ORDINANCE NO. 2020- 49

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2019); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

RECITALS

WHEREAS, WCI Communities, LLC ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property, described in attached **Exhibit A**, to be included in the District, petitioned the St. Johns County Board of Commissioners (the "County") to adopt an ordinance establishing the Stillwater Community Development District (the "District"), with petition attached as **Exhibit B**, pursuant to Chapter 190, Florida Statutes (2019); and

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

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on October 20, 2020; and

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

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

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

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

SECTION 2. AUTHORITY. This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2019).

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

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference. The proposed District covers approximately 728.78 acres of land. The site is generally located just north of County Road 210, approximately 1,500 feet south of Longleaf Pine Parkway (County Road 244 East), and approximately 1 mile west of St. Johns Parkway (County Road 2209), in unincorporated St. Johns County, Florida.

SECTION 5. FUNCTIONS AND POWERS. The general powers and functions of the District are described in Chapter 190, Florida Statutes (2019). The District is also authorized to exercise additional special powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and security, including but not limited to guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, as authorized and described in Section 190.012(2), Florida Statutes.

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Zenzi Rogers, James Mayo, Michael Della Penta, Virginia Feiner, and Kyler Von der Osten. All of the above-styled persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE. Nothing in this Ordinance shall be deemed as affirmative acceptance by St. Johns County of any financial, operational, maintenance, or any other responsibilities of the District, nor be deemed as affirmative acceptance of any proposed improvement.

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

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect pursuant to Florida general law.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 20 DAY OF October, 2020.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY

BY: _____
Jeb S. Smith, Chair

OCT 21 2020
Rendition Date

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: OCT 21 2020

ST. JOHNS COUNTY FLORIDA

EXHIBIT A
Legal Description and Map

LEGAL DESCRIPTION

SOUTH PARCEL

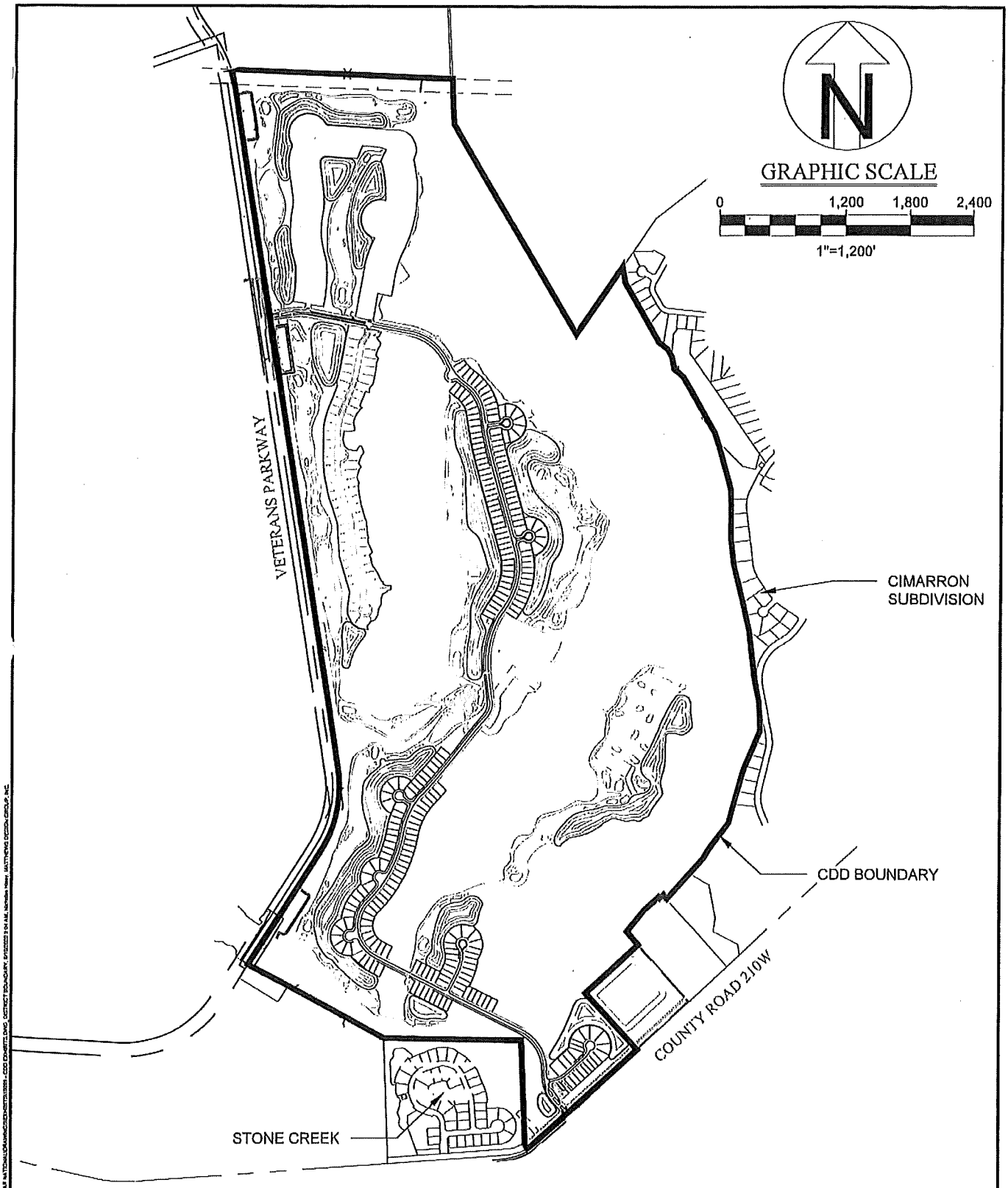
A PORTION OF SECTIONS 11, 13, 14, 23, AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 37, AS SHOWN ON THE PLAT OF WILDFIRE PINES ONE AT CIMARONNE GOLF & COUNTRY CLUB, RECORDED IN MAP BOOK 39, PAGE 65 THROUGH 70, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 09°55'18" EAST, 149.78 FEET; COURSE NO. 2: SOUTH 30°00'21" EAST, 640.24 FEET; COURSE NO. 3: SOUTH 51°51'44" EAST, 107.78 FEET; COURSE NO. 4: SOUTH 30°03'39" EAST, 79.25 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED GOLF PARCEL "E", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 624 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 10°11'33" EAST, 113.83 FEET; COURSE NO. 2: SOUTH 49°23'59" EAST, 116.82 FEET; COURSE NO. 3: SOUTH 30°03'39" EAST, 601.66 FEET; COURSE NO. 4: SOUTH 16°18'24" EAST, 36.43 FEET; COURSE NO. 5: SOUTH 22°13'33" EAST, 50.85 FEET; THENCE SOUTH 15°45'43" EAST, 463.11 FEET, TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE PLAT OF CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, RECORDED IN MAP BOOK 23, PAGES 6 THROUGH 14, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTH 01°41'43" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF SAID CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, 197.29 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY, CONTINUING ALONG SAID WESTERLY LINE OF CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°44'20" WEST, 247.20 FEET; COURSE NO. 2: SOUTH 06°30'22" EAST, 258.30 FEET; COURSE NO. 3: SOUTH 14°05'45" EAST, 332.96 FEET; COURSE NO. 4: SOUTH 13°18'23" EAST, 314.43 FEET; COURSE NO. 5: SOUTH 06°37'12" EAST, 427.25 FEET; COURSE NO. 6: SOUTH 10°49'58" EAST, 249.31 FEET; COURSE NO. 7: SOUTH 02°40'51" EAST, 266.39 FEET; COURSE NO. 8: SOUTH 23°41'07" WEST, 397.27 FEET; COURSE NO. 9: SOUTH 15°58'40" WEST, 336.82 FEET, TO THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED GOLF PARCEL "B", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 624 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 15°30'06" WEST, 179.84 FEET; COURSE NO. 2: SOUTH 37°30'13" WEST, 291.42 FEET; COURSE NO. 3: SOUTH 32°02'23" WEST, 121.77 FEET; THENCE SOUTH 41°49'25" WEST, CONTINUING ALONG LAST SAID LINE AND ALONG THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3234, PAGE 1257 OF SAID PUBLIC RECORDS, 500.27 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF SAID PUBLIC RECORDS; THENCE NORTH 42°31'56" WEST, ALONG LAST SAID LINE, 50.00 FEET, TO THE NORTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 47°41'19" WEST, ALONG LAST SAID LINE, 50.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3055, PAGE 248 OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 42°23'34" WEST, 73 FEET; COURSE NO. 2: SOUTH 48°07'46" WEST, 189.64 FEET; COURSE NO. 3: SOUTH 39°11'57" WEST, 255.85 FEET, TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 42°31'56" EAST, ALONG LAST SAID LINE, 881.62 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 47°27'37" WEST, ALONG LAST SAID LINE, 1970.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°08'17" WEST, 99.42 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4029, PAGE 659 OF SAID PUBLIC RECORDS, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295 OF SAID PUBLIC RECORDS; THENCE NORTH 02°09'50" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THE PLAT OF STONE CREEK LANDING, RECORDED IN MAP BOOK 78, PAGES 22 THROUGH 27, INCLUSIVE OF SAID PUBLIC RECORDS, 1024.84 FEET, TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4029, PAGE 659, ALSO BEING THE NORTHERLY LINE OF SAID PLAT OF STONE CREEK LANDING; THENCE NORTH 89°13'00" WEST, ALONG LAST SAID LINE, 1296.71 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESIGNATED HELOW TRACT, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1307, PAGE 1419 OF SAID PUBLIC RECORDS; THENCE NORTH 61°45'29" WEST, ALONG LAST SAID LINE, 1455.91 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF PROPOSED COUNTY ROAD NO. 223, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3329, PAGE 825, SAID PUBLIC RECORDS; THENCE NORTHEASTERLY AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 32°25'17" EAST, 1255.75 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1115.00 FEET, AN ARC DISTANCE OF 805.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°43'13" EAST, 788.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 08°58'50" WEST, 6445.56 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1115.00 FEET, AN ARC DISTANCE OF 163.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°11'10" WEST, 163.54 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 2, OF SAID PUBLIC RECORDS; THENCE SOUTH 87°48'21" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY PROLONGATION THEREOF, 2094.10 FEET, TO THE NORTHEASTERLY LINE OF SAID PARCEL NO. 5; THENCE SOUTHERLY, SOUTHEASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1: SOUTH 02°47'10" EAST, 423.96 FEET; COURSE NO. 2: SOUTH 30°31'06" EAST, 2270.93 FEET; COURSE NO. 3: NORTH 34°11'11" EAST, 760.71 FEET, TO THE POINT OF BEGINNING.

CONTAINING 728.78 ACRES, MORE OR LESS.

LEGAL DESCRIPTION	DSGN BY: RDF	MATTHEWS DESIGN GROUP	
STILLWATER	DWG BY: BDF	P.O. BOX 3126, 7 WALDO STREET	
ST. JOHNS COUNTY	CHK BY: ARA	ST. AUGUSTINE, FL 32084	
PREPARED FOR	DATE: 02/25/2020	PHONE: 904.826.1334 • FAX: 904.826.4547	
LENNAR HOMES, LLC	JOB No.: 19099	INFO@MDGINC.COM	

S:\PROJECTS\19000s\19099_CROSSROAD INTOWN\DOWNGOING\SURVEY\19099 - CDD DWG\19099 LEGAL DESCRIPTION, SHEET 1 OF 1.dwg, 8.5x11, MATTHEWS DESIGN GROUP, INC.



DISTRICT BOUNDARY	DSGN BY:	RDF	MATTHEWS DESIGN GROUP
STILLWATER	DWG BY:	BDF	P.O. BOX 3126, 7 WALDO STREET
ST. JOHNS COUNTY	CHK BY:	ARA	ST. AUGUSTINE, FL 32084
PREPARED FOR	DATE:	02/25/2020	PHONE: 904.826.1334 • FAX: 904.826.4547
LENNAR HOMES, LLC	JOB No.:	19099	INFO@MDGINC.COM

EXHIBIT B
Petition

UPDATED PETITION BY

WCI COMMUNITIES, LLC

FOR THE
ESTABLISHMENT OF THE

STILLWATER
COMMUNITY DEVELOPMENT DISTRICT

IN

ST. JOHNS COUNTY, FLORIDA

AUGUST 5, 2020

UPDATED PETITION FOR ESTABLISHMENT OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

Updated Petition for establishment of the Stillwater Community Development District

Exhibit 1A	Metes and bounds description of the Stillwater Community Development District
Exhibit 1B	Location map of the Stillwater Community Development District
Exhibit 2	Consent of Landowners of the establishment of the Stillwater Community Development District
Exhibit 3	Maps of the Stillwater Community Development District showing current major trunk water mains as well as sewer interceptors and outfalls
Exhibit 4A	Estimated infrastructure construction timetable
Exhibit 4B	Construction cost estimates and designation of entity/entities responsible for funding/ownership/operation and maintenance
Exhibit 5	Future land use map
Exhibit 6	Statement of Estimated Regulatory Costs

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

IN RE:	AN ORDINANCE TO ESTABLISH	)
	THE STILLWATER	)
	COMMUNITY DEVELOPMENT DISTRICT	)

UPDATED PETITION

WCI Communities, LLC, a Delaware limited liability company, (the "Petitioner"), hereby petitions the Board of County Commissioners of St. Johns County, Florida pursuant to the "Uniform Community Development District Act of 1980", Chapter 190, Florida Statutes (the "Act") to adopt an ordinance establishing a Community Development District (the "District") on the property described herein. In support of the Petition, Petitioner states:

1. The proposed District is located entirely within the boundaries of unincorporated St. Johns County, Florida and covers approximately 728.78 +/- acres of land. Exhibit 1A provides the metes and bounds description of the external boundaries of the District. As illustrated in Exhibit 1B, the real property within the boundaries of the proposed District is generally located just north of County Road 210, approximately 1,500 feet south of Longleaf Pine Parkway (County Road 244 East), and approximately 1 mile west of St. Johns Parkway (County Road 2209). There is no real property within the proposed external boundaries of the District that is excluded from the District.

2. Attached to this Petition as Exhibit 2 and made a part hereof is the written consent to the establishment of the District by the owners of 100% of the real property to be included in the District. Exhibit 2 also contains the warranty deed for the real property to be included in the District.

