASEMENT THE FOLLOWING TWO COURSES: (1) N00°35'29"E, 988.92 FEET; (2) N01°06'57"E, 4045.66 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368, SAID POINT ALSO BEING A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S37°49'16"E, 11329.16 FEET AND HAVING A CENTRAL ANGLE OF 07°45'10", THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) ALONG THE ARC OF SAID CURVE 1,532.98 FEET TO THE END OF SAID CURVE; (2) N59°56'51"E, 1274.21 FEET TO A POINT ON THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE ALONG SAID NORTH LINE S89°59'17"E, 452.34 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S00°27'35"E ALONG THE EAST LINE OF SAID SECTION 1, 3839.86 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 1 THE FOLLOWING 33 COURSES ALONG THE NORTHERLY AND WESTERLY LINE OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2563, PAGE 2814 OF AFORMENTIONED PUBLIC RECORDS: (1) N63°49'27"W, 69.38 FEET; (2) N15°49'02"W, 53.90 FEET; (3) N31°12'30"W, 158.73 FEET; (4) N45°51'52"W, 280.74 FEET; (5) N63°54'10"W, 82.37 FEET; (6) S56°01'03"W, 73.96 FEET; (7) S22°33'00"W, 248.12 FEET; (8) S37°15'14"W, 322.24 FEET; (9) S64°56'56"W, 188.95 FEET; (10) S55°21'57"W, 61.35 FEET; (11) 63°27'15"W, 111.56 FEET; (12) S26°32'45"E, 55.48 FEET; (13) S47°22'06"W, 183.41 FEET; (14) S65°51'25"W, 151.88 FEET; (15) 75°09'06"W, 304.81 FEET; (16) S67°35'27"W, 14.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S46°25'12"W, 540.01 FEET, AND HAVING A CENTRAL ANGLE OF 04°08'20; (17) ALONG THE ARC OF SAID CURVE 39.01 FEET TO A POINT ON A NON-TANGENTIAL LINE; (18) S42°16'52"W, 80.00 FEET; (19) S65°49'11"W, 52.88 FEET; (20) S33°45'57"W, 58.20 FEET; (21) S00°23'19"W, 307.54 FEET; (22) S11°12'17"W, 199.84 FEET; (23) S13°51'59"E, 226.27 FEET; (24) S03°59'39"W, 267.50 FEET; (25) S00°05'43"W, 237.23 FEET; (26) S03°00'31"E, 196.61 FEET; (27) S43°20'27"W, 188.27 FEET; (28) N83°05'05"W, 168.11 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 113°18'46"; (29) ALONG THE ARC OF SAID CURVE 514.20 FEET TO THE POINT OF TANGENCY; (30) S16°23'51"E, 236.71 FEET; (31) S23°47'09"E, 269.73 FEET; (32) S22°19'06"W, 99.31 FEET; (33) N58°52'52"W, 800.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,334,725 SQUARE FEET OR 283.17 ACRES MORE OR LESS.

**Buckhead Trails Community  
Development District**

Master Report of the  
District Engineer – Expansion Area



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

January 23, 2023



## **1.0 INTRODUCTION**

The Buckhead Trails Community Development District (“the District”) originally encompassed approximately 204.64 acres, and the expansion area encompasses approximately 283.17 acres for a total of 487.81 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 of the District, as well as the legal descriptions for the Expansion Area and the revised overall boundary of the District.

## **2.0 PURPOSE**

The District was originally established by Manatee County Ordinance 15-13, effective March 10, 2015, then was expanded by Manatee County Ordinance 22-59, effective December 8, 2022 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 planned to be constructed within the approved expansion area.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The property owner, EPG Buckeye Road Development, LLC, currently proposes single family detached units within the boundary of the Expansion Area.

See Appendix B for an Aerial Map of the District.

## **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 MASTER 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 Master Water Management and Control plan focuses on utilizing newly constructed ponds for stormwater treatment and storage of runoff from Master District Roads and Master Amenity.

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





The primary objectives of the Master 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.

The Master Water Management and Control will be designed in accordance with Manatee County and SWFWMD technical standards. The District is anticipated to own and maintain these facilities.

## **4.2 MASTER 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 Master Water Supply improvements are anticipated to include looped water mains which will supply potable water and service and fire protection within and into the Master Roads. Off-site improvements will be required to provide service to the District.

The Master Water Supply will be designed in accordance with Manatee County technical standards. Manatee County will own and maintain these facilities.

## **4.3 MASTER 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 Master Sewer and Wastewater Management improvements are anticipated to include a gravity sanitary sewer system within the Master Road rights of way and pumping stations that will connect to an existing force main. Off-site improvements may be required to provide service to the District.

The Master Sewer and Wastewater Management facilities will be designed in accordance with Manatee County technical standards. Manatee County will own and maintain these facilities.

## **4.4 MASTER DISTRICT ROADS**

Master District Roads includes the collector road that accesses the development phases within the District. These roads will include the asphalt, base, and subgrade, roadway curb and gutter, and sidewalks.



Master Roads will be designed in accordance with the Manatee County technical standards and will be owned and maintained by Manatee County.

#### **4.5 MASTER AMENITY**

A Master Amenity facility will be constructed and will be owned and maintained by the District.

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

Master entry monumentation, landscape buffering and screening, and irrigation will be provided along the Master District Road and at several access points into the development phases of the District. The improvements will be owned and maintained by the District.

#### **4.7 UNDERGROUNDING OF ELECTRICAL SERVICE**

Florida Power and Light (FP&L) provides electrical service to the District. FP&L provides overhead service at no charge. Fees associated with converting overhead to underground for service along the Master District Roads are master improvements.

#### **4.8 MASTER 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 the Master public improvements may be funded by the District.

#### **4.9 SUBDIVISION 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 Subdivision Water Management and Control plan for the District focuses on utilizing newly constructed stormwater ponds within upland areas and on-site wetlands for treatment and storage of runoff from the Subdivision District Roads, private lot area, and other landscaping and common spaces.

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.

Subdivision Water Management and Control systems will be designed in accordance with Manatee County and SWFWMD technical standards. The District is anticipated to own and maintain these facilities, as well as, storm sewer systems designed with the Subdivision District Roads.

#### **4.10 SUBDIVISION 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 Subdivision Water Supply improvements include looped water mains which will supply potable water service and fire protection to the houses and other common area uses needing water service.

