

# KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

# **MIAMI-DADE COUNTY**

SPECIAL BOARD MEETING & PUBLIC HEARING JUNE 6, 2024 10:30 A.M.

> Special District Services, Inc. 8785 SW 165<sup>th</sup> Avenue, Suite 200 Miami, FL 33193

> > www.keysedgecdd.org

786.347.2700 ext. 2027 Telephone 877.SDS.4922 Toll Free 561.630.4923 Facsimile

#### AGENDA KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD MEETING & PUBLIC HEARING

Hampton inn & Suites, 1<sup>st</sup> Floor Reef I Board Room 2855 NE 9<sup>th</sup> Street Homestead, Florida 33030 June 6, 2024 10:30 a.m.

A.	Call to Order
B.	Proof of PublicationPage 1
C.	Establish Quorum
D.	Additions or Deletions to Agenda
E.	Comments from the Public for Items Not on the Agenda
F.	Approval of Minutes
	1. May 21, 2024 Special Board MeetingPage 2
G.	Public Hearing – Uniform Method
	1. Proof of PublicationPage 6
	2. Receive Public Comments on the Use of the Uniform Method of Collection
	<ol> <li>Consider Resolution No. 2024-07 – Intent Adopting the Uniform Method of Collection of Non-Ad Valorem Assessments Pursuant to Chapter 197, F.SPage 7</li> </ol>
Η.	Public Hearing – Levy of Non-Ad Assessments
	1. Proof of PublicationPage 11
	2. Receive Public Comments Regarding Intent to Levy Special Assessments
	<ol> <li>Consider Approval of the Project and Levying of Non-Ad Valorem Special Assessments Based on Comments from the Public</li> </ol>
	<ol> <li>Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments Based on Comments from the Public</li> </ol>
	<ol> <li>Consider Resolution No. 2024-08 – Authorizes the Project, the Intent to Levy Non-Ad Valorem Assessments; Intent to Utilize Chapter 197, F.S. for the Levy, Collection and the Enforcement of Non-Ad Valorem Assessments; and the Adoption of a Final Assessment Roll, Pursuant to Chapters 170 and 190, F.S</li></ol>
I.	Old Business
	1. Staff Report, as Required
J.	New Business
K.	Administrative & Operational Matters
	1. Staff Report, as Required
L.	Board Member & Staff Closing Comments
M.	Adjourn

PUBLIC NOTICE BY THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT OF THE INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS AND SPECIAL BOARD MEETING

Notice is hereby given to all owners of lands located within the Keys Edge Community Development District (the "District"), that the District" Board of Supervision (the "District"), that the District Board of Supervision (the "District"), that the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 1973632, *Florids* Statutes, for such non-ad valorem assessments as may be leviced by the District.

The District's Board will hold a Public Hearing and a Special Board Meeting on June 6, 2024, at 10:30 a.m., in the Hampton in 5, Suites, 14 'Scort Conference (Reel II: Board Room) located at 2855 NE 9<sup>2</sup> Street, Homestead, Florida 33039; The purpose of the Public Hearing is to consider the adoption of a Resolution authorizing the District to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments on lands within the boundaries of the District, as set forth in Section 197.3612. (Rorida Statute, for such non-ad valorem assessments as may be livied by the District, Buch non-ad valorem assessments will be collected by the Mami-Dade County tax collector. The purpose of the Special Board Meeting is for the Board to consider any other District business which may laifully and property come before the Board. Scheduled heetings may be confinued, if necessary, to a time and date as appelled on the record.

The non-ad valorem assessments anticipated to be levied on the lands within the boundaries of the District commencing with the Datrict's facel year 2024/2025 is estimated to be in the annual amounts (<u>not grossed</u> up to include 2% County fees and 4% for early payment of taxes) of \$2,000 for angle-family residential dwelling units, and \$1,700 for townhome dwelling units, for the purpose of payment of long term bond indetledrives, which amounts, due to amortization may fluctuate from year to year, but levied for no error than thirty (30) years, and additionally in the annual amount of approximately \$650 per dwelling unit for lawful obligations to run the District. You will be entitled to a 4% discount if you pay your annual real estate property tax bill in November.

All affected property owners have the right to appear at the Public Hearing to be heard regarding the District's use of the uniform method for the levy, collection and enforcement of non-ad valorem assessments as set forth in Section 197.3652, Florida Statutes, for such non-ad valorem assessments as may be levide by the District. All affected property owners have the right to file written objections with the District's Manager, Special District Services, inc., 2501A Burra Road, Palm Beach Gardens, Florida 33410, with 20 days of the first publication of this notice.

If any person decides to appeal any decision made by the Board with respect to any matter considered at this Public Hearing, such person will need a record of the proceedings, and that, for such surpose, such person may need to ensure that a verbatim record of the proceedings is made, at their own expense, which record includes the testimory and evidence on which the appeal is based.

n accordance with Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the District Manager by calling (561) 930–9322 and/or toil thes at 1-877-737-9922 at least seven data prior to the date of the proceeding.

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT BOUNDARY MAP



KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

PUBLISH: MIAMI HERALD 05/07/24, 05/14/24, 05/21/24 & 05/28/24

#### KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD MEETING MAY 21, 2024

## A. CALL TO ORDER

District Manager Nancy Nguyen called the May 21, 2024, Special Board Meeting of Keys Edge Community Development District (the "District") to order at 10:01 a.m. in the Conference Room located at 1200 NW 4<sup>th</sup> Street, Homestead, Florida 33030.

#### **B. PROOF OF PUBLICATION**

Ms. Nguyen presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Herald* on May 13, 2024, *as legally required*.

#### C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Ronald Fields, Vice Chairwoman Alicia Ale, and Supervisors Miriam Lopez and Jose Iglesias (who arrived at 10:06 a.m.) constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Managers Nancy Nguyen and Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald (via conference call) of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance was: Yadira Cabus of ONX Homes.

# D. CONSIDER RESIGNATION (FERNANDO ARANGO/SEAT 1; EFF. 9/15/23) AND APPOINTMENT TO VACANT SEAT

Ms. Nguyen stated that Fernando Arango's resignation was never officially accepted by the Board of Supervisors (the "Board") and it would be in order to accept it at this time. Ms. Nguyen presented a resignation letter from Fernando Arango with an effective date of September 15, 2023.

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed to accept the resignation of Fernando Arango, effective September 15, 2023.

Ms. Nguyen stated that there was now a vacancy in Seat 1 which term expires in November 2025.

Ms. Nguyen explained that Ms. Yadira Cabus would like the opportunity to serve on the District Board.

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed appointing Ms. Cabus to the unexpired 4-year term of office in Seat 1 and such term of office will expire in November 2025.

# E. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Page 1 of 4

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Ms. Cabus. In addition, following the meeting, Ms. Nguyen will review the duties and responsibilities as a Board member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2023 Form 1 must be completed electronically through the Florida Commission on Ethics Electronic Financial Disclosure Management System within thirty (30) days of appointment) and the Code of Ethics for Public Officials.

# F. ELECTION OF OFFICERS

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District's Officers take place. She provided the following slate of names for election:

- Chairman Ronald Fields
- Vice Chairwoman Alicia Ale
- Secretary/Treasurer Nancy Nguyen
- Assistant Secretaries Miriam Lopez, Jose Iglesias, Yadira Cabus, Armando Silva, and Gloria Perez

A **motion** was made by Mr. Fields, seconded by Ms. Ale and passed unanimously electing the District's Officers, as listed above.

### G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

## H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

#### I. APPROVAL OF MINUTES 1. April 29, 2024, Special Board Meeting

Ms. Nguyen presented the minutes of the April 29, 2024, Special Board Meeting and asked if there were any changes and/or corrections.

There being no changes, a **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed approving the minutes of the April 29, 2024, Special Board Meeting, *as presented*.

#### J. OLD BUSINESS

#### 1. Staff Report, as Required

There was no old business to discuss at this time.

#### K. NEW BUSINESS

#### 1. Consider Resolution No. 2024-05 – Approving Term Extensions

Ms. Nguyen presented Resolution No. 2024-05 entitled:

#### **RESOLUTION NO. 2024-05**

#### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT ADJUSTING THE TERMS OF OFFICE OF THE MEMBERS OF THE BOARD OF SUPERVISORS IN ACCORDANCE WITH SECTION 190.006(3)(a)2.c., FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that Florida Statutes requires that all elections of qualified electors of a community development district be held at a general election in November (on even years) and authorizes the District's Board of Supervisors to adopt a resolution extending the terms of office in order to implement this requirement. A discussion ensued after which:

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed to approve and adopt Resolution No. 2024-05, *as presented*; thereby adjusting the terms of office, pursuant to Section 190.006(3)(a)2c, Florida Statutes, of the Board of Supervisors of the District. Seats 1, 2, and 4, which terms were scheduled to expire in November 2025, are hereby extended so that their terms of office expire in November 2026; and Seats 3 and 5, which terms were scheduled to expire in November 2027, are hereby extended so that their terms of office expire in November 2027, are hereby extended so that their terms of office expire in November 2028.

#### 2. Consider Resolution No. 2024-06 – Adopting A Fiscal Year 2024/2025 Proposed Budget

Ms. Nguyen presented Resolution No. 2024-06, entitled:

#### **RESOLUTION NO. 2024-06**

#### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A PROPOSED BUDGET AND NON-AD VALOREM ASSESSMENTS FOR THE FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that it is anticipated that the platted lots of the Aurora and Alba subdivisions will be assessed through the property tax collector; however, the developer will continue to be direct billed. Furthermore, Ms. Nguyen stated as part of Resolution No. 2024-06, the Board must set a date for the public hearing to adopt the fiscal year 2024/2025 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed to approve and adopt Resolution No. 2024-06, *as presented*, setting the public hearing to adopt the fiscal year 2024/2025 final budget and assessments for July 24, 2024, at 3:00 p.m. in the Conference Room located at 1200 NW 4<sup>th</sup> Street, Homestead, Florida 33030; and further authorizes publication/notice of the budget public hearing, as required by law.

# L. ADMINISTRATIVE & OPERATIONAL MATTERS

#### 1. Staff Report, as Required

There were no administrative or operational matter to discuss at this time.

# M. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member comments. Ms. Nguyen reminded the Board of the Public Hearing scheduled for June 6, 2024 at 10:30 a.m. in the Hampton Inn & Suites, First Floor Board Room (Reef I Board Room), located at 2855 NE 9<sup>th</sup> Street, Homestead, Florida 33030.

### N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed adjourning the Special Board Meeting at approximately 10:16 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

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The District's Board will hold a Public Hearing and a Special Board Meeting on June 6, 2024, at 10:30 a.m., in the Hampton in 5, Suites, 14 'Scort Conference (Reel II: Board Room) located at 2855 NE 9<sup>2</sup> Street, Homestead, Florida 33039; The purpose of the Public Hearing is to consider the adoption of a Resolution authorizing the District to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments on lands within the boundaries of the District, as set forth in Section 197.3612. (Rorida Statute, for such non-ad valorem assessments as may be livied by the District, Buch non-ad valorem assessments will be collected by the Mami-Dade County tax collector. The purpose of the Special Board Meeting is for the Board to consider any other District business which may laifully and property come before the Board. Scheduled heetings may be confinued, if necessary, to a time and date as appelled on the record.

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If any person decides to appeal any decision made by the Board with respect to any matter considered at this Public Hearing, such person will need a record of the proceedings, and that, for such surpose, such person may need to ensure that a verbatim record of the proceedings is made, at their own expense, which record includes the testimory and evidence on which the appeal is based.

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KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT BOUNDARY MAP



KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

PUBLISH: MIAMI HERALD 05/07/24, 05/14/24, 05/21/24 & 05/28/24

#### **RESOLUTION NO. 2024-07**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE USE OF THE UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS, PERMITTED BY SECTION 197.3632, *FLORIDA STATUTES*; EXPRESSING THE NEED FOR THE LEVY OF NON-AD VALOREM ASSESSMENTS AND SETTING FORTH THE LEGAL DESCRIPTION OF THE REAL PROPERTY WITHIN THE DISTRICT'S JURISDICTIONAL BOUNDARIES THAT MAY OR SHALL BE SUBJECT TO THE LEVY OF DISTRICT NON-AD VALOREM ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Chapter 197, *Florida Statutes*, provides for the usage by the Keys Edge Community Development District (the "District") of a uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

WHEREAS, Chapter 197, *Florida Statutes*, sets forth certain requirements and procedures which have been implemented by the District in order to use said uniform method of levying, collecting and enforcing its non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632. Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Miami-Dade County, Florida for four (4) consecutive weeks prior to such hearing; and

WHEREAS, the Board of Supervisors (the "Board") of the District, have determined that it is in the best interest of the District, for the District, to elect to use the uniform method for levying, collecting and enforcing non-ad valorem assessments as provided in Section 197.3632, *Florida Statutes*.

#### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The above recitals are hereby incorporated and adopted as the findings of fact of the Board.

2. That the uniform method for levying, collecting and enforcing non-ad valorem assessments as authorized by Section 197.3632, *Florida Statutes*, is hereby adopted for usage by the District.

3. That non-ad valorem assessments will in the future be required to be assessed and levied by the District in order to provide necessary funds for one or more of the following reasons:

- (a) Satisfying the lawful debt obligations of the District, and/or
- (b) Financing, constructing, maintaining and servicing the Improvements within the District, and/or

- (c) The administrative operation of the District, and/or
- (d) Such other lawful purposes which the District is empowered to provide as authorized by law.

4. That the uniform method for the levying, collecting and enforcing of non-ad valorem assessments now and in the future, shall, to the extent authorized by law, apply to all assessable lands within the District, and said boundaries of the District are described in attached **Exhibit "A"** which is incorporated herein and made a part hereof.

5. This resolution shall take effect immediately upon its adoption.

# THIS RESOLUTION PASSED AND WAS ADOPTED this 6th day of June, 2024.

## ATTEST:

Secretary/Assistant Secretary

#### KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

By:\_\_\_

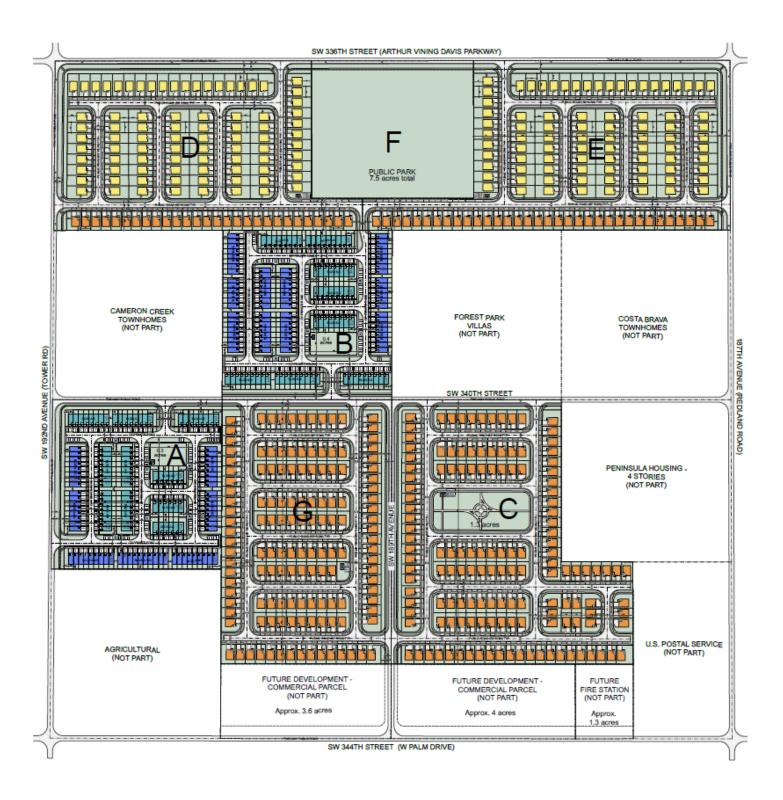
By:\_\_\_\_\_

Chairperson/Vice Chairperson

# EXHIBIT A

## DISTRICT BOUNDARIES KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

# KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT BOUNDARY MAP



Publication Date 2024-05-21

Subcategory Miscellaneous Notices

#### KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM

#### SPECIAL ASSESSMENTS AND SPECIAL BOARD MEETING

Notice is hereby given that the Board of Supervisors (the "Board") of the Keys Edge Community Development District (the "District") will conduct a Public Hearing and a Special Meeting to consider adoption of an assessment roll and the imposition of special assessments against certain properties within the boundaries of the District. The general location of the area where proposed public infrastructure improvements to be improved and assessed is within a tract of land consisting of approximately 90.22 gross acres located within the incorporated area of the City of Florida City in Miami-Dade County, Florida, in an area bounded by S.W. 336th Street on the north, S.W. 187th Road on the east, S.W. 344th Street on the south and S.W. 192nd Avenue on the west.

The purpose of the special assessments is to fund all or a portion of the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the proposed improvements generally consists of, but are not necessarily limited to, off-site and on-site roadway improvements including the payment by the District of related road impact fees, stormwater management and drainage systems, water distribution system including the payment by the District of related connection charges, sanitary sewer system including the payment by the District of related connection charges and other related improvements, all as described more particularly in the Engineer's Report dated and accepted April 29, 2024, and as may be further revised, prepared by Alvarez Engineers, Inc. (the "Engineer's Report"), and the plans and specifications on file in the offices of Special District Services, Inc., 8785 SW 165th Avenue, #200, Miami, FL 33193 or 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Offices"). A description of each property to be assessed and the amount to be assessed to each piece or parcel of assessable property is set forth in the Master Special Assessment Methodology Report, dated and accepted April 29, 2024, and as may be further supplemented, prepared by Special District Services, Inc., (the "Master Report") on file in the District Offices.

A Public Hearing to receive comments from affected property owners as to the propriety and advisability of making such improvements, as to the cost thereof, as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held, in conjunction with the Special Board Meeting, on June 6, 2024, at 10:30 a.m. in the Hampton Inn & Suites, 1st Floor Conference Room (Reef I Board Room) located at 2855 NE 9th Street, Homestead, Florida 33030.

All affected property owners have a right to appear at the Public Hearing and the right to file written objections with the District within twenty (20) days of the publication of this Notice.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing, such persons will need a record of the proceedings and for such purpose said person may need to ensure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days' notice prior to the proceeding. Please contact the District Manager at 561-630-4922 and/or 877-737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.