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

1. Zenzi Rogers
9440 Phillips Hwy
Ste 7
Jacksonville , FL 32256

2. James Mayo
9440 Phillips Hwy
Ste 7
Jacksonville , FL 32256

3. Michael Della Penta
9440 Phillips Hwy
Ste 7
Jacksonville , FL 32256

4. Virginia Feiner
9440 Phillips Hwy
Ste 7
Jacksonville , FL 32256

5. Kyler Von der Osten
9440 Phillips Hwy
Ste 7
Jacksonville , FL 32256

All of the initial supervisors are residents of the State of Florida and citizens of the United States of America.

4. The proposed name of the District to be established is the Stillwater Community Development District (the "District").

5. Exhibit 3 is the map of the District showing existing major trunk water mains, sewer interceptors and outfalls and proposed storm sewer system.

6. The proposed timetable for the construction of the proposed improvements is shown in Exhibit 4A. The estimated cost of constructing the proposed public improvements and the designation of entity/entities responsible for funding and as well ownership and operation and maintenance of same is shown in Exhibit 4B. The information presented in both exhibits are good faith estimates and are not binding on the Petitioner or the District and are subject to change. Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or any operation and maintenance obligation of the District. These estimates contemplate the exercise of the only two (2) special powers requested by the Petitioner at this time: Section 190.012(2)(a), Florida Statutes: Parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and Section 190.012(2)(d): Security, including but not limited to guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars.

7. The proposed future general distribution, location, and extent of the public and private land uses within the District, as designated on the current St. Johns County Future Land Use Map is also attached hereto and incorporated with this Petition as Exhibit 5. Although the approved PUD allows 818 age restricted dwelling units, the land within the proposed District is anticipated to be developed with a total of approximately 555 age restricted dwelling units, although development plans are preliminary and subject to change. The Petitioner intends that the District will finance clearing & earthwork, storm drainage, roadways and sidewalks, sanitary sewer, potable water, reclaimed water, landscaping and entry signage and gates (collectively, the "Public Improvements"). Upon completion, sanitary sewer, potable water, and reclaimed water will be dedicated to JEA for ownership, operation and maintenance.

8. Exhibit 6 is a Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes.

9. Copies of all correspondence and official notices should be sent to: (1) Jason M. Walters, c/o Hopping Green & Sams, P.A., 119 South Monroe Street, Suite 300, Tallahassee, FL 32301, Ph. (850) 222-7500; and also, (2) Craig A. Wrathell, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, Ph. (561) 571-0010.

10. This petition to establish the Stillwater Community Development District should be granted for the following reasons:

(a) All statements contained within this petition are true and correct.

(b) Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective St. Johns County Comprehensive Plan, as amended or any applicable elements or portions of the state comprehensive plan.

(c) The land within the boundaries of the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(d) The proposed District will be the best alternative available for delivering community development services to the area to be served because (i) the District provides a governmental entity responsible for delivering those services and facilities in a manner that does not financially impact persons residing outside the District, (ii) the Act authorizes a community development district to acquire infrastructure improvements previously constructed by qualified developers within the District or allows for a community development district to, in the first instance, construct such infrastructure improvements, (iii) the timing for the establishment of the proposed District and the issuance of special assessment bonds is compatible with the timing for the construction and acquisition of such infrastructure improvements which results in direct benefit to the landowners within the District, (iv) establishment of a community development district in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources as well as providing the opportunity for new growth to pay for itself, and (v) establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of many of the District services and facilities.

(e) The community development services of the District will be compatible with the capacity and use of existing local and regional community development services and facilities.

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

11. Petitioner hereby requests that the County consents to the proposed District having the rights to exercise the powers provided in Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes, as described in Section 6 above.

12. The Petitioner undertakes on behalf of the District that the District will provide full disclosure of information relating to the public financing and maintenance of improvements to real property to be undertaken by the District as required by Section 190.009 and Section 190.048, Florida Statutes, as amended.

[Remainder of page intentionally left blank]

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

Hold a public hearing as required by Section 190.005(2)(b), Florida Statutes to consider the establishment of the Stillwater Community Development District;

Adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the Stillwater Community Development District;

Consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge, equip, operate, and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as authorized and described by Section 190.012(2)(a), Florida Statutes; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, both as authorized and described by Section 190.012(2)(d), Florida Statutes.

Respectfully submitted the 17th day of June, 2020, as updated and supplemented on this 5th day of August, 2020.

WCI Communities, LLC,
a Delaware limited liability company,

By: _____

Name: Scott Keiling
Title: Vice President

Subscribed and sworn to before me before me by means of [X] physical presence or [ ] online notarization, this 5th day of August, 2020 by Scott Keiling, a Vice President of WCI Communities, LLC, a Delaware limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: _____
Print Name: Zenzi Rogers
Notary Public, State of Florida
My Commission Expires: 2/6/23

ZENZI ROGERS
Commission # GG 299278
Expires February 6, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

AFFIDAVIT OF PETITIONER

STATE OF FLORIDA)
Duval COUNTY)

On this 5th day of August, 2020, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Scott Keiling who, after being duly sworn, deposes and says:

1. Affiant, Scott Keiling, an individual, is a Vice President of WCI Communities, LLC, a Delaware limited liability company;

2. Affiant, hereby swears and affirms as individual and as a Vice President of WCI Communities, LLC, a Delaware limited liability company, that all information contained in the petition to establish the Stillwater Community Development District is true and correct to the best knowledge and belief of the Affiant.

FURTHER, AFFIANT SAYETH NOT.

WCI Communities, LLC,
a Delaware limited liability company,

By: _____

Name: Scott Keiling
Title: Vice President

Subscribed and sworn to before me before me by means of [X] physical presence or [ ] online notarization, this 5th day of August, 2020 by Scott Keiling, a Vice President of WCI Communities, LLC, a Delaware limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: _____
Print Name: Zenzi Rogers
Notary Public, State of Florida
My Commission Expires: 2/6/23

ZENZI ROGERS
Commission # GG 299278
Expires February 6, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT 1A

METES AND BOUNDS DESCRIPTION OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

SOUTH PARCEL

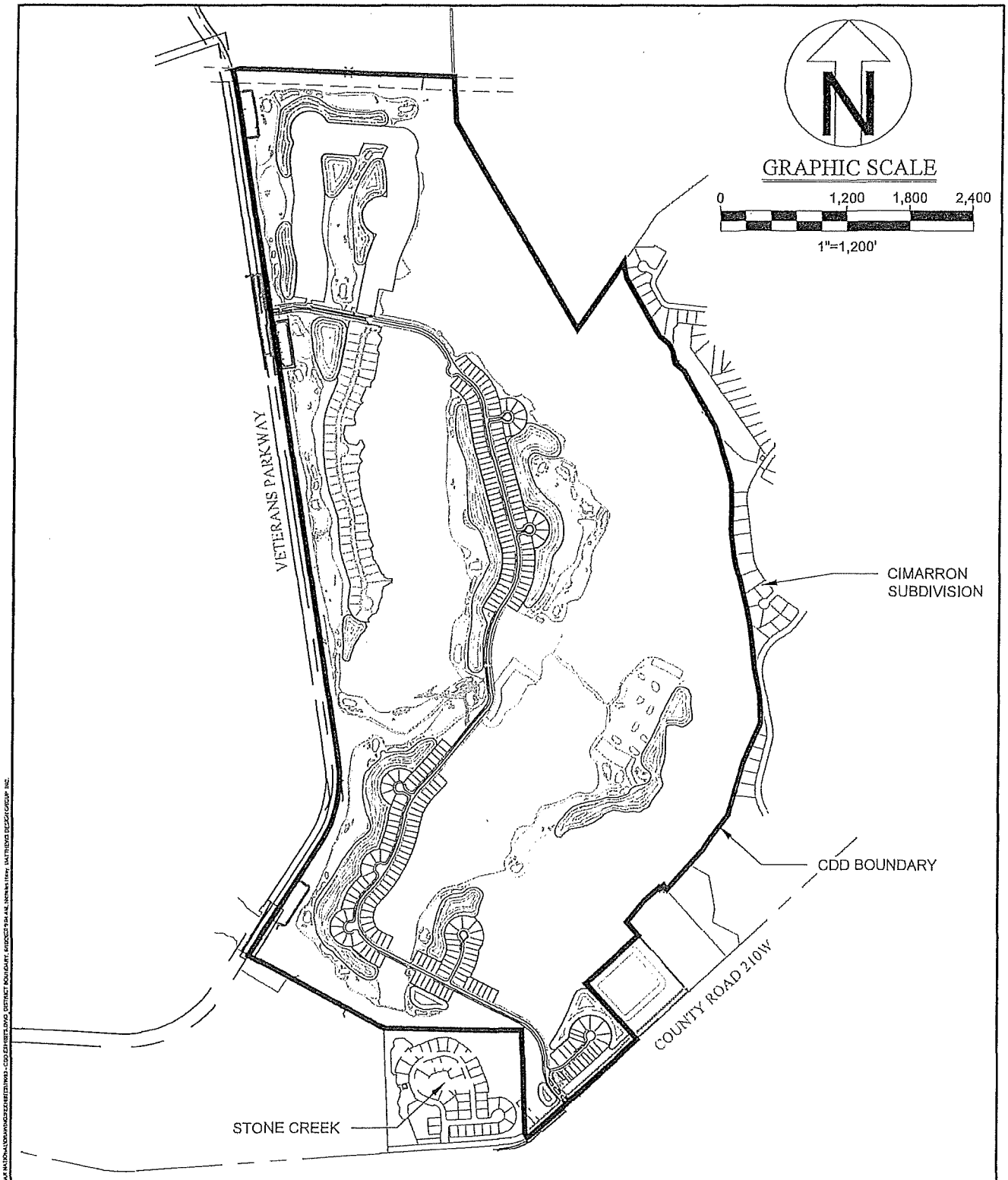
A PORTION OF SECTIONS 11, 13, 14, 23, AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 37, AS SHOWN ON THE PLAT OF WILDFIRE PINES ONE AT CIMARONNE GOLF & COUNTRY CLUB, RECORDED IN MAP BOOK 39, PAGE 65 THROUGH 70, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 09°55'18" EAST, 149.78 FEET; COURSE NO. 2: SOUTH 30°00'21" EAST, 640.24 FEET; COURSE NO. 3: SOUTH 51°51'44" EAST, 107.78 FEET; COURSE NO. 4: SOUTH 30°03'39" EAST, 79.25 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED GOLF PARCEL "E", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 624 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 10°11'33" EAST, 113.83 FEET; COURSE NO. 2: SOUTH 49°23'59" EAST, 116.82 FEET; COURSE NO. 3: SOUTH 30°03'39" EAST, 601.66 FEET; COURSE NO. 4: SOUTH 16°18'24" EAST, 36.43 FEET; COURSE NO. 5: SOUTH 22°13'33" EAST, 50.85 FEET; THENCE SOUTH 15°45'43" EAST, 463.11 FEET, TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE PLAT OF CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, RECORDED IN MAP BOOK 23, PAGES 6 THROUGH 14, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTH 01°41'43" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF SAID CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, 197.29 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY, CONTINUING ALONG SAID WESTERLY LINE OF CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°44'20" WEST, 247.20 FEET; COURSE NO. 2: SOUTH 06°30'22" EAST, 258.30 FEET; COURSE NO. 3: SOUTH 14°05'45" EAST, 332.96 FEET; COURSE NO. 4: SOUTH 13°18'23" EAST, 314.43 FEET; COURSE NO. 5: SOUTH 06°37'12" EAST, 427.25 FEET; COURSE NO. 6: SOUTH 10°49'58" EAST, 249.31 FEET; COURSE NO. 7: SOUTH 02°40'51" EAST, 266.39 FEET; COURSE NO. 8: SOUTH 23°41'07" WEST, 397.27 FEET; COURSE NO. 9: SOUTH 15°58'40" WEST, 336.82 FEET, TO THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED GOLF PARCEL "B", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 624 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 15°30'06" WEST, 179.84 FEET; COURSE NO. 2: SOUTH 37°30'13" WEST, 291.42 FEET; COURSE NO. 3: SOUTH 32°02'23" WEST, 121.77 FEET; THENCE SOUTH 41°49'25" WEST, CONTINUING ALONG LAST SAID LINE AND ALONG THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3234, PAGE 1257 OF SAID PUBLIC RECORDS, 500.27 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF SAID PUBLIC RECORDS; THENCE NORTH 42°31'56" WEST, ALONG LAST SAID LINE, 50.00 FEET, TO THE NORTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 47°41'19" WEST, ALONG LAST SAID LINE, 50.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3055, PAGE 248 OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 42°23'34" WEST, 14.73 FEET; COURSE NO. 2: SOUTH 48°07'46" WEST, 189.64 FEET; COURSE NO. 3: SOUTH 39°11'57" WEST, 255.85 FEET, TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 42°31'56" EAST, ALONG LAST SAID LINE, 881.62 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 47°27'37" WEST, ALONG LAST SAID LINE, 1970.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°08'17" WEST, 99.42 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4029, PAGE 659 OF SAID PUBLIC RECORDS, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295 OF SAID PUBLIC RECORDS; THENCE NORTH 02°09'50" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THE PLAT OF STONE CREEK LANDING, RECORDED IN MAP BOOK 78, PAGES 22 THROUGH 27, INCLUSIVE OF SAID PUBLIC RECORDS, 1024.84 FEET, TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4029, PAGE 659, ALSO BEING THE NORTHERLY LINE OF SAID PLAT OF STONE CREEK LANDING; THENCE NORTH 89°13'00" WEST, ALONG LAST SAID LINE, 1296.71 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESIGNATED HELOW TRACT, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1307, PAGE 1419 OF SAID PUBLIC RECORDS; THENCE NORTH 61°45'29" WEST, ALONG LAST SAID LINE, 1455.91 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF PROPOSED COUNTY ROAD NO. 223, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3329, PAGE 825, SAID PUBLIC RECORDS; THENCE NORTHEASTERLY AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 32°25'17" EAST, 1255.75 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1115.00 FEET, AN ARC DISTANCE OF 805.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°43'13" EAST, 788.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 08°58'50" WEST, 6445.56 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1115.00 FEET, AN ARC DISTANCE OF 163.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°11'10" WEST, 163.54 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 2, OF SAID PUBLIC RECORDS; THENCE SOUTH 87°48'21" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY PROLONGATION THEREOF, 2094.10 FEET, TO THE NORTHEASTERLY LINE OF SAID PARCEL NO. 5; THENCE SOUTHERLY, SOUTHEASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1: SOUTH 02°47'10" EAST, 423.96 FEET; COURSE NO. 2: SOUTH 30°31'06" EAST, 2270.93 FEET; COURSE NO. 3: NORTH 34°11'11" EAST, 760.71 FEET, TO THE POINT OF BEGINNING.