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.

#### **4.11 SUBDIVISION 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 Subdivision Sewer and Wastewater Management improvements include gravity sanitary sewer systems within the Subdivision Road rights of way.

All Subdivision 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.

#### **4.12 SUBDIVISION DISTRICT ROADS**

Subdivision District Roads include the streets located within the rights-of-way within the development phases of the District. Subdivision streets include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.



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

#### **4.13 SUBDIVISION 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 the Subdivision public improvements may be funded by the District.

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

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

#### **6.0 SUMMARY AND CONCLUSION**

The planning and design of the public improvements and community facilities within the District will be done in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on information provided by the Developer, based on a contractor proposal. 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.

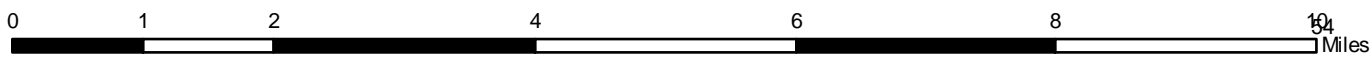
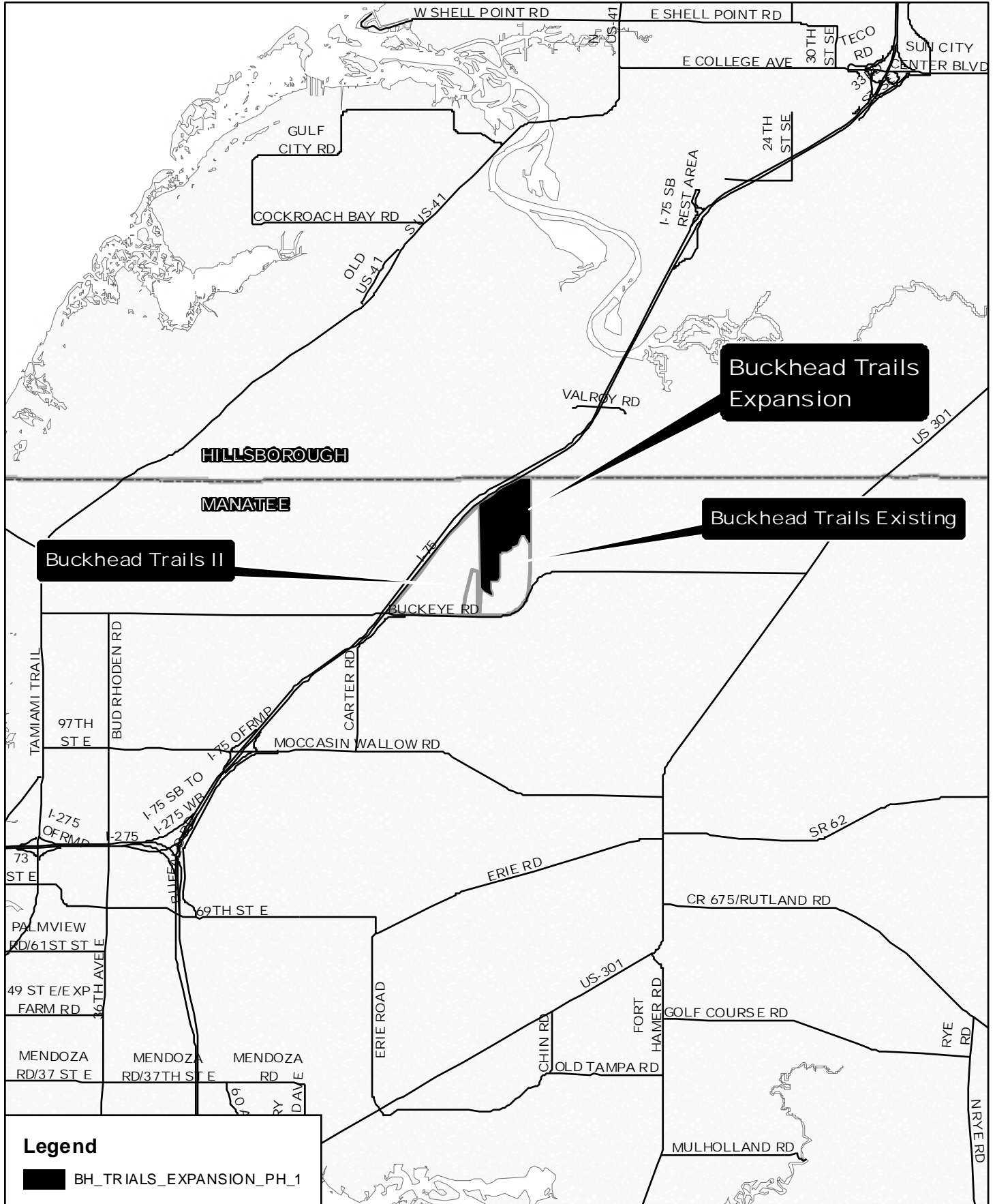
The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

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



## **Appendix A VICINITY MAP AND LEGAL DESCRIPTIONS OF THE EXPANSION AREA AND THE REVISED OVERALL BOUNDARY OF THE DISTRICT**

# Buckhead Trails Expansion CDD



**DESCRIPTION (PARCEL):**

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET; THENCE ALONG THE WESTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1006, PAGE 2513 LINE, N00°35'29"E, 1646.21 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID FLORIDA POWER AND LIGHT EASEMENT THE FOLLOWING TWO COURSES: (1) N00°35'29"E, 988.92 FEET; (2) N01°06'57"E, 4045.66 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368, SAID POINT ALSO BEING A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S37°49'16"E, 11329.16 FEET AND HAVING A CENTRAL ANGLE OF 07°45'10", THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) ALONG THE ARC OF SAID CURVE 1,532.98 FEET TO THE END OF SAID CURVE; (2) N59°56'51"E, 1274.21 FEET TO A POINT ON THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE ALONG SAID NORTH LINE S89°59'17"E, 452.34 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1;

(CONTINUED ON PAGE 2)

**NOT A BOUNDARY SURVEY  
 DESCRIPTION & SKETCH  
 OF  
 LAND  
 LOCATED IN  
 SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA**

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED.