Keys Edge Community Development District

www.keysedgecdd.org IPL0173552

May 21,28 2024

# Page 11

#### **RESOLUTION NO. 2024-08**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT SYSTEMS, FACILITIES, SERVICES AND RELATED INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, IMPOSING AND LEVYING CERTAIN **NON-AD** VALOREM SPECIAL ASSESSMENTS ON CERTAIN LANDS WITHIN THE DISTRICT SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS, TO PAY A PORTION OF THE COST THEREOF; PROVIDING FOR THE **PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS** BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197. FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO SPECIAL ASSESSMENT **BONDS:** ISSUE PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

**BE IT RESOLVED BY THE** Board of Supervisors (the "Board") of the Keys Edge Community Development District (the "District") as follows:

Section 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

Section 2. FINDINGS ASCERTAINMENTS AND DETERMINATIONS The Board of the District hereby finds and determines as follows:

- 1. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, of the State of Florida ("State"), and was established by Miami-Dade County Ordinance 07-106, effective on August 3, 2007; as amended by Ordinance 07-173, effective on December 14, 2007; and further amended by Ordinance 25-35, effective on April 26, 2024; and
- 2. The District is authorized by Chapter 190, *Florida Statutes*, to construct onsite and offsite roadway improvements, landscaping, hardscapes, water management and control facilities for flood protection, potable water and waste water systems, and other infrastructure improvements to serve lands in the District (the "Improvements"); and
- 3. The District is authorized by Chapters 170 and 190, *Florida Statutes*, to levy nonad valorem special assessments to pay all or any part of the cost of such improvements, and to issue special assessment bonds payable from such non-ad valorem special assessments as provided in Chapters 170 and 190, *Florida Statutes* (the "Special Assessment Bonds"); and
- 4. It is necessary to the public health, safety and welfare, and in the best interest of the District, that: (i) the District provide the Improvements, the nature and location of which are described in the "Engineer's Report" (as hereinafter defined) and in the plans and specifications on file at the offices of the District Manager located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193, and The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District

Offices"); (ii) all or a portion of the cost of the Improvements be assessed against the lands within the District specially benefited by the Improvements; and (iii) the District issue special assessment bonds to provide funds for such purposes; and

- 5. The provision of the Improvements, the levying of such non-ad valorem special assessments and issuance of Special Assessment Bonds serve a proper, essential and valid public purpose; and
- 6. As set forth in Resolution No. 2024-02, adopted by the Board on April 29, 2024 (the "Initial Assessment Resolution"), it is the Board's intention to defray all or a portion of the cost of the Improvements by levying non-ad valorem special assessments on the specially benefited properties located within the District; and
- 7. In order to provide funds to pay the costs of the Improvements, which are to be assessed against the specially benefited properties in the District, it is necessary for the District to sell and issue its Special Assessment Bonds, in one or more series; and
- 8. The Board has expressed its intention to issue Special Assessment Bonds in order to provide the funds needed for the Improvements prior to the collection of such non-ad valorem special assessments; and
- 9. The Initial Assessment Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to its adoption, the requirements of Section 170.04, *Florida Statutes*, had been complied with; and
- 10. The Initial Assessment Resolution was published as required by Section 170.05, *Florida Statutes*. A copy of the affidavit of publication is on file with the Secretary of the Board (i.e., the District Manager) at the District Offices provided in paragraph 4, above; and
- 11. A preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*; and
- 12. Pursuant to Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution No. 2024-03, providing the time and place for a public hearing where owners of the properties to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the Improvements; (ii) the cost of the Improvements; (iii) the manner of payment; (iv) the assessment methodology; (v) the amount to be assessed against each parcel of specially benefited property. Resolution No. 2024-03 further provided for notice of the public hearing to be provided by publication and mail; and
- 13. Notice of the public hearing has been given by publication and by mail as required by Section 170.07, *Florida Statutes*, and affidavits attesting as to such publication and mailing are on file at the office of the Secretary of the Board at the District Offices; and

- 14. At the time and place specified in Resolution No. 2024-03 and in the notice referred to in paragraph 13 above, the Board met as an "Equalization Board", conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph 12 above, and based thereon, has made such modifications in the preliminary assessment roll as it deems necessary, in the making of the final assessment roll; and
- 15. Having considered the costs of the Improvements, revised estimates of financing costs, the assessment methodology, and all comments, complaints and evidence presented at the public hearing, the Board specifically finds, ascertains and determines:
  - i. that the estimated costs of the Improvements is \$26,967,000, as specified in the Initial Assessment Resolution and in the District's Engineer's Report, dated and accepted April 29, 2024, as may be revised (the "Engineer's Report"), a copy of which is attached hereto and incorporated herein as Exhibit "A", and that the amount of such costs is reasonable and proper;
  - ii. it is reasonable, proper, just and right to assess a portion of the cost of the Improvements, together with certain additional costs relating to the cost of issuance of the Special Assessment Bonds, against the properties within the District specially benefited thereby, using the method determined by the Board, which is set forth in the District's Master Special Assessment Methodology Report, dated and accepted April 29, 2024, as may be revised (the "Master Report"), a copy of which is attached hereto and incorporated herein as Exhibit "B", which will result in the levy of non-ad valorem special assessments to be set forth on the final assessment roll;
  - iii. it is hereby found, determined and declared that the Improvements will constitute and result in special benefits to all parcels of real property to be listed on the final assessment roll within the District, a copy of which is attached hereto and incorporated herein as Exhibit "C", and that such special benefits, in the case of each such parcel, will be equal to or in excess of the amount of the non-ad valorem special assessment thereon;
  - iv. the non-ad valorem special assessments are apportioned fairly and reasonably; and,
  - v. it is desirable and in the best interests of the District that the non-ad valorem special assessments be paid and collected as herein provided.

<u>Section 3.</u> AUTHORIZATION OF DISTRICT IMPROVEMENTS. The Improvements are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the Improvements to be made following the issuance of the Special Assessment Bonds.

Section 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Improvements and the costs to be paid by non-ad valorem special assessments on all

specially benefited properties within the District are set forth in Exhibits "A" and "B", respectively, hereto.

Section 5. APPROVAL AND CONFIRMATION OF ASSESSMENT **METHODOLOGY.** The Master Report is hereby approved and confirmed. The non-ad valorem special assessment or assessments against each respective parcel shown on the final assessment roll, a copy of which is attached hereto and incorporated herein as Exhibit "C", are hereby equalized, approved, confirmed and levied, and together with interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on each such parcel until paid. Such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental ad valorem taxes and superior in dignity to all other liens, titles and claims as provided in Section 190.021(9), Florida Statutes. Immediately following the adoption of this Resolution these non-ad valorem special assessments, as reflected in Exhibit "B", attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book". The special assessment or special assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the liens of all state, county, district, municipal or other governmental taxes and superior in dignity to all other non-federal liens, titles, and claims. Prior to the issuance of any Special Assessment Bonds or any refunding bonds by the District, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of the Special Assessment Bonds or any refunding bonds by the District would result in a decrease of the special assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Special Assessment Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

Section 6. **FINALIZATION** OF NON-AD VALOREM **SPECIAL** ASSESSMENTS. When all of the Improvements have been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs, including financing costs thereof, as required by Sections 170.08 and 170.09, Florida Statutes. The District shall credit to each non-ad valorem special assessment for the Improvements, the difference between the non-ad valorem special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but, in no event shall the final amount of any such non-ad valorem special assessment exceed the amount of the benefits originally fixed, determined, ascertained, levied, imposed and assessed hereunder. In making such credits, no discount shall be granted nor credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves, and bond discounts included in the estimated cost of any such Improvements. Subject to the foregoing, such credits shall be entered in the "Improvement Lien Book." Once the final amount of non-ad valorem special assessments for all of the Improvements has been determined, the terms "special assessment", "non-ad valorem assessment" or "non-ad valorem special assessment" shall, with respect to each parcel, mean the sum of the costs of the Improvements.

# Section 7. PAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

- 1. All non-ad valorem special assessments shall be payable in no more than (30) annual installments, such installments to include principal and interest and be payable at the same time and in the same manner as are ad valorem taxes as prescribed in Chapter 197, *Florida Statutes*.
- 2. The District hereby elects, pursuant to its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has timely taken, or will timely take, all necessary actions to comply with the provisions of Sections 197.3632 and 197.3635, *Florida Statutes*, and any applicable rules adopted pursuant thereto; and, on or prior to the date the Special Assessment Bonds are issued, sold and delivered, the District shall enter into a written agreement with the Property Appraiser and Tax Collector of Miami-Dade County. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.
- 3. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment lien as provided for by law.
- 4. All special assessments may be prepaid, in whole or in part at any time, by payment in an amount equal to the principal amount of such prepayment, plus applicable interest accrued to that next interest payment date for the Bonds, which is more than forty-five (45) days after the date of such prepayment. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, *Florida Statutes*, provided, however, that the owner of land subject to the Special Assessments may elect to waive such statutory right of prepayment. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

<u>Section 8.</u> GOVERNMENTAL PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the special assessments levied by the District pursuant to this Resolution. If at any time, any real property on which special assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity (without consent of such governmental unit or entity to the imposition of Assessments thereon), all future unpaid special assessments for such tax parcel shall become due and payable to the District immediately prior to such transfer without any further action of the District.

<u>Section 9.</u> ASSESSMENT NOTICE. The District's Secretary is hereby authorized to record, for of the Special Assessment Bonds, a general Notice of Assessments or Lien of Record relating the special assessments in the Official Records of Miami-Dade County, Florida.

SEVERABILITY. If any section or part of a section of this resolution is Section 10. declared invalid or unconstitutional by a court of competent jurisdiction, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, only to the extent of such conflict, superseded, amended or repealed as the circumstances may require.

**PASSED, ADOPTED and EFFECTIVE** this <u>6<sup>th</sup></u> day of <u>June</u>, 2024.

#### **ATTEST:**

#### **KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT**

By:\_\_\_\_

Secretary/Assistant Secretary

By:\_\_\_\_\_Chairperson/Vice Chairperson

Attachments:

Exhibit "A" – Engineer's Report

Exhibit "B" - Master Special Assessment Methodology Report

Exhibit "C" – Final Assessment Roll

# EXHIBIT A

# **ENGINEER'S REPORT**

Keys Edge Community Development District

Engineer's Report Infrastructure Improvements

Prepared for Keys Edge Community Development District Board of Supervisors Miami-Dade County, Florida

Prepared by Alvarez Engineers, Inc.

8935 NW 35 Lane, Suite 101 Doral, FL 33172 Telephone 305-640-1345

E-Mail Address: Info@Alvarezeng.com

Accepted June 2, 2022

Revised April 29, 2024

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#### I. Introduction.

The Keys Edge Community Development District (the "District" or "CDD") was established by the enactment of Miami-Dade County (the "County") Ordinance No. 07-106 on July 24, 2007. Such Ordinance became effective ten days later, August 3, 2007. To correct a scrivener's error in the legal description, the County passed and adopted Ordinance No. 07-173 on December 4, 2007, such ordinance became effective on December 14, 2007.

ONX-ODAGLED Grand Palms II, LLC (the "Developer") intends to develop a residential community named ONX Community (the "Development") located within the limits of the City of Florida City (the "City") in Miami-Dade County. The Development is made up of seven parcels, or sites, as depicted in the master plan shown on Exhibit 1. The Development is expected to encompass 278 Townhome units and 511 Single Family units for a total of 789 residential units within 90.22 acres of land.

The 81.84-acre area and boundaries of the CDD established in 2007 (the "Original CDD") did not conform to the area or the boundaries of the new 90.22-acre Development, and therefore the District Board of Supervisors (the "Board") filed a petition (the "Petition") to the County to expand and contract the boundaries of the Original CDD as to make them conform to the boundaries of the new Development. The boundaries of the Original CDD are depicted in Exhibit 2, the areas to be added to, and removed from, the Original CDD, and which amount to a net increase of 8.38 acres, are shown on Exhibit 3, and the future boundaries of the 90.22-acre CDD, after expansion and contraction, are portrayed on Exhibit 4 (the "New CDD Boundaries"). The acreages and areas mentioned in this Engineer's Report are approximate and will be defined and described in legal descriptions by a Professional Surveyor. This Engineer's Report supersedes all previous engineer's reports accepted by the CDD Board. The County approved the Petition by ordinance on April 16, 2024 with an effective date of April 26, 2024.

The District will partially finance the public infrastructure improvements that support the Development, including road improvements; Miami-Dade County road impact fees; the stormwater and drainage facilities; and the water and sewer systems, including Miami-Dade County or City connection charges. For the District to construct or acquire completed infrastructure improvements related to the Development, the Developer will transfer to the CDD in fee simple and at no cost, the tracts for open space, parks, and drainage, as well as the portions of the ingress and egress tracts in the Townhomes parcels. The roads within the Single-Family parcels are expected to be constructed within road right of ways that will be dedicated to the City by plat. The infrastructure improvements and the lands to be transferred to the CDD are referred hereinafter as the "Public Infrastructure."

#### II. Composition of the Development.

		Table 1			
Parcel ID	Commercial Name	•	No. of Residential Units		
Parcerib	Commercial Name	Acreage	Townhomes	Single Family	
А	Luna	9.42	134		
В	Centro	9.92	144		
С	Aurora	17.79		142	
D	Flora	14.88		113	
E	Flora II	15.56		119	
F	Park	7.50	-	-	
G	Alba	15.15		137	
Sub-Total			278	511	
Total		90.22	7	89	

The 90.22-acre Development will consist of the seven parcels listed in Table 1.

	Table 2									
Parcel ID	Roads	Drainage	Water & Sewer	Parks	Open Space Tracts					
А	CDD	CDD	City	CDD	CDD					
В	CDD	CDD	City	CDD	CDD					
С	City	City	City	CDD	CDD					
D	City	City	City	-	CDD					
E	City	City	City	-	CDD					
F	-	CDD	City	CDD	CDD					
G	City	City	City	-	CDD					

The land of the District will encompass CDD-owned and non-CDD-owned areas as shown in Table 2.

#### III. Purpose of this Engineer's Report.

This Engineer's Report was prepared for the purpose of describing the Public Infrastructure that supports the Development within the District and to report as to its estimated construction costs, status of permits, and schedule of construction. The Public Infrastructure is to be partially financed by the District and will specifically benefit the landowners and residents living within the CDD boundaries as well as incidentally benefitting the general public.

#### IV. Description of the Public Infrastructure.

The Public Infrastructure, as described in this Report, consists of roadway, stormwater management, drainage, water, and sanitary sewer improvements that will give service and access to the 789 residential units located inside the District's boundary. The proposed Public Infrastructure, as outlined herein, is necessary for the functional development of the District and provides a direct and special benefit to the assessable lands within.

a. Roadway Improvements.

<u>Onsite CDD Roads</u>: The Onsite CDD Roads consist of the road right of ways within the Townhomes areas of the District (Parcels A and B, Refer to Exhibit 1 for the location). The Roadway Improvements within the Onsite CDD Roads include earthwork, road subgrades, bases, asphalt pavement, sidewalks, signs, and pavement markings.

<u>Onsite City Roads</u>: The Onsite City Roads consist of the road right of ways within the Single-Family homes' areas of the District (Parcels C, D, E and G, Refer to Exhibit 1 for the location). The Roadway Improvements within the Onsite City Roads include earthwork, road subgrades, bases, asphalt pavement, sidewalks, signs, and pavement markings.

<u>Collector City Roads</u>: The Collector City Roads consist of the right of ways adjacent to the Development Parcels, i.e., SW 336 St, SW 187 Ave, SW 344 St, SW 192 Ave, SW 340 St, and SW 189 Ave. The Roadway Improvements within the Collector Roads include earthwork, road subgrades, bases, asphalt pavement, sidewalks, signs, pavement markings and signals.

The Developer intends to grant the onsite road right of ways to the District in fee simple and at no cost for the CDD, as indicated in Table 2, to either construct the roads or acquire them from the Developer when completed.

The County and City Road Impact Fees are included in the estimated cost of the CDD roadway improvements. The Developer intends to advance the funds to pay for the impact fees on behalf of the District.

The irrigation systems and the landscaping within the District in road right of ways and open spaces and parks will be maintained by the CDD. The irrigation systems and landscaping are to be transferred by the Developer to the CDD by bill of sale at no cost.

b. Stormwater Management and Drainage Facilities.

The District will fund the construction, or acquisition of, the drainage components of the Development, which consists of inlets, manholes, pipes, exfiltration trenches and appurtenances within the Onsite CDD and City Roads, as well as in all the parcels listed in Table 2 above.

For the purpose of the District to finance the construction or acquisition of the stormwater management and drainage facilities, the Developer intends to grant to the District at no costs and in fee simple, the parcels as indicated in Table 2 above.

The District will not finance the cost of any earthwork that involves the transportation to, or the spreading or grading on, the private lots.

c. Water Distribution and Sewer Collection Systems.

The cost of constructing the water and sewer systems is included in the Public Infrastructure. The systems extend from the point of connection with City utilities to the property lines of the residential lots. No lateral service lines beyond the water meters will be part of the Public Infrastructure.

The County and City Connection Charges are included in the estimated costs of the Public Infrastructure. The Developer intends to advance the funds to pay for the connection charges on behalf of the District.

	Table 3	
	Begin Date (Quarter/Year)	End Date (Quarter/Year)
Parcel A	Q2/2025	Q1/2026
Parcel B	Q4/2024	Q2/2025
Parcel C	Q3/2021	Q3/2023
Parcel D	Q3/2024	Q2/2025
Parcel E	Q3/2024	Q4/2025
Parcel F	Q3/2024	Q1/2026
Parcel G	Q2/2022	Q2/2024

#### V. Estimated Schedule of Construction of the Public Infrastructure.

#### VI. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Public Infrastructure. It will then transfer or retain the improvements to the following agencies for ownership and maintenance:

Table 4						
Description	Future Ownership	Future Maintenance				
CDD Roads	CDD	CDD				
City Roads	City	City				
CDD Drainage	CDD	CDD				
City Drainage	City	City				
Water and Sewer	City	City				
Parks	CDD	CDD				
Irrigation and Landscaping (Not CDD funded)	CDD	CDD				

### VII. Permitting Status.

The table below reflects the permitting status of the development as of the date of this Report.

	Table 5			
Permit	Agency	In Process	Approved	Date/Anticipated
Parcel A				
T-Plat	County			May 2025
Final Plat	County			Jan 2026
Paving and Drainage	County/City			March 2025
Water & Sewer	County/City			March 2025
Parcel B				
T-Plat	County			April 2024
Final Plat	County			November 2024
Paving and Drainage	County/City			August 2024
Water & Sewer	County/City			August 2024
Parcel C Phase I				
T-Plat	County		Mar 2021	
Final Plat	County		Nov 2022	
Paving and Drainage	County/City		May 2021	
Water & Sewer	County/City		June 2021	
Parcel C Phase II				
T-Plat	County		Mar 2021	
Final Plat	County		Nov 2022	
Paving and Drainage	County/City		Sep 2022	
Water & Sewer	County/City		Sept. 2021	
Parcel D				
T-Plat	County		Sep 2023	
Final Plat	County			Sep 2024
Paving and Drainage	County/City			Aug 2024
Water & Sewer	County/City			Aug 2024

	Table 5			
Permit	Agency	In Process	Approved	Date/Anticipated
Parcel E			Sep 2023	
T-Plat	County			Sep 2024
Final Plat	County			Aug 2024
Paving and Drainage	County/City			Aug 2024
Water & Sewer	County/City			Aug 2024
Parcel F				
T-Plat	County		Sep 2023	
Final Plat	County			Sep 2024
Paving and Drainage	County/City			Aug 2024
Water & Sewer	County/City			Aug 2024
Parcel G				
T-Plat	County		Sep 2022	
Final Plat	County		Dec 2023	
Paving and Drainage	County/City		Apr 2023	
Water & Sewer	County/City		Apr 2023	

#### VIII. Estimate of Public Infrastructure Costs.

1	Table 6								
Parcel ID	Roads (\$) <sup>(1)</sup>	Drainage (\$) <sup>(2)</sup>	Water/Sewer (\$) <sup>(3)</sup>	Totals (\$)					
A	1,749,000	306,000	645,000	2,700,000					
В	1,826,000	329,000	693,000	2,848,000					
С	2,957,000	970,000	1,821,000	5,748,000					
D	2,441,000	772,000	1,886,000	5,099,000					
E	2,559,000	813,000	1,526,000	4,898,000					
F	191,000	49,000	-	240,000					
G	2,742,000	935,000	1,757,000	5,434,000					
Totals	14,465,000	4,174,000	8,328,000	26,967,000					

<sup>(1)</sup> Includes the cost of road impact fees and 10% contingency.

<sup>(2)</sup> Includes 10% contingency.

<sup>(3)</sup> Includes the cost of water and sewer connection fees and 10% contingency.