CONTAINING 728.78 ACRES, MORE OR LESS.

	LEGAL DESCRIPTION STILLWATER ST. JOHNS COUNTY PREPARED FOR LENNAR HOMES, LLC	DSGN BY: RDF DWG BY: BDF CHK BY: ARA DATE: 02/25/2020 JOB No.: 19099	MATTHEWS DESIGN GROUP P.O. BOX 3126, 7 WALDO STREET ST. AUGUSTINE, FL 32084 PHONE: 904.826.1334 • FAX: 904.826.4547 INFO@MDGINC.COM

S:\PROJECTS\19000\19099 - GREENBRIAR NATIONAL\DRAWINGS\SURVEY\19099 - CDD EXHIBIT\DWG_LEGAL DESCRIPTION.dwg, 6/9/2020 9:04 AM, Rishan Hare, MATTHEWS DESIGN GROUP, INC.



DISTRICT BOUNDARY

STILLWATER

ST. JOHNS COUNTY

PREPARED FOR

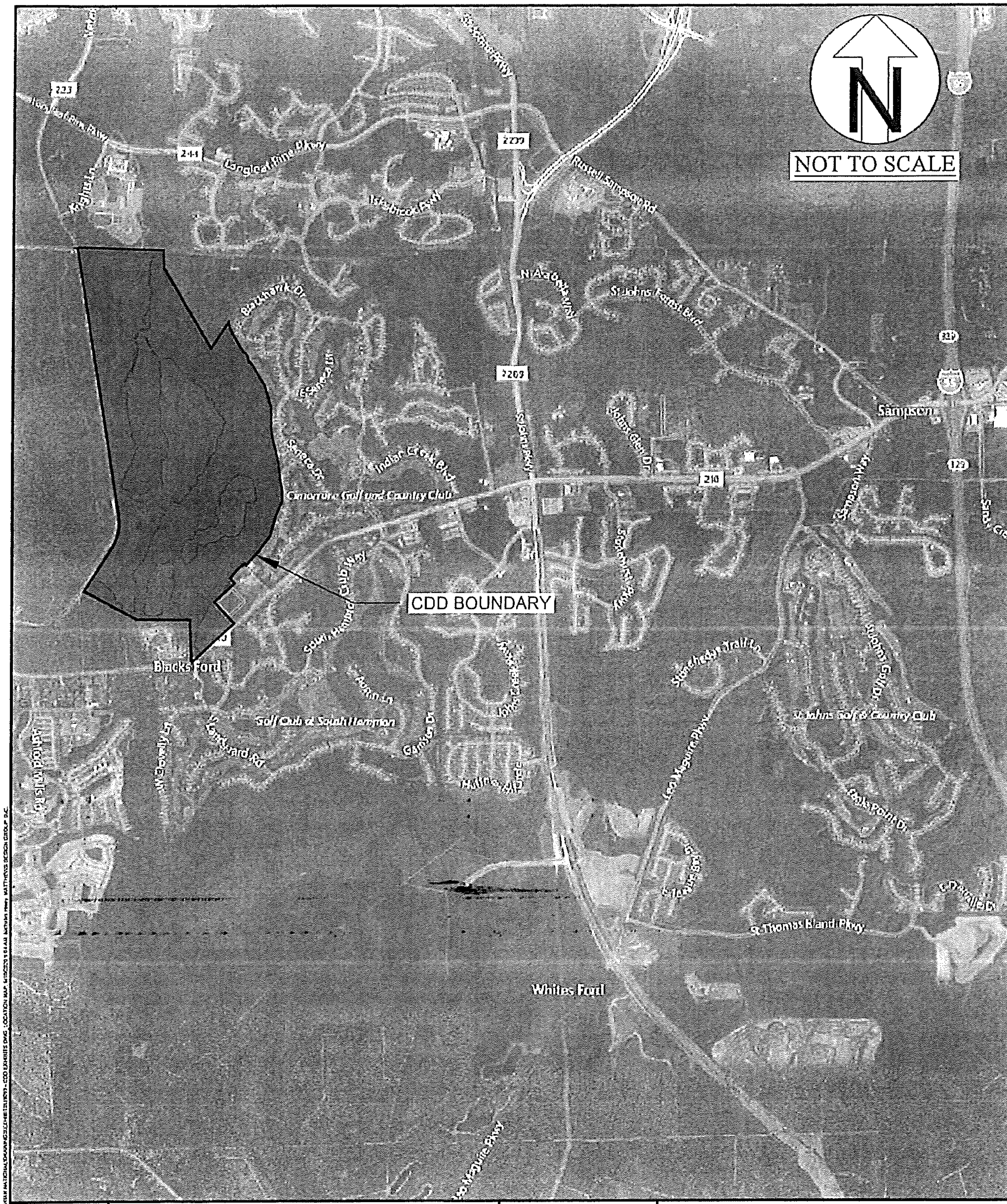
LENNAR HOMES, LLC

DSGN BY:	RDF
DWG BY:	BDF
CHK BY:	ARA
DATE:	02/26/2020
JOB No.:	19089

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

EXHIBIT 1B

LOCATION MAP OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT



LOCATION MAP	DSGN BY: RDF
STILLWATER	DWG BY: BDF
ST. JOHNS COUNTY	CHK BY: ARA
PREPARED FOR	DATE: 02/25/2020
LENNAR HOMES, LLC	JOB No.: 19099

MATTHEWS
DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

EXHIBIT 2

CONSENT OF LANDOWNERS TO THE ESTABLISMENT OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT

The land described in Exhibit 1 to this Petition comprises 100% of the real property proposed to be included within the boundaries of the Stillwater Community Development District. Such land is depicted graphically in Exhibit 1 to this Petition and the specific parcel to be included within the boundaries of the proposed Stillwater Community Development District is as follows:

Parcel Number	OWNER	MAILING ADDRESS
0098600050	WCI COMMUNITIES, LLC	9440 PHILLIPS HWY STE 7 JACKSONVILLE FL 32256

AFFIDAVIT OF CONSENT TO CDD ESTABLISHMENT

The undersigned hereby represents that he/she is the 100% fee simple owner of the property more fully described in **Exhibit 1** attached hereto and made a part hereof ("Property"), or, alternatively, represents that he/she has authority to bind **WCI COMMUNITIES, LLC**, a Delaware limited liability company, as the 100% fee simple owner of the Property with respect to the matters set forth herein (in either case, "**Landowner**"). The Landowner understands and acknowledges that a petition to establish a community development district ("**CDD**") is intended to be submitted in accordance with the provisions of Chapter 190, Florida Statutes. As the owner of lands which are intended to be included in the CDD, the Landowner understands and acknowledges that pursuant to the provisions of Section 190.046 and 190.005, Florida Statutes, the petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be included in the CDD.

The Landowner hereby consents to the inclusion of the Property as a part of the CDD. The Landowner agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the CDD establishment.

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

This Consent of Landowner to CDD Establishment is executed as of the date written below.

WCI Communities, LLC,
a Delaware limited liability company,

By: _____

Name: Scott Keiling
Title: Vice President

Subscribed and sworn to before me before me by means of [X] physical presence or [ ] online notarization, this 5th day of August, 2020 by Scott Keiling, a Vice President of WCI Communities, LLC, a Delaware limited liability company, who personally appeared before me, produced driver's license or is personally known to me.

[NOTARIAL SEAL]

Notary: _____
Print Name: Zenzi Rogers
Notary Public, State of Florida
My Commission Expires: 2/6/23

ZENZI ROGERS
Commission # GG 299278
Expires February 6, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Exhibit 1

Instr #2019044153 BK: 4745 PG: 1791, Filed & Recorded: 6/21/2019 2:00 PM #Pgs:9
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $78.00 Doc. D $101,013.50

PREPARED BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 20th day of June, 2019 by **RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, a Delaware limited liability company, FKA TERRAPOINTE LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 1 Rayonier Way, Wildlight, Florida 32097 to **WCI COMMUNITIES, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 9440 Phillips Highway, Suite 7, Jacksonville, Florida 32256.

WITNESSETH:

That in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, all of the real property in St. Johns County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part of this Deed (the "**Property**"), together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to current taxes, existing cemeteries, if any, easements, encroachments, servitudes, covenants, restrictions, zoning ordinances, rights-of-way of record, current and outstanding mineral interests not held by Grantor, riparian rights, title to lands lying below the mean high water line of any bodies of water; and the restrictions, easements, agreements, reservations and other matters of record set forth on **Exhibit "B"** attached hereto and made a part hereof (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor (except for the Permitted Exceptions) and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor (except claims made pursuant to the Permitted Exceptions) but against none other.

By acceptance and execution of this Deed, Grantee covenants and agrees, for itself, its successors and assigns, to the following use restrictions which are binding on Grantee and shall run with title to the Property: (a) the Property may not be used for any mobile home park; nor shall any mobile, modular, or manufactured homes, panelized and pre-cut homes (excluding (i) roofing truss systems and (ii) temporary sales and construction trailers) be placed on any of the Property; (b) the Property may not be used for the parking of recreational vehicles (permanent or nonpermanent) or house trailers at the Property except to the extent that such recreational vehicles or house trailers are parked in enclosed garages or specific areas within the Property designated by any property owners association or homeowners association with jurisdiction over the Property; and (c) the development of the Property for commercial use shall be limited to a combined total of ninety (90) acres (collectively, the "Use Restrictions"). These covenants and restrictions shall expire upon the twentieth anniversary date of this deed being recorded in the public records of St. Johns County, Florida. If Grantee or its successors and assigns shall violate any of the covenants

or restrictions herein, Grantor or its successors and assigns shall have the right to seek injunctive relief to prevent any violation thereof and shall be entitled to recover its costs of enforcement, including reasonable attorneys' fees, whether or not suit be brought to enforce a violation. In its discretion, Grantor may waive or cancel any or all of the Use Restrictions at any time or from time to time, by a written recorded instrument, without the consent or joinder of any other party.

IN WITNESS WHEREOF, the Grantor and Grantee have caused these presents to be executed as of the day and year first above written.

Signed, sealed and
delivered in the presence of:

(Print Name)

(Print Name)

RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, a Delaware limited liability company, FKA TERRAPOINTE LLC, a Delaware limited liability company

By: _____
S. Allister Fisher, Vice President

RAYDIENT LLC CORPORATE SEAL 1981 DELAWARE

STATE OF FLORIDA)
)SS
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 20th day of June, 2019, by S. Allister Fisher, Vice President of **RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, a Delaware limited liability company, FKA TERRAPOINTE LLC,** a Delaware limited liability company on behalf of the company, who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
CYNTHIA L. JONES
Notary Public - State of Florida
Commission # FF 913578
My Comm. Expires Oct 10, 2019
Bonded through National Notary Assn.

Cynthia L. Jones
Notary Public, State of Florida
My Commission Expires: 10/10/19
Commission No.: FF 913578

Signed, sealed and delivered
in the presence of:

Print Name: Christy King

Print Name: Danielle Mayoros

GRANTEE:

WCI COMMUNITIES, LLC,
a Delaware limited liability company

By: _____
Name: Matt Devereaux
Title: Division President / VP

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 19th day of June, 2019, by Matt Devereaux, the Division President / VP of **WCI COMMUNITIES, LLC**, a Delaware limited liability company, on behalf of the company.

DANIELLE F MAYOROS
Notary Public - State of Florida
Commission # GG 187909
My Comm. Expires Mar 31, 2022
Bonded through National Notary Assn.

(Print Name Danielle F Mayoros)
NOTARY PUBLIC
State of Florida at Large
Commission # GG 187909
My Commission Expires: 3/31/2022
Personally Known X
or Produced I.D. _____
[check one of the above]
Type of Identification Produced
_____

EXHIBIT "A"

PROPERTY

PARCEL 1:

WCI MIDDLEBOURNE NORTH PARCEL:

A portion of Section 11, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

Begin at the intersection of the Southwesterly right of way line of Longleaf Pine Parkway (County Road 244 East, a 150 foot right of way, per Map Book 59, page 13 through 21, inclusive, of the public records of said county, with the Westerly line of those lands described and recorded in Official Records Book 2586, page 2, of said public records; thence Southwesterly, Southerly, and Westerly along said Westerly line of those lands described and recorded in Official Records Book 2586, page 2, run the following five (5) courses and distances: Course No. 1: South 23°17'56" West, 681.04 feet to the point of curvature of a curve leading Southerly; Course No. 2: Southerly along and around the arc of said curve, concave Easterly, having a radius of 1950.00 feet, an arc distance of 378.10 feet, said arc being subtended by a chord bearing and distance of South 17°44'39" West, 377.51 feet to the point of tangency of said curve; Course No. 3: South 12°11'22" West, 279.25 feet to the point of curvature of a curve leading Southwesterly; Course No. 4: Southwesterly along and around the arc of said curve, concave Northwesterly, having a radius of 550.00 feet, an arc distance of 554.33 feet, said arc being subtended by a chord bearing and distance of South 41°03'47" West, 531.17 feet to the point of tangency of said curve; Course No. 5: South 69°56'11" West, 310.44 feet to the Easterly right of way line of proposed County Road No. 223, as described and recorded in Official Records Book 3329, page 825, said public records; thence Northerly, Northeasterly, and Easterly along last said line, run the following four (4) courses and distances: Course No. 1: North 20°03'38" West, 1249.12 feet to the point of curvature of a curve leading Northerly; Course No. 2: Northerly along and around the arc of said curve, concave Easterly, having a radius of 1435.00 feet, an arc distance of 1169.95 feet, said arc being subtended by a chord bearing and distance of North 03°17'45" East, 1137.82 feet to the point of tangency of said curve; Course No. 3: North 26°39'09" East, 192.81 feet to the point of curvature of a curve leading Easterly; Course No. 4: Easterly along and around the arc of said curve, concave Southerly, having a radius of 25.00 feet, an arc distance of 40.58 feet, said arc being subtended by a chord bearing and distance of North 73°09'08" East, 36.27 feet to the aforesaid Southwesterly right of way line of Longleaf Pine Parkway and the point of tangency of said curve; thence South 60°20'52" East along last said line, 1136.97 feet to the point of curvature of a curve leading Southeasterly; thence Southeasterly, continuing along last said line and along and around the arc of said curve, concave Northeasterly, having a radius of 2940.00 feet, an arc distance of 375.92 feet, said arc being subtended by a chord bearing and distance of South 64°00'38" East, 375.66 feet to the Point of Beginning.