**SKETCH AND DESCRIPTION  
 PARCEL 2 LESS CDD  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA**

BY: KAVIN C. WLMOTT, P.S.M.  
 FLORIDA CERTIFICATE No. PLS 6809  
 DATE OF CERTIFICATION 03-21-2022

T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 2 LESS CDD SD.dwg

**DESCRIPTION (PARCEL):**

(CONTINUED FROM PAGE 1)

THENCE S00°27'35"E ALONG THE EAST LINE OF SAID SECTION 1, 3839.86 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 1 THE FOLLOWING 33 COURSES ALONG THE NORTHERLY AND WESTERLY LINE OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2563, PAGE 2814 OF AFORMENTIONED PUBLIC RECORDS: (1) N63°49'27"W, 69.38 FEET; (2) N15°49'02"W, 53.90 FEET; (3) N31°12'30"W, 158.73 FEET; (4) N45°51'52"W, 280.74 FEET; (5) N63°54'10"W, 82.37 FEET; (6) S56°01'03"W, 73.96 FEET; (7) S22°33'00"W, 248.12 FEET; (8) S37°15'14"W, 322.24 FEET; (9) S64°56'56"W, 188.95 FEET; (10) S55°21'57"W, 61.35 FEET; (11) 63°27'15"W, 111.56 FEET; (12) S26°32'45"E, 55.48 FEET; (13) S47°22'06"W, 183.41 FEET; (14) S65°51'25"W, 151.88 FEET; (15) 75°09'06"W, 304.81 FEET; (16) S67°35'27"W, 14.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S46°25'12"W, 540.01 FEET, AND HAVING A CENTRAL ANGLE OF 04°08'20; (17) ALONG THE ARC OF SAID CURVE 39.01 FEET TO A POINT ON A NON-TANGENTIAL LINE; (18) S42°16'52"W, 80.00 FEET; (19) S65°49'11"W, 52.88 FEET; (20) S33°45'57"W, 58.20 FEET; (21) S00°23'19"W, 307.54 FEET; (22) S11°12'17"W, 199.84 FEET; (23) S13°51'59"E, 226.27 FEET; (24) S03°59'39"W, 267.50 FEET; (25) S00°05'43"W, 237.23 FEET; (26) S03°00'31"E, 196.61 FEET; (27) S43°20'27"W, 188.27 FEET; (28) N83°05'05"W, 168.11 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 113°18'46"; (29) ALONG THE ARC OF SAID CURVE 514.20 FEET TO THE POINT OF TANGENCY; (30) S16°23'51"E, 236.71 FEET; (31) S23°47'09"E, 269.73 FEET; (32) S22°19'06"W, 99.31 FEET; (33) N58°52'52"W, 800.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,334,725 SQUARE FEET OR 283.17 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY  
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**SKETCH AND DESCRIPTION  
 PARCEL 2 LESS CDD  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA**



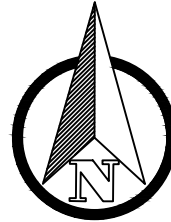
HILLSBOROUGH COUNTY

MANATEE COUNTY

N/F PID 394310009  
 O.R.B. 1946, PG.3103

### LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- R.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- PID - PARCEL IDENTIFICATION (NUMBER)
- SQ. FT. - SQUARE FEET
- R.P. - RADIUS POINT
- ± - MORE OR LESS
- FPL - FLORIDA POWER & LIGHT
- CDD - COMMUNITY DEVELOPMENT DISTRICT

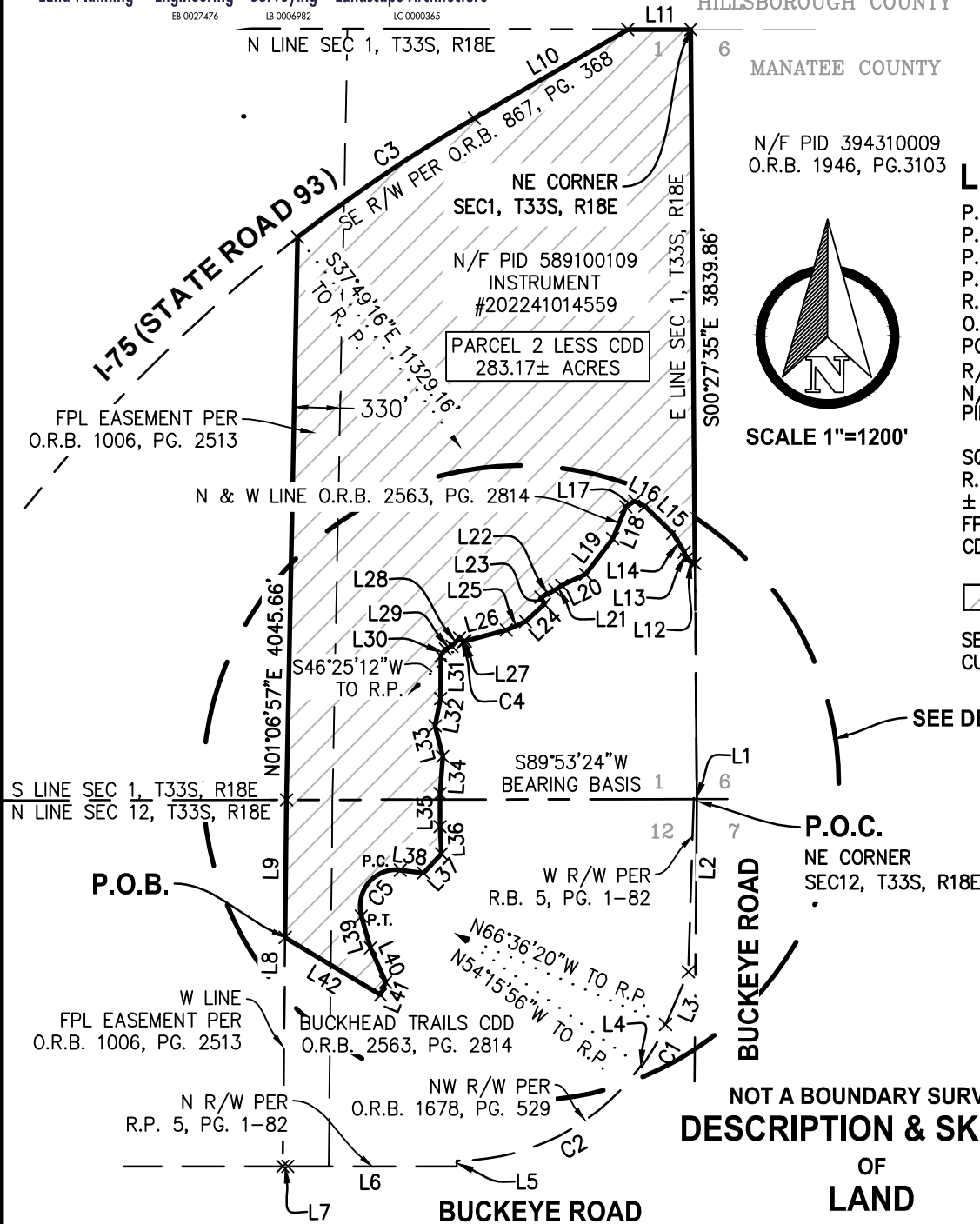


SCALE 1"=1200'