#### IX. Engineer's Certification.

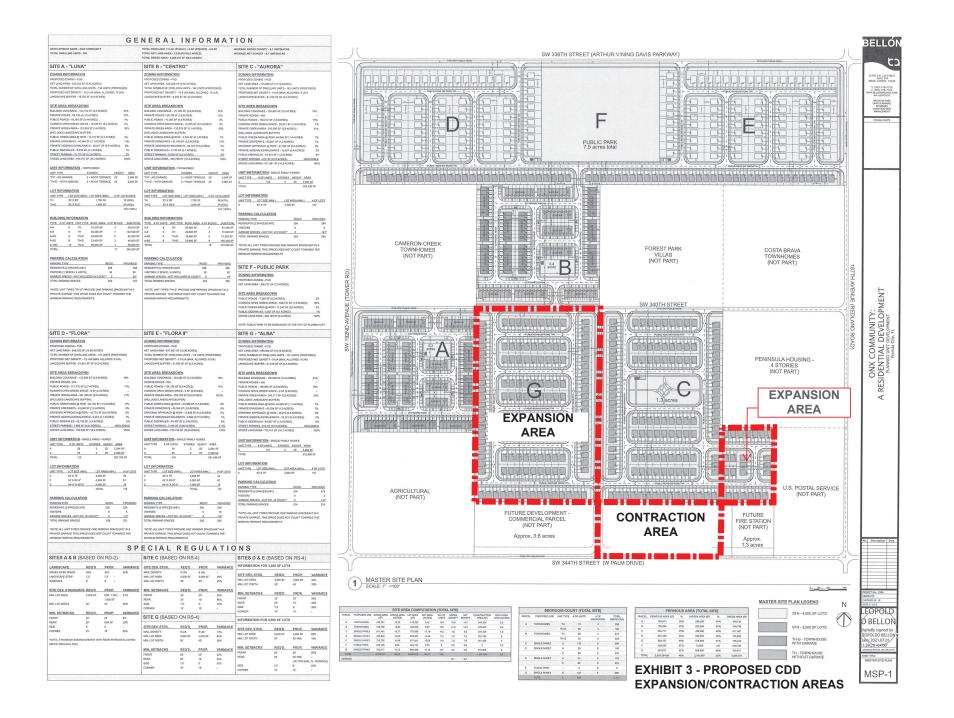
It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs are fair and reasonable, and that the residential lots within the assessment areas will receive a direct and special benefit equal to or greater than the cost of such improvements. The District will pay no more for the Public Infrastructure than the lesser of the actual cost or the fair market value thereof. We believe that the improvements can be permitted, constructed, and installed at the costs described in this report.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Keys Edge Community Development District.

Juan R. Alvarez, PE Florida Registration No. 38522 Alvarez Engineers, Inc. April 29, 2024. APPENDIX

	NERAL INFORMAT							BELLÓN
PELOPHENT MARE - OKK COMMUNITY TAL, DYNELLING LINETS - TR9	TOTAL PARKLAND: 7.5 AC (PUBLIC) + 2 AC (PRINATE) - 9.5 AC TOTAL NET LAND AREA - 3.330,015 (19.2 ACHES) TOTAL GROSS AREA - 4,209,241 SF (16.6 ACRES)	WERAGE GROSS DENSITY - 8.1 UNITS/ACRE WERAGE NET DENSITY - 8.7 UNITS/ACRE		SW 336TH STREET (ARTI	HUR VINING DAVIS PARKWAY)	)	1	<b></b>
TE A - "LUNA"	SITE B - "CENTRO"	SITE C - "AURORA"				THO BUT VALE BOD	1	
NING INFORMATION SPOSED ZONING - PUD	ZONING INFORMATION PROPOSED ZONING - PUD	ZONING INFORMATION PROPOSED ZONNEL PUD						12930 S.W. 124 STREET SUITE 203 HEAML FLORIDA 13166
FLAND AREA - 410,332 SF (5.42 ACRES) INL NUMBER OF DWELLING UNITS - 134 UNITS (PROPOSED)	NET LAND AREA - 432.028 SF (3.92 ACRES) TOTAL NUMBER OF DWELLING UNITS - 144 UNITS (PROPOSED)	NET LAND AREA - 175,089 SF (17.19 ACRES) TOTAL NUMBER OF DWELLING UNITS - 142 UNITS (PROPOSED)						T, (305) 278-7776 F, (305) 278-7473
SPOSED NET DENSITY - 14.2 UA (MAX, ALLOWED: 15 UA) IDSCAPE BUFFER - 16,785 SF (0.4 ACRES)	PROPOSED NET DENSITY - 14.5 U/A (MAX, ALLOWED, 15 U/A) LANDSCAPE BUFFER - 9,056 SF SF (0.2 ACRES)	PROPOSED NET DENSITY - 8 UIA (MAX.ALLOWED: 8 UIA) LANDSCAPE BUFFER - 21,360 SF SF (0.5 ACRES)						WWW.BELLONMEANES.COM AA-26002616
E AREA BREAKDOWN LONG COVERAGE - 100,130 SF (2.4 ACRES) 23%	SITE AREA BREAKDOWN BUILDING COVERAGE - 111.460 SF (2.6 ACRES) 25%	SITE AREA BREAKDOWN BURDING COVERAGE - 153,928 SF (3,5 ACRES) 195						ARONITECTURE LAND PLANNING INTERIORS CONSTRUCTION MANAGEMENT
LDING COVERAGE - 103,130 SF (2.4 ACRES) 23% VATE ROADS - 65,740 at (1.5 ACRES) 15% SLIC ROADS - 13,360 SF (0.4 ACRES) 45%	BUILDING COVERAGE - 111.460 SF (2.6 ACRES)         25%           PRIVATE ROADS - 68.798 al (1.6 ACRES)         15%           PUBLIC ROADS - 10.055 SF (0.2 ACRES)         2%	PRIMITE ROADS - NA					-	CONSULTANTS
MION OPEN GREEN SPACE - 12,005 SF (0.3 ACRES) 35	POSILI PORUS - 19,055 SF (8,2AURES) 216 COMMON OPEN GREEN SPACE - 16,535 SF (0,4 ACRES) 316 PRIVATE GREEN AREA - 135,076 SF (3,1 ACRES) 306	PUBLIC ROADS - 150,512 SF (3.5 ACRES)         18%           COMINON OPEN GREEN SPACE - 55,971 SF (1.3 ACRES)         7%           PRIVATE GREEN AREA - 253,995 SF (5.8 ACRES)         31%					The Own	CONSIGNATS
ARE GREANARDA-133.84 EF (ACRES) 20% LUCE SUBJECTORE SUITERUT LUCE SUBJECTORE SUITERUT LUCE SUBJECTORE SUITERUT SUITERUT SUITERUT SUITERUT SUITERUT SUITERUT SUITERUT SUITERUT SUITERUT SUITERUT SUITERUT SUITERUT SUITERUT SUITERUT SUIT		BINCLUDES LANDSCAPE BUFFER) PUBLIC GREEN AREA () ROW- 60,845 SF (1,4 AGRES) 7%					-	
ATE DRIVEWAYS - 47,064 SF (1.1 ACRES) 11% ATE SIDEMALKS/WALKINA/S - 35,077 SF (3.9 ACRES) 8%	(IPICLIDES LANDICAPE BUTFOL)     (IPILICIDES     (IPILICIDES LANDICAPE BUTFOL)     (IPILICIDES     (I			PUBLIC 7.5 acres			Sagwo	
LUC SIDEWALKS - 6,039 SF (8.1 ACRES) 1% EET PARKING - 10,710 SF (0.3 ACRES) 2%	PUBLIC SIDEWALKS - 3,155 SF (0.1 ACRES) 1% STREET PARKING - 9,639 SF (0.2 ACRES) 2%	PROVING UNALEXPRODUCTION OF LIABORIZATION         PROVING UNALEXPRODUCTION         <					•	
		STREET PARKING - 612 SF (0.01 ACRES)         NEGUGIBLE           GROGS LAND AREA - 817,401 SF (18.8 ACRES)         100%						
IT INFORMATION - TOWNHOMES T TYPE STORIES HEIGHT AREA	UNIT INFORMATION - TOWNHOMES	UNIT INFORMATION - SINGLE FAMILY HOMES						
*- NO GARAGE 2 * ROOF TERBACE 25 2.545 SF -G*- WITH GARAGE 2 * ROOF TERBACE 25 2.500 SF	"TH" - NO GARAGE 2 + ROOF TERRACE 25" 2.545 SF "TH-G" - WITH GARAGE 2 + ROOF TERRACE 25" 2.500 SF	UNIT TYPE # OF UNITS STORES HEIGHT AREA A. 142 2 25 2.2M SE VOTAL						
T INFORMATION	LOT INFORMATION	LOT INFORMATION						
20 X 80" 1,760 5F 74 (57%) G 27 X 92.5 1,850 5F 80 (85%)	UNIT TYPE         LOT SIZE (MIN.)         DT AREA (MIN.)         # OF LOTS UNITS           TH         20'X 88"         1,760 SF         69 (47%)           TH-G         20'X 92.5"         1,850 SF         76 (52%)	UNIT TYPE LOT SEE (MIN.) LOT AREA (MIN.) # OF LOTS A 40'X 75' 3.000 SP 142						
134 (100%)	10100 10100 1010000 10100000 101000000 101000000	PARKING CALCULATION						
ILDING INFORMATION	BUILDING INFORMATION	PARKING TYPE REQD PROVIDED						
6 TH 15,270 SF 3 45,810 SF 8 TH 20,360 SF 7 142,520 SF	Arre         LOC LINTS         UNITYTE         BLOG ANDA         4 OF BLOGS         SUB-TOTA           Ad         8         TH         20,300.5F         4         81,400.5F           Ad9         9         TH         20,300.5F         4         91,820.5F           Ad6         8         TH-G         15,600.5F         2         31,200.5F	VISITORS 0 0 GARAGE SPACES - NOTING IN COUNT 0 142"						
3 9 TH-G 23,400 SF 2 45,800 SF	A463 6 TH-G 15,600 SF 2 31,200 SF A463 8 TH-G 20,800 SF 8 166,400 SF		CAMERON CREEK					
G 10 TH-G 28,000.5F 1 28,000.5F AL 17 344,330.5F	TOTAL 18 370.660 SP	THORE ALL UNIT TYPES PROVIDE ONE PRAVING SPROBANIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE	TOWNHOMES		FOREST PARK	COSTA BRAVA		
RKING CALCULATION	PARKING CALCULATION	MINIMUM PARKING REDUREMENTS.	(NOT PART)		VILLAS (NOT PART)	TOWNHOMES (NOT PART)		
HENG TYPE         REOD         PROVIDED           SIDENTS (2 SPACES UNIT)         298         266           ITORS (1 SPACE / 4 UNITS)         34         69	PARKING TYPE         REOD         PROVIDED           RESIDENTS (2 SPACES UNIT)         288         288           VISITORS (1 SPACE / 4 UNITS)         36         62	SITE F - PUBLIC PARK		- 4 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		(ICT ART)	187	
ITORS (1 SMACE / 4 UNITS) 34 69     SAGE SPACES - NOT WOLLDED IV COUNT* 0 60*     THE INSTANCE OF COUNT* 0 100	VISITORIS (1 SPACE / 4 UNTS) 36 E2 GARAGE SPACES - NOT INCLUSED IN COLIVIT 0 71 TOTAL SERVICES - NOT INCLUSED IN COLIVIT 0 71	ZONING INFORMATION PROPOSED ZONING - PUD					보	
THE UNIT TYPES "TH-G" PROVIDE ONE PARKING SPACEAUNT IN A	THOTE UNIT TIMES THIS AND	NET LAND AREA - 326,737 SF (7.5 ACRES)	VER				187TH AVENUE	H
TE UNIT TYPES 'TH G' PROVIDE ONE PARKING SPACEURIT IN A WITE GARAGE. THIS SPACE DOES NOT COUNT TOMARDS THE INUM PARKING RECURRENTS.	PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.	SITE AREA BREAKDOWN           FUELIC ROADS - 7.689 SF (0.2 ACRES)         2%	MOT	80680 3- 83680 2			NCE	Ľ
		PUBLIC ROADS - 7.899 SF (32.4GRES)         2%           COMMON OPIN ORIER SIMCE - 326.371 SF (7.5.4GRES)         94%           PUBLIC SERVICANTA (A ROAD - 1.564 SF (3.2.4GRES)         3%           PUBLIC SERVICANT - 3.007 SF (3.1.4GRES)         1%			SW 340TH STREET	/	R	N.N.
		PUBLIC SIDEWHLKS - 3/207 SF (3.1 ACRES) 1% DROSS LAND AREA - 349,189 SF (6.4 CRES) 192%					P	LON
		NOTE: PUBLIC PARK TO BE DEDICATED TO THE CITY OF FLORIDA CITY.		╷┎╦╤╹┆╷╎╘╾╘╾╘┽╘╾╘╾╘╾╘╾╘╸┝╴╵╎╵╏╶╦┯┥╴╵╵╵			AND	NI.
TE D - "FLORA"	SITE E - "FLORA II"	SITE G - "ALBA"	20 20 20 20 20 20 20 20 20 20 20 20 20 2				RO	NU AI
NING INFORMATION PROSED DONNIG - PLD UND ARAL-MAR DOL SF (14.88 ACRES) DAL MARKER OF DIVELING UNITS - 113 UNITS (PHOPOSED) DOSED NET DENSITY - 7.5 UNA MAX ALLOWED. 8 UNA NGSCARE BUFFER - 11.81 SF SF (GLACRES)	ZONING INFORMATION PROPOSED ZONING - PUD	ZONING INFORMATION PROPOSED ZONING - PUD					ROAD)	ONX COMMUNITY: RESIDENTIAL DEVELOPMENT PLANNED UNT DEVELOPMENT FROMGA CITY, FL.
F LAND AREA - 648,032 SF (14.68 ACRES) EAL NUMBER OF DWELLING UNITS - 113 UNITS (PROPOSED)	ROTORIS ZONNG - PUD NET UND AREA - 677.85 IF (ISSR ACRES) TOTAL NUMBER OF DIVELING UNITS - 119 UNITS (PROPOSED) PROPOSED REMETY - 7.4 UNI (MAX, ALLOYED, 8 UNI) UANDSCAPE BUFFER - 21.955 SF SF (0.5 ACRES)	ROTORIS LIN COMPLEXE ROTORIS COMPLEXES TOTAL NUMBER OF OWELLING UNITS - 137 UNITS (PROPOSED) PROPOSED ROTORNITY - 914, MAXA, ALLOWED, 8 U/A) UNIDGAPE BUFFER - 21,518 SF BF (3.5 ACRES)						O A LINE
OPOSED NET DENSITY - 7.6 UA (MAX ALLOWED: 8 UA) IDSCAPE BUFFER - 21,831 SF SF (D.S.ACRES)	PROPOSED NET DENSITY - 7.8 UA (MAX, ALLOWED, 8 UA) LANDSCAPE BUFFER - 21,855 SF SF (0.5 ACRES)	PROPOSED NET DENSITY - 9 LIA (MAX. ALLOWED, 8 LIA) LANDSCAPE BUFFER - 21,518 SF SF (3.5 ACRES)				PENINSULA HOUSING - 4 STORIES (NOT PART)		XIN
TE AREA BREAKDOWN LDING COVERAGE - 127.592 SF (3.0 ACRES) 18%	SITE AREA BREAKDOWN BUILDING COVERAGE - 134,010 SF (3,0 ACRES) 19%	SITE AREA BREAKDOWN BURDING COVERAGE - 146.508 SF (3.4 ACRES) 21%				(NOT PART)		S B a
WATE ROADS - NIA -	PRINATE ROADS - INA . PUBLIC ROADS - 124,126 SF (2.9 ACRES) 17%	PRIVATE ROADS - NA						ES
MINON OPEN GREEN SPACE - 0 SF (DACRES)	COMMON OPEN GREEN SPACE - 0 SF (0 ACRES) -	COMMON OPEN GREEN SPACE - 0 SF (DACRES) - PRIVATE GREEN AREA, 243 717 SF (DAACRES) 355						AR
ULC ROAD-117,172 87 (27-A0165) 175, WATE ORDIN ANDA - 307 238 87 (84-A0165) 415, WATE ORDIN ANDA - 307 238 87 (84-A0165) 415, ULC ORDIN ANDA - 307 238 87 (84-A0165) 95, ULC ORDIN ANDA - 400 87 (18-A0165) 95, WATH - ANDALAL (8 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (8 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (8 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (8 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87 (18-A0165) 95, WATH - ANDALAL (9 TON - 412,12 87	(WILLIGES LANDSCAPE BUFFER)           FUELD COREX HATEA (I) MON - 65,366 BF (1,5 ACRES)           PRINTE (RWIENNES - 65,164 SF (1,3 ACRES)           OVERVIENTS - 65,164 SF (1,3 ACRES)           OVERVIENTS - 65,164 SF (1,3 ACRES)           OVERVIENTS - 65,164 SF (1,3 ACRES)           PRINTE SDEVMALS WALKINGS - 66,075 (1,5 ACRES)           PRINTE SDEVMALS - 64,075 (1,5 ACRES)           PRINTE SDEVMALS - 64,075 (1,5 ACRES)	INCLUDES LANDSCAPE BUFFER)           FVELID CORECH AND ME AND SET (L'I ACRES)           TK           RIVINTE DRIVENIUMS - 507.44 (L'I ACRES)           TK           RIVINTE CONFUNITS - 507.44 (L'I ACRES)           TK           DRIVETE DRIVENUMS - 507.44 (L'I ACRES)           TK           RIVINTE DRIVENUM AVRIANCIA (L'I ACRES)           TRUVET SEDERINLIZIONALENINS - 151.21 (L'I ACRES)           THUELS DEDERINLIZIONALENINS - 151.21 (L'I ACRES)           EN	1 12 112 110 1 100 1 1 100 1 1 100 1 1 1 1		1.3 acres			4
NATE DRIVEWAYS - 43,046 SF (1.0 ACRES) 6% NEWAY APPROACH @ ROW - 16,772 SF (3.4 ACRES) 2%	PRINATE DRIVEINIXI'S - 45,164 SF (1.0 ACRES) 6% DRIVEWAY APPROACH @ ROW - 17,648 SF (3.4 ACRES) 2%	PRIVATE DRIVEWAYS - 50,754 SF (1,2 ACRES) 7% DRIVEWAY APPROACH @ ROW - 20,275 (1,5 ACRES) 3%						
VATE SIDEWALKSYMALKINATS - 6,651 (0,1 ACRES) 1% BLIC SIDEWALKS - 42,130 SF (1,0 ACRES) 6% SEET PARKING - 1,596 SF (3,01 ACRES) NEGLIGIBLE	PRINATE SIDEWALKS-WALKSWAYS - 6,092 (0.15 ACRES) 1% PUBLIC SIDEWALKS - 44,407 SF (1.0 ACRES) 6% STREET PAPKING - 3,436 SF (0.08 ACRES) 0.5%	PRIVATE SIDEWALKSWALKINAYS - 15,121 (0.4 ACRES) 2% PUBLIC SIDEWALKS - 44,637 SF (1.0 ACRES) 6%						
DSS LAND AREA - 705,839 SF (16.2 ACRES) 102%	GROSS LAND AREA - 735,726 SF (15.9 ACRES) 100%	STREET PARKING - 412 SF (0.01 ACRES)         NEGLISBLE           GROSS LAND AREA - 782,417 SF (16,1 ACRES)         100%						
IT INFORMATION - SINGLE FAMILY HOMES	UNIT INFORMATION - SINGLE FAMILY HOMES UNIT TYPE # OF UNITS STORIES HEIGHT AREA	UNIT INFORMATION - SINGLE FAMILY HOMES						
BT INFORMATION - SINGLE FAMILY HOMES           IT TYPE         A OF UNITS         STORBES         HEIGHT         AGEA           28         2         25         2,334         SF           65         2         25         2,395         SF           DAL         113         28/7,782         SF	UNIT INFORMATION - SINGLE FAMILY HORES           UNIT TYPE         x OF UNITS         STORES         HEIGHT         AREA           A         34         2         25         2,284 SF         S           C         85         2         25         2,284 SF         S           TOTAL         19         295 4,646 SF         295 4,666 SF         S         S         295 4,666 SF	UNIT TYPE # OF UNITS STORUES HEIGHT AREA A 137 2 29' 2,284 SF TOTAL						
	TOTAL 119 281,485 SF	LOT INFORMATION			. <u></u>			
T INFORMATION T TYPE LOT SIZE (MIN.) LOT AREA (MIN.) # OF LOTS	LOT INFORMATION UNIT TYPE LOT SIZE (MIN.) LOT AREA (MIN.) # OF LOTS	UNIT TYPE LOT SIZE (MIN.) LOT AREA (MIN.) # OF LOTS A 40'X 75' 2,000 SF 137	1					
40" X 79" 3,000 SF 28 42" X 95"-3" 4,000 SF 87	UNIT TYPE         LOT SIZE (MIN.)         LOT AREA (MIN.)         # OF LOTS           A         47 X 75*         3,000 SF         34           C         42 X 95*3*         4,000 SF         67	PARKING CALCULATION	1					
44'-4"X 90'-5" 4 000 5P 18 TOTAL 113	5 4474" X 90'3" 4,000 SF 18 	PARKING TYPE RECID PROVIDED RESIDENTS (2 SPACES/UNIT) 274 274	AGRICULTURAL			U.S. POSTAL SERVICE (NOT PART)		
RKING CALCULATION	PARKING CALCULATION	VISITORS 0 0 <u>GARAGE SPACES - NOT INC. IN COUNT*</u> 0 137*	(NOT PART)		l ne na bio na cia cia cia cia cia cia cia cia cia ci	(NOT PART)		
INING TYPE         REOD         PROVIDED           SIDENTS (2 SPACES/UNIT)         226         226           ITORS         0         5	PARKING TYPE         REOD         PROVIDED           RESIDENTS (2 SPACES UNIT)         238         238           VISITORS         0         15	TOTAL PARKING SPACES 274 274 NOTE ALL UNIT TYPES PROVIDE ONE PAVENIC DIVICEANIT IN A	1	FUTURE DEVELOPMENT -				
KAGE SPACES - NOT INC. W COUNT* 0 112*     INL INVISIOS SPACES 226 231	GASAGE SPACES - NOT INC. IN COUNT" 9 118' TOTAL PARKING SPACES 228 253	THOTE ALL UNIT TYPES PROVIDE ONE PARKING SPACEUNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REDUIREMENTS.	1	COMMERCIAL PARCEL	FUTURE DEVELOPMENT - COMMERCIAL PARCEL	FUTURE FIRE STATION		
ITE: ALL UNIT TYPES PROVIDE ONE PARKING SPACESUNIT IN A	WOTE ALL UNIT TYPES PROVIDE ONE PARKING SPACEUNIT IN A		1	(NOT PART)	(NOT PART)	(NOT PART)		
INTE GARAGE, THIS SPACE DOES NOT COUNT TOWARDS THE MUM PARKING REQUIREMENTS.	MINIMITE GAMAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.		2	Approx. 3.6 acres	Approx. 4 acres	Approx.		No. Description Date
SP	ECIAL REGULATIO	D N S	儿			1.3 acres		
TES A & B (BASED ON RD-2)	SITE C (BASED ON RS-4)	SITES D & E (BASED ON RS-4)					1	
IDSCAPE REQ'D PROP. VARIANCE	SITE DEV. STDS. REQ'D PROP. VARIANCE	INFORMATION FOR 3,000 SF LOTS	Ц	SW 344TH STREET	W PALW DRIVE)	)	Í	
EN OPEN SPACE 45N 34% 25% DISCAPE STRIP 7.5 7.5 -	MAX, DENSITY B LIA B LIA - MIN, LOT AREA 5,000 SF 3,000 SF 40%	SITE DEV. STDS.         REQ'D         PROP.         VARIANCE           MIN. LOTAREA         5,000 SF         3,000 SF         40%	MASTER SITE PLAN			1	- E	
AND THE REAL PROPERTY OF THE R	MIN. LOT WIDTH 50' 40' 25% MIN. SETBACKS REQ'D. PROP. VARIANCE	MIN.LOT WIDTH 50' 40' 20%	1 MASTER SITE PLAN SCALE: 1" =100'			2 57 107 2	<u> </u>	
LOTAREA 3,000 SF MIN. 1,760 - 41%		MIN. SETBACKS REQ'D. PROP. VARIANCE FRONT 25 27 29%						PROSECT No.: 1906 DRAWN SY:
1,850 SF LOT WIDTH 25' 20' 20%	FRONT 25 27 20% REAR 25 15 40% SIDE 7.5 5 33% CONVER 15 -	FRONT         25'         20'         29N           REAR         25'         15'         40N           SIDE         7.5'         5'         30%				MASTER SITE PLAN LEGEND	N I	
A SETBACKS REGID. PROP. VARIANCE	SITE G (BASED ON RS-4)	CORNER 15 19 -	SITE AREA COMPUTATION (TOTAL SITE) PANCEL PROPOSED USE DROSS-AREA DROSS-AREA INTAKEA NET AREA MO.OF GROSS NET (SP) (VORS) (SP) (VORS)	BEDROOM COUNT (TOTAL SITE) MEASS ARA PCRIs MEASS ARA PCRIs	TOPAL PERVIOUS AREA (TOTAL SITE) PRACEL PERVIOUS AREA (57) 16 EMPERLAMEA (57) 16	CROSS AREA (SP) SFH - 4,000 SF LOTS		EOPOLD
NYT 25' 23' 815 IR' 25' MIN.18' 2815 E 0' 0' - IMER 15' 12' 2015	SITE DEV. STDS. REQ'D PROP. VARIANCE	INFORMATION FOR 4,000 SF LOTS	A TOMMHOMES 449,791 10,33 410,332 9,42 134 13,0 142 8 TOMMHOMES 449,799 10,30 432,378 5,92 544 44.6 44.6		A 160,871 36% 288,920 64%	449,791 449,796 SFH - 3,000 SF LOTS	$\mathcal{V}$	<b>BELLON</b>
	STEE DEV. STOS.         REU D         PROP.         VARIANCE           MAX. DENSITY         6 UA         9 UA         1375           MIN. LOT NREA         5,000 SF         3,000 SF         40%           MIN. LOT WIDTH         50'         40'         20%	SITE DEV. STDS.         REQ'D         PROP.         VARIANCE           MIN. LOT AREA         5,000 SF         4,000 SF         20%           MIN. LOT WIDTH         50"         42" MIN.         15%	C ENGLEFANELY 817,481 16,77 775,089 11,79 142 7,6 6,0 D ENGLEFANELY 105,039 16,30 1644032 14,48 113 7,0 7,8	344330         0.3         A         TOMMEMES         TH         74         4           273660         0.4         TH-0         00         3           354380         1.3         B         TOMMEMES         TH         68         4           967782         0         TH-0         75         3         3         3         3		817,481 705,699	ß	igitally signed by EOPOLDO BELLON
TE: 3' MAXIMUM ENCROACHMENT INTO REAR SETBACK ALLOWED WE GROUND LEVEL	MIN, LOT WIDTH 50' 40' 20%		Hits Annual Colorent (2010)         Hits Annual Colorent (2010) <t< td=""><td>281.486 0 TH-G 75 3 0 7.5 C SINGLE FAMILY A 142 S</td><td>Jack         B         105.024         25%         23.56         65%           100         C         364.77         45%         455.59         55%           227         D         351.469         56%         56%         56%           228         E         350.17         45%         55%         56%           249         E         350.17         45%         375.568         56%           249         F         330.254         97%         13.50%         25%           140         G         272.627         42%         498.600         45%</td><td>4607H         SFH - 3,000 SF LOTS           1774H         TH-0           78239         TH-0           18847         TH-0           18847         TH-1           18847         TH-1           18847         TH-1</td><td>P</td><td>ate: 2021.07.01 1:39:20-04:00</td></t<>	281.486 0 TH-G 75 3 0 7.5 C SINGLE FAMILY A 142 S	Jack         B         105.024         25%         23.56         65%           100         C         364.77         45%         455.59         55%           227         D         351.469         56%         56%         56%           228         E         350.17         45%         55%         56%           249         E         350.17         45%         375.568         56%           249         F         330.254         97%         13.50%         25%           140         G         272.627         42%         498.600         45%	4607H         SFH - 3,000 SF LOTS           1774H         TH-0           78239         TH-0           18847         TH-0           18847         TH-1           18847         TH-1           18847         TH-1	P	ate: 2021.07.01 1:39:20-04:00
	MIN. SETBACKS REQ'D. PROP. VARIANCE FRONT 25' 20' 20's	MIN. SETBACKS         REQ'D.         PROP.         VARIANCE           FRONT         29'         20'         20's           REAR         29'         30' MIN.         -		312,008         0         D         SINGLE FAMILY         A         28         S           1,801,494         0.8         C         65         5	455	TIE-417 4,259,241 TH - TOWNHOUSE WITHOUT GARAGE	1	LEOPOLOO BELLON, AM (MA-8737)
	FRONT 25 20 20% REAR 25 15 40% SIDE 7.5 5 33% CABME 15	(15 FOR GND, FL, TERRACE)	#VDW0E 8.1 8.7	E SINGLE FAMILY A 04 5 C 85 5	170 2,004,384,00 48% 2,190,497 52% 425	WITHOUT GARAGE	ľ	MASTER SITE PLAN
	CORNER 15 15 -	SIDE 7.5 E 20% CORNER 15 15 -		F PUBLIC PARK - 0 0 G SINGLE FAMILY A 137 S	0 645		- 1	MSP-1
					HIBIT 1 - DEVELOPM	ENT MAATED DI AN	. L	