Less and Except:

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 2110, PAGE 1498 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, SAID LANDS LYING IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING A FOUND LIGHTWOOD POST; THENCE SOUTH 89°24'46" WEST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1602.17 FEET TO A 5/8" IRON ROD IDENTIFIED AS "BHR", SAID 5/8" IRON ROD BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2035, PAGE 1107, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°33'39" EAST, PARALLEL TO THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2640.46; THENCE NORTH 89°06'24" WEST, A DISTANCE OF 198.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 2940.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°26'03", AN ARC LENGTH OF 1099.85 FEET TO THE POINT OF BEGINNING; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°23'22" WEST, 1093.45 FEET;

THENCE SOUTH 23°18'07" WEST, A DISTANCE OF 681.77 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1950.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°05'54", AN ARC LENGTH OF 370.10 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°44'50" WEST, 377.51 FEET; THENCE SOUTH 12°11'53" WEST, A DISTANCE OF 279.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°44'48", AN ARC LENGTH OF 554.33 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°03'57" WEST, 531.18 FEET; THENCE SOUTH 69°56'22" WEST, A DISTANCE OF 310.22 FEET; THENCE NORTH 20°03'38" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 69°56'22" EAST, A DISTANCE OF 310.22 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°44'48", AN ARC LENGTH OF 453.54 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°03'57" EAST, 434.59 FEET; THENCE NORTH 12°11'53" EAST, A DISTANCE OF 279.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 2050.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°06'34", AN ARC LENGTH OF 397.49 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°44'50" EAST, 396.87 FEET; THENCE NORTH 23°18'07" EAST, A DISTANCE OF 681.17 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 2940.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°56'56", AN ARC LENGTH OF 100.00 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°41'53" EAST, 100.00 FEET.

PARCEL 2:

WCI MIDDLEBOURNE SOUTH PARCEL:

A portion of Sections 11, 13, 14, 23, and 24, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 37, as shown on the plat of Wildfire Pines One at Cimarrone Golf & Country Club, recorded in Map Book 39, page 65 through 70, inclusive, of the public records of said county; thence Southerly and Southeasterly along last said line, run the following four (4) courses and distances: Course No. 1: South 09°55'18" East, 149.78 feet; Course No. 2: South 30°00'21" East, 640.24 feet; Course No. 3: South 51°51'44" East, 107.78 feet; Course No. 4: South 30°03'39" East, 79.25 feet to the Westerly line of those lands designated Golf Parcel "E", described and recorded in Official Records Book 1422, page 624, of said public records; thence Southeasterly and Southerly along last said line, run the following five (5) courses and distances: Course No. 1: South 10°11'33" East, 113.83 feet; Course No. 2: South 49°23'59" East, 116.82 feet; Course No. 3: South 30°03'39" East, 601.66 feet; Course No. 4: South 16°18'24" East, 36.43 feet; Course No. 5: South 22°13'33" East, 50.85 feet; thence South 15°45'43" East, 463.11 feet to the Northerly prolongation of the Westerly line of the plat of Cimarrone Golf & Country Club Unit One, recorded in Map Book 23, pages 6 through 14, inclusive, of said public records; thence South 01°41'43" East along last said line, and along the Westerly line of said Cimarrone Golf & Country Club Unit One, 197.29 feet; thence Southerly and Southwesterly, continuing along said Westerly

line of Cimarrone Golf & Country Club Unit One, run the following nine (9) courses and distances: Course No. 1: South 00°44'20" West, 247.20 feet; Course No. 2: South 06°30'22" East, 258.30 feet; Course No. 3: South 14°05'45" East, 332.96 feet; Course No. 4: South 13°18'23" East, 314.43 feet; Course No. 5: South 06°37'12" East, 427.25 feet; Course No. 6: South 10°49'58" East, 249.31 feet; Course No. 7: South 02°40'51" East, 266.39 feet; Course No. 8: South 23°41'07" West, 397.27 feet; Course No. 9: South 15°58'40" West, 336.82 feet to the Northwesterly line of those lands designated Golf Parcel "B", described and recorded in Official Records Book 1422, page 624 of said public records; thence Southwesterly along last said line, run the following three (3) courses and distances: Course No. 1: South 15°30'06" West, 179.84 feet; Course No. 2: South 37°30'13" West, 291.42 feet; Course No. 3: South 32°02'23" West, 121.77 feet; thence South 41°49'25" West, continuing along last said line and along the Northwesterly line of those lands described and recorded in Official Records Book 3234, page 1257 of said public records, 500.27 feet to the Northeasterly line of those lands described and recorded in Official Records Book 1700, page 112, of said public records; thence North 42°31'56" West along last said line, 50.00 feet to the Northwesterly line of last said lands; thence South 47°41'19" West along last said line, 50.00 feet to the Northerly line of those lands described and recorded in Official Records Book 3055, page 248, of said public records; thence Northwesterly and Southwesterly along last said line, run the following three (3) courses and distances: Course No. 1: North 42°23'34" West, 14.73 feet; Course No. 2: South 48°07'46" West, 189.64 feet; Course No. 3: South 39°11'57" West, 255.85 feet to the Southwesterly line of last said lands; thence South 42°31'56" East along last said line, 881.62 feet to the Northwesterly right of way line of County Road 210 (a 100 foot right of way as now established); thence South 47°27'37" West along last said line, 1970.03 feet to the point of curvature of a curve leading Southwesterly; thence Southwesterly, continuing along last said line and along and around the arc of said curve, concave Northwesterly, having a radius of 427.46 feet, an arc distance of 99.64 feet, said arc being subtended by a chord bearing and distance of South 54°08'17" West, 99.42 feet to the Easterly line of those lands described and recorded in Official Records Book 4029, page 659 of said public records, also being the Easterly line of those lands described and recorded in Official Records Book 4089, page 295 of said public records; thence North 02°09'50" West along last said line and along the Easterly line of the plat of Stone Creek Landing recorded in Map Book 78, pages 22 through 27, inclusive, of said public records, 1024.84 feet to the Northerly line of said lands described and recorded in Official Records Book 4029, page 659, also being the Northerly line of said plat of Stone Creek Landing; thence North 89°13'00" West along last said line, 1296.71 feet to the Northeasterly line of those lands designated Helow Tract, described and recorded in Official Records Book 1307, page 1419, of said public records; thence North 61°45'29" West along last said line, 1455.91 feet to the Easterly right of way line of proposed County Road No. 223, as described and recorded in Official Records Book 3329, page 825, said public records; thence Northeasterly and Northerly along last said line, run the following four (4) courses and distances: Course No. 1: North 32°25'17" East, 1255.75 feet to the point of curvature of a curve leading Northerly; Course No. 2: Northerly along and around the arc of said curve, concave Westerly, having a radius of 1115.00 feet, an arc distance of 805.70 feet, said arc being subtended by a chord bearing and distance of North 11°43'13" East, 788.28 feet to the point of tangency of said curve; Course No. 3: North 08°58'50" West, 6445.56 feet to the point of curvature of a curve leading Northerly; Course No. 4: Northerly along and around the arc of said curve, concave Westerly, having a radius of 1115.00 feet, an arc distance of 163.68 feet, said arc being subtended by a chord bearing and distance of North 13°11'10" West, 163.54 feet to the Southerly line of those lands described and recorded in Official Records Book 2586, page 2, of

said public records; thence South 87°48'21" East along last said line and along the Easterly prolongation thereof, 2094.10 feet to the Northeasterly line of said Parcel No. 5; thence Southerly, Southeasterly and Northeasterly along last said line, run the following three courses and distances: Course No. 1: South 02°47'10" East, 423.96 feet; Course No. 2: South 30°31'06" East, 2270.93 feet; Course No. 3: North 34°11'11" East, 760.71 feet to the Point of Beginning.

PARCEL 3:

ACCESS PARCEL:

A portion of Sections 11 and 14, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

Begin at the most Westerly corner of County Road 244 East (a 150 foot right of way, as shown and recorded in Map Book 59, pages 13 through 21, inclusive of the public records of said St. Johns County), said point also being on the dividing line between said County Road 244 East and County Road 244 West (a 150 foot right of way, as shown and recorded in Map Book 59, pages 51 through 67, inclusive of said public records); thence North 60°20'52" West along the Southwesterly right of way line of said County Road 244 West, 180.25 feet to the Westerly line of Exhibit "A" as described and recorded in Official Records Book 3329, page 825 of said public records and the arc of a curve leading Southerly; thence Southerly, Southwesterly, and Southeasterly along last said line, run the following ten (10) courses and distances: Course No. 1: Southerly along and around the arc of said curve, concave Westerly, having a radius of 25.00 feet, an arc distance of 37.96 feet, said arc being subtended by a chord bearing and distance of South 16°50'52" East, 34.42 feet to the point of tangency of said curve; Course No. 2: South 26°39'09" West, 202.25 feet to the point of curvature of a curve leading Southerly; Course No. 3: Southerly along and around the arc of said curve, concave Easterly, having a radius of 1565.00 feet, an arc distance of 1275.94 feet, said arc being subtended by a chord bearing and distance of South 03°17'45" West, 1240.89 feet to the point of tangency of said curve; Course No. 4: South 20°03'38" East, 1300.37 feet to the point of curvature of a curve leading Southeasterly; Course No. 5: Southeasterly along and around the arc of said curve, concave Northeasterly, having a radius of 1115.00 feet, an arc distance of 310.30 feet, said arc being subtended by a chord bearing and distance of South 28°02'00" East, 309.30 feet to the point of tangency of said curve; Course No. 6: South 36°00'21" East, 127.42 feet to the point of curvature of a curve leading Southeasterly; Course No. 7: Southeasterly along and around the arc of said curve, concave Southwesterly, having a radius of 985.00 feet, an arc distance of 410.61 feet, said arc being subtended by a chord bearing and distance of South 24°03'49" East, 407.65 feet; Course No. 8: South 87°48'40" East, 66.95 feet to the arc of a curve leading Southerly; Course No. 9: Southerly along and around the arc of said curve, concave Westerly, having a radius of 1050.00 feet, an arc distance of 41.01 feet, said arc being subtended by a chord bearing and distance of South 10°05'58" East, 41.00 feet to the point of tangency of said curve; Course No. 10: South 08°58'50" East, 2336.65 feet; thence North 81°01'10" East, 65.00 feet to the Easterly line of said Exhibit "A" as described and recorded in Official Records Book 3329, page 825; thence Northerly, Northwesterly, Northeasterly, and Easterly along last said line, run the following eight (8) courses and distances: Course No. 1: North 08°58'50" West, 2336.65 feet to the point of curvature of a curve leading Northwesterly; Course No. 2: Northwesterly along and around the arc of said curve, concave Southwesterly,

having a radius of 1115.00 feet, an arc distance of 525.92 feet, said arc being subtended by a chord bearing and distance of North 22°29'36" West, 521.06 feet to the point of tangency of said curve; Course No. 3: North 36°00'21" West, 127.42 feet to the point of curvature of a curve leading Northwesterly; Course No. 4: Northwesterly along and around the arc of said curve, concave Northeasterly, having a radius of 985.00 feet, an arc distance of 274.12 feet, said arc being subtended by a chord bearing and distance of North 28°02'00" West, 273.24 feet to the point of tangency of said curve; Course No. 5: North 20°03'38" West, 1300.37 feet to the point of curvature of a curve leading Northerly; Course No. 6: Northerly along and around the arc of said curve, concave Easterly, having a radius of 1435.00 feet, an arc distance of 1169.95 feet, said arc being subtended by a chord bearing and distance of North 03°17'45" East, 1137.82 feet to the point of tangency of said curve; Course No. 7: North 26°39'09" East, 192.81 feet to the point of curvature of a curve leading Easterly; Course No. 8: Easterly along and around the arc of said curve, concave Southerly, having a radius of 25.00 feet, an arc distance of 40.58 feet, said arc being subtended by a chord bearing and distance of North 73°09'08" East, 36.27 feet to the Point of Beginning.

EXHIBIT "B"

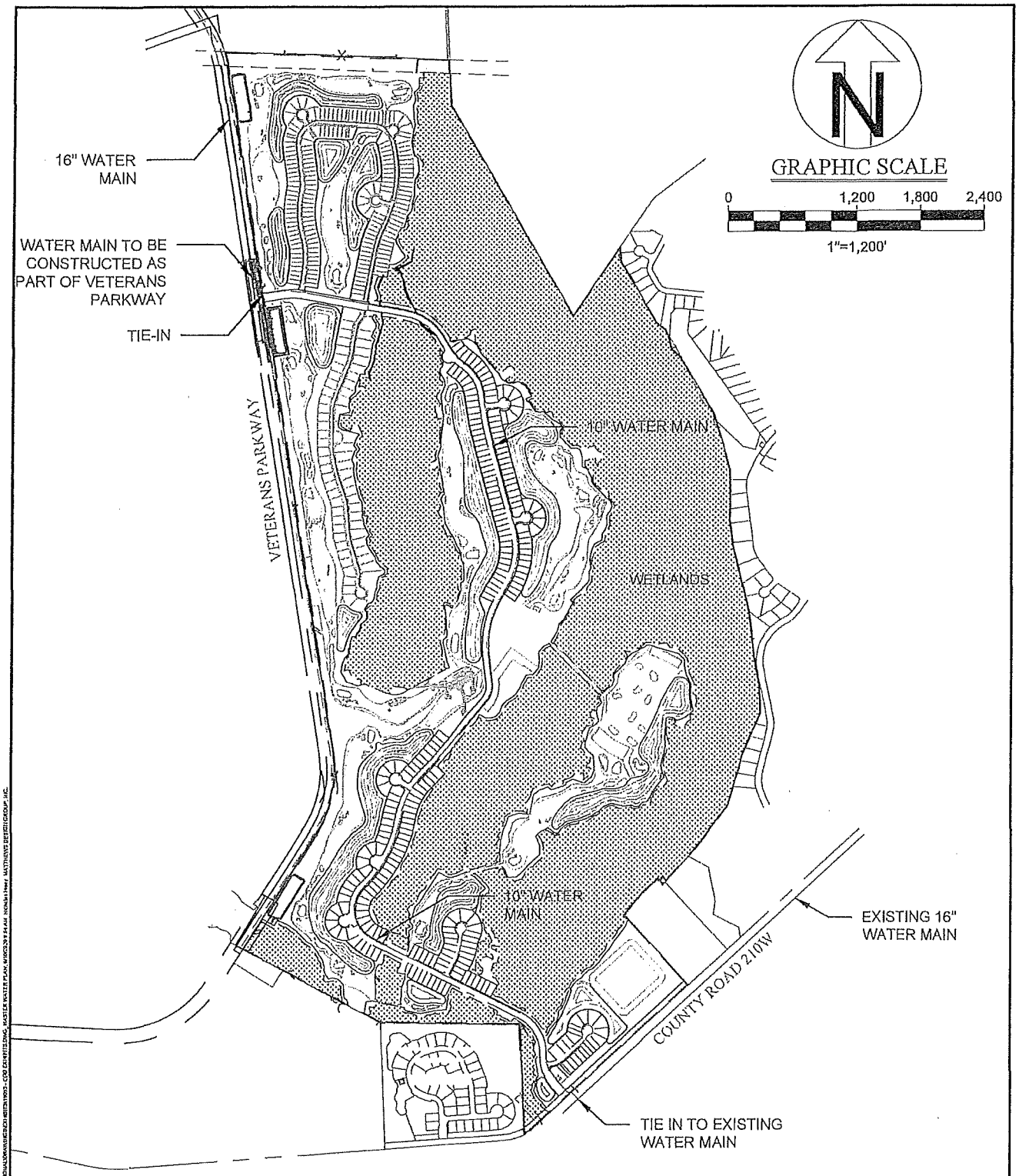
PERMITTED EXCEPTIONS

All recording references below refer to the public records of St. Johns County, Florida.