□ - SITE (AREA)

SEE PAGE 3 FOR LINE AND CURVE TABLES.

SEE DETAIL "A" PAGE 5



## NOT A BOUNDARY SURVEY DESCRIPTION & SKETCH OF LAND

LOCATED IN  
**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA**

### NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

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**SKETCH AND DESCRIPTION  
 PARCEL 2 LESS CDD  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA**

## LINE & CURVE TABLES

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°53'24"W	21.97'
L2	S01°46'28"W	1241.54'
L3	S23°24'03"W	413.28'
L4	N54°20'21"W	10.00'
L5	S00°06'39"E	42.41'
L6	N89°56'58"W	1214.12'
L7	S89°58'35"W	36.73'
L8	N00°35'29"E	1646.21'
L9	N00°35'29"E	988.92'
L10	N59°56'51"E	1274.21'
L11	S89°59'17"E	452.34'
L12	N63°49'27"W	69.38'
L13	N15°49'02"W	53.90'
L14	N31°12'30"W	158.73'
L15	N45°51'52"W	280.74'

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L16	N63°54'10"W	82.37'
L17	S56°01'03"W	73.96'
L18	S22°33'00"W	248.12'
L19	S37°15'14"W	322.24'
L20	S64°56'56"W	188.95'
L21	S55°21'57"W	61.35'
L22	S63°27'15"W	111.56'
L23	S26°32'45"E	55.48'
L24	S47°22'06"W	183.41'
L25	S65°51'25"W	151.88'
L26	S75°09'06"W	304.81'
L27	S67°35'27"W	14.30'
L28	S42°16'52"W	80.00'
L29	S65°49'11"W	52.88'
L30	S33°45'57"W	58.20'

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L31	S00°23'19"W	307.54'
L32	S11°12'17"W	199.84'
L33	S13°51'59"E	226.27'
L34	S03°59'39"W	267.50'
L35	S00°05'43"W	237.23'
L36	S03°00'31"E	196.61'
L37	S43°20'27"W	188.27'
L38	N83°05'05"W	168.11'
L39	S16°23'51"E	236.71'
L40	S23°47'09"E	269.73'
L41	S22°19'06"W	99.31'
L42	N58°52'52"W	800.06'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	1640.00'	12°20'53"	353.44'	S29°34'07"W
C2	1630.00'	54°06'58"	1539.54'	S62°47'33"W
C3	11329.16'	7°45'10"	1532.98'	N56°03'19"E
C4	540.01'	4°08'20"	39.01'	N45°38'58"W
C5	260.00'	113°18'46"	514.20'	S40°15'32"W

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- THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

SKETCH AND DESCRIPTION  
 PARCEL 2 LESS CDD  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA

# ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

EB 0027476

LB 0006982

LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982

201 5th AVENUE DRIVE EAST

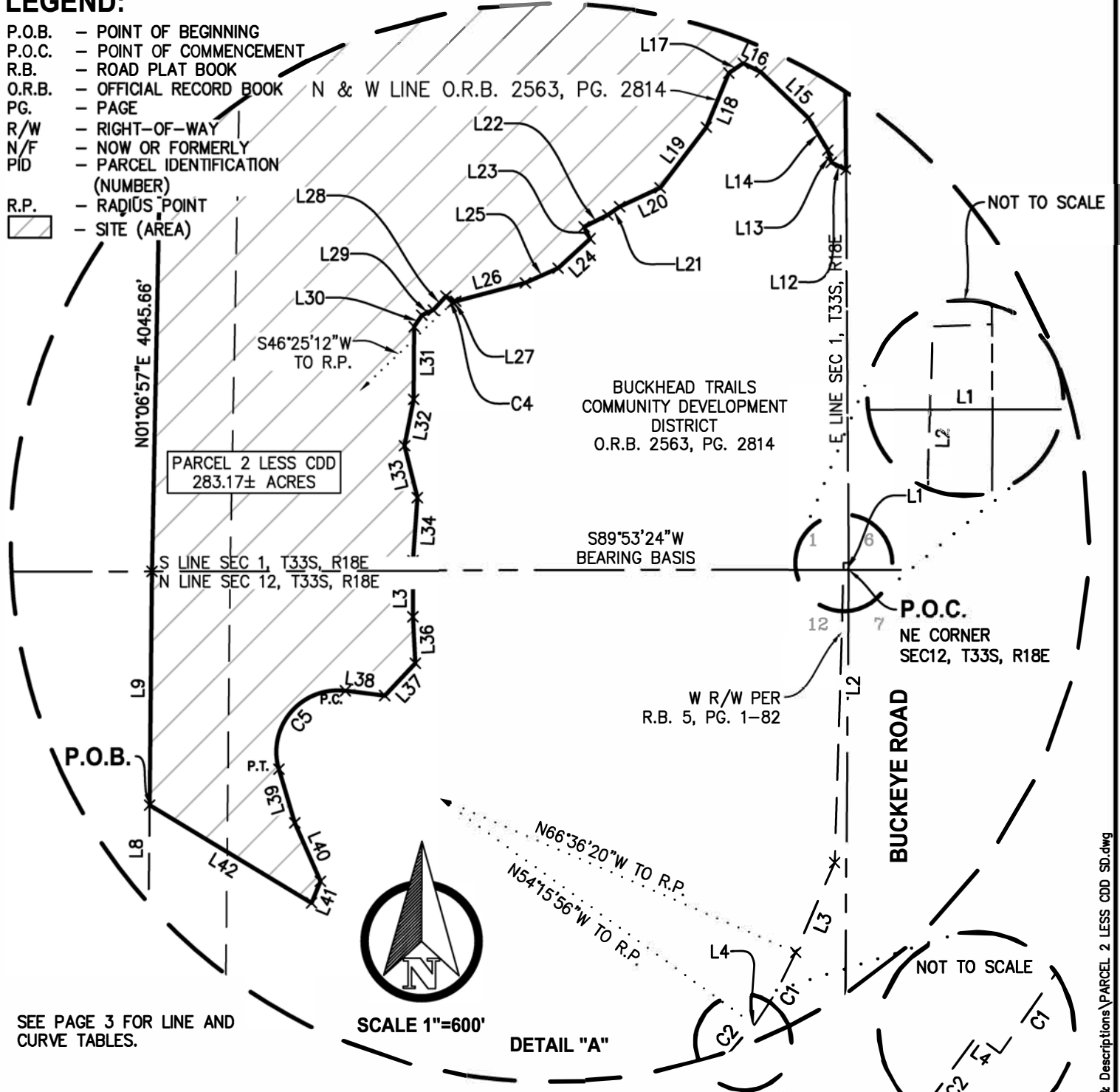
BRADENTON, FLORIDA 34208

(941) 748-8080

FAX (941) 748-3747

## LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- PID - PARCEL IDENTIFICATION (NUMBER)
- R.P. - RADIUS POINT
- [Hatched Box] - SITE (AREA)



SCALE 1"=600'

DETAIL "A"

SEE PAGE 3 FOR LINE AND CURVE TABLES.

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**SKETCH AND DESCRIPTION**  
**PARCEL 2 LESS CDD**  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA

## NOTES:

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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

SHEET 5 OF 5

T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL\_2 LESS CDD SD.dwg

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82, OF SAID PUBLIC RECORDS, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N00°35'29"E, 2635.13 FEET; THENCE N01°06'57"E, 4045.66 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368, SAID POINT ALSO BEING A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S37°49'16"E, 11329.16 FEET AND HAVING A CENTRAL ANGLE OF 07°45'10", THENCE ALONG THE ARC OF SAID CURVE 1,532.98 FEET TO THE END OF SAID CURVE; THENCE N59°56'51"E, 1274.21 FEET TO A POINT ON THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE ALONG SAID NORTH LINE S89°59'17"E, 452.34 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S00°27'35"E ALONG THE EAST LINE OF SAID SECTION 1, 5502.79 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 1, S88°03'26"W, 20.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF AFOREMENTIONED BUCKEYE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S01°45'52"W, 29.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,248,959 SQUARE FEET OR 487.81 ACRES MORE OR LESS.

NOT A BOUNDARY SURVEY  
**DESCRIPTION & SKETCH**  
OF  
**LAND**  
LOCATED IN  
**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST**  
**MANATEE COUNTY, FLORIDA**

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED.

SKETCH AND DESCRIPTION  
PARCEL 2  
N/F PID 589100109  
MANATEE COUNTY, FLORIDA


BY: KAVIN C. WLMOTT, P.S.M.  
FLORIDA CERTIFICATE No. PLS 6809  
DATE OF CERTIFICATION 03-11-2022

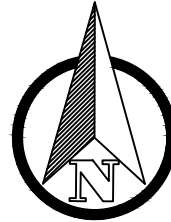
L9 HILLSBOROUGH COUNTY

6 MANATEE COUNTY

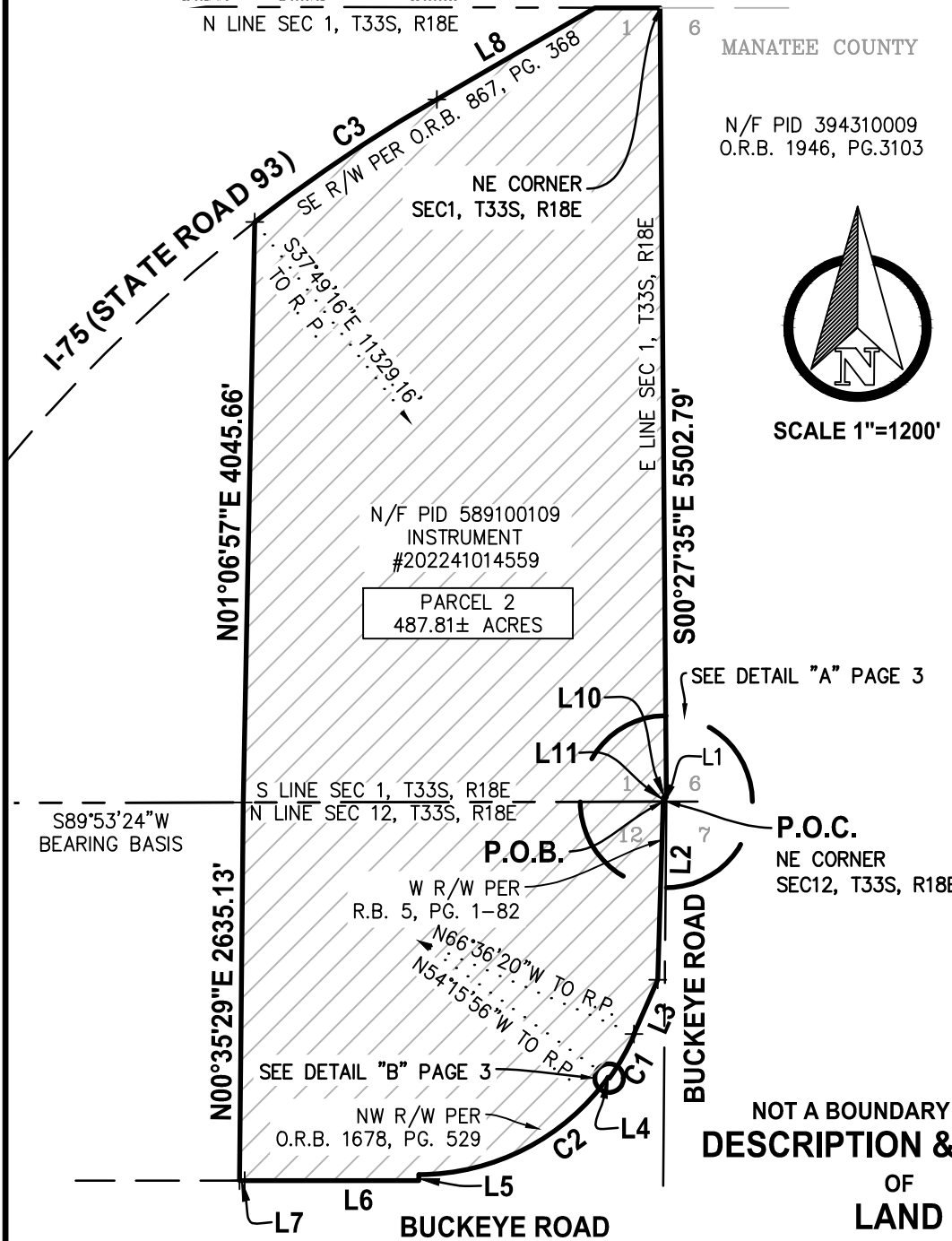
N/F PID 394310009  
 O.R.B. 1946, PG.3103

### LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- R.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- PID - PARCEL IDENTIFICATION (NUMBER)
- SQ. FT. - SQUARE FEET
- R.P. - RADIUS POINT
- ± - MORE OR LESS
-  - SITE (AREA)



SCALE 1"=1200'



P.O.C.  
 NE CORNER  
 SEC12, T33S, R18E

## NOT A BOUNDARY SURVEY DESCRIPTION & SKETCH OF LAND

## SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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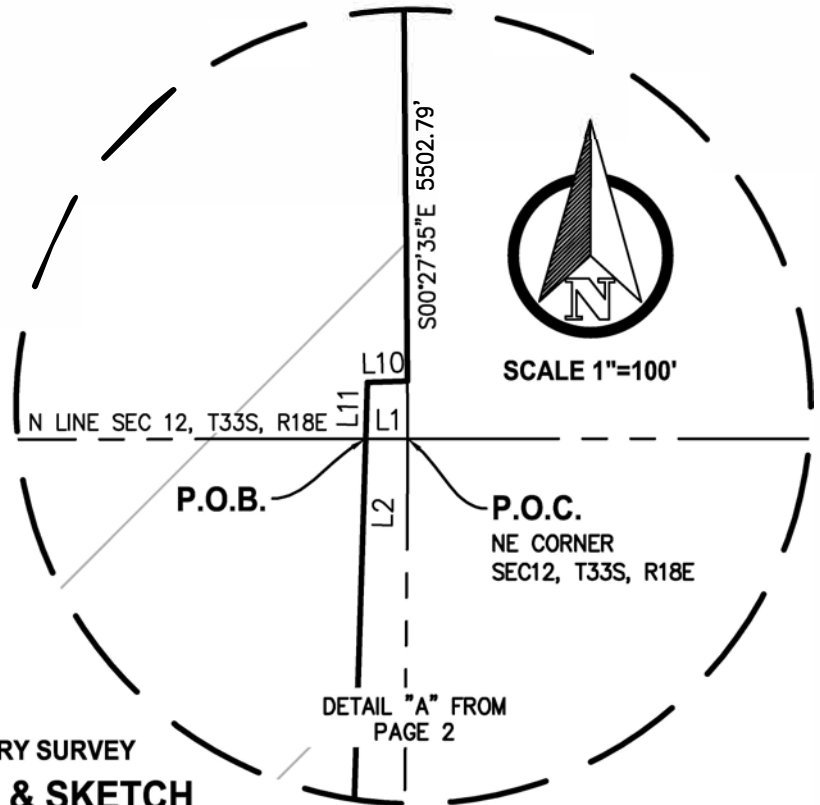
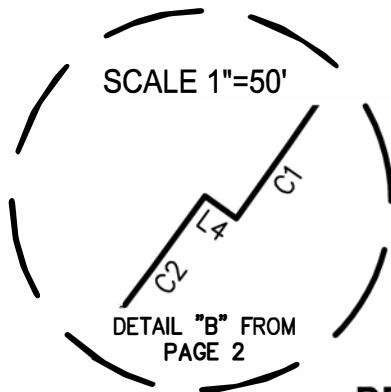
**SKETCH AND DESCRIPTION  
 PARCEL 2  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA**

T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL\_2\_SD.dwg

## LINE & CURVE TABLES

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°53'24"W	21.97'
L2	S01°46'28"W	1241.54'
L3	S23°24'03"W	413.28'
L4	N54°20'21"W	10.00'
L5	S00°06'39"E	42.41'
L6	N89°56'58"W	1214.12'
L7	S89°58'35"W	36.73'
L8	N59°56'51"E	1274.21'
L9	S89°59'17"E	452.34'
L10	S88°03'26"W	20.84'
L11	S01°45'52"W	29.35'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	1640.00'	12°20'53"	353.44'	S29°34'07"W
C2	1630.00'	54°06'58"	1539.54'	S62°47'33"W
C3	11329.16'	7°45'10"	1532.98'	N56°03'19"E



### NOT A BOUNDARY SURVEY DESCRIPTION & SKETCH

OF  
LAND

LOCATED IN

**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA**

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SKETCH AND DESCRIPTION  
 PARCEL 2  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA



## **Appendix B    AERIAL MAP**

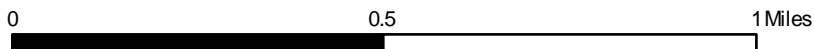
# Buckhead Trails Expansion CDD Aerial Map

## Legend

-  BH\_TRAILS\_EXPANSION\_PH\_1
-  Manatee\_Parcels\_1\_2022



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community







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

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

<u>Description</u>	<u>2022-2024 District Estimated Cost</u>	<u>2025-2026 District Estimated Cost</u>	<u>Total</u>
Stormwater Management	\$ 8,155,899	\$ 8,155,899	\$ 16,311,798
Utilities	\$ 6,868,125	\$ 6,868,125	\$ 13,736,250
Roads (Includes ROW Landscape/Hai	\$ 6,438,870	\$ 6,438,870	\$ 12,877,740
Amenity, Parks & Recreation	\$ 1,613,751	\$ 1,613,751	\$ 3,227,502
Off-Site Improvements	\$ 1,210,313	\$ 1,210,313	\$ 2,420,626
Professional Fees, Permitting & Conti	\$ 3,643,042	\$ 3,643,042	\$ 7,286,084
<b>TOTAL</b>	<b>\$ 27,930,000</b>	<b>\$ 27,930,000</b>	<b>\$ 55,860,000</b>