EVELOPMENT NAME - ONX COMMUNITY	NERAL INFORMAT TOTAL PARKLAND: 7.5 AC (PUBLIC) + 2 AC (PRIMATE) - 9.5 AC	AVERAGE GROSS DENSITY - 8.1 UNITS/ACRE AVERAGE NET DENSITY - 8.2 UNITS/ACRE	11				BELL
	TOTAL NET LAND AREA - 3,930,075 (10.2 ACRES) TOTAL GROSS AREA - 4,209,241 SF (16.8 ACRES)				HUR VINING DAVIS PARKWAY)		
	SITE B - "CENTRO"	SITE C - "AURORA"					
ONING INFORMATION INFOSEE ZONNG - FUO INFOSEE ZONNG - FUO TON INMERICATE DATA (ACRES) DIN INMERICATE DATA DIN INMERICATE DATA DIN INMERICATE DATA DISCOME BUFFFF - 112 IN INMA ALCOMED. 15 UIA) MOSCOME BUFFFF - 112 IN 5 M (IAAACRES)	ZONING INFORMATION HIGPODD ZONNG - PLO HET LAND AREA. 242:08 IF (USX ACRES) TOTAL NAMBER OF OWELLING UNITS - HIL UNITS (PROPOSED) HIGPODED NET DENSITY - MSJ DIA (UAX ALLOHED): SU JA) LUNGSCAYE BUFFER - 18:05 SI DI (22/CIED) HIGPODED NET DENSITY - MSJ DIA (12/CIED)	ZONING INFORMATION PROPOSID ZONNG - PLU NET LANA RAKE - 75880 BF (17.79 ACRES) TOTAL NAMEER OF DWELLING UNITS - H2 UNITS (PROPOSED) PROPOSID NET DENITY - BUA MAC ALLOVED & BUA LANGSCHE BUEFER - 3.1X0 SE FE (6.3CARES)					12910 S.W. 12 SUEL 2 MAAM, ILOUD T. (105) 279 F. (155) 278 WWW.&LLCOMB AA-2005
ITE AREA BREAKDOWN           MILERNO COVERADE - 103,130 BF (2.4 ACRES)         23%           RIVATE ROADS - 66,240 M (1.5 ACRES)         15%	SITE AREA BREAKDOWN           BULDING COVERAGE - 111,460 SF (2.6 ACR(5))         25%           PRIVINE ROADS - 68,798 (13.6 ACR(5))         15%           PUBLIC ROADS - 09,655 89 (0.2 ACR(5))         2%	SITE AREA BREAKDOWN           BULDWG COVERAGE - 153,288 BF (3.5 ACRE5)           1990 AREA - 159,378 BF (3.5 ACRE5)           1990 AREA - 159,378 BF (3.5 ACRE5)					ARDHILC UAND PLAN INTRIO CONSTRUCT MANAGEN
ALLD (FAUNCES)         4%           MARCE ORDERSON (1)         4%           MARCE ORDERSON (1)         3%           MA	COMMON OPEN GREEN SPACE - 15,535 SF (0.4 ACRES)         3%           FRINNE GREEN AREA - 135,05 SF (0.1 ACRES)         30%           (INCLUDES LANDSCAPE BUFFER)         50%           FUELC GREEN AREA @ ROW - 3,83 SF (0.1 ACRES)         1%	COMMON OPEN GREEN SPACE - 55.511 SF (1.3 ACRES)         7%           PRINTE GREEN AREA - 233.565 SF (5.8 AGRES)         31%           INCLUDES LANDSCAPE BUFFER)         7%           PUBLIC GREEN AREA (6 NON-60.545 SF (1.4 ACRES)         7%					51 51
ROSS LAND AREA - 449,791 SF (10,3 ACRES) 100%	ENCLUDES LANDELGARF BUTFELD         TOTALIN           PERLIC CREDENTARIA (BOYL)         TS           PRIVATE DEPENDING - 3-17-00 (12.ACCRES)         12%           PRIVATE DEPENDINGUESTICS - 3-17-00 (12.ACCRES)         12%           PRIVATE DEPENDINGUESTICS - 3-17-00 (12.ACCRES)         19%           PRIVATE DEPENDINGUESTICS - 3-17-00 (12.ACCRES)         19%           PRIVATE DEPENDINGUESTICS - 3-17-00 (12.ACCRES)         12%           PRIVATE DEPENDINGUESTICS - 3-17-00 (12.ACCRES)         2%           DEFECTIVENESS-         2%           DEFECTIVENESS-         2%           DEFECTIVENESS-         100%	PRIVIL         COLLECTION - DUI NO DE ARADISO         21%           PRIVIL         COLLECTION - DUI NO DE ARADISO         21%           PRIVIL         COLLECTION - DUI NO DE ARADISO         7%           PRIVIL         COLLECTION - DUI NO DE ARADISO         7%           PRIVIL         COLLECTION - DUI NO DE ARADISO         7%           PRIVIL         DERVILLANDEL CONCELSTOR         7%           PRIVIL         DERVILLANDEL CONCELSTOR         15%           PRIVIL         DERVILLANDEL CONCELSTOR         15%           PRIVIL         DERVILLANDEL CONCELSTOR         15%           PRIVIL         DERVILLANDEL CONCELSTOR         15%           PRIVILLA         DERVILLANDEL CONCELSTOR         15%           PRIVILLA         DERVILLANDEL CONCELSTOR         15%           PRIVILLANDELSCORE         15%         15%         15%           PRIVILLANDELSCORE         15%         15%         15%         15%           PRIVILLANDELSCORE         15%         15%         15%         15%         15%           PRIVILLANDELSCORE         15%         15%         15%         15%         15%         15%         15%         15%         15%         15%         15%         15%         15%         15% <td></td> <td>PUBLIC I 7.5 acres</td> <td>PARK total</td> <td></td> <td></td>		PUBLIC I 7.5 acres	PARK total		
NT INFORMATION - TOWNHOMES         HEIGHT         AREA           HT YYR         STORIES         HEIGHT         AREA           r*-NO GARAGE         2 + ROOF TERRACE         25°         2.445 SF           +G*-NITH GARAGE         2 + ROOF TERRACE         25°         2.460 SF	UNIT INFORMATION - TOIMHOMES           MMT TYPE         STORES         HEIGHT AREA           "TH" - NO GAVAGE         2 + ROOF TEMACE         22         2.545 SF           "TH-G"- WITH GARAGE         2 + ROOF TEMACE         25         2.600 SF	UNT INFORMATION - SINGLE FAMILY HOMES UNETTYPE & OF LIMITS STOPES HEIGHT AREA A 142 2 25 2,704 427 TOTAL S24238 5F					
OT INFORMATION NTTYPE LOTISEE (MN) LOTAREA (MN) # OF LOTSUMITS N 29 X MF 1,716 SF 74 (55%) 4G 20 X 92.5 1,600 SF (00.15%) 154 (1905)	LOT INFORMATION           LIMIT TYPE         LOT SEE MIN.)         LOT AREA MIN.)         # GE LOTSSLIMITS           TH         20' X 80'         1.760 SF         68 (47%)           TH-G         20' X 92.7         1.850 SF         76 (55%)           144 (100%)         144 (100%)         144 (100%)	LOT INFORMATION UNIT TYPE LOT SET_(MN.) LOT ASSA(MN.) # OF LOTS A 4P X NY 3000 SF 142			EXISTING CD		
UIL DING INFORMATION           PEF         eof units         INIT TYPE BLOCK, AREA & OF BLOCK.         SUB-TOTML           PEF         eof units         INIT TYPE BLOCK, AREA & OF BLOCK.         SUB-TOTML           4         6         TH         15,270 SF         3         41,870 SF           6         6         TH         25,200 SF         7         142,370 SF           6         6         TH         20,400 SF         2         81,200 SF           40         8         TH         22,400 SF         2         48,200 SF           40         9         TH-0         22,400 SF         2         48,200 SF           90         10         TH-0         22,400 SF         2         48,200 SF	BUILDING INFORMATION           TYPE         # OF UNITS         LINIT TYPE         IS-DG ASEA         # OF BLOGS         SUB-TOTAL           A-8         TH         20.300 SF         4         81.445 SF           A-9         9         TH         20.305 SF         4         91.445 SF           A-6         9         TH         20.305 SF         4         91.025 SF           A-6G         6         TH-G         15.500 SF         2         31.200 SF	PARKING CALCULATION         REOD         PROVIDED           NARRING TYPE         REOD 700         PROVIDED           InESDENTS (2 SYNCESUNT)         234         224           VISTORS         0         0           GAMBES SENCES - NOT INC. IN COUNT*         0         142*           TOTUL INVING SINCES         224         224			BOUNDARY	D	
DTML 17 344,330 SF	10 10 10 10 10 10 10 10 10 10 10 10 10 1	TWOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACEUNIT IN A PRIVITE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.	CAMERON CREEK TOWNHOMES (NOT PART)		FOREST PARK VILLAS	COSTA BRAVA TOWNHOMES	
BIRCHO TYPE         RECOT         PROVIDED           WIRKING TYPE         RECOT         PROVIDED           SERVICES (LINET)         258         258           BRIDRES (LINETS)         34         69           BRIDRES (LINETS)         54         692           DRAGE SPECTS - INCT INCLUSED IN COUNTY         652         552         337           DRAL PANONING SINCES         552         337         552	PARKING CALCULATION           IMMOND THTE         REDD         PROVIDED           REIDENTS (S IMACES LINIT)         268         288           VISITORS (S IMACES LINIT)         268         12           Address (S IMACES LINIT)         268         12           MARKES (S IMACE AL UNTS)         36         12           GARDAGE SPRCES - NOT INCLUDED IN COUNT*         0         17           TOTAL INVENSE SPRCES         224         359	SITE F - PUBLIC PARK ZONING INFORMATION PROPOSID ZONIG - PUD VIET UMPRAFEL - 38277 BF CF ACRES	(D)		(NOT PART)	(NOT PART)	187TH AVE
NOTE: UNIT TYPES "TH-G" PROVIDE ONE PARANO SPACELANT W.A INVATE GARAGE, THIS PROCE DOES NOT COUNT TOWARDS THE INIBIA PARANO RECORDEMENTS.	NOTE: UNIT TYPES TH'G' PROVIDE ONE PRINKING SPROBUNIT IN A PRIVITE GAMAGE. THIS SPRCE DOES NOT COUNT TOWNARD THE MANAMUM PARKING REQUIREMENTS.	NET LAND AREA. 328.73 / 0F (3 ACRES)           SITE AREA BREAKDOWN           FUBLIC ROADS - 7,889 SF 832.ACRES)           200400 OFBEK BRACE - 3262.73 / 05 (7.5 ACRES)           9416.00 GREIN AREA - 326.73 / 07 - 11.547.87 (5.0 ACRES)           7%           PUBLIC DERVEKS - 328.75 / 0.1 ACRES)           7%           PUBLIC DERVEKS - 328.75 / 0.1 ACRES)           7%	LE LOWIER		SW 340TH STREET		
		PUBLIC SEDEWALKS - 3.07 SF (0.1 ACRES)         1%           GROSS LAND AREA - 349,189 SF (9.ACRES)         100%           NOTE: PUBLIC PARK TO BE DEDICATED TO THE CITY OF PLORED CITY.			e)(adaaaa)(s		
	SITE E - "FLORA II"	SITE G - "ALBA"					
NING INFORMATION POSSED ZONWO - PUD UNO ANDAL-SALES ZE FILLES ACRES) DAL AUMBER OF DIVELLING UNTS - 113 UNTS (FROPOSED) POSSED NET COMMUN. 7- AL UN ANYAL LOVIED. B UAX UDSCAPE BUIFER - 21,831 SF SF (3.5 ACRES)	ZONING INFORMATION FROPOGED ZONNA'S - PUD HT UAD JURA'S T7351 ST (1558 ACRES) TOTAL NAMBER OF OWELLOOK UNITS - 110 UNITS (PROPOSED) PROPOGED NET DENETY - 736 UNIX AUXIMUM, 28 UNIX UNIXGOVER EUTER - 2,1056 ST (0.23 ACRES)	ZONING INFORMATION PROPOSIS ZONNO - PUD NET LAND RARK - MARIOS #5 (15.15 ACRES) TONA, MARIER OF DIVELLING MARTIN - 127 UNITS (PROPOSIED) PROPOSIENT E DIVELLING MARTIN - 137 UNITS (PROPOSIED) UNICIDANE BUFFER - 21.515 BF 35 (25.4CRE5)				PENINSULA HOUSING -	RESIDENTIAL DEVELOPMENT
THE AREA REPARANCE         1%           MARE EXCLOSED         1%	ETTE ABLE AREACOUNT         IIII.           PARKE ROSCI-WA         III.           PARKE ROSCI-WA         III	UTL BARE RELATIONS           INTERACTIONS         715           INVESTIGATIONS         715           INVESTIGATIONS         715           INVESTIGATIONS         716           INVESTIGATIONS				4 STORIES (NOT PART)	A RESIDE
10055 LNO AREA - 705,800 SF (16,2 ACRES)         100%           4TI INFORMATION - SINGLE FAMILY HOMES         100%           11TYPE         ADFLMRS         -SINGLE FAMILY HOMES           28         2         27         2340 SF           28         2         27         2340 SF           35         2         27         2380 SF           94,         113         287,712 SF	GROSS LAND AREA - 755.726 SF (%E3 AGRES)         160%           UNIT INFORMATION - SINGLE FAMILY HOMES         UNIT INFORMATION - SINGLE FAMILY HOMES           UNIT TIME & OF UNITS         STORES           HEAD AREA         31008           HEAD AREA         20%           20%         20%           20%         20%           10%         20%           10%         20%           10%         20%           10%         20%           10%         20%           10%         20%           10%         20%           10%         20%           10%         20%           10%         20%           10%         20%           10%         20%           10%         20%           10%         20%           10%         20%	LITTLEFT PRAVID-2-15/2 #F 00.6 ACRES1         MODUME           QROSS LAND AREA-782.417 #F (EL LACRES)         50%           UNIT INFORMATION - BINGLE FARLY HOMES         500           UNIT TOT # 64 UNITS         500 MORES           A         537         27           10704         537         27           10704         532.066 BF					
OT INFORMATION         # OF LOTS           MTTYPE         LOTABEAINEN.)         # OF LOTS           407 X 75°         3.000 5#         28           427 X 75°         3.000 5#         87           424 X 90:5*         4.000 5#         87	LOT INFORMATION         IOT AREA (MN.)         # OF IOTS           UNIT TYPE         IOT SEE (MN.)         IOT AREA (MN.)         # OF IOTS           A         47X 75"         3000 5#"         34           C         47X 75"         4000 5#"         67           G         447X 50-0"         4000 5#"         18	LOT INFORMATION         LOTAREADINL         # OF LOTS           VMIT TYPE         LOTAREADINL         # OF LOTS           A         40° X 79°         3,000 8°         337           PARKING CALCULATION         MARING TYPE         REDD         PROVIDED				U.S. POSTAL SERVICE	
TOTAL         113           REKING CALCULATION         REQD         PROVIDED           REVENTYRE         REQD         PROVIDED           SEDENTE (2 SPACESUMET)         228         226           STORS         0         5	TOTAL         119           PARKING CALCULATION         REGD         PHONIDED           RESIDENTS (2 BRACES UNIT)         28         238           VISTORS         0         15	RESIDENTS (2 SPACESUNIT)         274         274           VISITORI         0         0         0           ARMARE SPACES - NOT INC. IN COLINT         192"         192"           TOTAL PARKING SPACES         274         274           VIOTE ALL UNIT TYPES PROVIDE ONE PARKING SPACESUNIT IN A         100"	AGRICULTURAL (NOT PART)		FUTURE DEVELOPMENT -	FUTURE	
INAGE SPACES - NOT MC. IN COUNT* 0 112 TAL RANKING SPACES OTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACEUNIT IN A INATE GARAGE: THIS SPACE DOES NOT COUNT TOWARDS THE	DARABLE SPRICES - NOTING IN COUNT* 0 1197 TOTAL PARAMA SPACES 226 253 THOTE, ALL UNIT TYPES PROVIDE ONE PARAMING SPACEUMIT IN A PRIVIDE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE	PRIVATE GARAGE: THIS EPACE DOES NOT COUNT TOWARDS THE MAMMUM PRAVING RECUITEMENTS.		COMMERCIAL PARCEL (NOT PART)	COMMERCIAL PARCEL (NOT PART)	FIRE STATION (NOT PART)	
MOM PARKING REQUIREMENTS.		D N S		Approx. 3.6 acres	Approx. 4 acres	Approx. 1.3 acres	No. Description
TES A & B (BASED ON RD-2)	SITE C (BASED ON RS-4)	SITES D & E (BASED ON RS-4)		SW 344TH STREET (	W PALM DRIVE)		
KDSCAPE         REQ'D         PROP.         VARIANCE           EN OPEN SMACE         455.         345.         255.           DSCAPE STRIP         7.5'         7.5'         -           WALX         5'         5'         -	SITE DEV. STDS.         REQ'D         PROP.         VARIANCE           MAX. DEWSITY         6 UA         6 UA         6 UA         -           MIN. LOT AREA         5.000 SF         3.000 SF         40%.           MIN. LOT WRDTH         50'         40'         20%	INFORMATION FOR 3,000 SF LOTS           SITE DEV, STDS.         REQ'D         PROP.         VARIANCE           MIN, LOT MIDH         500 SF         3,000 SF         40%         40%           MIN, LOT MIDH         507         407         20%         10%	MASTER SITE PLAN     SCALE: 1* =100'				
E DEV, STANDARDS REQ'D PROP. VARIANCE LOTAREA 3.000 SF MIN. 1,100- 41% 1,500 SF LOTINIDTH 25' 27' 29%	MIN. SETERACKS         REQ'D.         PROP.         VARIANCE           FRONT         26         20         20%           REAR         25         15'         40%           SDE         7.5'         5'         23%	MIN.SETBACKS         REQ'D.         PROP.         VARIANCE           FRONT         25'         20'         20'N           REAR         25'         15'         40'N           SIDE         7.5'         5'         30'N				MASTER SITE PLAN LEGEND N	PROJECT Nucl 1995 DRAWN ET: CHECKED BT: LB DATE:7/1/21
L SETBACKS         REQ'D.         PROP.         VARIANCE           NT         25'         27'         8%           R*         25'         MIN.18'         25%           0'         0''         -         -           NRR         15'         12'         20%	SITE G (BASED ON RS-4) SITE DEV. STDS. REQ'D PROP. VARIANCE	CORNER         15            INFORMATION FOR 4,000 SF LOTS             SITE DEV. STDS.	STEE AREA COMPUTATION (TOTAL STEE)           PARCE         PROPOSED USE         GADGS AREA         Not Area <td< td=""><td>BEEDROOM COUNT (TOTAL SITE) WALLS, MULLIOSE         MODEL         NOTATION         Second Second           MADD         6.3         A         Tomaces         Til         8           Mall         A         Tomaces         Til         4         0         3           Mall         B         Tomaces         Till         6         3         3           Mall         C         medif fuery         A         3         3         3</td><td>PERVIOUS AREA (TOTAL SITE)           TOTAL EXEMPTIONS         PMMCEL         PERMOUS AREA (ST)         %         Marcea (ST)</td><td>GHOSS ANEA, SPI 440,791 440,791 440,791 5FH - 3,000 SF LOTS</td><td>LEOPO     Ø BELL     Digitally signe</td></td<>	BEEDROOM COUNT (TOTAL SITE) WALLS, MULLIOSE         MODEL         NOTATION         Second Second           MADD         6.3         A         Tomaces         Til         8           Mall         A         Tomaces         Til         4         0         3           Mall         B         Tomaces         Till         6         3         3           Mall         C         medif fuery         A         3         3         3	PERVIOUS AREA (TOTAL SITE)           TOTAL EXEMPTIONS         PMMCEL         PERMOUS AREA (ST)         %         Marcea (ST)	GHOSS ANEA, SPI 440,791 440,791 440,791 5FH - 3,000 SF LOTS	LEOPO     Ø BELL     Digitally signe
THER 15 12 20%	MAX_DENSITY         # UA         9 UA         12%           MAX_DENSITY         # UA         9 UA         12%           MIN_DENSITY         # UA         9 UA         12%           MIN_DENSITY         # UA         9 UA         12%           MIN_LOT MATCA         \$ 5000 SF         40%         20%           MIN_SETBACKS         REQ'D,         PROP,         VARIANCE	MIN. LOT AREA         5.000 SF         4.000 SF         20%           MIN. LOT WIDTH         507         42 MIN.         10%           MIN. SETERACKS         REGYD.         VARIANCE           FRONT         29         20%         20%	F PUBLICTRARK 348,189 6.02 526,257 7.50 6 5.0 6.0 G SINGLETAREY 702,417 16,13 660,206 15,15 137 8,5 9,0	303.08         1.3         IFML 00         3           201.08         0         8         TOTMEDUSS         94         4           201.48         0         8         TOTMEDUSS         94         4           201.48         0         THG         75         3         3           201.48         0         EMOLE/DARCY         A         142         5	Image         C         202/771         4756         468.200         5964           202         D         201.440         5964         204.320         5964           203         E         300.137         4976         225.340         5376           204         F         302.344         3774         4976         237.540         5376           405         G         220.417         4976         235.364         3774         3305         3784           405         G         220.417         4276         408.00         5854	NUMBER         SFH - 3,000 SF LOTS           FINARE         TH-G - TOWNHOUSE           NUMBER         WITH GARAGE           NAME         TH - TOWNHOUSE           UMBER         TH - TOWNHOUSE           UMBER         TH - TOWNHOUSE	EOPOLDO BE Date: 2021.07. 11:39:20-04/0 LICPOLEO BILLON AM
	FRONT         25'         26'         20%           REAR         25'         15'         40%           SIDE         7.8'         5'         33%           CORNER         15'         15'         -	REAR         25"         30 MR.         -           (19 FOR GAD, FL TERRACE)         506         7.5"         6"         20%           SIDE         7.5"         6"         20%         -           CONNER         15"         -         -	MDM6E 83 87	E SENGLEFANBLY A 34 5 C 85 5 F FUBUCIPARK - 0 0 G SENGLEFANBLY A 132 5	170 425 0 055	WITHOUT GARAGE	MASTER SITE
				TOTAL 0 789	2,117		in OI .