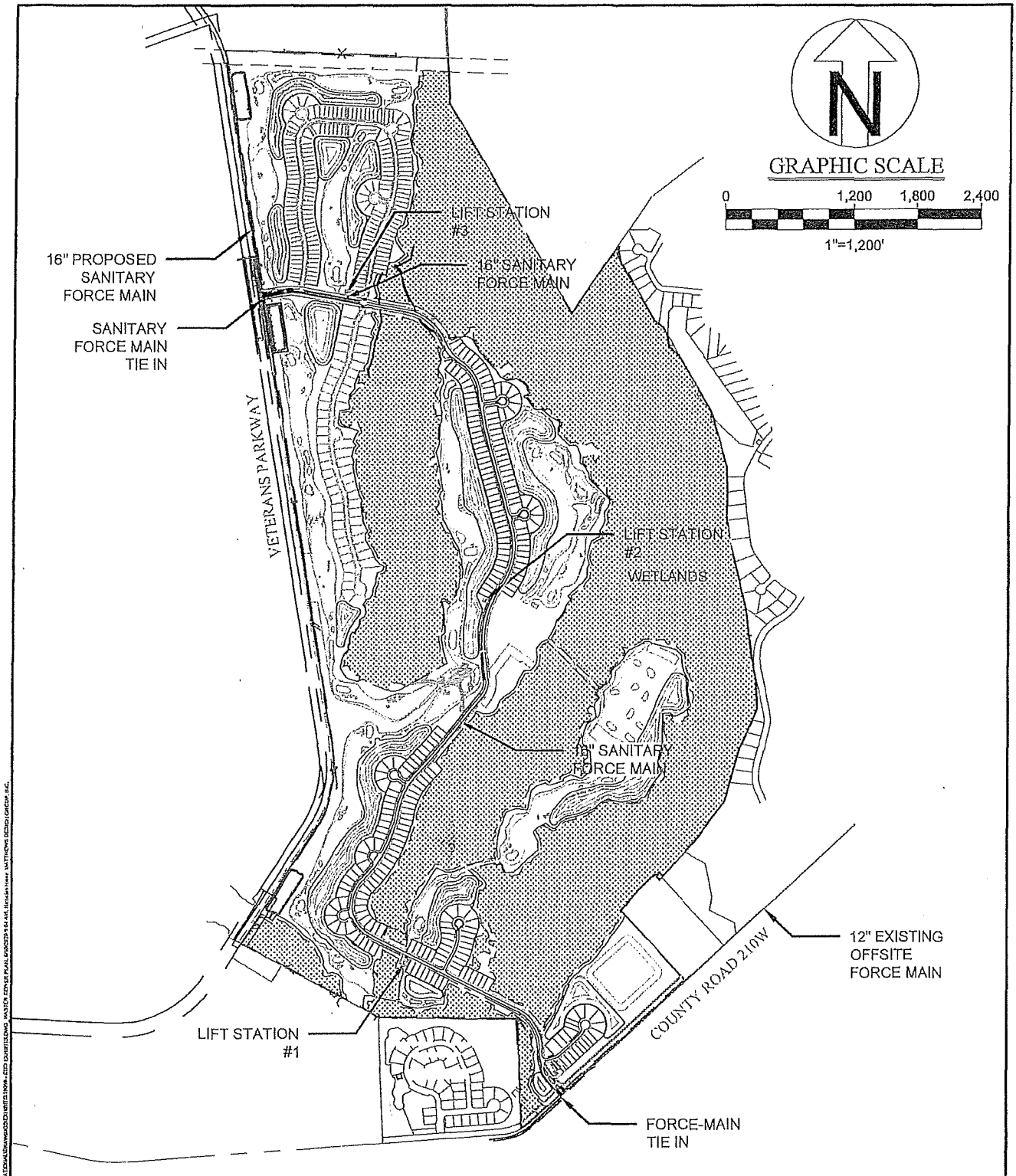
1. Easement as set forth in Instrument recorded in Deed Book 196, page 101. (As to Parcel 2)
2. Easement as set forth in Official Records Book 878, page 1152, as affected by Assignment of Rights in Easements recorded in Official Records Book 2815, page 1058. (As to Parcel 2, and Access Parcel 3)
3. Terms, conditions, provisions and other matters in Right-of-Way (and appurtenant Ponds) Contribution Agreement dated October 24, 2005 between The St. Joe Company and Terrapointe LLC, a Delaware limited liability company as noticed deed in Official Records Book 2815, page 1013, and in Deed (Contribution) in Official Records Book 2984, page 1058, Easement and Consent to Use of Right-of-Way Agreement as filed June 30, 2010 in Official Records Book 3329, page 825, as affected by Assignment of Easements and Agreements assigning a partial interest as filed December 20, 2010 in Official Records Book 3389, page 327. (As to Access Parcel 3)
4. Easement and Consent to Use of Right of Way Agreement between The St. Joe Company, a Florida corporation and People's Gas System a division of Tampa Electric Company, a Florida corporation as set forth in instrument recorded in Official Records Book 3329, page 825. (As to Access Parcel 3)
5. Easement and Consent to Use of Right of Way Agreement between Terrapointe, LLC, a Delaware limited liability company and People's Gas System, a division of Tampa Electric Company, a Florida corporation as set forth in instrument recorded in Book 3323, page 1322. (As to Access Parcel 3)
6. Terms, conditions, and covenants of said easements as set forth Special Warranty Deed recorded December 20, 1999 in Official Records Book 1462, page 1057. (As to Access Parcel 3)
7. Terms, conditions, covenants and provisions of Temporary Utility Easement to JEA as filed April 20, 2007 in Official Records Book 2904, page 519. (As to Access Parcel 3)
8. Terms, conditions, and provisions of Access Easement to United Waterworks, Inc. as filed November 7, 1997 in Official Records Book 1275, page 1659. (As to Access Parcel 3)
9. Easement by instrument recorded in Official Records Book 2586, page 6, as affected by Assignment of Rights in Easements dated November 9, 2006, to be recorded in the public records of St. Johns County, Florida. (As to Parcel 1)

EXHIBIT 3

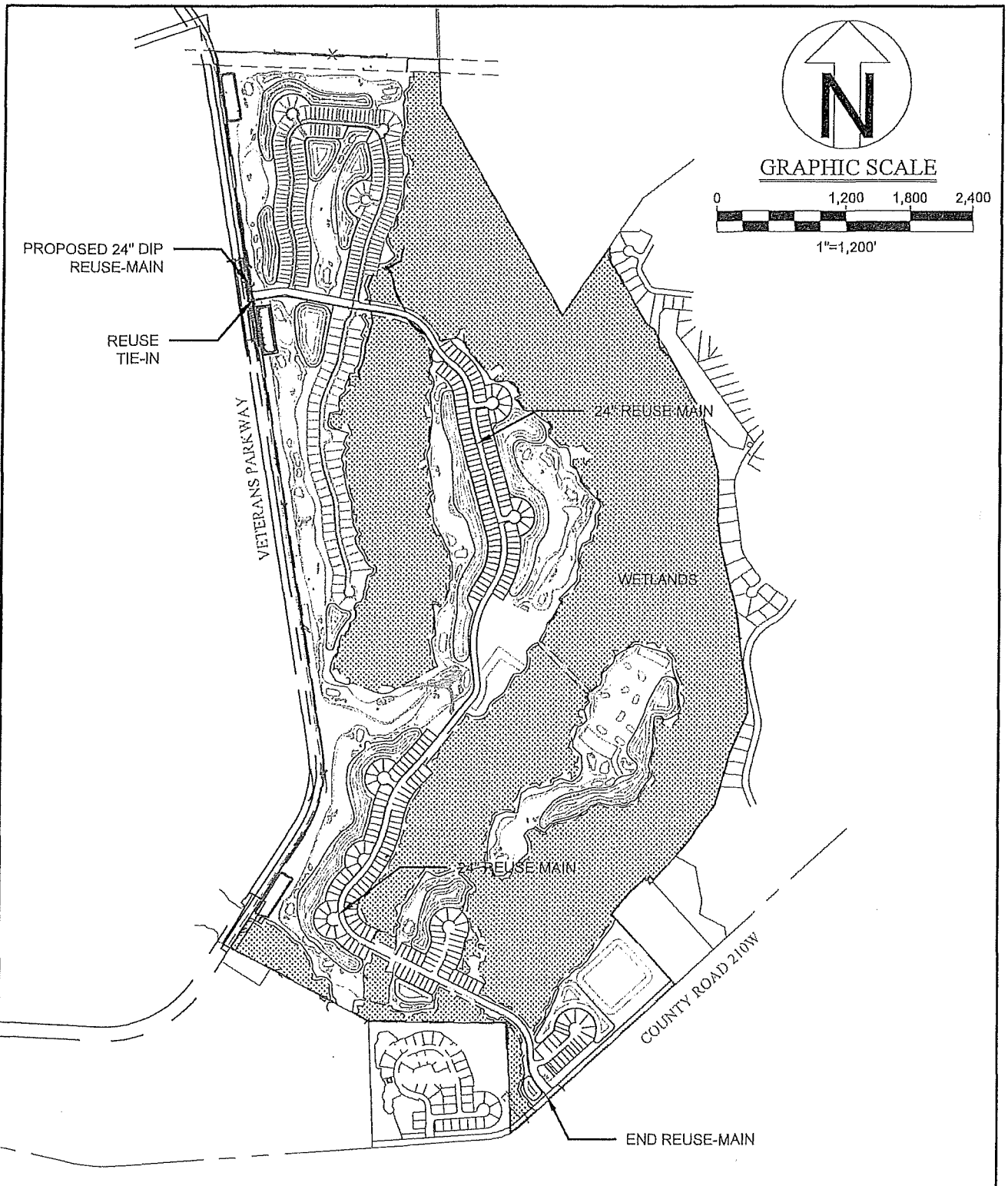
MAPS OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT SHOWING CURRENT AND PROPOSED MAJOR TRUNK WATER MAINS AS WELL AS SEWER INTERCEPTORS AND OUTFALLS



MASTER WATER PLAN	DSGN BY: RDF	MATTHEWS DESIGN GROUP	
STILLWATER	DWG BY: BDF	P.O. BOX 3126, 7 WALDO STREET	
ST. JOHNS COUNTY	CHK BY: ARA	ST. AUGUSTINE, FL 32084	
PREPARED FOR	DATE: 02/25/2020	PHONE: 904.826.1334 • FAX: 904.826.4547	
LENNAR HOMES, LLC	JOB No.: 19099	INFO@MDGINC.COM	



MASTER SEWER PLAN	DSGN BY: RDF	MATTHEWS DESIGN GROUP	
STILLWATER	DWG BY: BDF	P.O. BOX 3126, 7 WALDO STREET	
ST. JOHNS COUNTY	CHK BY: ARA	ST. AUGUSTINE, FL 32084	
PREPARED FOR	DATE: 02/25/2020	PHONE: 904.826.1334 • FAX: 904.826.4547	
LENNAR HOMES, LLC	JOB No.: 19099	INFO@MDGINC.COM	



MASTER REUSE PLAN

STILLWATER

ST. JOHNS COUNTY

PREPARED FOR

LENNAR HOMES, LLC

DSGN BY:	RDF
DWG BY:	BDF
CHK BY:	ARA
DATE:	02/25/2020
JOB No.:	19099

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

EXHIBIT 4A

ESTIMATED INFRASTRUCTURE CONSTRUCTION TIMETABLE

STILLWATER COMMUNITY DEVELOPMENT DISTRICT

Improvement Category	Start Date	Completion Date
Clearing & Earthwork	May 2020	August 2020
Storm Drainage	May 2020	October 2020
Roadways and Sidewalks	August 2020	March 2021
Sanitary Sewer	August 2020	March 2021
Potable Water	August 2020	March 2021
Reclaimed Water	August 2020	March 2021
Landscaping	August 2020	August 2021
Entry Signage and Gates	October 2020	November 2020
Veterans North Roadway	August 2020	August 2021
Veterans South Roadway	August 2020	August 2021
County Road 210 Roadway	August 2020	August 2021

EXHIBIT 4B

CONSTRUCTION COST ESTIMATES AND DESIGNATION OF ENTITY/ENTITIES RESPONSIBLE FOR FUNDING/OWNERSHIP/OPERATION AND MAINTENANCE