**RESOLUTION NO. 2023-04**

**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 Master Report of the District Engineer – Expansion Area dated January 23, 2023 (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 Expansion Area Master Assessment Methodology Report dated February 17, 2023, (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,

sewer and wastewater management, reclaimed water distribution, recreational amenities, landscaping, hardscaping, and irrigation 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 \$55,860,000 (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$86,555,000 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 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 February 23, 2023.**

**Attest:**

**Buckhead Trails  
Community Development District**

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

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

**RESOLUTION NO. 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON MARCH 28, 2023 AT 11:00 A.M. AT THE BRADENTON OFFICE SUITES LOCATED AT 4916 26<sup>TH</sup> STREET WEST, BRADENTON, FLORIDA 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. 2023-04 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. 2023-04, 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 March 28, 2023, at 11:00 a.m. at the Bradenton Office Suites located at 4916 26<sup>th</sup> Street West, Bradenton, Florida 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 February 23, 2023.**

**Attest:**

**Buckhead Trails  
Community Development District**

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

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

**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT ALLOCATING A PORTION OF FUTURE BOND PROCEEDS TO FINANCE THE CONSTRUCTION AND ACQUISITION OF THE AMENITY PROJECT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Buckhead Trails Community Development District (the “**District**”) intends to construct and/or acquire the recreational amenities described in the Master Report of the District Engineer dated February 24, 2022 and the Supplemental Report of the District Engineer dated June 2, 2022 (the “**Amenity Project**”);

**WHEREAS**, as part of the \$12,530,000 Buckhead Trails Community Development District, Special Assessment Bonds, Series 2022 (Series 2022 Project), the District deposited \$1,150,000 in the Amenity Project Subaccount (as defined in the Limited Offering Memorandum dated July 13, 2022) for the Series 2022 Bonds;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) intends to continue finance the Amenity Project through the issuance of an additional series bonds, which bonds will be repaid by the imposition of special assessments on the benefited property within the District; and

**WHEREAS**, for the District’s next bond issuance, anticipated to occur in 2023 (the “**Series 2023 Bonds**”), the Board desires to allocate an amount up to \$350,000 in a second amenity project subaccount (the “**2023 Amenity Project Subaccount**”) to finance the construction and acquisition of the Amenity Project so that the total in the Amenity Project Subaccount and the Series 2023 Amenity Project Subaccount shall be \$1,500,000, after taking into account interest earnings previously deposited into the Amenity Project Subaccount at the time the Series 2023 Bonds are issued.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

**Section 1. Authority for this Resolution.** This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

**Section 2. Allocation of a Portion of the Proceeds from the Series 2023 Bonds.** The District shall allocate an amount up to \$350,000 in the Series 2023 Amenity Project Subaccount when the Series 2023 Bonds are issued so that the total in the Amenity Project Subaccount and the Series 2023 Amenity Project Subaccount shall be \$1,500,000, after taking into account interest earnings previously deposited into the Amenity Project Subaccount, at the time the Series 2023 Bonds are issued.

**Section 3. Effective Date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 23rd day of February, 2023

**Attest:**

**Buckhead Trails Community  
Development District**

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

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chair of the Board of Supervisors





**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT**

**December 22, 2022, Minutes of the Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meetings of the Board of Supervisors for the Buckhead Trails was held on **Thursday, December 22, 2022, at 11:00 A.M. at the Manatee County Library – Rocky Bluff Branch located at 6750 US Highway 301 North, Ellenton, FL 34222-3030.**

**1. CALL TO ORDER**

Brian Lamb called the Regular Meetings of the Board of Supervisors of the Buckhead Trails Community Development District to order on **Thursday, December 22, 2022, at 11:15 A.M.**

**Board Members Present and Constituting a Quorum:**

Steve Luce	Supervisor
Albert Viera	Supervisor
Ryan Motko	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
Angie Grunwald	District Manager, Inframark
Carlos	Development Team
John Vericker	District Counsel, Straley Robin Vericker <i>(via conference call)</i>

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2023-01; Supplemental Assessment Resolution**

Mr. Lamb reviewed and discussed the exhibits referring to the resolution with the Board.

MOTION TO:	Approve Resolution 2023-01.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

46 **B. General Matters of the District**

47  
48 There are no general matters of the district at this time.

49  
50 Mr. Lamb discussed the successful expansion of the District and Counsel will prepare the  
51 necessary documents related to the expansion.

52  
53 Mr. Lamb discussed with the Board regarding the acceptance needed by staff for SFWMD  
54 Surface Water Management.

55  
56 MOTION TO: Accept SFWMD Surface Water Management.  
57 MADE BY: Supervisor Motko  
58 SECONDED BY: Supervisor Luce  
59 DISCUSSION: None further  
60 RESULT: Called to Vote: Motion PASSED  
61 3/0 - Motion Passed Unanimously

62  
63 Mr. Lamb discussed the consideration of authorization to sign documents by the Board or  
64 County relating to the water management.

65  
66 MOTION TO: Approve Signature Authorization by Chairman or  
67 Vice-Chairman to sign necessary documents or by  
68 county related to surface water management.  
69 MADE BY: Supervisor Luce  
70 SECONDED BY: Supervisor Motko  
71 DISCUSSION: None further  
72 RESULT: Called to Vote: Motion PASSED  
73 3/0 - Motion Passed Unanimously

74  
75 **4. CONSENT AGENDA**

76 **A. Consideration of Minutes of the Public Hearing & Regular Meeting August 24,**  
77 **2022**

78 **B. Consideration of Operations and Maintenance Expenditures October 2022.**

79 **C. Review of Financial Statements Month Ending October 31, 2022**

80  
81 The Board reviewed and discussed the consent agenda items.  
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MOTION TO:	Approve Consent Agenda Item A through C.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**5. VENDOR AND STAFF REPORTS**

- a. District Counsel
- b. District Manager
- c. District Engineer

100 There were no staff reports currently.

101

102 Mr. Lamb discussed that he will be working with the development team on the new proposed  
103 budget for Fiscal Year 2023.

104

**6. BOARD MEMEBERS COMMENTS**

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106 There were no Board member comments.

107

**7. PUBLIC COMMENTS**

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109 There were no audience questions or comments.

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111

**8. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

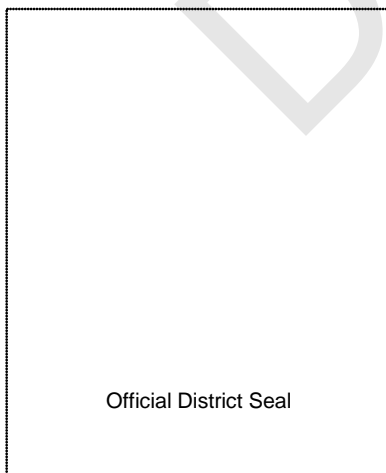
\_\_\_\_\_  
**Printed Name**

**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**



*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

<b>BUCKHEAD TRAILS CDD</b>				
<b>Summary of Operations and Maintenance Invoices</b>				

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>		\$0.00		
<b>Monthly Contract Subtotal</b>		<b>\$0.00</b>		
<b>Variable Contract</b>		\$0.00		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>		\$0.00		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
STRALEY ROBIN VERICKER	22262	\$139.50		PROFESSIONAL SERVICES THRU 10/15/22
<b>Regular Services Subtotal</b>		<b>\$139.50</b>		
<b>Additional Services</b>		\$0.00		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$139.50</b>		

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

Title (Check one):

Chariman    Vice Chariman    Assistant Secretary

# **Buckhead Trails Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2022

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2022

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>						
Cash - Operating Account	3,633	-	-	-	-	3,633
Due From Other Funds	-	1,879	-	-	-	1,879
Investments:						
Acq. & Construction - Amenity	-	-	1,153,938	-	-	1,153,938
Acquisition & Construction Account	-	-	9,905,387	-	-	9,905,387
Cost of Issuance Fund	-	-	4	-	-	4
Interest Account	-	193,201	-	-	-	193,201
Reserve Fund	-	871,128	-	-	-	871,128
Revenue Fund	-	2,983	-	-	-	2,983
Prepaid Trustee Fees	250	-	-	-	-	250
Fixed Assets						
Construction Work In Process	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	12,530,000	12,530,000
<b>TOTAL ASSETS</b>	<b>\$ 3,883</b>	<b>\$ 1,069,191</b>	<b>\$ 11,059,329</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 24,663,903</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 31,386	\$ -	\$ -	\$ -	\$ -	\$ 31,386
Bonds Payable	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	-	1,879	-	-	1,879
<b>TOTAL LIABILITIES</b>	<b>31,386</b>	<b>-</b>	<b>1,879</b>	<b>-</b>	<b>12,530,000</b>	<b>12,563,265</b>
<b>FUND BALANCES</b>						
Nonspendable:						
Prepaid Trustee Fees	250	-	-	-	-	250
Restricted for:						
Debt Service	-	1,069,191	-	-	-	1,069,191
Capital Projects	-	-	11,057,450	-	-	11,057,450
Unassigned:	(27,753)	-	-	1,500	-	(26,253)
<b>TOTAL FUND BALANCES</b>	<b>(27,503)</b>	<b>1,069,191</b>	<b>11,057,450</b>	<b>1,500</b>	<b>-</b>	<b>12,100,638</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 3,883</b>	<b>\$ 1,069,191</b>	<b>\$ 11,059,329</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 24,663,903</b>



**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Developer Contribution	\$ 3,555	\$ -	\$ (3,555)	0.00%
<b>TOTAL REVENUES</b>	<b>3,555</b>	<b>-</b>	<b>(3,555)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
District Counsel	1,000	1,298	(298)	129.80%
District Manager	500	5,417	(4,917)	1083.40%
Accounting Services	-	1,700	(1,700)	0.00%
Communication - Telephone	100	-	100	0.00%
Postage	100	5	95	5.00%
Legal Advertising	700	-	700	0.00%
Miscellaneous Services	500	-	500	0.00%
Bank Fees	-	15	(15)	0.00%
Website Administration	480	300	180	62.50%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>3,555</b>	<b>8,910</b>	<b>(5,355)</b>	<b>250.63%</b>
<b>TOTAL EXPENDITURES</b>	<b>3,555</b>	<b>8,910</b>	<b>(5,355)</b>	<b>250.63%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(8,910)	(8,910)	0.00%
Net change in fund balance	\$ -	\$ (8,910)	\$ (8,910)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>(18,593)</b>	<b>(18,593)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ (18,593)</b>	<b>\$ (27,503)</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
Series 2022 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,617	\$ 3,617	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>3,617</b>	<b>3,617</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	3,617	3,617	0.00%
Net change in fund balance	\$ -	\$ 3,617	\$ 3,617	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>1,065,574</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 1,069,191</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
Series 2022 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 16,133	\$ 16,133	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>16,133</b>	<b>16,133</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	16,133	16,133	0.00%
Net change in fund balance	\$ -	\$ 16,133	\$ 16,133	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>11,041,317</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 11,057,450</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	-	<b>1,500</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 1,500</b>		

# BUCKHEAD TRAILS CDD

## Bank Reconciliation

**Bank Account No.** 2256 TRUIST - GF Operating  
**Statement No.** 11-22  
**Statement Date** 11/30/2022

<b>G/L Balance (LCY)</b>	3,633.40	<b>Statement Balance</b>	3,772.90
<b>G/L Balance</b>	3,633.40	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	3,633.40	<b>Subtotal</b>	3,772.90
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	139.50
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	3,633.40	<b>Ending Balance</b>	3,633.40
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
11/9/2022	Payment	1011	DEPT OF ECONOMIC OPPORTUNITY	175.00	175.00	0.00
11/21/2022		JE000020	Bank Service charge	15.00	15.00	0.00
Total Checks				190.00	190.00	0.00
<b>Deposits</b>						
11/30/2022		JE000019	interest income	G/L 0.03	0.03	0.00
Total Deposits				0.03	0.03	0.00
<b>Outstanding Checks</b>						
11/30/2022	Payment	1012	STRALEY ROBIN VERICKER	139.50	0.00	139.50
<b>Total Outstanding Checks.....</b>				<b>139.50</b>		<b>139.50</b>