G E	NERAL INFORMAT	ION					BEL
VELOPMENT NAME - ONK COMMUNITY TAL OWELLING UNITS - 789	TOTAL PARKLAND: 7.5 AC (PUBLIC) + 2 AC (PRIVATE) - 5.5 AC TOTAL NET LAND AREA - 3,330,075 (10.2 ACRES) TOTAL GROSS AREA - 4,209,241 SF (16.0 ACRES)	AVERAGE GROSS DENSITY - 8.1 UNITS/ACRE AVERAGE NET DENSITY - 8.7 UNITS/ACRE	Л	SW 336TH STREET (/	ARTHUR VINING DAVIS PARKWAY)	J	Л
ITE A - "LUNA"	SITE B - "CENTRO"	SITE C - "AURORA"					
ITEA - LONA	ZONING INFORMATION	ZONING INFORMATION					174
CPOSED ZONING + PUD T LAND AREA - 410 332 SF (9.42 ACRES)	PROPOSED ZONING - PUD NET LAND AREA - 432,028 SF (9.52 ACRES) TOTAL NUMBER OF DWELLING UNITS - 144 UNITS (PROPOSED)	PROPOSED ZONING - PLUD NET LAND AREA755.08 SF (17.75 ACRES) TOTAL, NUMBER OF DVELLING UNITS - 142 UNITS (PROPOSED) PROPOSED NET DENSIT' - 8 U/A (MAX, ALLOVED. 8 U/A)					12910 S.W SUE HBAMI, FLO
TAL NUMBER OF DWELLING UNITS - 154 UNITS (PROPOSED) IOPOSED NET DENSITY - 14.2 UK (MAX, ALLOWED: 15 UK)	PROPOSED NET DENSITY - 14.5 U.A IMAX, ALLOWED: 15 U.A.	TOTAL NUMBER OF DWELLING UNITS - 142 UNITS (PROPOSED) PROPOSED NET DENSITY - 8 UN (MAX, ALLOWED 8 UK)					T, (105) F, (105) WWW.BELLO
NDSCAPE BUFFER + 16,765 SF (0.4 ACRES)	LANDSCAPE BUFFER - 9,856 SF SF (0.2.4CRES)	LANDSCAPE BUFFER - 21,760 SF SF (0.5 ACRES)					AA-21 AADH
TE AREA BREAKDOWN	SITE AREA BREAKDOWN	SITE AREA BREAKDOWN BUILDING COVERAGE - 153,928 SF (3.5 ACRES) 19%					ALCH LAND I INTI CONST MANA
ILDING COVERAGE - 103,130 SF (2.4 ACRES) 23% SINTE ROADS - 65,249 H (1.5 ACRES) 15% BUD ROADS - 19,360 SF (3.4 ACRES) 4%	BUILDING COVERAGE - 111,400 SF (2,6 ACRES)         25%           PRIVATE ROADS - 68,708 M (1.5 ACRES)         15%           PUBLIC ROADS - 10,055 SF (0,2 ACRES)         2%	30112 AVELIA BEREFANAUTER BULDING CONFANGE - 153,008 SF (3,5 A/CRES) 19% PRIVATE ROADS - NA - PUBLIC ROADS - 156,012 SF (3,5 A/CRES) 19% - COMPANY DOEDS 1956-05 (3,5 A/CRES) 19%					-
MMON OPEN GREEN SPACE - 12:555 SF (6:3 AGRES) 2% DATE GREEN APEA - 133 (24 SF (1:4 CRES) 2%	POINTE NUMERO 1 00.005 0F (0.4 ACRES)         215           COMMON OPEN GREEN SPACE - 16,535 5F (0.4 ACRES)         315           PRIVATE DREFN AREA 138,005 FG (3.4 ACRES)         306	COMMON OPEN GREEN SPACE + 55,971 SF (1,3 ACRES) 7% PRIVATE GREEN AREA - 253,585 SF (5,8 ACRES) 31%					CONSI
CLUDES LANDSCAPE BUFFER) BLIC GREEN AREA (5 ROW - 14.112 SF (0.3 ACRES) 35	ENCLUDES LANDSCAPE BUFFER)						1
BUD URLEWAREA (FRUH - H, H2 SF (C, IACAES) 3% INATE DRIVEWAREA (F 1004 SF (1, IACRES) 11% INATE SIDEWALKSWARKWAREA - 38,877 SF (0, 9 ACRES) 8%	PUBLIC GREEN AREA (() RON - 3,583 SF (0,1 ACRES) 1% PRIVATE DRIVEWAYS - 51,740 SF (1,2 ACRES) 12% PRIVATE SIDEWALKS WALKINK'S - 30,101 (0,9 ACRES) 5%	PUBLIC GREEN AREA (); RDM-60,MS 5F (1,4 ACRES) 7% PRIVATE DRIVENARS - 53,837 5F (1,2 ACRES) 7% DRIVEWAY APPROACH (9 ROW - 21,000 5F (0,5 ACRES) 2%		PUB	IC PARK		
BLIC SIDEWALKS - 6,009 SF (0.1 ACRES) 1% HEET PARKING - 10,710 SF (0.2 ACRES) 2%	PUBLIC SIDEWALKS + 3,195 SF (3,1 ACRES) 1% STREET PARKING - 9,509 SF (3,2 ACRES) 2%	DRIVERNIT ADVISANCE & NOT - 21,000 SP (0.5 ACH(3.5) 25 PRIVATE SIDEVALKS/MALKNYRS - 15,557 (0.4 ACRES) 27 PUBLIC SIDEVALKS - 51,518 SF (1.2 ACRES) 6%					
IDSS LAND AREA - 449,791 SF (10.3 ACRES) 100%	GROSS LAND AREA - 448.738 SF (10.3 ACRES) 100%	STREET PAPKING - 612 SF (0.11 ACRES) 014 GROSS (AND ARSA- 817.481 SF (10.14 ACRES) 100%					
IT INFORMATION - TOWNHOMES	UNIT INFORMATION - TOWNHOMES					PAGE 0002 00 000 000 000 000 000 000 000 00	
TYPE         STORES         HEXHT         ABEA           4"- NO GARAGE         2 + ROOF TERRACE         25         2.545 EF           4G"- WITH GARAGE         2 + ROOF TERRACE         25         2.600 SF	UNIT TYPE         STORES         HEIGHT         AREA           "TH" - NO GARAGE         2 * ROOF TERRACE         25"         2,545 SF           "TH-6" - WITH GARAGE         2 * ROOF TERRACE         25"         2,660 SF	UNIT INFORMATION - SNOLE FAMILY HOUES UNIT TYPE & OF UNITS STORIES HEIGHT AREA A 142 2 25 2284 5F TOTM 204 308 5F		الم <u>المراجع م</u> لك في عد		ng mga gan gan gan gan gan gan gan gan gan g	
T INFORMATION	ALTER CLEVE SCHLER PRODUCTION FOR THE CONTRACT	A 142 2 25 2,284.5F TOTAL 324,328.5F					
2T INFORMATION INTTYPE LOT SIZE (MN.) LOT AREA (MN.) # OF LOTSUMITS 20 X MF 1,760 SF 74 (55N.)	LOT INFORMATION UNIT TYPE LOT SIZE (MN.) LOT AREA (MIN.) # OF LOTS UNITS	LOT INFORMATION	1		-		1
HT TYPE         LOT SIZE MIN.)         LOT AREA (MIN.)         # OF LOTS/UNITS           20 X BF         1,760 SF         74 (55%)           -G         20 X 82.57         1,850 SF         60 (45%)	LINIT TYPE         LOT SIZE (MN.)         LOT ASEA (MN.)         # OF LOTSUNITS           TH         20'X 68'         1.760 55'         58 (47%)           TH-G         20'X 92.5'         1.850 55'         76 (55%)	LOT INFORMATION           UNIT TYPE         LOT SIZE (MN.)         LOT ABEA (MN.)         # OF LOTS           A         40" X 75"         3,000 SF         142			-		1
154 (190%)	544 (100%)	PARKING CALCULATION					
JEDING INFORMATION PE KOFUNITS UNIT TYPE BLDG AREA KOF BLDGS. SUB-TOTA	BUILDING INFORMATION						
5 6 TH 15,270 5F 3 45,810 5F 8 8 TH 20,360 5F 7 142,520 5F	A-8 8 TH 20,360 SF 4 81,440 SF A-8 9 TH 22,965 SF 4 91,640 SF	VISITORS 0 0 0 SASAGE SPACES - NOT INC. IN COUNT* 0 142*					
BILDING INFORMATION           PE VOFUNTS UNTYPE BLOGG AREA FOFELDGS. SUB-TOTH           5         6           6         111           70         8.0.00 SF           8         114           9.0.00 SF         7           9.0.0         114           9.0.0         114           9.0.0         114           9.0.0         114           9.0.0         114           9.0.0         114           9.0.0         114           9.0.0         114           9.0.0         114           9.0.0         114           9.0         114           9.0         114           9.0         114           9.0         114           9.0         114           9.0         114           9.0         114           9.0         114           9.0         114           9.0         114           9.0         114           9.0         114           9.0         114           10.0         114	APPE         BOF LINET THEY           TYPE         APD AND LINET THEY           Avb         TH           Avb	TOTAL PARKING SPACES 284 284	1				
10G 10 TH-G 26,000 SF 1 25,000 SF 174, 17 344,330 SF	TOTAL 16 370,660 SF	THOTE ALL UNIT THRES PROVIDE ONE PARKING SPRCEDUNT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE	CAMERON CREEK TOWNHOMES		FOREST PARK	COSTA BRAVA	
ARKING CALCULATION	PARKING CALCULATION	MINIMUM PARKING REQUIREMENTS.	(NOT PART)		VILLAS	TOWNHOMES	
RKING TYPE REOD PROVIDED	PARKING TYPE REQID PROVIDED	SITE F - PUBLIC PARK			(NOT PART)	(NOT PART)	i di
SIDENTS (2 SPACES UNIT)         268         268           SITORS (1 SPACE / 4 UNITS)         34         69           MAGE SPACES - NOT WOLLDED IN COUNT*         0         65*	HESIDENTS (2 SPACES UNIT)         266         268           VISITORS (1 SPACE / 4 UNITS)         36         62           GAGAGE SPACES - NOT INCLUDED IN COUNT*         0         16*	ZONING INFORMATION	(C)				3711
TAL PARKING SPACES 302 337	TO SAL PARKING SPACES 224 250	PROPOSED ZONING - PUD NET LAND AREA - 335,737 SF (7.5 ACRES)	α I		-		A
OTE: UNIT TYPES "TH-G" PROVIDE ONE PARKING SPACEAUNT IN A WATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE	THOTE: UNIT TYPES "TH G" PROVIDE ONE PARKING SPACEUNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE	SITE AREA BREAKDOWN	OWER	039539393 359955359 0054 34 6.644 2 1000 10 1000			AVEN
NINUM PARKING REQUIREMENTS.	MANMUM PARKING RECUREMENTS.	PUBLIC ROADS - 7,69 SF (52,4CRE5)         2%           COMMON OPEN GREEN BRACE - 326,737 SF (7,5,4CRE5)         9%           PUBLIC GREEN AREA (§ ROW - 11,547 SF (0,3,4CRE5)         3%	E				in f
		COMMON DPEN GREEN SPACE - 326,737 SF (7.5 ACRES) 94% PUBLIC GREENAREA (8 ROW - 11.547 SF (0.3 ACRES) 7% PUBLIC SDOWALKS - 3.207 SF (0.1 ACRES) 1%					
		CROSS LAND AREA - 349,189 SF (8 ACRES) 100%					
		NOTE: PUBLIC PARK TO BE DEDICATED TO THE CITY OF FLORIDA CITY.		<u></u>	┉┉╧┉╢╻╼╺╘╴╘╴╘╸╘╸╘╸╘╸┝╴		
ITE D - "FLORA"	SITE E - "FLORA II"	SITE G - "ALBA"			+ + +		ALIVING LIVING TVILIGIDIG ALIVING REDLAND ROAD)
INING INFORMATION	ZONING INFORMATION	ZONING INFORMATION					NWW ROAD)
CPOSED ZONNG - PUD T UNIO ANEA - 68.502 SF (14.68 ACRES) TAN NUMBER OF DWELLING UNITS - 113 UNITS (PROPOSED) DOSED NET FORMETY - 7.8 UNI (MAX, ALLONED: 8 UNI) NDSCAPE BUFFER - 21,331 SF SF (5.5 ACRES)	PROPOSED ZONNG - PUD NET LVRO AREA - 877.851 SF (15.56 AGRES) TOTAL NUMBER OF DIVELLING UNITS - 119 LINTS (PROPOSED) PROPOSED SET DENSITY - 7.6 UN (MXX, ALLOPED, 8 UN) LANDSCAPE BUFFER - 21,855 SF SF (3.5 AGRES)	NROTOSE DE CONVEL - INUE NRET LAND AREA- 480.000 EF (LIS A CAREES) TOTAL, NUMBER OF DWELLING LINITS - 137 LINITS (PROPOSED) PROPOSED NET DENETTY - 9 LIN, MAX, ALLOWED: 8 LIN, LINIDSCAFE BUFFER - 21,318 SF SF (LS.ACRES)	in the second se				0
IOPOSED NET DENSITY - 7.6 U/A (MAX, ALLOWED: 8 U/A) NOCCAPIT BUILTER - 21 831 55 54 (0 5 44 (0 FF))	PROPOSED NET DENSITY - 7.6 U/A (MAX, ALLOWED, 8 U/A) LANDSED NET DENSITY - 7.6 U/A (MAX, ALLOWED, 8 U/A)	PROPOSED NET DENSITY - 9 LIA (MAX, ALLOWED, BUA)				PENINSULA HOUSING -	
TE AREA BREAKDOWN	SITE AREA BREAKDOWN	SITE AREA BREAKDOWN				4 STORIES (NOT PART)	2 Î
10 DAG COVERAGE - 127.592 SF (J. 9 AGRES) 18% NATE ROACE - NR - BUC ROADS - 117,172 SF (27 AGRES) 17%		BUILDING COVERAGE - 148,508 SF (3.4 ACRES) 21%				(0011100)	0
BUIC ROADS - 117, 172 SF (2,7 ACRES) 17%	BUILDING COVERAGE - 134,095 SF (2,0 ACRES) 185. PRINATE ROADS - NA . PUBLIC ROADS - 124,126 SF (2,9 ACRES) 175.	PRIVATE ROADS - NA PUBLIC ROADS - 128,952 SF (3,0 ACRES) 19%		G			i i
MMON OPEN GREEN SPACE - 0 SF (DACRES) - IVATE GREEN AREA - 297,328 SF (6,6 ACRES) 41% CLUDES LANDSCAPE BUFFER)	COMMON OPEN GREEN SINCE - 0 SF (0 ACRES) - PRINATE GREEN AREA - 296, 199 SF (6.8 ACRES) 40.51,	PUBLIC RDADS - 128.M2 SF (3.0 ACRES)         19%           COMMON OPEN GREEN SPACE - 0 SF (0.ACRES)         -           PRNATE GREEN AREA - 24.3.11 SF (5.8 ACRES)         35%					
BLIC OREEN AREA @ ROW - 64,152 SF (1.5 ACRES) 9%	PUBLIC GREEN AREA @ ROW - 63,988 SF (1.5 AGRES) PS	PUELDE GREENAREA () ROW-48,000 SF (1.1 ACRES) 7%			Real I. Apacres		
INTEL DRIVEWINTS - 43,086 SF (1,0 ACRES) 0% INEWAY APPROACH @ ROW - 16,772 SF (2,4 ACRES) 2% INATE SIDEMALKSWALKINGS - 6,051 (0,1 ACRES) 1%	INTELLORES LANDSCAPE BUFFER)         PK           PUBLIC CREMENTARIA (I) NOV. 45.008 SF [15.4CRE5]         PK           PRINTE DRIVENNIS - 61.048 SF [10.4CRE5]         EN           DRIVENNIS - 61.048 SF [10.4CRE5]         EN           DRIVENNIS - 61.044 SF [10.4CRE5]         EN	DRIVENTY APPROACH @ ROW - 20,278 (0.5 ACRES) 3%					
BLIC SIDEWALKS - 42,130 SF (1,0 ACRES) 6N		HNATE DIEEXANEA-143.17 2F (J.S.A.CRES)         35%           INCLUDES LANGUACHE SUIVESI         F           PURUS GERENARIA (B. KON-4800 SF (1.1.ACRES)         7%           PURUS GERENARIA (B. KON-4800 SF (1.1.ACRES)         7%           PURUS CORFUNCTIONS - STATIS (F. LARCRES)         7%           PURUS EDERVISIONARIAMENTA - LA STATIS (B. S.ACRES)         7%           PURUS EDERVISIONARIAMENTA - LA STATIS (B. S.ACRES)         7%           PURUS EDERVISIONARIAMENTA - LA STATIS (B. ACRES)         7%           PURUS EDERVISIONARIAMENTA - LA STATIS (B. ACRES)         6%           PURUS EDERVISIONARIAMENTA - LA STATIS (B. ACRES)         6%	🔢 ี อรายออออร์ ร้องของสุดดู พื่อสายออร์				
REET PARKING - 1.5% SF (0.01 ACRES) NEGLIGIBLE (0555 LAND AREA - 705,839 SF (15.2 ACRES) 100%	STREET PARKING - 3,436 SF (0.08 ACRES)         0.5%           GROSS LAND AREA - 735,726 SF (96.9 ACRES)         100%	STREET INAKING - 612 SF (0.01 ACRES)         NEGLIGIBLE           GROSS LAND AREA - 702.417 SF (16.1 ACRES)         100%	A CONTRACT OF A				1
IT TYPE         # OF UNITS         STORIES         HEIGHT         ABEA           28         2         25         2.284 SF           85         2         25         2.285 SF           54         113         287.712 SF	UNIT INFORMATION - SINGLE FAMILY HOMES	UNIT INFORMATION - SINGLE FAMILY HOMES	1			- 8 8 8 8 8-	
28 2 25 2,284 SF	Minist Interpretation         Storage Figure 1           UNIT TYPE         # OF UNITS         STORES         HEINIT         AVEA           A         34         2         25         2,284.5F         STORES         STO	UNIT TYPE # OF UNITS STORES HEIGHT AREA A	1				
5AL 113 267,782.5F	0 00 X 20 X.000 5F TOTAL 119 281.466 5F	TOTAL 312,908 SF					
T INFORMATION	LOT INFORMATION	LOT INFORMATION UNIT TYPE LOT SIZE (MN.) LOT AREA (MN.) # OF LOTS A 407.2 Y 3000.2 117	1				
IT TYPE         LOT SIZE (MIN.)         LOT AREA (MIN.)         # OF LOTS           40"X 75"         3.000 SF         28           42"X 85"3"         4.000 SF         87	UNIT TYPE         LOT SIZE (MN.)         LOT AREA (MN.)         # OF LOTS           A         47 X 75*         3,000 SF         34           C         42 X 99*3*         4,000 SF         67						
42'X 85'3' 4,000 SF 87 44'-4'X 90'-5' 4,000 SF 18	C 42'X 99'-3" 4,000 SF 67 <u>C 44'-4" X 99'-3" 4,000 SF 18</u>	PARKING CALCULATION PARKING TYPE REQD PROVIDED	1			U.S. POSTAL SERVICE	
IOTAL 113	TOTAL 119	RESIDENTS (2 SPACESUNT) 274 274 VISITORS 0 0	AGRICULTURAL (NOT PART)			(NOT PART)	
RKING CALCULATION RKING TYPE REDD PROVIDED	PARKING CALCULATION PARKING TYPE REGID PROVIDED	GABAGE SPACES - NOT INC. IN COLINT*         0         137*           TOTAL PARKING SPACES         274         274	(INCLEARLY)				
SIDENTS (2 SPACESUMIT) 226 226 ITTORS 0 5	RESIDENTS (2 SPACES UNIT) 238 238 VISITORS 0 15	WOTE ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT IN A		FUTURE DEVELOPMENT -	EUTURE DEVELOPMENT -	FUTURE	
RAGE SPACES - NOT INC. IN COUNT* 0 113* TAL PARKING SPACES 225 231	GARAGE SPACES - NOT INC. IN COUNT* 0 119* TOTAL PARAMG SPACES 225 253	PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PRAVING REQUIREMENTS.		COMMERCIAL PARCEL	COMMERCIAL PARCEL	FIRE STATION	
DTE: ALL UNIT THRES PROVIDE OVE PARKING SPACELINIT IN A INNTE GARAGE: THIS SPACE DOES NOT DOWN TOWARDS THE VIBLUM PARKING RECURIEMENTS.	THOTE, ALL UNIT TYPES PROVIDE ONE PAYMING SPACEUMIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MANA IN DESIGNED EPOCHETWAYER			(NOT PART)	(NOT PART)	(NOT PART)	
NAME GROWING, THIS SPIRLE DOES NOT COUNT TOWARDS THE NIMUM PARKING REQUIREMENTS.	MINIMUM PARAMIC PROVIDED AND COUNT TOWARDS THE MINIMUM PARAMIC REQUIREMENTS		ki	Approx. 3.6 acres	Approx. 4 acres	Approx.	No. Descrip
SP	ECIAL REGULATIO	DNS	八	+/	///	1.3 acres	
TES A & B (BASED ON RD-2)	SITE C (BASED ON RS-4)	SITES D & E (BASED ON RS-4)	<			±/	
NDSCAPE REQ'D PROP. VARIANCE	SITE DEV. STDS. REQ'D PROP. VARIANCE		)(	SW 344TH STREE	ET (W PALM DRIVE)		
EEN OPEN SPACE 45% 34% 25% VDSCAPE STRIP 7.5' 7.5' - IEVALX 5 5 -	MAX, DENSITY 8 UA 8 UA -	SITE DEV. STDS. REQ'D PROP. VARIANCE				L	
		MN.LOTAREA 5,000 SF 3,000 SF 40% MN.LOTWIDTH 50' 40' 25%	1 MASTER SITE PLAN SCALE: 1* =100'				_ =
E DEV. STANDARDS REQ'D PROP. VARIANCE LOTAREA 3,000 SF MIN. 1,100 - 41%		MIN. SETBACKS REQ'D. PROP. VARIANCE				<u>0 57 307</u> 30	PROJECT No. 15
LLOTAREA 3,000 SF MINL 1,700 - 41% 1,850 SF LLOT WIDTH 25' 27' 29%	FRONT         25'         27'         20%           REAR         25'         15'         40%           SIDE         7.5'         5'         33%	FRONT         25'         20'         20%           REAR         25'         15'         40%           SIDE         7.5'         5'         30%				MASTER SITE PLAN LEGEND	DRAWN EY: CHECKED BY: LB
	CORNER 15 15 -	510E 7.5 5 30% CORNER 15 15 -	SITE AREA COMPUTATION (TOTAL SITE)	BEDROOM COUNT (TOTAL S	ITE) PERVIOUS AREA (TOTAL SITE)	SFH-4.000 SF LOTS	LEOP
N SETRACKS REOD BROD VIOLING	SITE G (BASED ON RS-4)	INFORMATION FOR 4,000 SF LOTS	PARCEL PROPOSED USE GROSS-MEA ALT-AREA NOT AREA (BF) (ACRES) GIPS (ACRES) LIVERS DENETY DENETY A TOWNHOMES 448,191 10,23 40,332 9,42 154 13.0 14.2	CONSTRUCTION OPEN INVIK INVICEL PROPOSED USE UNIT TYPE # OF UNITS	A OF TOTAL PERMOUS AREA (SI) % EMPERICAREA (SI) %	GROSS AREA (SP)	N DEL
N. SETBACKS REQ'D. PROP. VARIANCE ONT 25 27 8%		SITE DEV. STDS. REQ'D PROP. VARIANCE	A         Toppendig         448,751         15,231         448,322         6,42         154         11,33         442           B         Toppendig         448,745         15,232         6,42         154         11,33         142           B         Toppendig         417,445         15,232         6,422         15,42         164         14,50         15,5           B         SOLELEVARIX         817,445         15,72         7,75         10,17         15,42         4,8         13         7,8         4,8           D         BAOLELEVARIX         181,74         15,23         14,23         14,35         11,3         7,8         7,8           D         BAOLELEVARIX         127,23         15,23         164,123         14,38         13         7,8         7,8           D         BAOLELEVARIX         127,23         15,29         15,26         11,3         2,8         7,8	NO.017         HOTECHNIK         Bit           544,35         0.3         A         TOWNBCMES         TH         74           253,556         6.4         TH-0         60         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52         52	4         296         A         500,671         36%         286,503         64%           3         180         C         354,771         45%         456,550         56%	448,796 SEM - 2 000 SE LOTE	D BEL Rigitally sig
ONT 25' 27 8% AR' 25' MINL18' 25% 6 8' 8' -	SITE DEV. STDS. REQ'D PROP. VARIANCE		G SINGLE FARILY \$17,481 18,77 775,089 17,79 142 7,6 8,0	304.328 1.3 B TOWNHOMES TH 68	4 272 D 351.640 50% 354.359 50%	817,981	LEOPOLDO Date: 2021
2517 25' 27 8% KR* 25' MBL18' 29% € 8' 9' 4' - RNER 15' 12' 20%	SITE DEV. STDS.         REQ'D         PROP.         VARIANCE           MAX. DENSITY         8 UA         9 UA         1375           MIN. LOT AGEA         5,000 SF         3,000 SF         40%	MIN.LOTAREA 5,000 SF 4,000 SF 20% MIN.LOT WIDTH 50' 42' MIN. 16%	D SINGLE FAREY 705,809 16,20 648,002 14,88 113 7,0 7,8	781/42 V TH-Q 34			
ONT 25' 27 8% AR' 25' MINL18' 25% 6 8' 8' -	MAX, DENSITY         8 UA         9 UA         12%           MINL LOT AREA         5,000 SF         3,000 SF         40%           MINL LOT WIDTH         50'         40'         20%	Chevron State Chevron 2020	Α         ΠΟΝΗΚΟΝΕ         44.07         53.20         45.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20         55.20 <th< td=""><td>217.480         V         TH-Q         26           217.486         0         C         58VGLE (AMRY         142           0         7.5         0         control (Control (Contro) (Contro) (Control (Control (Contro) (Control (Contro) (Control</td><td>3 228 E 360,557 49% 335,569 51% 5 226 F 338,204 97% 12,005 3%</td><td>785,699 735,725 340,119 TH-G - TOWNHOUSE WITH GARAGE</td><td>11:39:20-0</td></th<>	217.480         V         TH-Q         26           217.486         0         C         58VGLE (AMRY         142           0         7.5         0         control (Control (Contro) (Contro) (Control (Control (Contro) (Control (Contro) (Control	3 228 E 360,557 49% 335,569 51% 5 226 F 338,204 97% 12,005 3%	785,699 735,725 340,119 TH-G - TOWNHOUSE WITH GARAGE	11:39:20-0
2017 25' 27 8% MP' 25' MIN, 10' 25% E 6' 9' 9' - RINER 15' 12' 20% PTE 3' MAXEMUM ENCROACHMENT INTO REAK SETBACK.ALLOWED	MAX. DENSITY         8 UA         9 UA         13%           MAX. LOT.AREA         5.000 SF         3.000 SF         40%           MIN. LOT.WIDTH         50"         40"         20%           MIN. SETBACKS         REQ"D.         PROP.         VARIANCE	MIN. SETBACKS REQ'D. PROP. VARIANCE	A         Conversion         44/37         1.32         47.827         1.24         1.24         1.24         1.24           2         Tomorous         44.79         1.32         47.827         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24         1.24	D         2.3         L         Device Frence         A         Te2           322,008         0         D         StPAGLE FAMILY         A         28           1001,404         9.5         C         #5	3         228         E         366,557         49%         375,549         51%           5         286         F         338,284         97%         13,056         39%           5         160         G         293,817         47%         468,000         50%           5         405         TONAL         2,203,840         47%         468,000         50%	300.443	11:39:20-04 Interested Billion
NT 25 27 8% N° 25 MIN.16 29% 0° 0° - NER 15 12 20% 15 12 20%	MAX. DENSITY         8 UA         9 UA         13%           MAX. LOT.AREA         5.000 SF         3.000 SF         40%           MIN. LOT.WIDTH         50"         40"         20%           MIN. SETBACKS         REQ"D.         PROP.         VARIANCE	MIN. SETBACKS REQ'D. PROP. VARIANCE	0         Deck11042*         Total 0         453         Deck02         1444         113         22         23           0         Deck11042*         Total 0         453         Deck02         1444         113         23         24           0         Deck11042*         Total 0         543         Deck02         143         14         14         15         23         24           5         Deck11042*         Total 0         543         Deck02         543         454         54         454         54         454         54         454         54         454         54         454         54         454         54         454         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54         54	b         7.3         L         Senduct Invents         A         142           312,568         B         D         Senduc Favety         A         28           11501,654         8.5         E         Senduc Favety         A         36	5 4/5 5 170 5 4/5	4209,241 TH - TOWNHOUSE WITHOUT GARAGE	11:39:20-0 LEPPERD INLO
17 25 27 85 17 25 MIR.18 295 17 9 7 18 19 12 295 18 19 12 295 18 205 19 10 10 10 10 10 10 10 10 10 10 10 10 10	MAX, DENSITY         8 UA         9 UA         12%           MINL LOT AREA         5,000 SF         3,000 SF         40%           MINL LOT WIDTH         50'         40'         20%	MIN. SETBACKS REQ'D. PROP. VARIANCE	b         BALLINES         Status         Status <td>D         2.3         L         Device Frence         A         Te2           322,008         0         D         StPAGLE FAMILY         A         28           1001,404         9.5         C         #5</td> <td>5 4/5 5 170 5 4/5</td> <td></td> <td>11:39:20-6</td>	D         2.3         L         Device Frence         A         Te2           322,008         0         D         StPAGLE FAMILY         A         28           1001,404         9.5         C         #5	5 4/5 5 170 5 4/5		11:39:20-6

# EXHIBIT B

# MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT





# MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

# PREPARED FOR THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

# **BOARD OF SUPERVISORS**

April 29, 2024

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

# 1.0 INTRODUCTION

The Keys Edge Community Development District (the "District") is a local unit of special purpose government located in the City of Florida City (the "City") in Miami-Dade, Florida (the "County"). The District was established by Ordinance No. 07-106 enacted on July 24, 2007and effective on August 3, 2007, as amended by Ordinance No. 07-173 enacted on December 4, 2007 and effective on December 14, 2007 to correct a scrivener's error in the legal description, and as further amended by Ordinance 24-35 enacted on April 16, 2024 and effective on April 26, 2024 to amend the original 81.84-acre boundaries of the District by expanding the total district boundary to 90.22 acres (collectively, the "Ordinance"). The Ordinance was enacted to provide for the construction, and/or acquisition, financing, long-term administration and management of certain infrastructure of the Development, as defined below.

The Keys Edge PUD (the "Development") is a planned Development containing approximately 90.22 gross acres and is located in the City. The District is co-terminus with the Development and the lands within the District are planned for the following land uses:

Land Use Category	Unit		
Townhomes	278 Dwelling units		
Single - Family	511 Dwelling units		
TOTAL	789 Dwelling units		

# Table 1 – Proposed Land Uses for the District

This Master Special Assessment Methodology Report (the "Master Report") provides the allocation of special assessments as it relates to the sale and issuance of Special Assessment Bonds to be issued in one or more series (the "Bonds") for the financing of public infrastructure improvements in the Development located in the District, including, but not limited to, the surface water management and drainage system, the water distribution system, the wastewater collection system and other related public improvements, as more particularly described in the hereinafter defined Engineer's Report (collectively, the "Project").

This Master Report equitably allocates the costs to be incurred by the District to provide the benefits of the Project to the developable lands within the Development as identified herein on **Exhibit A**. The improvements comprising the Project are described below and in the Engineer's Report dated June 2, 2022, revised April 29, 2024, as may be amended and supplemented from time to time (the "Engineer's Report"), which has been prepared by Alvarez Engineers, Inc. (the "District Engineer").

Supplemental assessment methodology reports will be prepared for each series of Bonds that are to be issued, and will set forth the specific portion of the Project to be funded.

## 2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The District anticipates issuing Bonds to finance all or portion of the acquisition and/or construction of the Project. The total cost of the Project is estimated to be approximately \$26,967,000. A detail of the Project costs is included herein on **Table A**. The Bonds will be repaid through the levy of non-ad valorem special assessments on all assessable property within the District. The Project has been designed to be functional and confer direct and special benefits to the landowners within the District which direct and special benefits equal or exceed the costs of the Project. Any portion of the Project not financed through the issuance of Bonds will be paid for by ONX-ODAGLED Grand Palms II, LLC (the "Developer").

The acquisition and maintenance obligations for the District's proposed infrastructure improvements constituting the Project are described in summary as follows (a detailed description is included in the Engineer's Report):

All of the surface water management and drainage system will be constructed by the Developer and will be acquired by the District. The District will be responsible for the operation and maintenance of the system retained by the District and serve the District.

The water distribution and wastewater collection sewer systems will be constructed by the Developer and will be acquired by the District and dedicated to the City of Florida City Utility Department upon certification of construction. Upon such transfer by the District, the ownership, operation and maintenance of these systems will be the responsibility of City of Florida City Utility Department. In the event the connection charges are paid by the Developer these charges are being paid for and on behalf of the District.

Other construction items such as off-site utilities, including, but not limited to, on-site roadways, road impact fees, general utilities, water main, force main, and sitework. The District will be responsible for the operation and maintenance of the portion of the system retained by the District and which serves the Development.

The construction costs identified in this Master Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

### 3.0 <u>FUNDING OF IMPROVEMENTS</u>

To defray the costs of construction and/or acquisition of all or a portion of the Project, the District will impose non-ad valorem special assessments on benefited real property within the District. These special assessments are based on the direct, special and peculiar benefits accruing to such property from the improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the direct and special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible. The capital facilities which will be funded through these special assessments include only facilities which may be undertaken by a community development district under Chapter 190, F.S. This Master Report is designed to meet the requirements of Chapters 170, 190 and 197, F.S. and will describe the expected terms and conditions of the Bonds.

In summary, special assessments may be made only: (1) for facilities which provide direct and special benefits to property as distinct from general benefits, (2) only against property which receives that

direct and special benefit, (3) in proportion to the benefits received by such properties, and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments (both capital special assessments and operation and maintenance special assessments) placed upon various benefited properties within the District must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Project and to pay the costs to maintain those portions of the infrastructure that remain under the ownership of the District. The assessments must be fairly and reasonably allocated to the properties being assessed.

### 4.0 <u>ALLOCATION OF BENEFIT AND ASSESSMENTS</u>

In developing the methodology used for special assessments for the Development in the District, two (2) interrelated factors were used:

- A. Allocation of Benefit: Each parcel of assessable land within the District receives a direct and special benefit from the proposed improvements.
- B. Cost/Benefit: The special assessments imposed on each assessable parcel of land within the District cannot exceed the value of the direct and special benefits provided to such parcel.

The planned improvements comprising the Project is an integrated system of facilities designed to provide benefits to the assessable property within the District as a whole. The Project is intended to work as a total system which will provide direct and special benefits for each unit type. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* ("ERU") to each unit. Therefore, for the purpose of this Master Report each single family residential unit will be assigned one (1.0) ERU and each Townhome residential unit will be assigned (0.85) ERU as listed in **Table 2** below.

<b>Product Type</b>	<u># of Units</u>	<b>ERU Factor</b>	ERUs
Townhome	278	0.85	236.30
Single-Family	511	1.00	511.00
TOTAL UNITS	789		747.30

#### Table 2 – Equivalent Residential Unit (ERU)

The special assessments will initially be levied across <u>all</u> the gross acreage in the District. The lien will shift to the parcels in the District, as represented in **Table F** upon platting on a first platted, first assigned basis.

The amount of the special assessments that will shift to platted lots is based on the schedule in **Table F**. Land that is sold in the District prior to platting will have a lien amount attached to the parcel that is equal to the development rights conveyed with such parcel and type of planned use. Special assessments will then be assigned in accordance with **Table F**. As platting occurs the special assessments will be assigned on a first platted first assigned basis to platted lots receiving property folio numbers, and allocated on an ERU basis as shown herein on **Table F**.

In addition to the special assessments imposed for debt service on the Bonds, the District will also levy an annual administrative assessment to fund the costs of operating and managing the District. As each residential dwelling unit will benefit equally from the operation and management of the District and the Project, the annual operation and management assessments will be allocated equally to each assessable lot or unit.

Given the District's land use plan and the type of infrastructure to be funded by the special assessments, this method will result in a fair allocation of benefits and services and an equitable allocation of costs for the proposed Bonds. However, if the future platting results in changes in land use or proportion of benefit per unit, this allocation methodology may not be applicable and it may be necessary for the District to revise this methodology.

### 5.0 <u>COLLECTION OF SPECIAL ASSESSMENTS</u>

The proposed special assessments relating to the Project will be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; F.S. or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, F.S. or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and operation and maintenance assessment amounts by 0.94.

## 6.0 <u>FINANCING STRUCTURE</u>

The estimated cost of the Project is approximately \$26,967,000. The construction program and the costs associated therewith are identified herein on **Table A**.

All or a portion of the capital improvements comprising the Project is to be financed by the Bonds and when issued which will be payable from and secured by special assessments levied annually on all assessable properties in the District. The total aggregate principal amount of the Bonds that may be issued by the District for the Project is approximately \$33,500,000. The proceeds of the Bonds will provide approximately \$26,967,000 for construction related costs. The sizing of the Bonds includes a debt service reserve fund, capitalized interest and issuance costs as shown on **Table B**. Please note the above referenced Bond sizing is a maximum amount used for this Master Report and the Developer may request the District to issue a lesser amount of Bonds that are less than those presented. The Bond debt allocations are shown on **Table D**.

### 7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISIM

Allocation of costs and benefits, shown herein on **Table C**, for the Project financed by the District is initially based on the estimated number of dwelling units projected to be developed and benefited by the infrastructure improvements comprising the Project. Based on a Bond size of \$33,500,000, at an assumed interest rate of 8.00%, the maximum annual debt service for the Bonds as shown herein on **Table E**, will be approximately \$2,975,719 which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes.

To ensure that each residential lot is assessed no more than their pro-rata amount of the annual nonad valorem assessments shown herein on **Table F**, the District will be required to perform a "True-Up" analysis, which requires a computation at the time of submission of each plat, re-plat or sale of a parcel to determine the potential remaining assessable dwelling lots/units. The District shall, at the time a plat or re-plat or parcel sale is submitted to the City:

A. Assume that the total number of assessable residential units being utilized as a basis for this assessment methodology is as described below, **Table 3** ("Total Assessable Lots/Units").

Land Use Category	Unit
Townhomes	278 Dwelling units
Single-Family	511 Dwelling units
TOTAL	789 Dwelling units

Table 3 - Total Assessable Lots/Units for the District

- B. Ascertain the number of assessable residential dwelling lots/units in the proposed plat or replat or parcel sale and all prior plats or parcel sales ("Planned Assessable Lots/Units").
- C. Ascertain the current amount of potential remaining assessable dwelling lots/units ("Remaining Assessable Lots/Units").

If the Planned Assessable Lots/Units are equal to the Total Assessable Lots/Units no action would be required at that time. However, if the sum of the Planned Assessable Lots/Units and the Remaining Assessable Lots/Units are less than an estimated number reflected in **Table 2**, the Developer will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds plus accrued interest such that the amount of non-ad valorem assessments allocated to each Planned Assessable Lot does not exceed the amount of debt service that would have been allocated thereto had the total number of Planned Assessable Lots/Units and Remaining Assessable Lots/Units not changed from what is represented in **Table 2**. Conversely, if the Planned Assessable Lots/Units and Remaining Assessable Lots/Units of the residential lots/units is greater than the Total Assessable Lots/Units, then, there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

All assessments levied run with the land. A determination of a true-up payment shall be based on the terms and provisions of a true-up mechanism described in this Master Report. It is the responsibility of the landowner of record to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

In the event that additional land is annexed into the District which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

### 8.0 PRELIMINARY ASSESSMENT ROLL

When fully developed, the current site plan for the District will include the land uses in Table 3.

### 9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, Consultants and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report.

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

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# TABLE A

# **PROJECT COST ESTIMATES**

# **KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT**

	TOTAL	
ROADWAYS	\$ 14,465,000	
STORMWATER MANAGEMENT SYSTEM	\$ 4,174,000	
WATER / SANITARY SEWER SYSTEM	\$ 8,328,000	
TOTAL	\$ 26,967,000	

## TABLE B

# **BOND SIZING**

## **KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT**

	BC	OND SIZING
Par Amount*	\$	33,500,000 *
Debt Service Reserve Fund (DSRF)	\$	(2,975,719)
Capitalized Interest	\$	(2,680,000)
Issuance Costs	\$	(877,281)
Construction Funds	\$	26,967,000
Bond Interest Rate		8.00%
Principal Amortization Period (Years)		30

\*Subject to change at final bond pricing

#### TABLE C

### ALLOCATION OF PROJECT COSTS

#### **KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT**

Product	Number of Units by Type	ERU Factor	Total ERUs	Project Cost cation Per Type	roject Cost location Per Unit*
TOWNHOMES	278	0.850	236.30	\$ 8,527,100	\$ 30,673
SINGLE-FAMILY	511	1.000	511.00	\$ 18,439,900	\$ 36,086
TOTAL	789	N/A	747.30	\$ 26,967,000	N/A

\*Rounded

#### TABLE D

### ALLOCATION OF BOND DEBT

#### KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor	Total ERUs	Bond Debt cation Per Unit Type	Bond Debt location Per Unit*
TOWNHOMES	278	0.850	236.30	\$ 10,592,868	\$ 38,104
SINGLE-FAMILY	511	1.000	511.00	\$ 22,907,132	\$ 44,828
TOTAL	789	N/A	747.30	\$ 33,500,000	N/A

\*Rounded

## TABLE E

### **CALCULATION OF ANNUAL DEBT SERVICE**

## **KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT**

	Bond Debt
1 Maximum Annual Debt Service	\$ 2,975,719.02
2 Maximum Annual Debt Service Assessment to be Collected	\$ 3,165,658.53
3 Total Number of Gross Acres	90.22
4 Maximum Annual Debt Service per Gross Acre	\$35,088.21
5 Total Number of Residential Units Planned	789
6 Maximum Annual Debt Service per Unit Type	See Table F

\*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

#### TABLE F

#### ALLOCATION OF DEBT SERVICE ASSESSMENTS

#### KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor	Total ERUs	**Maximum Annual Debt Assessment Per Unit*	**Maximum Annual Debt Assessment Per Unit Type*	
TOWNHOMES	278	0.850	236.30	\$ 1,000,997	\$ 3,601	
SINGLE-FAMILY	511	1.000	511.00	\$ 2,164,661	\$ 4,236	
TOTAL	789	N/A	747.30	3,165,659	\$ 3,165,659	

\*Rounded

\*\*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre*		Total Par Debt	
Exhibit A	90.22	\$ 35,088.21	\$ 371,314.56	\$ 33,500,000	
TOTALS		N/A	N/A	\$ 33,500,000	

\*Rounded

\*\*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

#### Exhibit A

	NERAL INFORMAT						BELLÓN
DEVELOPMENT NAME - OKE COMMUNITY TOTAL DWELLING UNITS - F89	TOTAL PARKLAND: T.S AC (FUBLIC) + 2 AC (FRINATE) - 9.5 AC TOTAL NET LAND AREA - 3,330,015 (99.2 ACHES) TOTAL GROSS AREA - 4,299,241 SF (96.5 ACRES)	AVERAGE GROSS DENSITY - 8.1 UNITSVACRE AVERAGE NET DENSITY - 8.7 UNITSVACRE		SW 336TH STREET (AR	THUR VINING DAVIS PARKWAY)		
SITE A - "LUNA"	SITE B - "CENTRO"	SITE C - "AURORA"				The Num Public Spece	
ZONING INFORMATION PROPOSED ZONING - PUD	ZONING INFORMATION PROPOSED ZONING - PUD	ZONING INFORMATION PROPOSED ZONING - PUD					12930 S.W. 128 STREET SUITE 203 HEAML FLORIDA 12186
NET LAND AREA - 403.332 SF (5.42 ACRES) TOTAL NUMBER OF (WRITE - 134 UNITS (FROPOSED) PROPOSED TO FORSITY - 46, 204 (MAX, ALLOWED, 15 UAA) LANDSCAPE BUFFER - 16, 755 SF (3.4 ACRES)	NET UNID AREA - 432.08 EF (3.02 ACRES) TOTAL NUMBER OF DWELLING UNITS - 144 UNITS (PROPOSED) PROPOSED RET DENSITY - 14.504 (MAX.ALLOWED. IS UA) LANDSCAPE BUFFER - 8,665 EF 5E (0.2 ACRES)	ROUTING LITE COMPLEXES PROPOSED CONNO. P-UD NET LAND AREA - 775.098 56 (17.15 ACRES) TOTAL NAMER OF DVELLING LINTS - 42 LINTS (PROPOSED) PROPOSED BY TO DISTITY - 6 ULANOLALIONED. 8 LINJ LANDSCAPE BUFFER - 21.740 5F SF (0.5 ACRES)					T. (303) 278-7776 F. (305) 278-7473 www.sell.comt.avi5.com AA-26002616
PROPOSED NET DENSITY - 14.2 UA (MAX, ALLOWED: 15 UA) LANDSCAPE BUFFER - 16,765 SF (b.4.ACRES)	PROPOSED NET DENSITY - 14.5 UA (MAX. ALLOWED. 15 UA) LANDSCAPE BUFFER - 8,056 SF SF (0.2 ACRES)	PROPOSED NET DENSITY - 8 UA (MAX.ALLOWED: 8 UA) LANDGCAPE BUFFER - 21,740 SF SF (0.5 ACRES)					AA-26002616 AACHITECTURE
SITE AREA BREAKDOWN BUILDING COVERAGE - 100,130 SF (2.4 ACRES) 29%	SITE AREA BREAKDOWN BUILDING COVERAGE - 111.460 SF (2.6 ACRES) 25%	SITE AREA BREAKDOWN BUILDING COVERAGE - 153,926 SF (3.5 ACRES) 195					ARCHITECTURE LAND PLANNING INTERDAS CONSTRUCTION MANAGEMENT
BUILDING COVERAGE - 100,130 SF (2.4 ACRES)         23%           PRIVATE ROADS - 65,740 JI (1.5 ACRES)         15%           PUBLIC ROADS - 13,360 SF (0.4 ACRES)         4%		PRIVATE ROADS - NA					CONSULTANTS
COMMON OPEN GREEN SPACE - 12.505 SF (0.3 ACRES) 3% PRIVATE GREEN AREA - 132.824 SF (3 ACRES) 30%	COMMON OPEN GREEN SPACE - 16,535 SF (0.4 ACRE5) 3% PRIVATE GREEN AREA - 125,076 SF (0.1 ACRE5) 30%	PUBLIC RDADS - ISO,012 SF (3.5 ACRES)         10%           COMINON OPEN GREEN SPACE - 55,911 SF (1.3 ACRES)         7%           PRINTE OREEN ARIA- 253,959 SF (5.6 ACRES)         31%					
COMMON OPEN GREEN SPACE         12,055 SF (0.3 ACRES)         3%           PRRATE GREEN ARGA-132.84 SF (0.4 ACRES)         20%         (INCLUDES LANGEAPE BUFFEI)         20%           VIRULG GREEN ARRA & RYON - 14,12 SF (0.3 ACRES)         3%         7%         7%           PRIVATE GREEN ARRA & RYON - 14,12 SF (0.3 ACRES)         3%         7%         7%	Postical couldar records and could record and could record and could record and could record and records and could record and records and r	FUELDE INDUES - SOUTURE DI SAMOREJ         HK           COMINO ATTRODUCTI DI INCL'ASSI SI		PUBLIC 7.5 acr			
Provide University Internation of the Control of th	PRIVATE SIDEWALKS 11,00 0F (1,2 ALKES) 25. PRIVATE SIDEWALKS 12,105 5F (0,1 ALKES) 95. PUBLIC SIDEWALKS 12,105 5F (0,1 ALKES) 15. STREET PARKING 4,6(9) 5F (0,2 ALKES) 25.	DRIVEINAY APPROACH @ ROW - 21,005 SF (0.5 ACRES) 3% PRIVATE SIDEWALKS/WALXWAYS - 15,557 (0.4 ACRES) 2% PUBLIC SIDEWALKS - 51,519 SF (1,2 ACRES) 8%					
31962-11969096-10/10 39-00/JACRE31 2% GROSS LAND AREA - 449,731 SF (10.3 ACRE5) 100%	STREET PARKING - 0.59 SF (0.2 ACRES) 2% GROSS LAND AREA - 448,798 SF (10.3 ACRES) 100%	PUBLIC SDEWALKS - 51.518 BF (1.2 ACRES) 8% STREET PARKING - 61.2 SF (0.11 ACRES) NEOLOBIE GROSS LAND AREA - 87.741 SF (10.8 ACRES) 100%					
UNIT INFORMATION - TOWNHOMES           UNIT TYPE         \$TORES         HEIGHT         AREA           "TH" - NO GARAGE         2 + ROOF TERRACE         25         2.545 SF	UNIT INFORMATION - TOWNHOMES UNIT TYPE STORES HEADHT AREA	UNIT INFORMATION - SINGLE FAMILY HOMES					
UNIT TYPE         STORIES         HEIDHT         AREA           "TH" - NO GARAGE         2 + ROOF TERRACE         25'         2.545 SF           "TH-G" - WITH GARAGE         2 + ROOF TERRACE         25'         2.600 SF	INIT TYPE         STORES         HEXD+T         AREA           "Th" - NO GARAGE         2 + ROOF TERRACE         25"         2.545 SF           "TH-G" - WITH GARAGE         2 + ROOF TERRACE         25"         2.600 SF	UNIT INFORMATION - SINGLE FAMILY HOMES UNIT TYPE # OF UNITE STORES HEIGHT AREA A 142 2 25 2.24M SE 10240 324 335 5F	· / Dianananananan			nananananañta.	
LOT INFORMATION	LOT INFORMATION UNIT TYPE LOT SIZE (MIN.) LOT AREA (MIN.) # OF LOTISUNITS		1			1	
UNIT TYPE         LOT SIZE (HIN.)         LOT ABEA (MIN.)         # OF LOTS/UNITS           TH         20 X 60*         1,260 SF         24 (55%)           TH-G         29 X 92.5         1,850 SF         60 (65%)	TH         20" X 88"         1,760 SF         68 (47%)           TH-G         20" X 92.5"         1,850 SF         76 (575)	UNIT TYPE         LOT SIZE (MIN.)         LOT AREA (MIN.)         # OF LOTS           A         40'X 75'         3,000 SP         142	8 Z		1	1	
BUILDING INFORMATION	544 (1975) BUILDING INFORMATION	PARKING CALCULATION			1	1	
TYPE # OF UNITS UNIT TYPE BLDG, AREA # OF BLDGS. SUB-TOTAL	TYPE # OF UNITS UNIT TYPE BLDG AREA # OF BLDGS. SUB-TOTA ARE & TH 20,200.3F 4 81,460.5F	PARKING TYPE REQ/D PROVIDED RESIDENTS (2 SPACESUNIT) 284 284 VISITORS 0 0	1		1	1	
A-6         6         TH         15,270 3F         3         45,810 3F           A-6         8         TH         20,800 3F         7         542,250 3F           A-6G         8         TH-6         20,800 3F         4         83,200 3F           A-6G         8         TH-6         20,800 3F         4         83,200 3F           A-6G         9         TH-6         20,800 3F         2         68,000 3F	TYPE         # OF INITS         UNIT TYPE         BLDG. AREA         # OF BLDGS.         SUB-TOTA           A43         6         TH         20,360 SF         4         61,400 SF           A49         9         TH         20,360 SF         4         61,400 SF           A49         6         TH         20,800 SF         4         61,400 SF           A49         5         TH-G         15,600 SF         2         31,300 SF	GARAGE SPACES - NOT INC. IN COUNT*         ∅         142*           TOTAL PARKING SPACES         284         284	1			1	
A4G 9 TH-G 23,400 SF 2 46,800 SF A-10G 10 TH-G 26,000 SF 1 26,000 SF	A-8G 8 TH-G 20,000 SF 8 165 430 SF TOTAL 18 372,660 SF	THOTE ALL UNIT TYPES PROVIDE ONE PRAYING SPREGUNT IN A	CAMERON CREEK		FOREST PARK		
PARKING CALCULATION	PARKING CALCULATION	MINIMUM PARKING REQUIREMENTS.	TOWNHOMES (NOT PART)		VILLAS (NOT PART)	COSTA BRAVA TOWNHOMES	
PARKING TYPE         REOD         PROVIDED           RESIDENTS (2 SPACES UNIT)         266         266           VINTORS (1 SPACE) / 4 UNITS)         34         69	PARKING TYPE REOD PROVIDED	SITE F - PUBLIC PARK			(NOT PART)	(NOT PART)	18
VISITORS (1 SPACE / 4 UNITS) 34 69 GARAGE SPACES - NOT INCLUDED IN COUNT* 0 60* TOTAL PADRING SPACES	RESIDENTS (2 SPACES UNIT)         216         286           VISITIONS (1 SPACE / 4 UNITS)         36         82           GARAGE SPACES - NOT INCLUEED IN COUNT*         0         76           TOTAL GRADUE GRACES         356         350	ZONING INFORMATION PROPOSED ZONING - PUD					TH
TOTAL PARKING SPACES 352 337 WOTE UNIT TYPES "TH-G" PROVIDE ONE PARKING SPACESURIT IN A	TOTAL PARKING SPACES 224 250 THOTE UNIT TYPES "THIG" PROVIDE ONE PARKING SPACEUNIT IN A	NET LAND AREA - 325,737 SF (7.5 ACRES)	TOWER RD				LN3
PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOMARDS THE MINIMUM PARKING REQUIREMENTS.	PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.	SITE AREA BREAKDOWN PUBLIC ROADS - 7.889 SF (0.2 ACRES) 2%		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			(GPOU GNUTCHE LEVELOPMENT ONX COMMUNITY: RESIDENTIAL DELEVELOPMENT FRAMED TH, RECEMBERT FRAME CR, R.
		COMMON OPEN GREEN SINCE - 325,737 SF (7.5 ACRES) 94% PUBLIC GREEN AREA @ ROW - 11,547 SF (3.3 ACRES) 3% PUBLIC SECENTLIKS - 3,207 SF (3.1 ACRES) 1%			SW 340TH STREET		
		GROSS LAND AREA - 349,189 SF (8 ACRES) 192%				)	
SITE D - "FLORA"	SITE E - "FLORA II"	NOTE: PUBLIC PARK TO BE DEDICATED TO THE CITY OF FLORIDA CITY. SITE G - "ALBA"					AND BOAD
ZONING INFORMATION	ZONING INFORMATION	ZONING INFORMATION					DAIN MM
PROPOSED ZONING - PUD NET LAND AREA - 646,022 SF (14.66 ACRES) TOTAL NUMBER OF DWELLING UNITS - 113 UNITS (PROPOSED)	PROPOSED ZONING - PUD NET LAND AREA - 677.851 SF (15.56 ACRES) TOTAL NUMBER OF DIVELLING UNITS - 119 UNITS (PROPOSED)	PROPOSED ZONING - PUD NET LAND AREA - 600,000 SF (15.15 ACRES) TOTAL NUMBER OF DWELLING UNITS - 137 UNITS (PROPOSED)	S A A A A A A A A A A A A A A A A A A A				
PROPOSED NET DENSITY - 7.6 UA (MAX. ALLOWED, 8 UA) LANDSCAPE BUFFER - 21,831 SF SF (5.5 ACRES)	PROPOSED NET DENSITY - 7.6 UA (MAX, ALLOWED, 8 UA) LANDSCAPE BUFFER - 21,055 SF \$1 (0.5 ACRES)	PROPOSED NET DENSITY - 9 U/A (MAX. ALLOWED, 8 U/A) LANDSCAPE BUFFER - 21,518 SF (3,5ACRES)				PENINSULA HOUSING - 4 STORIES	NNNED XX
SITE AREA BREAKDOWN	SITE AREA BREAKDOWN BUILDING COVERAGE - 134 CHI SE (3 D A CRES)	SITE AREA BREAKDOWN BUILDING COVERAGE - 148.508 SF (3.4 ACRES) 215				(NOT PART)	NA
BULLING COVERAGE - 127,192 SF (3,0 ACRES) 19% PRIVATE ROADS - NA - PUBLIC ROADS - 117,172 SF (2,7 ACRES) 17%	BULCING COVERAGE - 154,000 SP (3,0 ACRES) 1915 PRINATE ROADS - N/A - PUBLIC ROADS - 124, 128 SF (2,9 ACRES) 175	BUILDING COVENNUE - 144.508 SF (3.4 ACRES) 215 PRIVATE ROADS - NA - PUBLIC ROADS - 125.852 SF (3.0 ACRES) 15%					ESI
COMMON OPEN GREEN SPACE - 0.5F (DACRES) - PRIVATE GREEN AREA - 287,228 SF (S.S.ACRES) 41%	COMMON OPEN GREEN SPACE - 0 SF (0 ACRES) - PRINTE GREEN AREA - 296, 149 SF (6.6 ACRES) 40.5% (INCLUDES LANDSCAPE BUFFER)	COMMON OPEN GREEN SPACE - 0 SF (b.ACRE5) - PRIVATE GREEN AREA - 243,317 SF (b.8 ACRE3) 35%					AR
(INCLUDES LANDSCAPE BUFFER) PUBLIC CREEN AREA (§ NOW - 64,152 SF (1,5 ACRES) 9% PUBLIC CREEN AREA (§ NOW - 64,152 SF (1,5 ACRES) 9% PUBLIC CREEN AREA (§ NOW - 64,152 SF (1,5 ACRES) 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9%	PUBLIC ORFEN AREA (0.80W - 63 988 SF (1.5 ACRES) 0%	(INCLUDES LANDSCAPE BUFFER) PUBLIC GREEN AREA () ROW- 48 500 SF (1.1 ACRES) PRIVATE DRIVEWAYS - 50,754 SF (1.2 ACRES) T%			1.3 acres		
PRINTE DRIVEWAYS - 43,046 SF (LDACRES)         6%           DRIVEWAY APPROACH & ROW - 16,772 SF (LDACRES)         2%           PRIVINE SECREMALINEARMALINARYS - 4,651 (LDACRES)         1%           PUBLIC SEDEWALKS - 42,100 SF (LDACRES)         6%	PRINTE DRIVENUS - 45,164 SP (1.0 ACRES)         6%           DRIVENUM APPRIACH (# ROW-17,664 SP (2.4 ACRES)         2%           PRINTE SECREVALKWINLKWING, CASC (0.1 5 ACRES)         1%           PUBLIC SECRIALIS - 44,475 SF (1.0 ACRES)         6%	DRIVEWAY APPROACH @ ROW - 26.221 (13.5ACRE5) 3% PRIVATE SIDEIRALXS/WALKIWYS - 15, 121 (0.4 ACRE5) 2% PUBLIC SIDEWALKS - 44,537 SF (1.0 ACRE5) 6%				1	
PUBLIC SIDEWALKS - 42,130 SF (1,0 ACRES) 6% STREET PARKING - 1,596 SF (2,01 ACRES) NEGLICERLE	PUBLIC SIDEWALKS - 44,407 SF (1,0 ACRES) 6% STREET PARKING - 3,436 SF (0,08 ACRES) 0,5%	FUBLIC SIDEWALKS - 44,637 SF (1,0 ACRES)         6%           STREET PARKING - 612 SF (0,01 ACRES)         NEGLICIBLE           GROSS LAND AREA - 702,417 SF (16,1 ACRES)         500%					
UNIT INFORMATION - SINGLE FAMILY HOMES	UNIT INFORMATION - SINGLE FAMILY HOMES						
Interview         A OF UNITS         STORIES         HeikiHT         ABEA           A         28         2         25         2,284         5F           G         85         2         25         2,388         5F	UNIT YFFE # OF UNITS STORIES HEIGHT AREA A 34 2 25 2,284 SF C 85 2 25 2,286 SF	UNIT INFORMATION - SINGLE FAMILY HOMES UNIT TYPE # OF UNITS STORIES HEIGHT AREA A 137 2 29 2.284 SF TOTAL 312,006 SF					
C 85 2 25 2,395.55 T0344, 113 267,782.5F	C 85 2 25 2,358.5F TOTAL 119 281,465.5F						
LOT INFORMATION	LOT INFORMATION	LOT INFORMATION UNIT TYPE LOT SIZE (MIN.) LOT AREA (MIN.) & OF LOTS A 407 J IS 2000 55 117					
A 40'X 75' 3,000 SF 28 C 42'X 95'-3' 4,000 SF 57	A 42'X.75' 3,000 SF 34 C 42'X.95'-3' 4,000 SF 67	A 40'X 75' 3,000 SF 137 PARKING CALCULATION					
C 4F-4*X 90-3* 4.000 SP 18 TOTAL 113	C 447-47 X 907-57 4,000 57 16 	PARKING TYPE REOD PROVIDED RESIDENTS (2 SPACESUNIT) 274 274	AGRICULTURAL			U.S. POSTAL SERVICE (NOT PART)	
PARKING CALCULATION	PARKING CALCULATION PARKING TYPE REOD PROVIDED	VISITORS 0 0 GARAGE SPACES - NOT INC. IN COUNT* 0 137* TOTAL DRIVING SPACES 224	(NOT PART)	Lanaaanananaana 👯	l nananananananananan	(NOT PART)	
RESIDENTS (2 SPACES/UNIT) 226 226 VISITORS 0 5	RESIDENTS (2 SPACES UNIT) 238 238 VISITORS 0 15	TOTIC HARDING SHOES 274 274 WOTE ALL UNIT TYPES PROVIDE ONE PARKING SPACEDURIT IN A		FUTURE DEVELOPMENT -	FUTURE DEVELOPMENT -	FUTURE	
GAGAGE SPACES - NOT INC. W COUNT* 0 112* TOTAL PARKING SPACES 226 231	GADAGE SPACES - NOT INC. IN COUNT" 0 113" TOTAL PARKING SPACES 225 253	PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING RECURREMENTS.	1	COMMERCIAL PARCEL (NOT PART)	COMMERCIAL PARCEL (NOT PART)	FIRE STATION (NOT PART)	
HOTE: ALL UNIT TYPES PROVIDE CAE PARKING SPACELIMIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING RECURRING/TS.	THOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING RECORDERATION			Approx. 3.6 acres		1	
			1		Approx. 4 acres	Approx. 1.3 acres	No. Description Date
SITES A & B (BASED ON RD-2)	SITE C (BASED ON RS-4)	SITES D & E (BASED ON RS-4)	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		<u></u>		
LANDSCAPE REQ'D PROP. VARIANCE	SITE DEV. STDS. REQ'D PROP. VARIANCE	INFORMATION FOR 3,000 SF LOTS	Г	SW 344TH STREET	(W PALM DRIVE)		
GREEN OPEN SPACE         45%         34%         25%           UNDSCAPE STRIP         7.5'         7.5'         -           STREMAN         P         P         -	MAX, DENSITY         8 LIA         8 LIA         -           MIN, LOT AREA         5,000 SF         3,000 SF         40%           MIN, LOT WIDTH         50'         40'         20%	SITE DEV. STDS.         REQ'D         PROP.         VARIANCE           MIN.LOTAREA         5,000 SF         3,000 SF         40%	MASTER SITE PLAN				
SITE DEV. STANDARDS REQ'D PROP. VARIANCE	MIN. LOT WIDTH 50 40 20%	MIN.LOT WIDTH 50° 40' 20%	1 MASTER SITE PLAN SCALE: 1" =100'			<u>8 67 707 707</u>	
MIN. LOTAREA 3,000 SF MIN. 1,760 - 41% 1,890 SF	Interview         Interview         Proview         Proview           IPROMT         25         27         20%           REAR         25         15'         40%           SADE         7.5'         5'         33%	MIN. SETBACKS REQ'D. PROP. VARIANCE FRONT 25 20 20%					DRAWN SY; CHECKED SY: L8
	CORNER 15' 15' -	REAR 25 15 45% SIDE 7.5 5 33% CORVER 15 15 -	SITE AREA COMPUTATION (TOTAL SITE)	BEDROOM COUNT (TOTAL SITE		SEN - 4 000 SE LOTS	LEOPOLD
MIN. SETBACKS         REQTD.         PROP.         VARIANCE           FRONT         25         27         8%           REAR         25         MN.1F         28%           SIDE         0"         0"         -	SITE G (BASED ON RS-4)	INFORMATION FOR 4,000 SF LOTS	Minister         Physical	CONSTRUCTION OPEN FARS, MEA.1597 AVEA.4CRES, 344.330 0.3 4 TRANSPORT	F T05%, DHS BEDROOMS A 190,811 36% 388,920 64%		BELLON
SIDE 0' 0' - CORNER 15' 12' 20%	SITE DEV. STDS. REQ'D PROP. VARIANCE MAX. DENSITY 8 UA 9 UA 125	SITE DEV. STDS. REQ'D PROP. VARIANCE	Filter         Restored and setup         Setup <td>073,660 0.4 TH-0 00 3 201,228 1.3 B TORNHOMES TH 44 4</td> <td>State         150,011         35%         158,000         47%           398         105,024         25%         292,054         60%           108         05,024         25%         292,054         60%           207         05         257,045         56%         292,054         60%           207         05         251,485         56%         292,054         51%           208         0231,485         60%         292,598         51%           208         02,0117         45%         295,685         51%</td> <td>446,796 SFH - 3,000 SF LOTS</td> <td>Digitally signed by</td>	073,660 0.4 TH-0 00 3 201,228 1.3 B TORNHOMES TH 44 4	State         150,011         35%         158,000         47%           398         105,024         25%         292,054         60%           108         05,024         25%         292,054         60%           207         05         257,045         56%         292,054         60%           207         05         251,485         56%         292,054         51%           208         0231,485         60%         292,598         51%           208         02,0117         45%         295,685         51%	446,796 SFH - 3,000 SF LOTS	Digitally signed by
"NOTE: 3' MAXIMUM ENGROACHMENT INTO REAR SETBACK ALLOWED ABOVE GROUND LEVEL	MAX. DENSITY         8 UA         9 UA         13%           MIN. LOT AREA         5.000 SF         3.000 SF         40%           MIN. LOT WIDTH         50'         40'         20%	MIN. LOT AREA 5,000 SF 4,000 SF 29% MIN. LOT WIDTH 50' 42' MIN. 18%	Bits         Diff         Diff <thdif< th="">         Diff         Diff         D</thdif<>	397.782         0         Incompared         Incompared	DM         B         05,004         25%         232,204         65%           100         C         354,771         61%         458,569         55%           272         D         251,469         56%         334,569         56%           273         E         350,172         41%         375,569         56%           278         F         336,264         275,499         56%         375,499         56%           376         F         336,248         275,499         375,649         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         375,499         56%         376,499         56%         376,499         56%         376,499         56%         376,499         56%         376,499         56%         376,499         56%         376,499         56%         376,499         56%         376,499         56%         376,4	4607H         5FH - 3,000 SF LOTS           17247         174.0-170WNHOUSE           172078         174.0-170WNHOUSE           18687         17470WNHOUSE	Date: 2021.07.01
Contract of Contractor	MIN, SETBACKS REQ'D, PROP. VARIANCE FRONT 25 27 201	MIN. SETERACKS         REQ'D.         PROP.         VARIANCE           FRONT         25'         20'         20's           REAR         25'         35' MM.         -	F         FU00LC FMMK         349.199         6.82         328.727         7.53         0         0.0         0.8           G         SH0ELS FMMLKY         782.457         15.13         668.056         15.15         13.7         8.5         8.8           TOTOR         4.309.215         Velkol         3.856.057         19.27         1769	0 175 312,006 0 D SINGLE FAMILY A 28 5 11,001,494 0,5 C 65 5	F         338,844         87%         10,805         2%           143         G         293,817         42%         406,800         58%           425         T076L         2013,3400         68%         376,847         53%	348,489 782,417 4209,241 4209,241 TH - TOWNHOUSE WITHOUT GARAGE	LEOPOLDO BELLON, AM (AK-4737)
	FRONT 25 20 20% REAR 25 15 40% SIDE 7.5 5 33% COBMER 15 1%	(15' FOR GND, FL, TERRACE)	AVDW6E 6.1 6.7	E SINGLEFAMELY A 04 S C 85 S	170 2,110,207 52%	WITHOUT GARAGE	MASTER SITE PLAN
	CORNER 15 15 -	SIDE 7.5 E 20% CORNER 15 15 -		F PUBLIC PARK - 0 0 G SINGLE PANLEY A 1337 S	0 665		MSP-1
				1034. 6 739	XHIBIT 1 - DEVELOPM		
				E		LIT WASTER FLAN	

# EXHIBIT C

FINAL ASSESSMENT ROLL