STILLWATER COMMUNITY DEVELOPMENT DISTRICT

Improvement Category	Total Cost	Funded By	Owned By	Operated/ Maintained By
Clearing & Earthwork	$991,592.69	CDD	CDD	CDD
Storm Drainage	$1,622,336.42	CDD	CDD	CDD
Roadways and Sidewalks	$1,802,203.65	CDD	CDD	CDD
Sanitary Sewer	$2,160,002.44	CDD	JEA	JEA
Potable Water	$760,815.73	CDD	JEA	JEA
Reclaimed Water	$674,052.47	CDD	JEA	JEA
Landscaping	$624,652.74	CDD	CDD	CDD
Entry Signage and Gates	$2,500,000.00	CDD	CDD	CDD
Veterans North Roadway	$5,600,000.00	CDD	SJC	SJC
Veterans South Roadway	$4,200,000.00	CDD	SJC	SJC
County Road 210 Roadway	$119,438.85	CDD	SJC	SJC
Total	**$21,055,094.99**			

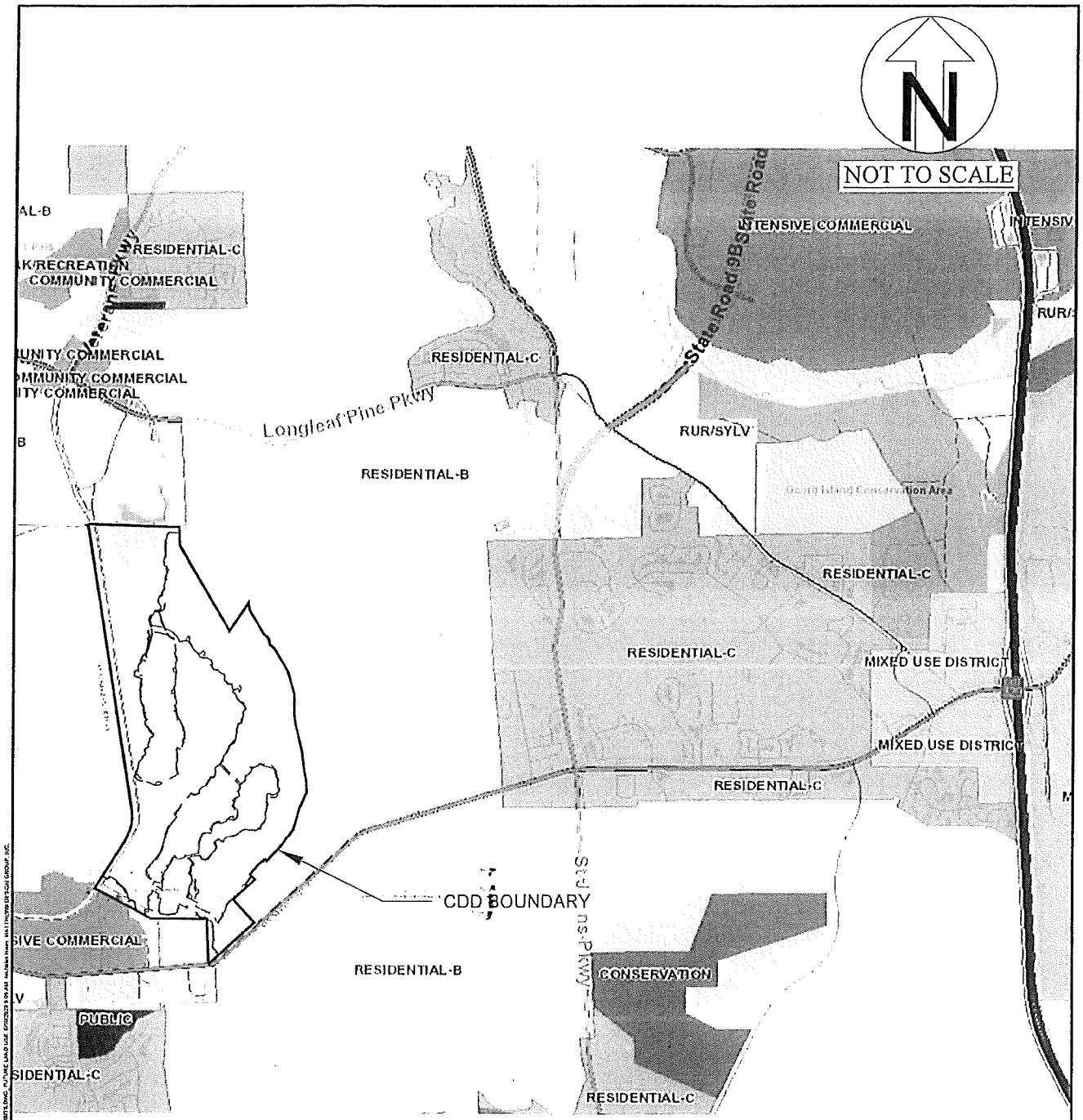
Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or any operation and maintenance obligation of the District.

These estimates contemplate the exercise of the only two (2) special powers requested by the Petitioner at this time: Section 190.012(2)(a), Florida Statutes: Parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and Section 190.012(2)(d): Security, including but not limited to guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars.

EXHIBIT 5

FUTURE LAND USE MAP

STILLWATER COMMUNITY DEVELOPMENT DISTRICT



FUTURE LAND USE	DSGN BY: RDF
STILLWATER	DWG BY: BDF
ST. JOHNS COUNTY	CHK BY: ARA
PREPARED FOR	DATE: 02/25/2020
LENNAR HOMES, LLC	JOB No: 19059

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

EXHIBIT 6

STATEMENT OF ESTIMATED REGULATORY COSTS

STILLWATER COMMUNITY DEVELOPMENT DISTRICT

STILLWATER
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

June 17, 2020

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Stillwater Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 728.78 +/- acres of land located within unincorporated St. Johns County, Florida (the "County") and is projected to contain approximately 555 residential dwelling units, which will make up the Stillwater development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

> "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant* (emphasis added)."

1.2 Overview of the Stillwater Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 555 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

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

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

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

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

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

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

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (St. Johns County, according to Census 2010, has a population of 190,039; therefore, it is not defined as a small County for the purposes of this requirement.)

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

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

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 **An economic analysis showing whether the ordinance directly or indirectly:**
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 **Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.**

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 728.78 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 555 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the

private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sectorinvestments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the County by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the County. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service

and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

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

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. St. Johns County

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 728.78 +/- acre master planned residential development currently anticipated to contain a total of approximately 555 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 1,943 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The County is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

St. Johns County, Florida

The proposed land for the District is located within unincorporated St. Johns County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

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

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

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

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately $21,055,094.99. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Table 1

STILLWATER COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Clearing & Earthwork	CDD	CDD	CDD
Storm Drainage	CDD	CDD	CDD
Roadways and Sidewalks	CDD	CDD	CDD
Sanitary Sewer	CDD	JEA	JEA
Potable Water	CDD	JEA	JEA
Reclaimed Water	CDD	JEA	JEA
Landscaping	CDD	CDD	CDD
Entry Signage and Gates	CDD	CDD	CDD
Veterans North Roadway	CDD	SJC	SJC
Veterans South Roadway	CDD	SJC	SJC
County Road 210 Roadway	CDD	SJC	SJC

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

Table 2

STILLWATER COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction

CATEGORY	COST
Clearing & Earthwork	$991,592.69
Storm Drainage	$1,622,336.42
Roadways and Sidewalks	$1,802,203.65
Sanitary Sewer	$2,160,002.44
Potable Water	$760,815.73
Reclaimed Water	$674,052.47
Landscaping	$624,652.74
Entry Signage and Gates	$2,500,000.00
Veterans North Roadway	$5,600,000.00
Veterans South Roadway	$4,200,000.00
County Road 210 Roadway	$119,438.85
Total	$21,055,094.99

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the

operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

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

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if

applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

St. Johns County has a population of 190,039 according to the Census 2010 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S.

7.0 Any additional useful information.

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

In relation to the question of whether the proposed Stillwater Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Stillwater development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Stillwater development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent Special District, then the residents and landowners of the Stillwater development would take their

grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a County-established, dependent Special District is not strictly the County's responsibility, any financial problems that a dependent Special District may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Stillwater Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 3o days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

EXHIBIT C – Pre-Filed Testimonies

BEFORE THE COUNTY COMMISSION
ST. JOHNS COUNTY, FLORIDA

IN RE: A Petition to Establish Stillwater Community Development District)
)
)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF St. Johns

I, Alex Acree, P.E. ("Affiant"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is Alex Acre and I am the Senior Project Manager of Matthews Design Group, Inc., and a Florida Professional Engineer.

3. The prepared written, pre-filed testimony consisting of nine (9) pages submitted under my name to the County Commission of St. Johns County relating to the Petition to Establish ("Petition") the Stillwater Community Development District ("District") and attached hereto, is true and correct.

4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.

5. My credentials, experience and qualifications concerning land development and the construction of public infrastructure as a professional engineer and related matters are accurately set forth in my pre-filed testimony.

6. My credentials, experience and qualifications concerning land development and the construction of public infrastructure and related matters are accurately set forth in my pre-filed testimony.

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

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

Executed this 29th day of September, 2020.

Alex Acree, P.E.

SWORN TO and SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2020 by the Affiant.

Notary Public State of Florida
Rachel Washington
My Commission HH 033959
Expires 08/18/2024

[notary seal]

(Official Notary Signature)

Name: Rachel Washington

Personally Known _____

OR Produced Identification X

Type of Identification DL

TESTIMONY OF ALEX ACREE, P.E., FOR THE ESTABLISHMENT OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT

1. Please state your name and business address.

My name is Alex Acree, P.E. My business address is 7 Waldo St, St. Augustine, Florida 32084.

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

Matthews Design Group, Inc., as a Senior Project Manager and a Florida Professional Engineer.

3. Please describe your duties with Matthews Design Group, Inc.

Since March 2016, I have served as project manager for large master planned communities, large and small residential developments, commercial and office developments and municipal roadway stormwater and recreation projects.

4. Please give your educational background, with degrees earned, major areas of study and institutions attended.

I have a received a Bachelor of Science degree in Civil Engineering from Florida State University.

5. Do you have any professional licenses, registrations or certifications?

I am a registered Professional Engineer in the State of Florida. My license number is #73155.

6. Are you familiar with the Petition to Establish ("Petition") Stillwater Community Development District ("Proposed District"), filed by WCI Communities, LLC ("Petitioner")?

Yes.

7. Have you reviewed the Petition and approved its contents?

Yes, I have to the extent that it contains contents that were prepared by me or at my direction.

8. What has been your role with respect to the Proposed District's establishment proceeding?

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

9. Did you prepare, or have others under your supervision prepare, any of the exhibits attached to the Petition?

Yes, Exhibits 1A, 1B, 3, 4A, 4B and 5 were prepared by my firm.

10. Do any of those Petition exhibits require any change or correction?

No changes or corrections are required.

11. Are Petition Exhibits 1A, 1B, 3, 4A, 4B and 5 true and correct to the best of your knowledge and belief?

Yes.

12. In general, what do Petition Exhibits 1A, 1B, 3, 4A, 4B and 5 demonstrate?

Exhibit 1A is a metes and bounds description of the boundaries of the Proposed District.

Exhibit 1B is a vicinity map which graphically delineates the general location of the Proposed District.

Exhibit 3 includes maps that graphically depict current and proposed major trunk water mains as well as sewer interceptors and outfalls.

Exhibit 4A summarizes the estimated infrastructure construction timetable.

Exhibit 4B summarizes the construction cost estimates and designation of entities responsible for funding, ownership, and operation and maintenance of the Proposed District.

Exhibit 5 is a map which identifies future land uses for the areas within and adjacent to the Proposed District.

13. Would you generally describe the services and facilities that the Proposed District is expected to provide?

The Petitioner presently intends for the Proposed District to participate in the acquisition or construction of certain improvements including but are not limited to clearing & earthwork, storm drainage, roadways and sidewalks, sanitary sewer, potable water, reclaimed water, landscaping and entry signage and gates.

14. Are the construction cost estimates for the proposed facilities, as identified in Exhibit 4B for the Proposed District, reasonable?

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

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

Yes, I do.

16. What is your opinion?

It is my professional opinion that the Proposed District meets the indicated requirements to be a functional interrelated community because it is of sufficient size, is sufficiently compact and sufficiently contiguous to be developed with infrastructure systems, facilities and services as one functionally interrelated community.

17. What is the basis for your opinion?

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

18. As a professional engineer and planner for this project, do you have an opinion as to whether the services and facilities to be provided by the Proposed District will be incompatible with the capacities and uses of existing local and regional community development facilities and services?

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

19. What is the basis for your opinion?

In order to answer this question, it is necessary to look to the community development services and facilities which will be provided by the Proposed District to the lands within its boundaries and to compare this to the *existing* community development services and facilities presently available to those lands, but currently, the planned infrastructure improvements that the Proposed District plans to provide do not exist on the property.

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

20. As a professional engineer and planner for this project, do you have an opinion as to whether the area to be included within the Proposed District is amenable to being served by separate special district government?

Yes. The Proposed District encompasses approximately 728.78 acres.

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

21. As a professional engineer and planner for this project, do you have an opinion as to whether the Proposed District is the best alternative to provide the proposed community development services and facilities to the area that will be served?

Yes.

22. What is your opinion?

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

23. What is the basis of your opinion?

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

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

Yes. An example would be a stormwater management system. By statute, CDDs and POAs are permitted to operate and maintain these systems. However, POAs are generally required by typical water management district rules to provide significantly more information and documentation before they are authorized to operate and maintain a stormwater management system. Such documentation generally must (i) indicate that the association has the required financial capabilities, (ii) mandate that the association will operate and maintain such systems and (iii) provide that the association cannot be dissolved until another entity is found to maintain the system.

A CDD, which is generally considered to be a more secure financial, legal and administrative entity, generally must simply provide a letter to the water management district committing that the district will accept operation and maintenance responsibility. All things being equal, a CDD is preferred over a POA/HOA for operation and maintenance of a stormwater management system.

25. In the course of your work in Florida, have you had an opportunity to work with the State Comprehensive Plan found in Chapter 187, *Florida Statutes* ("State Comprehensive Plan")?

Yes, I have often referred to the State Comprehensive plan in rendering consultation to public and private entities.

26. In the course of your work in Florida, have you had an opportunity to review local government comprehensive plans?

Yes.

27. What types of land development projects have you worked on which involved analyzing consistency with the state and local comprehensive plans?

I have worked on numerous large master planned communities. I have also helped to review local comprehensive plans, evaluations and appraisals of comprehensive plans, and have assisted with amendments to existing comprehensive plans for several Florida municipalities. All require consistency with comprehensive plans or amendments to change the comprehensive plan so that the development complies with the plan.

28. Do you have an opinion, as someone experienced in planning, as to whether the establishment of the Proposed District is inconsistent with any applicable element or portion of the State Comprehensive Plan?

Yes.

29. What is that opinion?

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

30. What is the basis for that opinion?

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

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

31. What is Subject 15 and why is it relevant?

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

32. What is Policy 1 and why is it relevant?

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

33. You also mentioned Subject 25. What is this and why is it relevant?

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

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

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

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

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

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

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

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

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

to: (i) protecting investments in existing public facilities; (ii) providing financing for new facilities; (iii) allocating the costs of new public facilities on the basis of the benefits received by landowners; (iv) implementing innovative but fiscally sound techniques for financing public facilities; and (v) identifying and using stable revenue sources for financing public facilities. The establishment of the Proposed District will further these State Comprehensive Plan, Goals and Policies.

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

Yes, I did.

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

Yes, I do.

38. What is that opinion?

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

39. What is the basis of your opinion?

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

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

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

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

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

40. Does this conclude your testimony?

Yes, it does.

BEFORE THE COUNTY COMMISSION
ST. JOHNS COUNTY, FLORIDA

IN RE: A Petition to Establish Stillwater Community Development District)
)
)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF Palm Beach

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

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is Craig Wrathell and I am the President and a Partner of Wrathell, Hunt and Associates, LLC.

3. The prepared written, pre-filed testimony consisting of eight (8) pages, submitted under my name to the County Commission of St. Johns County relating to the Petition to Establish ("Petition") the Stillwater Community Development District ("District") and attached hereto, is true and correct.

4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing, my oral answers would be substantially the same as the written answers presented in my pre-filed testimony.

5. My credentials, experience and qualifications concerning my work are accurately set forth in my pre-filed testimony.

6. My pre-filed testimony addresses the various managerial, operational and financial aspects related to the Petition.

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

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

Executed this 28 day of September, 2020.

Craig Wrathell

SWORN TO and SUBSCRIBED before me by means of ☑ physical presence or ☐ online notarization, this 28th day of September, 2020 by the Affiant.

DAPHNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023

[notary seal]

Daphne Gillyard
(Official Notary Signature)

Name: Daphne Gillyard
Personally Known ✓
OR Produced Identification _____
Type of Identification _____

TESTIMONY OF CRAIG WRATHELL FOR THE ESTABLISHMENT OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT

1. Please state your name and business address.

My name is Craig Wrathell. My business address is 2300 Glades Road, Suite 410-W, Boca Raton, Florida 33431.

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

I am the President and a Partner of Wrathell, Hunt and Associates, LLC.

3. What is the nature of your firm's business?

Wrathell, Hunt and Associates, LLC, is a management and financial consulting firm. The firm provides four (4) types of general services to its clients:

(1) Management and Financial Accounting Services for Community Development Districts (CDDs)
(2) Economic studies including Statement of Estimated Regulatory Costs ('SERCs'), sales tax, and TIF analysis
(3) Long Term Strategic Planning for clients
(4) Preparation of Special Assessment Methodologies

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

Yes. I work with a number of public sector clients that include community development districts ("CDD") across the state. I also work with private companies as well.

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

Prior to the creation of Wrathell, Hunt & Associates, LLC in January 2005, I worked for Severn Trent Services for 6 ½ years and Special District Services for 10 months. During my 23 year professional career, I have managed community development districts, stewardship districts, special act districts and other forms of special districts as well as served as the first City Manager for the City of Marathon in the Florida Keys.

6. Please describe your educational background.

I received a Master of Arts degree in International Studies, from the University of Miami in 1997. I earned a Bachelor of Arts degree in Political Science from Florida Atlantic University in 1995.

7. Please describe your work with CDDs in Florida.

I currently serve as District Manager for 20 CDDs, while managing an office responsible for over 85 CDDs and special districts.

I have served as District Manager for over 120 Community Development and Special Act Districts throughout the State of Florida, developing and administered budgets, totaling over $150 million in annual revenues, to fund administrative, operational and maintenance needs, water and wastewater utility operations, and debt service obligations. I also administered the issuance of over $850 million in tax exempt municipal bonds for community improvements.

My company serves as the Assessment Methodology Consultant to the CDDs serviced by my personnel. Accordingly, I generally am a primary point of contact for the CDD with respect to all issues related to CDD finance and assessments, which is a process that begins at the establishment phase, and continues through the issuance of bonds, and collection of assessment revenues from landowners. As such, I engage in tasks which include, but are not limited to, personally preparing Statements of Estimated Regulatory Costs, and consulting on the bond financing process and related assessments.

8. What has been your role with respect to the proposed Stillwater Community Development District ("Proposed District") establishment proceeding?

I serve as a financial, economic, and management consultant relating to the establishment of the Proposed District. Specifically, my firm prepared Exhibit 6, the Statement of Estimated Regulatory Costs ("SERC"), of the Petition to Establish the Proposed District ("Petition").

DISTRICT MANAGEMENT

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

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

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

Yes, there are.

11. Please describe these requirements and safeguards.

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

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

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

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

12. Please describe in general terms how a CDD operates financially, both on a day-to-day and a long-term basis.

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

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

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

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

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

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

Yes. For this project, the Proposed District is the best alternative available for delivering the proposed services and facilities to the area that will be served. These improvements include but are not limited to clearing & earthwork, storm drainage, roadways and sidewalks, sanitary sewer, potable water, reclaimed water, landscaping and entry signage and gates.

15. What is the basis for your opinion?

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

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

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

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

A CDD is an independent, special-purpose unit of local government designed to focus its attention on providing the best long-term service to its specific benefited properties and residents. It has limited power and a limited area of jurisdiction. The Proposed District will be governed by its own Board and managed by those whose sole purpose is to provide the Proposed District long term planning, management and financing of these services and facilities. This long-term management capability extends to the operation and maintenance of the facilities owned by the Proposed District. Further, the sources for funding and manner of collection of funds will assure that the Proposed District's facilities will be managed at the sustained levels of quality desired by residents well into the future.

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

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

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

Local governments provide developments with the criteria for the elements of infrastructure to provide for the facilities and services, including stormwater drainage, water, sewer, and other facilities and services. Functional unification means that each provided facility and service has a mutual reinforcing relationship to one another, with each facility and service designed to contribute to the development and maintenance of the community as a whole. Each facility and service must meet the growth and

development of the community, so a management capability and a funding source are required for each service and facility. Thus, each of these necessary facilities and services must be integrated, unified, and connected into a long-range plan.

18. What is the basis for your opinion?

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

The lands within the Proposed District will initially consist of approximately 728.78 acres of land. The purpose of this statutory requirement is to ensure successful and efficient delivery of services and facilities to the property. Based upon my previous experience with special districts, the Proposed District is suitably configured to maximize the timely and cost efficient delivery of the necessary services and facilities.

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

Yes.

20. What is your opinion?

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

21. What is the basis for your opinion?

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

Under both criteria, the Proposed District is a planned community of sufficient size with a need for the facilities and improvements that are presently expected to be provided by the Proposed District. As described in the Petition, the Proposed District will construct and maintain certain needed facilities and services. Based on my experience, CDDs of this size are large enough to effectively provide and manage services. From a

management and operations perspective, the land area is well suited to the provision of the proposed services and facilities.

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

Yes.

23. What is your opinion?

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

24. What is the basis for your opinion?

Petitioner presently expects the Proposed District to finance and construct clearing & earthwork, storm drainage, roadways and sidewalks, sanitary sewer, potable water, reclaimed water, landscaping and entry signage and gates. None of the facilities expected to be provided by the Proposed District presently exist. There will be no overlap or incompatibility because the facilities and improvements expected to be provided by the Proposed District do not exist today.

ECONOMICS AND FINANCING

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

Yes, I have reviewed the petition and all of the attached exhibits. Specifically, I prepared Petition Exhibit 6 which is the SERC, a requirement of Chapter 190, *Florida Statutes*.

26. Based on your review of Petition Exhibit 6 (Statement of Estimated Regulatory Costs), are there any updates that need to be made at this time?

No updates are necessary at this time.

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

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

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

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

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

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

Once the Proposed District is established, there are no direct costs to the County. While the Proposed District will provide certain reports and budgets to the County for its discretionary review, there are no requirements that it incur any obligations or expense associated with its review. In addition, to the extent the Proposed District utilizes the services of the Property Appraiser or Tax Collector under the provisions of Chapter 197, *Florida Statutes*, to collect its assessments the Proposed District must pay the administrative costs associated with those services.

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

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

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

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

Yes, I do.

31. What is that opinion?

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

32. Does this conclude your testimony?

Yes, it does.

BEFORE THE COUNTY COMMISSION
ST. JOHNS COUNTY, FLORIDA

IN RE:	A Petition to Establish Stillwater Community Development District	)))

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF Duval

I, Scott Keiling, of Lennar – Jacksonville and ("Affiant'), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is Scott Keiling and I am the Director of Land Acquisition and Development - Lennar Jacksonville and Vice-President of WCI Communities, LLC.

3. The prepared written, pre-filed testimony consisting of six (6) pages, submitted under my name to the County Commission of St. Johns County relating to the establishment of the Stillwater Community Development District ("District") and attached hereto, is true and correct.

4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing my oral answers would be the same as the written answers presented in my pre-filed testimony.

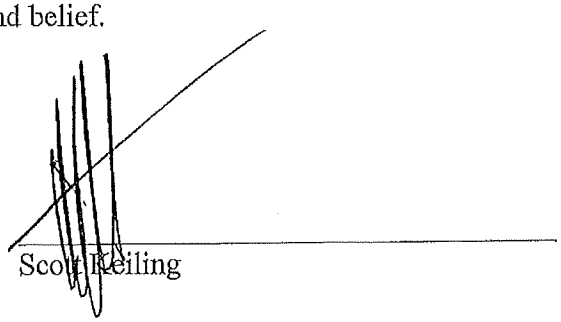
5. My credentials, experience and qualifications concerning the Petition, its exhibits and the reasons for establishing the District are accurately set forth in my pre-filed testimony.

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

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

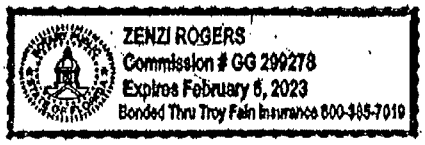
Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 29th day of September, 2020.



Scott Reiling

SWORN TO and SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 16th day of October, 2020 by the Affiant.



[notary seal]

Zenzi Rogers
(Official Notary Signature)

Name: Zenzi Rogers

Personally Known ✓

OR Produced Identification _____

Type of Identification _____

TESTIMONY OF SCOTT KEILING FOR THE ESTABLISHMENT OF THE STILLWATER COMMUNITY DEVELOPMENT DISTRICT

1. Please state your name and business address.

My name is Scott Keiling and my mailing address is 9440 Philips Hwy, Suite 7 Jacksonville, Florida 32256.

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

I am Vice-President of WCI Communities, LLC and the Director of Land Acquisition and Development - Lennar Jacksonville.

3. Briefly summarize your duties and responsibilities.

I oversee all land acquisition and development operations for the Northeast Florida market of Lennar (the controlling company of WCI)

4. Who is the petitioner in this proceeding?

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

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

Yes. I assisted in the formulation of the Petition and accompanying documents. I also reviewed the Petition and accompanying documents.

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

There are no substantive changes needed.

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

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

Exhibit 1A is a metes and bounds description of the boundaries of the Proposed District.

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

Exhibit 2 consists of the landowner consent form executed by the landowner of one-hundred percent (100%) of the lands to be included within the Proposed District.

Exhibit 3 includes maps that graphically depict the proposed major trunk water mains as well as sewer inceptors and outfalls, and proposed stormwater sewer system for the lands within the Proposed District.

Exhibit 4A is the estimated infrastructure timetable.

Exhibit 4B is a summary of the estimated costs for constructing, installing or acquiring the facilities and services within the Proposed District, and a description of the proposed facilities and services for the Proposed District and the entity that will be responsible to construct, own and maintain the improvements.

Exhibit 5 is a map which depicts the St. Johns County future land use plan of the Proposed District.

Exhibit 6 is the Statement of Estimated Regulatory Costs prepared by Wrathell, Hunt and Associates, LLC.

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

Yes.

9. **To the best of your knowledge, is the metes and bounds description identified in Exhibit 1A to the Petition a true and accurate recitation of the land area to be included within the Proposed District**

Yes.

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

Yes.

11. **To the best of your knowledge, is Exhibit 2 to the Petition a true and correct copy of Consent and Joinder to the Establishment of the Proposed District obtained from the owner(s) of one hundred percent (100%) of the lands to be included within the proposed District in accordance with Section 190.005, *Florida Statutes***

Yes.

12. **To the best of your knowledge, does Exhibit 3 include a true and accurate depiction of the proposed major trunk water mains as well as sewer inceptors and outfalls, and proposed stormwater sewer system for the lands within the Proposed District?**

Yes.

13. **To the best of your knowledge, is Exhibit 4A to the Petition a true and accurate recitation of the estimated construction timetable of the infrastructure improvements of the Proposed District?**

Yes.

14. **To the best of your knowledge, is Exhibit 4B to the Petition a true and accurate recitation of the estimated costs for constructing, installing or acquiring the facilities and services for the Proposed District and the description of the types of facilities and services presently expected to be provided within the Proposed District?**

Yes.

15. **To the best or your knowledge, is Exhibit 5 to the Petition a true and accurate depiction of the St. Johns County future land use plan of the Proposed District?**

Yes.

16. **To the best of your knowledge, is Exhibit 6 to the Petition a true and correct copy of the Statement of Estimated Regulatory Cost?**

Yes.

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

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

18. **Approximately how large is the Proposed District in acres?**

The Proposed District is located entirely within the limits of St. Johns County ("County") Florida, and covers approximately 728.78 acres of land.

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

On or around June 17, 2020, the Petitioner formally filed the Petition and exhibits with the County by submitting the original to the County Clerk. Upon filing the original Petition, payment in the amount of Sixteen Thousand Three Hundred and Seventy Dollars ($16,370) was made to the County. Copies of the Petition were contemporaneously filed with the offices of the County Planning Department, County Administrator and the County Attorney for their respective reviews. On or around August 5, 2020, after receiving comments from County staff, Petitioner submitted an updated Petition which resolved those comments.

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

The five persons are Zenzi Rogers, James Mayo, Michael Della Penta, Virginia Feiner, and Kyler Von der Osten.

21. Do you know each of these persons personally?

Yes, I do.

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

Yes, the proposed Board Members are all employed by or associated with the Petitioner.

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

Yes, they are.

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

Yes. There are approximately 555 residential dwelling units currently planned for development within the Proposed District.

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

The proposed timetable for the construction of infrastructure to develop the land is expected to occur in three (3) phases over an estimated one (4) year period.

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

The Petitioner presently intends for the Proposed District to participate in the acquisition or construction of certain improvements including but not limited to clearing & earthwork, storm drainage, roadways and sidewalks, sanitary sewer, potable water, reclaimed water, landscaping and entry signage and gates. Capital costs of these improvements, including associated contingencies and professional fees, will be borne by the Proposed District. The Petitioner's good faith estimation of the costs associated with the acquisition or construction of such improvements is itemized in Exhibit 4B to the Petition.

Once complete, the water and sewer utility improvements will be owned and maintained by JEA. Electric utilities and streetlighting serving the Proposed District will be

separately financed by the Petitioner, to be owned and operated by Florida Power & Light Company. Other improvements are intended to remain with the District for operation and maintenance.

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

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

28. Who will be responsible for paying the Proposed District's assessments?

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

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

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

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

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

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

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

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

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

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

31. Does this conclude your testimony?

Yes.

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

DATE: October 20, 2020
TIME: 9:00 a.m.
LOCATION: County Auditorium, County Administration Building
500 San Sebastian View
St. Augustine, Florida32084

AND/OR

As a Virtual Public Hearing conducted through
Communications Media Technology pursuant to
Executive Order 20-69 and St. Johns County
Emergency Proclamation 2020-03

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida ("Board"), will consider the enactment of one County Ordinance granting a petition to establish a community development district to be known as the "Stillwater Community Development District" ("District"). The proposed Ordinance title is as follows:

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

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

The proposed District is located inunincorporated St. Johns County, Florida, and is generally located just north of County Road 210, approximately 1,500 feet south of Longleaf Pine Parkway (County Road 244 East), and approximately one mile west of St. Johns Parkway (County Road 2209), and is anticipated to comprise of approximately 728.78 more or less acres. The proposed boundaries of the District are outlined in the map depicted in this notice.

Copies of this notice, the proposed Ordinance, the petition for establishment, and associated documentation are on file in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084, or by e-mail at plandept@sjcfl.us, and may be inspected by interested parties prior to said public hearing. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing by methods provided below and present oral or written comments on the petition.

In accordance with Executive Order 20-69, and St. Johns County emergency proclamation 2020-03, this meeting may be conducted remotely, under communication media technology (CMT) without a physical quorum of the members present. CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum 5 days in advance of this meeting and public hearing. Such printed documentation will be presented at the meeting and public hearing.

A person may attend this CMT meeting by calling the telephone number at (904) 209-1265 and viewing the meeting on [GTV or http://www.sjcfl.us/GTV/watchgtv.aspx]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandept@sjcfl.us. A designated access point to this CMT meeting is located at 500 San Sebastian View.

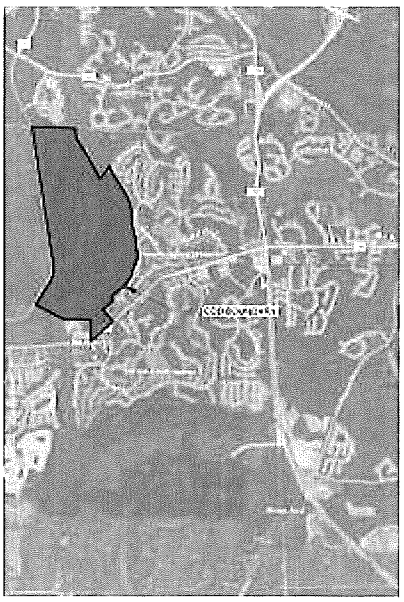
Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, Florida 32084
Email address: plandept@sjcfl.us
Phone number: (904) 209-0675

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

This matter may be subject to court-imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, in care of St. Johns County Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, please call the Florida Relay Service (1 800 955 8770), no later than five (5) days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
JEB S. SMITH, CHAIR
ST. JOHNS COUNTY, FLORIDA
File No.: CDD-2020000002Stillwater CDD



00003306509 September 22, 29, October 6, 13, 2020

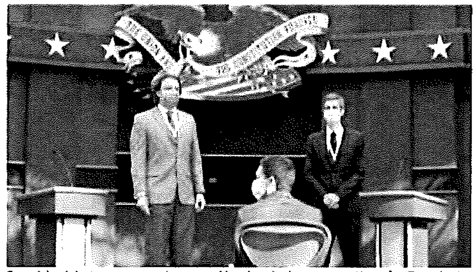
ED-0003306509-01

USA TODAY

Court vacancy should bring edge to debate

Pandemic, race, economy also on Cleveland agenda

Will Weissert and Jessica Gresko
ASSOCIATED PRESS


Stand-in debaters occupy the stage Monday during preparations for Tuesday's debate in the Sheila and Eric Samson Pavilion in Cleveland. PATRICK SEMANSKY/AP

WILMINGTON, Del. – President Donald Trump and his Democratic challenger, Joe Biden, were already set to fight when they share a stage Tuesday in Cleveland, but the death of Supreme Court Justice Ruth Bader Ginsburg means things may get tenser even faster.

Moderated by Fox News' Chris Wallace, the 90-minute debate will feature segments on the Supreme Court, the coronavirus, the economy, race and policing, election integrity and the candidates' records. Trump's taxes will also likely be a focus after The New York Times reported that he paid just $750 in federal income taxes the year he ran for office and paid no income taxes at all in many other years.

Still, the court is expected to be the dominant topic.

Both candidates are likely to repeat their talking points about the court. Biden has said Ginsburg's seat should remain vacant until after the election, while Trump has nominated Amy Coney Barrett and the Republican-controlled Senate is rushing to confirm her.

Biden is using the vacancy to focus on how the court fight could threaten the Obama administration's signature health care law amid a pandemic.

"It doesn't matter to them that millions of Americans are already voting on a new president and a new Congress," Biden said of the Trump administration during a speech Sunday in Wilmington, Delaware. "They see an opportunity to overturn the Affordable Care Act on their way out the door."

Trump is likely to brag about the two justices he's already put on the Supreme Court and look to energize his base with the prospect of a third, which would give conservatives a 6-3 advantage.

"Most important of all, she will defend your God-given rights and freedoms," Trump said of Barrett during a weekend rally in Pennsylvania.

Brett O'Donnell, who has helped five Republican presidential candidates prepare for debates and was formerly the debate coach at Liberty University, expects Trump to say "a lot of what he's already been saying."

Chuck Rocha, a top adviser to Bernie Sanders' presidential campaign, said the court vacancy "is huge for the Republicans, way more than the Democrats."

"There's no way now that any Democrat or independent who thinks the Supreme Court justice was important wasn't already voting for Joe Biden," Rocha said. "There is a whole bunch of, I would call them moderate, common-sense Republicans, who ... really want to vote for Joe Biden. ... But this Supreme Court pick gives them the exact reason to hold their nose and vote for somebody they despise because it falls in line with their ideological values."

Rocha said Tuesday will be of paramount importance to both campaigns since normally debates feature pre- and post-event travel.

"You have just one singular time to make an impression," Rocha said.

Judge says USPS must reverse course

Kristie Cattafi
NorthJersey.com
USA TODAY NETWORK

A federal judge halted the U.S. Postal Service's move to dismantle mail-sorting machines, remove mailboxes and slice employee overtime across the United States.

Last month, New Jersey joined New York state, New York City and three other jurisdictions' lawsuit claiming the Trump administration was trying to undermine the fall election.

"A federal judge just issued an order in our case halting the Trump administration's efforts to interfere with mail delivery in advance of the election," New Jersey Attorney General Gurbir Grewal said in a tweet Sunday.

The suit was filed in U.S. District Court a day after Postmaster General Louis DeJoy promised Congress that delivering election mail on time this fall would be his "No. 1 priority."

The Trump administration previously said it's simply trying to reform a deeply indebted agency with long-standing financial problems.

But Democrats say DeJoy's actions are an attempt to interfere with a mid-pandemic election whose results may be decided through the mailbox.

The complaint, also joined by Hawaii and the city and county of San Francisco, claims that the changes violate the U.S. Constitution by interfering with states' authority to set their own election rules.

NOTICE OF LOCAL PUBLIC HEARING ON PETITION TO AMEND THE BOUNDARIES OF THE TOLOMATO COMMUNITY DEVELOPMENT DISTRICT

A public hearing, conducted pursuant to Chapters 120 and 190, Florida Statutes, by the Board of Supervisors ("Board") of the Tolomato Community Development District ("District"), will be held on **Tuesday, October 13, 2020 at 2:00 p.m. at the Nocatee Amenity Center, Crosswater Hall, 245 Nocatee Center Way, Ponte Vedra, Florida, 32081**, to inform the public about the elements of the Petition to Amend the Boundaries of the Tolomato Community Development District ("Petition") which is located in St. Johns County and City of Jacksonville, Duval County, Florida.

It is anticipated that the public hearing and meeting will take place at the location identified above. In the event that the COVID-19 public health emergency prevents the hearing from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-193, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

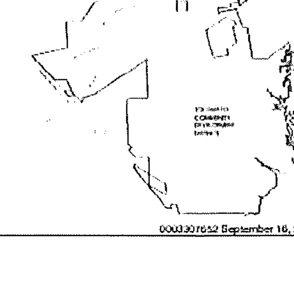
While it may be necessary to hold the above referenced public hearing utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the hearing can do so telephonically at (646) 876-9923, Meeting ID: 892 9368 9531, Passcode: 991852. Participants are strongly encouraged to submit questions and comments to the Nocatee Amenity Center, 245 Nocatee Center Way, Ponte Vedra, Florida 32081, Ph: (904) 824-6850, E-mail: david@nocatee.com ("District Manager's Office") by October 12, 2020 at 5:00 p.m. in advance of the hearing to facilitate the Board's consideration of such questions and comments during the meeting. Any interested parties are welcome to contact the District Manager's Office to confirm the method of the hearing.

The Petition was filed by the District, as Petitioner. The information presented at the hearing will be used by the Florida Land and Water Adjudicatory Commission ("FLWAC") in granting or denying the Petition as set forth in Sections 190.046 and 190.005, Florida Statutes, and also to afford the Petitioner, affected units of local government, and the general public a fair and adequate opportunity to present oral and written comments relative to the amendment of the District's boundaries.

The District is generally located in southeastern Duval County, just east of U.S. Highway 1 and in northeastern St. John's County between Jacksonville and St. Augustine, just east of U.S. Highway 1. Pursuant to the legal description used in Rule 42SS-1, the District consists of approximately 13,467.79 acres. The District is seeking to add approximately 466.07 acres in St. Johns County. After the amendment of the District's boundaries, the District will encompass a total of approximately 13,933.86 acres. The lands to be added to the District are located entirely within the county limits of St. Johns County, Florida. A map generally showing the location of the entire District, including the lands to be added, accompanies this Notice.

A copy of the Petition, including the Statement of Estimated Regulatory Costs, is available for public inspection during normal business hours at the Florida Land and Water Adjudicatory Commission, Transportation and Economic Development Policy Unit, The Capitol, Room 1802, Tallahassee, Florida 32399-0001. Specific legal authorities include Chapter 190, Florida Statutes, generally and Sections 190.004, 190.005 and 190.046, Florida Statutes, in particular.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS: Any person requiring a special accommodation to participate in the hearing because of disability, shall contact the District Manager's Office, as identified above, at least two (2) business days in advance to make appropriate arrangements.



0003307652 September 15, 22, 29, October 6, 2020

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

DATE: October 20, 2020
TIME: 9:00 a.m.
LOCATION: County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084
AND/OR
As a Virtual Public Hearing conducted through Communications Media Technology pursuant to Executive Order 20-69 and St. Johns County Emergency Proclamation 2020-01

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida ("Board"), will consider the enactment of one County Ordinance granting a petition to establish a community development district to be known as the "Stillwater Community Development District" ("District"). The proposed Ordinance title is as follows:

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

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

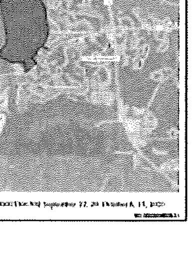
The proposed District is located in unincorporated St. Johns County, Florida, and is generally located just north of County Road 210, approximately 1,500 feet south of Longleaf Pine Parkway (County Road 244 East), and approximately one mile west of St. Johns Parkway (County Road 2209), and is anticipated to comprise of approximately 728.78 more or less acres. The proposed boundaries of the District are outlined in the map depicted in this notice.

Copies of this notice, the proposed Ordinance, the petition for establishment, and associated documentation are on file in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084, or by e-mail at plandept@sjcfl.us, and may be inspected by interested parties prior to said public hearing. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing by methods provided below and present oral or written comments on the petition.

In accordance with Executive Order 20-69, and St. Johns County emergency proclamation 2020-01, this meeting may be conducted remotely, under communication media technology (CMT) without a physical quorum of the members present. CMT means the electronic transmission of printed matter, audio, full motion video, freeze frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum 5 days in advance of this meeting and public hearing. Such printed documentation will be presented at the meeting and public hearing.

A person may attend this CMT meeting by calling the telephone number at (904) 209-1263 and viewing the meeting on [GTV or http://www.sjcfl.us/GTV/watchgtv.aspx]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, Fl. 32084, or e-mail address: plandept@sjcfl.us. A designated access point to this CMT meeting is located at 500 San Sebastian View.

Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, Florida 32084
Email address: plandept@sjcfl.us
Phone number: (904) 209-0675



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

This matter may be subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communications, in care of St. Johns County Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, please call the Florida Relay Service (1-800-955-8770), no later than five (5) days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
JEB S. SMITH, CHAIR
ST. JOHNS COUNTY, FLORIDA
File No.: CDD-2020000002 Stillwater CDD

[illegible] September 22, 29, October 6, 13, 2020

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

October 21, 2020

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2020-49, which was filed in this office on October 21, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED OCT 21 2020
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 2, 2020

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your corrected electronic copy of St. Johns Ordinance No. 2020-49, which was filed in this office on December 2, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED NOV 20 2020
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK