KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

SPECIAL BOARD MEETING
AUGUST 12, 2026
3:00 P.M.

Special District Services, Inc.
8785 SW 165th 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
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
SPECIAL BOARD MEETING
August 12, 2026
3:00 p.m.

A. Call to Order

B. Proof of Publication……………………………………………………………………….………Page 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. June 24, 2026 Regular Board Meeting……………………………………………….............Page 2

G. Old Business

1. Discussion Regarding Assessment Area Two Bonds

H. New Business

1. First Supplemental Engineer's Report (Assessment Area Two) – Ratify……….…..……….....Page 5
2. Consider Second Supplemental Engineer's Report (Assessment Area Three)……...…………..Page 13
3. Consider Preliminary Third Supplemental Special Assessment Methodology Report……..…..Page 33
4. Consider Resolution No. 2026-04 – Delegation Resolution (Assessment Area Three)…………Page 46
   a. Bond Purchase Agreement (Exhibit A)
   b. Preliminary Limited Offering Memorandum (Exhibit B)
   c. Continuing Disclosure Agreement (Exhibit C)
   d. Third Supplemental Trust Indenture

I. Administrative & Operational Matters

1. Consider Approval of Engagement Letter with FMSbonds (Underwriter)……………………...Page 57
2. Consider Approval of Fee Structure with US Bank (Trustee)…………………………………...Page 60
3. Consider Approval of Engagement Letter with Squire Patton Boggs (Bond Counsel)………….Page 61

J. Board Member & Staff Closing Comments

K. Adjourn

Publication Date
2026-08-03

Subcategory
Miscellaneous Notices

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL BOARD MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Keys Edge Community Development District (the "District") will hold a Special Board Meeting (the "Meeting") at 3:00 p.m. on August 12, 2026, in the Offices of Special District Services, Inc. located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Meeting is to approve a Delegation Resolution and ancillary documents associated with the Assessment Area Three Special Assessment Bonds, Series 2026, and to conduct any other District business which may lawfully and properly come before the Board. A copy of the Agenda for this Meeting may be obtained from the District's website (www.keysedgecdd.org) or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 five (5) days prior to the date of the meeting.

Meetings are open to the public and are conducted in accordance with the provisions of Florida law for community development districts. This Meeting may be continued as found necessary to a date, time and place specified on the record. Also, there may be occasions when Staff and/or Board members may participate by speaker telephone.

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this Meeting should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of this particular meeting.

Meetings may be cancelled from time to time without advertised notice.

KEYS EDGE community development district
www.keysedgecdd.org

publish: MIAMI HERALD 08/03/26
IPL0361372
Aug 3 2026

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 24, 2026

A. CALL TO ORDER

District Manager Nancy Nguyen called the June 24, 2026, Regular Board Meeting of Keys Edge Community Development District (the "District") to order at 3:01 p.m. in the Conference Room located at 1200 NW 4th Street, Homestead, Florida 33030.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 13, 2025, as part of the District's Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Ronald Fields, Vice Chairwoman Alicia Ale, and Supervisors Jose Iglesias and Yadira Cabus constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Ginger Wald of Billing Cochran, P.A. (via conference call).

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Nguyen informed the Board of Supervisors (the "Board") that she would like to add the following item to the agenda:

- New Business, Item 3. – Discussion Regarding Alba Subdivision Monument Sign Lighting and Foundation Plantings

The Board acknowledged Ms. Nguyen's request.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

F. APPROVAL OF MINUTES
1. May 27, 2026, Regular Board Meeting

Ms. Nguyen presented the minutes of the May 27, 2026, Regular 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 May 27, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Assessment Area Two Bonds (Centro)

Mr. Fields stated that the Developer was finalizing some discussions regarding the issuance of bonds for Assessment Area Two (Centro subdivision). Mr. Fields anticipates moving forward within the next couple of weeks.

More information on this item will be provided during a future meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Amending Resolution No. 2026-01 Adopting a Fiscal Year 2026/2027 Proposed Budget

Ms. Nguyen presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AMENDING RESOLUTION NO. 2026-01 WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND AUTHORIZING THE SETTING OF THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL BUDGET ADOPTION; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that the document amends Resolution No. 2026-01, which was previously considered and adopted by the Board on May 27, 2026. She advised that the fiscal year 2026/2027 proposed budget must be revised to provide for additional revenues and expenditures for the entire District. Ms. Nguyen presented the new fiscal year 2026/2027 proposed budget including the proposed assessments. She further explained that Resolution No. 2026-03 establishes the date, time, and location of the public hearing to consider adoption of the fiscal year 2026/2027 final budget and assessment roll. Ms. Nguyen further noted that, pursuant to Florida Statutes, notice of the public hearing must be provided to the District's landowners prior to the public hearing. 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. 2026-03, as presented, amending Resolution No. 2026-01, setting the public hearing to consider adoption of the fiscal year 2026/2027 final budget and assessment roll for August 26, 2026, at 3:00 p.m. in the Hampton Inn & Suites, First Floor Board Room (Reef I Board Room), located at 2855 NE 9th Street, Homestead, Florida 33030; and authorizing publication/notice of the budget public hearing, as required by law.

2. 2026 Legislative Update

Ms. Wald explained that her firm annually prepares a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Ms. Wald provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they had any questions regarding these new laws, they may contact her or the District Manager.

3. **ADD-ON: Discussion Regarding Alba Subdivision Monument Sign Lighting and Foliage**

Ms. Nguyen stated that she had been contacted by the Alba Homeowners Association, Inc. (the "HOA") Manager regarding adding lighting and foundation plantings to the three (3) Alba subdivision monument signs. She further explained that the HOA would assume the installation and planting costs and would also assume all future maintenance responsibilities. A discussion ensued, after which:

A **motion** was made by Mr. Fields, seconded by Ms. Ale and unanimously passed authorizing the Alba Homeowners Association, Inc. to install lighting and foundation plantings on the three (3) community entrance monument signs, further authorizing District Counsel to prepare a License Agreement, and further authorizing the District Manager to execute the same on behalf of the Chairman.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. **Reminder 2025 Form 1 – Financial Interest Disclosure (Due by July 1, 2026)**

The Board Members were reminded of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 through the Florida Commission on Ethics Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2026.

2. **Reminder: Required 4-Hour Ethics Training**

The Board Members were reminded to complete their required 4-hours of ethics training by December 31, 2026.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member closing comments.

K. 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 Regular Board Meeting at approximately 3:26 p.m.

______________________________ ______________________________

Secretary/Assistant Secretary | Chairperson/Vice Chairperson

Keys Edge Community Development District

First Supplemental Engineer's Report for Infrastructure Improvements Within Parcel "B" ("Centro")

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: Alvarez@Alvarezeng.com

July 13, 2026

TABLE OF CONTENTS

Narrative

Appendix

I. Introduction.

The District intends to issue Special Assessment Bonds, Series 2026 (“Assessment Area Two Project”), to partially finance, among other things, the public infrastructure that supports the development within Parcel B of the District, also known as “Centro” (Refer to Exhibit 1 for location).

On June 2, 2022, the District Board of Supervisors accepted the Engineer’s Report that described the public infrastructure intended to be constructed to support the developments within parcels A (“Luna”), B (“Centro”), C (“Aurora”), D (“Flora”), E (“Flora II”), F (“Park”), and G (“Alba”). The Engineer’s Report was later revised on April 29, 2024, for updating the estimated schedules of construction and permitting status of all seven parcels.

The April 29, 2024 report was part of the District documents supporting the issuance of Special Assessment Bonds, Series 2024 (“Assessment Area One Project”) in the amount of $8,370,000 to partially finance the public infrastructure within parcels C (“Aurora”),and G (“Alba”). Such public infrastructure, consisting of onsite roads, storm drainage, water and sewer facilities within the two parcels has been completed.

The intent of this First Supplemental Engineer’s Report is to update the existing composition, intended infrastructure ownership, construction schedule, permitting status, and the current estimated costs of the public infrastructure within Parcel B (“Centro”). Such public infrastructure consists of onsite roads, storm drainage, water and sewer systems, including roadway mobility and water and sewer connection impact fees imposed by Miami-Dade County and the City of Florida City.

II. Composition of the Land Within Parcel B (“Centro”).

The plat for Centro was recorded on July 14, 2025, in Plat Book 178, on Page 99 of the Public Records of Miami-Dade County, Florida, under the name of “Centro Subdivision”.

The land within the limits of the plat measures 9.92 acres and contains 144 townhome dwelling units, one ingress and egress tract, two landscape buffer areas, eighteen tracts for landscaping and public utilities, and one tract for a children’s playground. The District’s public infrastructure related to Parcel B, Centro will be constructed within the ingress-egress tract, the landscaping tracts, and the playground. Easements for such purpose will be granted to the District.

Future ownership and grants of easements are listed in detail in Table 1 below.

Table 1: Parcel B, Centro Composition and Intended Future Ownership and Easements

Tract ID	Use	Square Footage	Acreage	CDD Road Easement	CDD Drainage Easement	HOA Tract Ownership	Private
A	Ingress-Egress Public Parking, Public Utilities	82,633	1.897	X	X	X	
B	Landscape Buffer Area	5,995	0.138		X	X	
C	Landscape Buffer Area	3,061	0.070		X	X	
D	Landscape, Public Utilities	2,110	0.048		X	X	
E	Landscape, Public Utilities	2,110	0.048		X	X	
F	Landscape, Public Utilities	1,262	0.029		X	X	
G	Landscape, Public Utilities	8,274	0.190		X	X	
H	Landscape, Public Utilities	1,939	0.045		X	X	
I	Landscape, Public Utilities	1,367	0.031		X	X	
J	Landscape, Public Utilities	1,398	0.032		X	X	
K	Landscape, Public Utilities	1,778	0.041		X	X	

Table 1: Parcel B, Centro Composition and Intended Future Ownership and Easements							
Tract ID	**Use**	**Square Footage**	**Acreage**	**CDD Road Easement**	**CDD Drainage Easement**	**HOA Tract Ownership**	**Private**
L	Landscape, Public Utilities	2,065	0.047		X	X	
M	Landscape, Public Utilities	2,805	0.064		X	X	
N	Landscape, Public Utilities	1,407	0.032		X	X	
O	Landscape, Public Utilities	1,399	0.032		X	X	
P	Landscape, Public Utilities	1,787	0.041		X	X	
Q	Landscape, Public Utilities	1,136	0.026		X	X	
R	Landscape, Public Utilities	1,364	0.031		X	X	
S	Landscape, Public Utilities	2,055	0.047		X	X	
T	Landscape, Public Utilities	208	0.005		X	X	
U	Landscape, Public Utilities	1,403	0.032		X	X	
V	Park, Playground	16,560	0.380		X	X	
Lots	144 Residential Lots	287,999	6.612				X
Total		432,115	9.920				

III. <u>Description of the Public Infrastructure.</u>

The Public Infrastructure, as described in this Report, consists of roadway improvements, stormwater management and drainage, and water and sanitary sewer improvements that will give service and access to the Development located within Parcel B, “Centro” (the “Public Infrastructure”). The proposed Public Infrastructure, as outlined herein, is necessary for the functional development of the Centro Subdivision and provides a direct and special benefit to the assessable lots within Parcel B. Such assessable area is referred to in the bond documents as Assessment Area Two, and the Public Infrastructure constructed within that area is referred to as the Assessment Area Two Project. All the Public Infrastructure will be constructed on land subject to a perpetual easement or easements in favor of the District.

a. Roadway Improvements.

The roadway improvements to be partially financed or acquired by the District comprise the construction of roads in a platted egress and ingress tract subject to an easement granted to the CDD for that purpose. The roadway improvements will be constructed in accordance with County-approved paving, grading and drainage plans prepared by Avino & Associates for “Centro”.

The Miami-Dade County Road Mobility Impact Fees are included in the estimated cost of District roadway improvements. ONX-ODAGLED Grand Palms II, LLC (the “Developer”) intends to advance the funds to pay for such impact fees on behalf of the District.

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

b. Stormwater Management and Drainage Facilities.

The District will fund the construction or the acquisition of the drainage system that supports the development in Parcel B.

The onsite stormwater management and drainage improvements will be constructed in accordance with County-approved paving, grading and drainage plans prepared by Avino & Associates for “Centro”.

The Developer intends to grant the District the drainage easements on the open tracts indicated in Table 1 to construct or acquire the drainage improvements mentioned above.

c. Water Distribution and Sewer Collection Systems.

The construction of the water and sewer systems is included in the Public Infrastructure. The systems extend from the point of connection with City of Florida City facilities to the property lines of the residential lots.

The Developer intends to grant the District, at no cost, the necessary easements for accessing these improvements. The District intends to convey to the City the completed water distribution and sewer collection systems for future ownership and maintenance.

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

The onsite and offsite water and sewer improvements will be constructed in accordance with County-and-City-approved water and sewer plans prepared by Avino & Associates for “Centro”.

d. Property to be Transferred, and Easements to be Granted, to the CDD.

The Developer intends to grant the District at no cost, the easements identified in Table 1 above.

IV. Ownership and Maintenance.

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

Table 2

Description	Future Ownership	Future Maintenance
Road Improvements in Egress-Ingress Tract	CDD	CDD
Stormwater Drainage Systems in Egress-Ingress Tract	CDD	CDD
Storm Drainage Systems in Landscape Tracts, Buffers and Park	CDD	CDD
Water Distribution System	City	City
Sanitary Sewer	City	City

V. Permitting Status.

Table 3 reflects the permitting status of the Public Infrastructure.

Table 3

Permit	Agency	In Process	Approved	Date/Anticipated
Paving, Grading and Drainage Plan	County DERM		X	December 12, 2024
Pavement Markings and Signage Plan	County Traffic		X	September 29, 2025
Water Distribution Plans	DERM		X	August 27, 2024
Water Distribution Plans	Dept. of Health		X	December 2, 2024
Water Distribution Plans	Florida City		X	November 11, 2024
Sanitary Sewer Plans	DERM		X	January 24, 2025
Sanitary Sewer Plans	DERM		X	August 6, 2024

VI. Schedule of Construction.

Construction of the Public Infrastructure is well advanced, with drainage, water and sewer facilities essentially completed, and roads approximately 80 percent finished.

VII. Estimate of Public Infrastructure Costs.

Table 4	
Infrastructure Component (1)	**Total ($)**
Roadway Improvements (2)	2,361,000
Stormwater Drainage	245,000
Water System (3)	563,000
Sanitary Sewers (4)	760,000
Total	3,929,000

(1) Rounded Up to Nearest $1,000.
(2) Includes County Mobility Impact Fees (f.k.a. Road Impact Fees) for 144 Townhome Residential Units.
(3) Includes Water connection Fees for 144 Townhome Residential Units.
(4) Includes Sewer connection Fees for 144 Townhome Residential Units

VIII. Engineer's Certification.

It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs set forth herein are fair and reasonable, and that the landowners and residents that will live or own residential units within Parcel B ("Centro") within the District will receive a direct and special benefit equal to or greater than the cost of such improvements, and that the general public will also receive incidental benefits. We believe that the improvements comprised of the Public Infrastructure can be permitted, constructed, and installed at the costs described in this Report. The District will pay the actual cost or fair market value of the Public Infrastructure, whichever is less.

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

Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
July 13, 2026
Signed and Sealed July 14, 2026

JUAN RAFAEL ALVAREZ
LICENSE
No 38522
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

APPENDIX

GENERAL INFORMATION

DEVELOPMENT NAME - ONX COMMUNITY
TOTAL DWELLING UNITS - 789

TOTAL PARKLAND: 7.5 AC (PUBLIC) + 2 AC (PRIVATE) - 9.5 AC
TOTAL NET LAND AREA - 3,930,075 (90.2 ACRES)
TOTAL GROSS AREA - 4,209,241 SF (96.6 ACRES)

AVERAGE GROSS DENSITY - 8.1 UNITS/ACRE
AVERAGE NET DENSITY - 8.7 UNITS/ACRE

SITE A - "LUNA"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 410,332 SF (9.42 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 134 UNITS (PROPOSED)
PROPOSED NET DENSITY - 14.2 U/A (MAX. ALLOWED: 15 U/A)
LANDSCAPE BUFFER - 16,765 SF (0.4 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 103,130 SF (2.4 ACRES)	23%
PRIVATE ROADS - 65,740 sf (1.5 ACRES)	15%
PUBLIC ROADS - 19,360 SF (0.4 ACRES)	4%
COMMON OPEN GREEN SPACE - 12,935 SF (0.3 ACRES)	3%
PRIVATE GREEN AREA - 133,824 SF (3 ACRES) (INCLUDES LANDSCAPE BUFFER)	30%
PUBLIC GREEN AREA @ ROW - 14,112 SF (0.3 ACRES)	3%
PRIVATE DRIVEWAYS - 47,064 SF (1.1 ACRES)	11%
PRIVATE SIDEWALKS/WALKWAYS - 36,877 SF (0.9 ACRES)	8%
PUBLIC SIDEWALKS - 6,039 SF (0.1 ACRES)	1%
STREET PARKING - 10,710 SF (0.3 ACRES)	2%
GROSS LAND AREA - 449,791 SF (10.3 ACRES)	100%

UNIT INFORMATION - TOWNHOMES

UNIT TYPE	STORIES	HEIGHT	AREA
"TH" - NO GARAGE	2 + ROOF TERRACE	25'	2,545 SF
"TH-G" - WITH GARAGE	2 + ROOF TERRACE	25'	2,600 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS/UNITS
TH	20' X 88'	1,760 SF	74 (55%)
TH-G	20' X 92.5'	1,850 SF	60 (45%)
			134 (100%)

BUILDING INFORMATION

TYPE	# OF UNITS	UNIT TYPE	BLDG. AREA	# OF BLDGS.	SUB-TOTAL
A-6	6	TH	15,270 SF	3	45,810 SF
A-8	8	TH	20,360 SF	7	142,520 SF
A-8G	8	TH-G	20,800 SF	4	83,200 SF
A-9G	9	TH-G	23,400 SF	2	46,800 SF
A-10G	10	TH-G	26,000 SF	1	26,000 SF
TOTAL				17	344,330 SF

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	268	268
VISITORS (1 SPACE / 4 UNITS)	34	69
*GARAGE SPACES - NOT INCLUDED IN COUNT**	*0*	*60**
TOTAL PARKING SPACES	302	337

**NOTE: UNIT TYPES "TH-G" PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SITE B - "CENTRO"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 432,028 SF (9.92 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 144 UNITS (PROPOSED)
PROPOSED NET DENSITY - 14.5 U/A (MAX. ALLOWED: 15 U/A)
LANDSCAPE BUFFER - 9,056 SF SF (0.2 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 111,460 SF (2.6 ACRES)	25%
PRIVATE ROADS - 68,798 sf (1.6 ACRES)	15%
PUBLIC ROADS - 10,055 SF (0.2 ACRES)	2%
COMMON OPEN GREEN SPACE - 16,535 SF (0.4 ACRES)	3%
PRIVATE GREEN AREA - 135,076 SF (3.1 ACRES) (INCLUDES LANDSCAPE BUFFER)	30%
PUBLIC GREEN AREA @ ROW - 3,593 SF (0.1 ACRES)	1%
PRIVATE DRIVEWAYS - 51,740 SF (1.2 ACRES)	12%
PRIVATE SIDEWALKS/WALKWAYS - 38,707 (0.9 ACRES)	9%
PUBLIC SIDEWALKS - 3,195 SF (0.1 ACRES)	1%
STREET PARKING - 9,639 SF (0.2 ACRES)	2%
GROSS LAND AREA - 448,798 SF (10.3 ACRES)	100%

UNIT INFORMATION - TOWNHOMES

UNIT TYPE	STORIES	HEIGHT	AREA
"TH" - NO GARAGE	2 + ROOF TERRACE	25'	2,545 SF
"TH-G" - WITH GARAGE	2 + ROOF TERRACE	25'	2,600 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS/UNITS
TH	20' X 88'	1,760 SF	68 (47%)
TH-G	20' X 92.5'	1,850 SF	76 (53%)
			144 (100%)

BUILDING INFORMATION

TYPE	# OF UNITS	UNIT TYPE	BLDG. AREA	# OF BLDGS.	SUB-TOTAL
A-8	8	TH	20,360 SF	4	81,440 SF
A-9	9	TH	22,905 SF	4	91,620 SF
A-6G	6	TH-G	15,600 SF	2	31,200 SF
A-8G	8	TH-G	20,800 SF	8	166,400 SF
TOTAL				18	370,660 SF

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	288	288
VISITORS (1 SPACE / 4 UNITS)	36	62
*GARAGE SPACES - NOT INCLUDED IN COUNT**	*0*	*76**
TOTAL PARKING SPACES	324	350

**NOTE: UNIT TYPES "TH-G" PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SITE C - "AURORA"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 775,089 SF (17.79 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 142 UNITS (PROPOSED)
PROPOSED NET DENSITY - 8 U/A (MAX. ALLOWED: 8 U/A)
LANDSCAPE BUFFER - 21,760 SF SF (0.5 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 153,928 SF (3.5 ACRES)	19%
PRIVATE ROADS - N/A	-
PUBLIC ROADS - 150,612 SF (3.5 ACRES)	18%
COMMON OPEN GREEN SPACE - 55,971 SF (1.3 ACRES)	7%
PRIVATE GREEN AREA - 253,595 SF (5.8 ACRES) (INCLUDES LANDSCAPE BUFFER)	31%
PUBLIC GREEN AREA @ ROW- 60,845 SF (1.4 ACRES)	7%
PRIVATE DRIVEWAYS - 53,837 SF (1.2 ACRES)	7%
DRIVEWAY APPROACH @ ROW - 21,006 SF (0.5 ACRES)	3%
PRIVATE SIDEWALKS/WALKWAYS - 15,557 (0.4 ACRES)	2%
PUBLIC SIDEWALKS - 51,518 SF (1.2 ACRES)	6%
STREET PARKING - 612 SF (0.01 ACRES)	NEGLIGIBLE
GROSS LAND AREA - 817,481 SF (18.8 ACRES)	100%

UNIT INFORMATION - SINGLE FAMILY HOMES

UNIT TYPE	# OF UNITS	STORIES	HEIGHT	AREA
A	142	2	25'	2,284 SF
TOTAL				324,328 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS
A	40' X 75'	3,000 SF	142

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	284	284
VISITORS	0	0
*GARAGE SPACES - NOT INC. IN COUNT**	*0*	*142**
TOTAL PARKING SPACES	284	284

**NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SITE F - PUBLIC PARK

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 326,737 SF (7.5 ACRES)

SITE AREA BREAKDOWN

PUBLIC ROADS - 7,689 SF (0.2 ACRES)	2%
COMMON OPEN GREEN SPACE - 326,737 SF (7.5 ACRES)	94%
PUBLIC GREEN AREA @ ROW - 11,547 SF (0.3 ACRES)	3%
PUBLIC SIDEWALKS - 3,207 SF (0.1 ACRES)	1%
GROSS LAND AREA - 349,189 SF (8 ACRES)	100%

NOTE: PUBLIC PARK TO BE DEDICATED TO THE CITY OF FLORIDA CITY.

SITE D - "FLORA"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 648,032 SF (14.88 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 113 UNITS (PROPOSED)
PROPOSED NET DENSITY - 7.6 U/A (MAX. ALLOWED: 8 U/A)
LANDSCAPE BUFFER - 21,831 SF SF (0.5 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 127,592 SF (3.0 ACRES)	18%
PRIVATE ROADS - N/A	-
PUBLIC ROADS - 117,172 SF (2.7 ACRES)	17%
COMMON OPEN GREEN SPACE - 0 SF (0 ACRES)	
PRIVATE GREEN AREA - 287,328 SF (6.6 ACRES) (INCLUDES LANDSCAPE BUFFER)	41%
PUBLIC GREEN AREA @ ROW - 64,152 SF (1.5 ACRES)	9%
PRIVATE DRIVEWAYS - 43,046 SF (1.0 ACRES)	6%
DRIVEWAY APPROACH @ ROW - 16,772 SF (0.4 ACRES)	2%
PRIVATE SIDEWALKS/WALKWAYS - 6,051 (0.1 ACRES)	1%
PUBLIC SIDEWALKS - 42,130 SF (1.0 ACRES)	6%
STREET PARKING - 1,596 SF (0.01 ACRES)	NEGLIGIBLE
GROSS LAND AREA - 705,839 SF (16.2 ACRES)	100%

UNIT INFORMATION - SINGLE FAMILY HOMES

UNIT TYPE	# OF UNITS	STORIES	HEIGHT	AREA
A	28	2	25'	2,284 SF
C	85	2	25'	2,398 SF
TOTAL	113			267,782 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS
A	40' X 75'	3,000 SF	28
C	42' X 95'-3"	4,000 SF	67
C	44'-4" X 90'-5"	4,000 SF	18
		TOTAL	113

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	226	226
VISITORS	0	5
*GARAGE SPACES - NOT INC. IN COUNT**	*0*	*113**
TOTAL PARKING SPACES	226	231

**NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SITE E - "FLORA II"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 677,851 SF (15.56 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 119 UNITS (PROPOSED)
PROPOSED NET DENSITY - 7.6 U/A (MAX. ALLOWED: 8 U/A)
LANDSCAPE BUFFER - 21,855 SF SF (0.5 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 134,096 SF (3.0 ACRES)	18%
PRIVATE ROADS - N/A	-
PUBLIC ROADS - 126,126 SF (2.9 ACRES)	17%
COMMON OPEN GREEN SPACE - 0 SF (0 ACRES)	
PRIVATE GREEN AREA - 296,169 SF (6.8 ACRES) (INCLUDES LANDSCAPE BUFFER)	40.5%
PUBLIC GREEN AREA @ ROW - 63,988 SF (1.5 ACRES)	9%
PRIVATE DRIVEWAYS - 45,184 SF (1.0 ACRES)	6%
DRIVEWAY APPROACH @ ROW - 17,649 SF (0.4 ACRES)	2%
PRIVATE SIDEWALKS/WALKWAYS - 6,892 (0.15 ACRES)	1%
PUBLIC SIDEWALKS - 44,407 SF (1.0 ACRES)	6%
STREET PARKING - 3,436 SF (0.08 ACRES)	0.5%
GROSS LAND AREA - 735,726 SF (16.9 ACRES)	100%

UNIT INFORMATION - SINGLE FAMILY HOMES

UNIT TYPE	# OF UNITS	STORIES	HEIGHT	AREA
A	34	2	25'	2,284 SF
C	85	2	25'	2,398 SF
TOTAL	119			281,486 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS
A	40' X 75'	3,000 SF	34
C	42' X 95'-3"	4,000 SF	67
C	44'-4" X 90'-5"	4,000 SF	18
		TOTAL	119

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	238	238
VISITORS	0	15
*GARAGE SPACES - NOT INC. IN COUNT**	*0*	*119**
TOTAL PARKING SPACES	226	253

**NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SITE G - "ALBA"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 660,006 SF (15.15 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 137 UNITS (PROPOSED)
PROPOSED NET DENSITY - 9 U/A (MAX. ALLOWED: 8 U/A)
LANDSCAPE BUFFER - 21,618 SF SF (0.5 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 148,508 SF (3.4 ACRES)	21%
PRIVATE ROADS - N/A	-
PUBLIC ROADS - 128,862 SF (3.0 ACRES)	18%
COMMON OPEN GREEN SPACE - 0 SF (0 ACRES)	
PRIVATE GREEN AREA - 243,717 SF (5.6 ACRES) (INCLUDES LANDSCAPE BUFFER)	35%
PUBLIC GREEN AREA @ ROW - 49,500 SF (1.1 ACRES)	7%
PRIVATE DRIVEWAYS - 50,784 SF (1.2 ACRES)	7%
DRIVEWAY APPROACH @ ROW - 20,278 (0.5 ACRES)	3%
PRIVATE SIDEWALKS/WALKWAYS - 15,121 (0.4 ACRES)	2%
PUBLIC SIDEWALKS - 44,837 SF (1.0 ACRES)	6%
STREET PARKING - 612 SF (0.01 ACRES)	NEGLIGIBLE
GROSS LAND AREA - 702,417 SF (16.1 ACRES)	100%

UNIT INFORMATION - SINGLE FAMILY HOMES

UNIT TYPE	# OF UNITS	STORIES	HEIGHT	AREA
A	137	2	25'	2,284 SF
TOTAL				312,908 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS
A	40' X 75'	3,000 SF	137

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	274	274
VISITORS	0	0
*GARAGE SPACES - NOT INC. IN COUNT**	*0*	*137**
TOTAL PARKING SPACES	274	274

**NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SPECIAL REGULATIONS

SITES A & B (BASED ON RD-2)

LANDSCAPE	REQ'D.	PROP.	VARIANCE
GREEN OPEN SPACE	45%	34%	25%
LANDSCAPE STRIP	7.5'	7.5'	-
SIDEWALK	5'	5'	-

SITE DEV. STANDARDS	REQ'D.	PROP.	VARIANCE
MIN. LOT AREA	3,000 SF	MIN. 1,760 - 1,850 SF	41%
MIN. LOT WIDTH	25'	20'	20%

MIN. SETBACKS	REQ'D.	PROP.	VARIANCE
FRONT	25'	23'	8%
REAR*	25'	MIN.18'	28%
SIDE	0'	0'	-
CORNER	15'	12'	20%

NOTE: *3' MAXIMUM ENCROACHMENT INTO REAR SETBACK ALLOWED ABOVE GROUND LEVEL

SITE C (BASED ON RS-4)

SITE DEV. STDS.	REQ'D.	PROP.	VARIANCE
MAX. DENSITY	8 U/A	8 U/A	-
MIN. LOT AREA	5,000 SF	3,000 SF	40%
MIN. LOT WIDTH	50'	40'	20%

MIN. SETBACKS	REQ'D.	PROP.	VARIANCE
FRONT	25'	20'	20%
REAR	25'	15'	40%
SIDE	7.5'	5'	33%
CORNER	15'	15'	-

SITE G (BASED ON RS-4)

SITE DEV. STDS.	REQ'D.	PROP.	VARIANCE
MAX. DENSITY	8 U/A	9 U/A	13%
MIN. LOT AREA	5,000 SF	3,000 SF	40%
MIN. LOT WIDTH	50'	40'	20%

MIN. SETBACKS	REQ'D.	PROP.	VARIANCE
FRONT	25'	20'	20%
REAR	25'	15'	40%
SIDE	7.5'	5'	33%
CORNER	15'	15'	-

SITES D & E (BASED ON RS-4)

INFORMATION FOR 3,000 SF LOTS

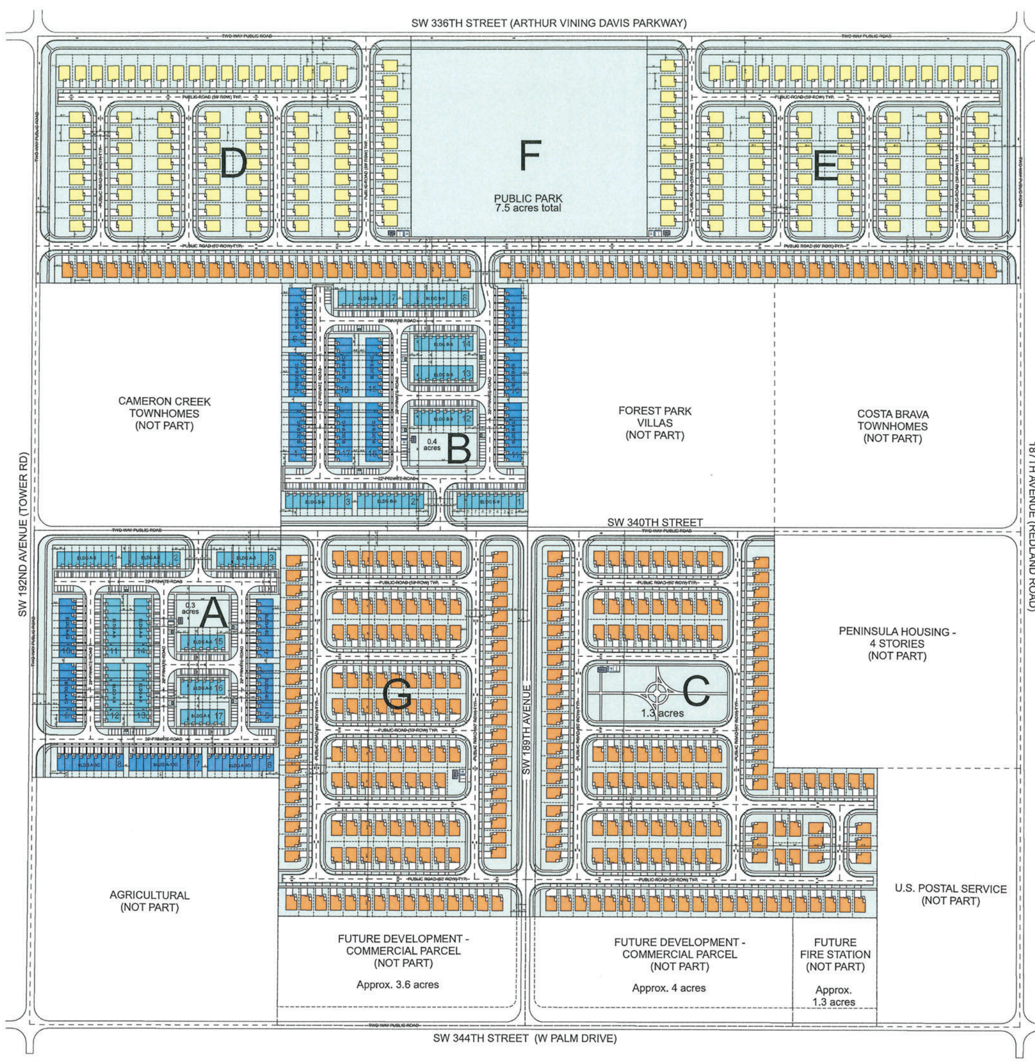
SITE DEV. STDS.	REQ'D.	PROP.	VARIANCE
MIN. LOT AREA	5,000 SF	3,000 SF	40%
MIN. LOT WIDTH	50'	40'	20%

MIN. SETBACKS	REQ'D.	PROP.	VARIANCE
FRONT	25'	20'	20%
REAR	25'	15'	40%
SIDE	7.5'	5'	33%
CORNER	15'	15'	-

INFORMATION FOR 4,000 SF LOTS

SITE DEV. STDS.	REQ'D.	PROP.	VARIANCE
MIN. LOT AREA	5,000 SF	4,000 SF	20%
MIN. LOT WIDTH	50'	42' MIN.	16%

MIN. SETBACKS	REQ'D.	PROP.	VARIANCE
FRONT	25'	20'	20%
REAR	25'	20' MIN. (15' FOR GND. FL. TERRACE)	20%
SIDE	7.5'	6'	20%
CORNER	15'	15'	-



1 MASTER SITE PLAN
SCALE: 1" =100'

SITE AREA COMPUTATION (TOTAL SITE)										
PARCEL	PROPOSED USE	GROSS AREA (SF)	GROSS AREA (ACRES)	NET AREA (SF)	NET AREA (ACRES)	NO. OF UNITS	GROSS DENSITY	NET DENSITY	CONSTRUCTION AREA (SF)	OPEN PARK AREA (ACRES)
A	TOWNHOMES	449,791	10.33	410,332	9.42	134	13.0	14.2	344,330	0.3
B	TOWNHOMES	448,798	10.30	432,028	9.92	144	14.0	14.5	370,660	0.4
C	SINGLE FAMILY	817,481	18.77	775,089	17.79	142	7.6	8.0	324,328	1.3
D	SINGLE FAMILY	705,839	16.20	648,032	14.88	113	7.0	7.6	267,782	0
E	SINGLE FAMILY	735,726	16.89	677,851	15.56	119	7.0	7.6	281,486	0
F	PUBLIC PARK	349,189	8.02	326,737	7.50	0	0.0	0.0	0	7.5
G	SINGLE FAMILY	702,417	16.13	660,006	15.15	137	8.5	9.0	312,908	0
TOTAL		4,209,241	96.63	3,930,075	90.22	789			1,901,494	9.5
AVERAGE							8.1	8.7		

BEDROOM COUNT (TOTAL SITE)					
PARCEL	PROPOSED USE	UNIT TYPE	# OF UNITS	# OF BEDROOMS	TOTAL BEDROOMS
A	TOWNHOMES	TH	74	4	296
		TH-G	60	3	180
B	TOWNHOMES	TH	68	4	272
		TH-G	76	3	228
C	SINGLE FAMILY	A	142	5	296
D	SINGLE FAMILY	A	28	5	140
		C	85	5	425
E	SINGLE FAMILY	A	34	5	170
		C	85	5	425
F	PUBLIC PARK	-	0	0	0
G	SINGLE FAMILY	A	137	5	685
	TOTAL	0	789		3,117

PERVIOUS AREA (TOTAL SITE)					
PARCEL	PERVIOUS AREA (SF)	%	IMPERV. AREA (SF)	%	GROSS AREA (SF)
A	160,871	36%	288,920	64%	449,791
B	155,204	35%	293,594	65%	448,798
C	364,771	45%	458,350	56%	817,481
D	351,480	50%	354,359	50%	705,839
E	360,157	49%	375,569	51%	735,726
F	338,284	97%	10,905	3%	349,189
G	293,617	42%	408,800	58%	702,417
TOTAL	2,024,384.00	48%	2,190,497	52%	4,209,241

MASTER SITE PLAN LEGEND

- SFH - 4,000 SF LOTS
- SFH - 3,000 SF LOTS
- TH-G - TOWNHOUSE WITH GARAGE
- TH - TOWNHOUSE WITHOUT GARAGE

N

BELLÓN
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ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION
MANAGEMENT

CONSULTANTS

ONX COMMUNITY:
A RESIDENTIAL DEVELOPMENT
PLANNED UNIT DEVELOPMENT
Florida City, FL

No.	Description	Date

PROJECT No.: 1906
DRAWN BY:
CHECKED BY: LB
DATE: 7/1/21

LEOPOLDO BELLON
Digitally signed by LEOPOLDO BELLON
Date: 2021.07.01 11:39:20 -04'00'
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE
MASTER SITE PLAN
MSP-1

EXHIBIT 1 - DEVELOPMENT MASTER PLAN

Keys Edge Community Development District

Second Supplemental
Engineer's Report for
Infrastructure Improvements Within
Parcels "D", "F", and "E" ("Flora Subdivision"
Herein referred to as "Assessment Area Three")

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: Alvarez@Alvarezeng.com

August 12, 2026

TABLE OF CONTENTS

I. Introduction.

The District intends to issue Special Assessment Bonds, Series 2026 (Assessment Area Three), to partially finance, among other things, the public infrastructure that supports the development within Parcels D, F, and E of the District ("Flora Subdivision"), referred to herein together as "Assessment Area Three". See Exhibit 1 for the location.

Previously, on June 2, 2022, the District Board of Supervisors accepted the District Engineer's Report that preliminarily described the public infrastructure intended to be constructed to support the developments within Parcels A ("Luna"), B ("Centro"), C ("Aurora"), D ("Flora"), E ("Flora II"), F ("Park"), and G ("Alba"). Such Engineer's Report was later revised on April 29, 2024 to update the estimated schedules of construction and the permitting status of all seven parcels (collectively, the "Master Engineer's Report").

The Master Engineer's Report was part of the District documents supporting the issuance of its $8,370,000 Special Assessment Bonds, Series 2024 (Assessment Area One Project) to partially finance the public infrastructure within Parcels C ("Aurora"), and G ("Alba" and, together with Aurora, "Assessment Area One"), which is referred to herein as the "Assessment Area One Project"). The Assessment Area One Project, consisting of onsite roads, storm drainage, water and sewer facilities, has been completed.

On August 11, 2026, the District issued its $3,515,000 Special Assessment Bonds, Series 2026 (Assessment Area Two Project) to partially finance the public infrastructure within Parcel B ("Centro" or herein referred to as "Assessment Area Two") (the "Assessment Area Two Project"). As of the date of this report, construction of the Assessment Area Two Project, consisting of onsite roads, storm drainage, water and sewer facilities for Centro, is substantially complete, with water and sewer facilities completed, and roadways and storm drainage improvements completed to approximately 90%.

The intent of this Second Supplemental Engineer's Report is to update the portion of the Master Engineer's Report related to Assessment Area Three, and to describe the current composition of the lands within Assessment Area Three, as well as to describe the herein defined Assessment Area Three Project that will support the development within Assessment Area Three, list the intended future ownership of the Assessment Area Three Project for operation and maintenance purposes, give the status of permits, the estimated schedule of construction, and the estimated cost of the Assessment Area Three Project, which consists of onsite and offsite roadway improvements, stormwater drainage, and water and sewer facilities (together, the "Assessment Area Three Project").

II. Composition of the Land Within Assessment Area Three.

The tentative plat for Assessment Area Three was approved by the Department of Regulatory and Economic Resources of Miami-Dade County on April 19, 2024, and was assigned Tentative Plat number T-24959.

Assessment Area Three consists of 40.571 acres and is planned to contain 232 single family home residential lots, which is described in more detail in a separate supplemental assessment methodology report prepared by Special District Services, Inc.

In addition to the residential lots, the land within the plat limits contains road rights of ways to be dedicated to the City of Florida City, seven landscape buffer tracts, two USPS mail delivery tracts, and one public park intended to be transferred to the County or the City upon completion. The Assessment Area Three Project will be constructed within public road rights of way located inside or adjacent to the plat, as well as within the landscaping tracts, the mail delivery tracts, and the public park.

Upon recording the plat, permanent easements will be granted to the District by Audax Land Flora, LLC (the "Developer") or ONX ODAGLED Grand Palms II, LLC (the "Landowner") as indicated in Table 1.

Prior to the recording of the plat, and for the purpose of the District to finance, construct or acquire completed infrastructure from the Developer, a temporary construction easement may be granted to the District over the entire plat land.

Table 1: Parcels D, F, E, "Flora" Composition and Intended Future Ownership and Easements								
Tract ID	**Use**	**Square Footage**	**Acreage**	**HOA Tract Ownership**	**CDD Road, Drainage, Water & Sewer Easement**	**Florida City Ownership**	**County Ownership**	**Private**
A	Landscape buffers	13,572	0.312	X	X			
B	Landscape buffers	5,181	0.119	X	X			
C	Landscape buffers	1,001	0.023	X	X			
D	Landscape buffers	1,301	0.030	X	X			
E	(USPS) Mail delivery	2,088	0.048	X	X			
F	Public Park	326,263	7.490				X	
G	(USPS) Mail delivery	2,088	0.048	X	X			
H	Landscape buffers	1,301	0.030	X	X			
I	Landscape buffers	19,498	0.448	X	X			
J	Landscape buffers	1,020	0.023	X	X			
Lots	232 Single Family Homes	897,172	20.596					X
R/W	Onsite Public Roads	496,792	11.405			X		
Total		1,767,277	40.571					

III. <u>Description of the Assessment Area Three Project.</u>

The Assessment Area Three Project, as described in this Second Supplemental Engineer's Report, consists of roadway improvements, stormwater management, drainage, and water and sanitary sewer improvements that will give service and support to the development located within the boundaries of Assessment Area Three. Such proposed public infrastructure, as outlined herein, is necessary for the functional development of the lands within Assessment Area Three, and provides a direct and special benefit to the assessable lots within such lands. [already defined above] All such public infrastructure will be constructed on land subject to a perpetual easement or easements in favor of the District or in land that belongs to other units of government.

a. Onsite Roadway Improvements.

The onsite roadway improvements to be partially financed or acquired by the District comprise the construction of roads in platted public road rights of way dedicated to other units of government or subject to a temporary easement granted to the CDD for that purpose. The onsite roadway improvements will be constructed in accordance with County-approved paving, grading and drainage plans for Florida Subdivision prepared by MIRASAPE, Inc. as signed and sealed by Pelayo Calante on June 19, 2025.

The Miami-Dade County Road Mobility Impact Fees are included in the estimated cost of District roadway improvements. The Developer intends to advance the funds to pay for such impact fees on behalf of the District.

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

b. Offsite Roadway Improvements.

Offsite roadway improvements to be partially financed by the District consist of the construction of roadway improvements adjacent to the Florida Subdivision in County or City-owned public right of ways for SW 192 Avenue, SW 336 Street and SW 187 Avenue as shown in County and City-approved paving, grading and drainage plans prepared by MIRASAPE, Inc. as signed and sealed by Pelayo Calante on June 19, 2025.

c. Stormwater Management and Drainage Facilities.

The District will partially fund the construction or the acquisition of completed stormwater drainage facilities that support the development in Assessment Area Three.

The onsite stormwater management and drainage improvements will be constructed in accordance with County and City-approved paving, grading and drainage plans prepared by MIRASAPE, Inc. for Assessment Area Three as signed and sealed by Pelayo Calante on June 19, 2025.

The Developer or Landowner intends to grant drainage easements to the District as indicated in Table 1 to construct or acquire the drainage improvements mentioned above.

d. Water Distribution and Sewer Collection Systems.

The estimated construction costs of the water and sewer systems are included in the cost of the Assessment Area Three Project. The systems extend from the point of connection with City of Florida City facilities to the property lines of the residential lots.

The Landowner intends to grant the District, at no cost, the necessary easements for accessing these improvements. The District intends to convey to the City the completed water distribution and sewer collection systems for future ownership and maintenance.

The Connection Charges for water and sewer are included in the estimated costs of the public infrastructure improvements. The Developer intends to advance the funds to pay for the connection charges on behalf of the District.

The onsite and offsite water and sewer improvements will be constructed in accordance with County and-City-approved water and sewer plans prepared by MIRASAPE, Inc. as signed and sealed by Pelayo Calante on June 20, 2024.

IV. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Assessment Area Three Project. It will then transfer certain of the improvements to the following agencies for ownership and maintenance:

Table 2

Description	Future Ownership	Future Maintenance
Onsite Road Improvements in Platted Public Rights of Way.	City of Florida City	City of Florida City
Offsite Road Improvements in Adjacent Public Rights of Way.	Miami-Dade County	Miami-Dade County
Onsite Stormwater Drainage Systems in Public Rights of Way	City of Florida City	City of Florida City
Onsite Stormwater Drainage Systems in the Public Park	Miami-Dade County	Miami-Dade County
Onsite Storm Drainage Systems in Landscape Tracts	District	District
Water Distribution and Sanitary Sewer Systems	City of Florida City	City of Florida City

V. Permitting Status.

Table 3 reflects the permitting status of the Assessment Area Three Project.

Table 3				
Permit	Agency	In Process	Approved	Date
Paving and Drainage Design Section	County		X	August 5, 2025
Environmentally Endangered Lands Section	County		X	September 8, 2025
Pollution Remediation Section	County		X	August 21, 2025
Traffic Engineering Division	County		X	August 4, 2025
Highway Division – Roadway	County		X	August 4, 2025
Stormwater Drainage Design Section	County		X	August 4, 2025
Water Control Section	County		X	August 21, 2025
Tree & Forest Resources Section	County		X	August 23, 2025
Tentative Plat for Assessment Area Three (T-24959)	County		X	April 19, 2024
Water Distribution System	Dept. of Health		X	Dec. 18 and 19, 2024
Water Distribution System	County RER-DERM		X	June 26, 2024
Water Distribution System	City of FL. City		X	June 24, 2024
Sewerage Facilities	County		X	Sep 17 and Nov 7, 2024
Sewer Collection System	City of FL. City		X	June 24, 2024

VI. Estimated Schedule of Construction.

Table 4		
	Begin Date (Quarter/Year)	End Date (Quarter/Year)
Roadway Improvements.	Q4/2026	Q4/2028
Stormwater Management and Drainage Facilities	Q3/2026	Q1/2028
Water Distribution System	Q3/2026	Q1/2028
Sewer Collection System	Q4/2026	Q1/2028

VII. Estimate of the Florida Subdivision Public Infrastructure Costs.

Table 5 is a summary of the estimated costs of the Assessment Area Three Project. Refer to the Appendix for details.

Table 5	
Infrastructure Component (1)	**Total ($)**
Roadway Improvements (2)	9,233,000
Stormwater Management and Drainage Facilities	2,746,000
Water Distribution System (3)	1,554,000
Sewer Collection System (4)	2,306,000
Total	15,839,000

(1) Rounded Up to Nearest $1,000.

(2) Includes County Mobility Impact Fees (f.k.a. Road Impact Fees) for 232[earlier says 232 GLOBAL] Single Family Home Residential Units.
(3) Includes Water connection Fees for 232 Single Family Home Residential Units.
(4) Includes Sewer connection Fees for 232 Single Family Home Residential Units.
[add space]

VIII. Engineer's Certification.

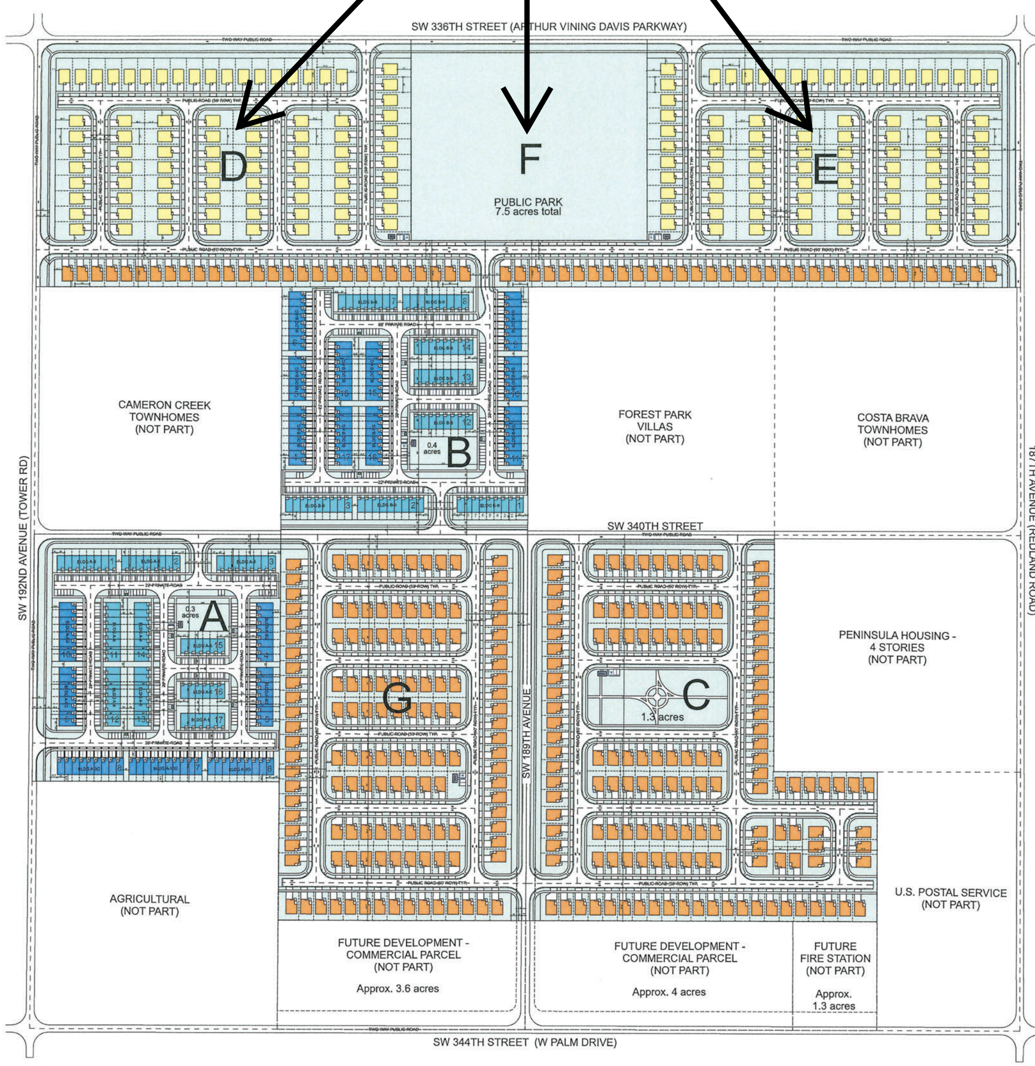
It is our opinion that the proposed improvements constituting the Assessment Area Three Project and their estimated costs set forth herein are fair and reasonable, and that the landowners and residents that will live or own residential units in Assessment Area Three will receive a direct and special benefit equal to or greater than the cost of such improvements, and that the general public will also receive incidental benefits. We believe that the improvements comprised of the Assessment Area Three Project can be permitted, constructed, and installed at the costs described in this Second Supplemental Engineer's Report. The District will pay the actual cost or fair market value of the infrastructure, whichever is less.

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

Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
August 12, 2026

APPENDIX

FLORA SUBDIVISION
"Assessment Area Three"



1 MASTER SITE PLAN
SCALE: 1" =100'

GENERAL INFORMATION

DEVELOPMENT NAME - ONX COMMUNITY
TOTAL DWELLING UNITS - 789

TOTAL PARKLAND: 7.5 AC (PUBLIC) + 2 AC (PRIVATE) - 9.5 AC
TOTAL NET LAND AREA - 3,930,075 (90.2 ACRES)
TOTAL GROSS AREA - 4,209,241 SF (96.6 ACRES)

AVERAGE GROSS DENSITY - 8.1 UNITS/ACRE
AVERAGE NET DENSITY - 8.7 UNITS/ACRE

SITE A - "LUNA"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 410,332 SF (9.42 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 134 UNITS (PROPOSED)
PROPOSED NET DENSITY - 14.2 U/A (MAX. ALLOWED: 15 U/A)
LANDSCAPE BUFFER - 16,765 SF (0.4 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 103,130 SF (2.4 ACRES)	23%
PRIVATE ROADS - 65,740 sf (1.5 ACRES)	15%
PUBLIC ROADS - 19,360 SF (0.4 ACRES)	4%
COMMON OPEN GREEN SPACE - 12,935 SF (0.3 ACRES)	3%
PRIVATE GREEN AREA - 133,824 SF (3 ACRES) (INCLUDES LANDSCAPE BUFFER)	30%
PUBLIC GREEN AREA @ ROW - 14,112 SF (0.3 ACRES)	3%
PRIVATE DRIVEWAYS - 47,064 SF (1.1 ACRES)	11%
PRIVATE SIDEWALKS/WALKWAYS - 36,877 SF (0.9 ACRES)	8%
PUBLIC SIDEWALKS - 6,039 SF (0.1 ACRES)	1%
STREET PARKING - 10,710 SF (0.3 ACRES)	2%
GROSS LAND AREA - 449,791 SF (10.3 ACRES)	100%

UNIT INFORMATION - TOWNHOMES

UNIT TYPE	STORIES	HEIGHT	AREA
"TH" - NO GARAGE	2 + ROOF TERRACE	25'	2,545 SF
"TH-G" - WITH GARAGE	2 + ROOF TERRACE	25'	2,600 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS/UNITS
TH	20' X 88'	1,760 SF	74 (55%)
TH-G	20' X 92.5'	1,850 SF	60 (45%)
			134 (100%)

BUILDING INFORMATION

TYPE	# OF UNITS	UNIT TYPE	BLDG. AREA	# OF BLDGS.	SUB-TOTAL
A-6	6	TH	15,270 SF	3	45,810 SF
A-8	8	TH	20,360 SF	7	142,520 SF
A-8G	8	TH-G	20,800 SF	4	83,200 SF
A-9G	9	TH-G	23,400 SF	2	46,800 SF
A-10G	10	TH-G	26,000 SF	1	26,000 SF
TOTAL				17	344,330 SF

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	268	268
VISITORS (1 SPACE / 4 UNITS)	34	69
*GARAGE SPACES - NOT INCLUDED IN COUNT**	*0*	*60**
TOTAL PARKING SPACES	302	337

**NOTE: UNIT TYPES "TH-G" PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SITE B - "CENTRO"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 432,028 SF (9.92 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 144 UNITS (PROPOSED)
PROPOSED NET DENSITY - 14.5 U/A (MAX. ALLOWED: 15 U/A)
LANDSCAPE BUFFER - 9,056 SF SF (0.2 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 111,460 SF (2.6 ACRES)	25%
PRIVATE ROADS - 68,798 sf (1.6 ACRES)	15%
PUBLIC ROADS - 10,055 SF (0.2 ACRES)	2%
COMMON OPEN GREEN SPACE - 16,535 SF (0.4 ACRES)	3%
PRIVATE GREEN AREA - 135,076 SF (3.1 ACRES) (INCLUDES LANDSCAPE BUFFER)	30%
PUBLIC GREEN AREA @ ROW - 3,593 SF (0.1 ACRES)	1%
PRIVATE DRIVEWAYS - 51,740 SF (1.2 ACRES)	12%
PRIVATE SIDEWALKS/WALKWAYS - 38,707 (0.9 ACRES)	9%
PUBLIC SIDEWALKS - 3,195 SF (0.1 ACRES)	1%
STREET PARKING - 9,639 SF (0.2 ACRES)	2%
GROSS LAND AREA - 448,798 SF (10.3 ACRES)	100%

UNIT INFORMATION - TOWNHOMES

UNIT TYPE	STORIES	HEIGHT	AREA
"TH" - NO GARAGE	2 + ROOF TERRACE	25'	2,545 SF
"TH-G" - WITH GARAGE	2 + ROOF TERRACE	25'	2,600 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS/UNITS
TH	20' X 88'	1,760 SF	68 (47%)
TH-G	20' X 92.5'	1,850 SF	76 (53%)
			144 (100%)

BUILDING INFORMATION

TYPE	# OF UNITS	UNIT TYPE	BLDG. AREA	# OF BLDGS.	SUB-TOTAL
A-8	8	TH	20,360 SF	4	81,440 SF
A-9	9	TH	22,905 SF	4	91,620 SF
A-6G	6	TH-G	15,600 SF	2	31,200 SF
A-8G	8	TH-G	20,800 SF	8	166,400 SF
TOTAL				18	370,660 SF

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	288	288
VISITORS (1 SPACE / 4 UNITS)	36	62
*GARAGE SPACES - NOT INCLUDED IN COUNT**	*0*	*76**
TOTAL PARKING SPACES	324	350

**NOTE: UNIT TYPES "TH-G" PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SITE C - "AURORA"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 775,089 SF (17.79 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 142 UNITS (PROPOSED)
PROPOSED NET DENSITY - 8 U/A (MAX. ALLOWED: 8 U/A)
LANDSCAPE BUFFER - 21,760 SF SF (0.5 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 153,928 SF (3.5 ACRES)	19%
PRIVATE ROADS - N/A	-
PUBLIC ROADS - 150,612 SF (3.5 ACRES)	18%
COMMON OPEN GREEN SPACE - 55,971 SF (1.3 ACRES)	7%
PRIVATE GREEN AREA - 253,595 SF (5.8 ACRES) (INCLUDES LANDSCAPE BUFFER)	31%
PUBLIC GREEN AREA @ ROW - 60,845 SF (1.4 ACRES)	7%
PRIVATE DRIVEWAYS - 53,837 SF (1.2 ACRES)	7%
DRIVEWAY APPROACH @ ROW - 21,006 SF (0.5 ACRES)	3%
PRIVATE SIDEWALKS/WALKWAYS - 15,557 (0.4 ACRES)	2%
PUBLIC SIDEWALKS - 51,518 SF (1.2 ACRES)	6%
STREET PARKING - 612 SF (0.01 ACRES)	NEGLIGIBLE
GROSS LAND AREA - 817,481 SF (18.8 ACRES)	100%

UNIT INFORMATION - SINGLE FAMILY HOMES

UNIT TYPE	# OF UNITS	STORIES	HEIGHT	AREA
A	142	2	25'	2,284 SF
TOTAL				324,328 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS
A	40' X 75'	3,000 SF	142

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	284	284
VISITORS	0	0
*GARAGE SPACES - NOT INC. IN COUNT**	*0*	*142**
TOTAL PARKING SPACES	284	284

**NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SITE F - PUBLIC PARK

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 326,737 SF (7.5 ACRES)

SITE AREA BREAKDOWN

PUBLIC ROADS - 7,689 SF (0.2 ACRES)	2%
COMMON OPEN GREEN SPACE - 326,737 SF (7.5 ACRES)	94%
PUBLIC GREEN AREA @ ROW - 11,547 SF (0.3 ACRES)	3%
PUBLIC SIDEWALKS - 3,207 SF (0.1 ACRES)	1%
GROSS LAND AREA - 349,189 SF (8 ACRES)	100%

NOTE: PUBLIC PARK TO BE DEDICATED TO THE CITY OF FLORIDA CITY.

SITE D - "FLORA"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 648,032 SF (14.88 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 113 UNITS (PROPOSED)
PROPOSED NET DENSITY - 7.6 U/A (MAX. ALLOWED: 8 U/A)
LANDSCAPE BUFFER - 21,831 SF SF (0.5 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 127,592 SF (3.0 ACRES)	18%
PRIVATE ROADS - N/A	-
PUBLIC ROADS - 117,172 SF (2.7 ACRES)	17%
COMMON OPEN GREEN SPACE - 0 SF (0 ACRES)	-
PRIVATE GREEN AREA - 287,328 SF (6.6 ACRES) (INCLUDES LANDSCAPE BUFFER)	41%
PUBLIC GREEN AREA @ ROW - 64,152 SF (1.5 ACRES)	9%
PRIVATE DRIVEWAYS - 43,046 SF (1.0 ACRES)	6%
DRIVEWAY APPROACH @ ROW - 16,772 SF (0.4 ACRES)	2%
PRIVATE SIDEWALKS/WALKWAYS - 6,051 (0.1 ACRES)	1%
PUBLIC SIDEWALKS - 42,130 SF (1.0 ACRES)	6%
STREET PARKING - 1,596 SF (0.01 ACRES)	NEGLIGIBLE
GROSS LAND AREA - 705,839 SF (16.2 ACRES)	100%

UNIT INFORMATION - SINGLE FAMILY HOMES

UNIT TYPE	# OF UNITS	STORIES	HEIGHT	AREA
A	28	2	25'	2,284 SF
C	85	2	25'	2,398 SF
TOTAL	113			267,782 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS
A	40' X 75'	3,000 SF	28
C	42' X 95'-3"	4,000 SF	67
C	44'-6" X 90'-5"	4,000 SF	18
		TOTAL	113

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	226	226
VISITORS	0	5
*GARAGE SPACES - NOT INC. IN COUNT**	*0*	*113**
TOTAL PARKING SPACES	226	231

**NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SITE E - "FLORA II"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 677,851 SF (15.56 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 119 UNITS (PROPOSED)
PROPOSED NET DENSITY - 7.6 U/A (MAX. ALLOWED: 8 U/A)
LANDSCAPE BUFFER - 21,855 SF SF (0.5 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 134,096 SF (3.0 ACRES)	18%
PRIVATE ROADS - N/A	-
PUBLIC ROADS - 124,126 SF (2.9 ACRES)	17%
COMMON OPEN GREEN SPACE - 0 SF (0 ACRES)	-
PRIVATE GREEN AREA - 296,169 SF (6.8 ACRES) (INCLUDES LANDSCAPE BUFFER)	40.5%
PUBLIC GREEN AREA @ ROW - 63,988 SF (1.5 ACRES)	9%
PRIVATE DRIVEWAYS - 45,164 SF (1.0 ACRES)	6%
DRIVEWAY APPROACH @ ROW - 17,649 SF (0.4 ACRES)	2%
PRIVATE SIDEWALKS/WALKWAYS - 5,892 (0.15 ACRES)	1%
PUBLIC SIDEWALKS - 44,407 SF (1.0 ACRES)	6%
STREET PARKING - 3,436 SF (0.08 ACRES)	0.5%
GROSS LAND AREA - 735,726 SF (16.9 ACRES)	100%

UNIT INFORMATION - SINGLE FAMILY HOMES

UNIT TYPE	# OF UNITS	STORIES	HEIGHT	AREA
A	34	2	25'	2,284 SF
C	85	2	25'	2,398 SF
TOTAL	119			281,486 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS
A	40' X 75'	3,000 SF	34
C	42' X 95'-3"	4,000 SF	67
C	44'-6" X 90'-5"	4,000 SF	18
		TOTAL	119

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	238	238
VISITORS	0	15
*GARAGE SPACES - NOT INC. IN COUNT**	*0*	*119**
TOTAL PARKING SPACES	238	253

**NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SITE G - "ALBA"

ZONING INFORMATION

PROPOSED ZONING - PUD
NET LAND AREA - 660,006 SF (15.15 ACRES)
TOTAL NUMBER OF DWELLING UNITS - 137 UNITS (PROPOSED)
PROPOSED NET DENSITY - 9 U/A (MAX. ALLOWED: 8 U/A)
LANDSCAPE BUFFER - 21,618 SF SF (0.5 ACRES)

SITE AREA BREAKDOWN

BUILDING COVERAGE - 148,508 SF (3.4 ACRES)	21%
PRIVATE ROADS - N/A	-
PUBLIC ROADS - 128,862 SF (3.0 ACRES)	19%
COMMON OPEN GREEN SPACE - 0 SF (0 ACRES)	-
PRIVATE GREEN AREA - 243,717 SF (5.6 ACRES) (INCLUDES LANDSCAPE BUFFER)	35%
PUBLIC GREEN AREA @ ROW - 49,900 SF (1.1 ACRES)	7%
PRIVATE DRIVEWAYS - 50,784 SF (1.2 ACRES)	7%
DRIVEWAY APPROACH @ ROW - 20,378 (0.5 ACRES)	3%
PRIVATE SIDEWALKS/WALKWAYS - 15,121 (0.4 ACRES)	2%
PUBLIC SIDEWALKS - 44,637 SF (1.0 ACRES)	6%
STREET PARKING - 612 SF (0.01 ACRES)	NEGLIGIBLE
GROSS LAND AREA - 702,417 SF (16.1 ACRES)	100%

UNIT INFORMATION - SINGLE FAMILY HOMES

UNIT TYPE	# OF UNITS	STORIES	HEIGHT	AREA
A	137	2	25'	2,284 SF
TOTAL				312,908 SF

LOT INFORMATION

UNIT TYPE	LOT SIZE (MIN.)	LOT AREA (MIN.)	# OF LOTS
A	40' X 75'	3,000 SF	137

PARKING CALCULATION

PARKING TYPE	REQ'D	PROVIDED
RESIDENTS (2 SPACES/UNIT)	274	274
VISITORS	0	0
*GARAGE SPACES - NOT INC. IN COUNT**	*0*	*137**
TOTAL PARKING SPACES	274	274

**NOTE: ALL UNIT TYPES PROVIDE ONE PARKING SPACE/UNIT IN A PRIVATE GARAGE. THIS SPACE DOES NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENTS.*

SPECIAL REGULATIONS

SITES A & B (BASED ON RD-2)

LANDSCAPE	REQ'D.	PROP.	VARIANCE
GREEN OPEN SPACE	45%	34%	25%
LANDSCAPE STRIP	7.5'	7.5'	-
SIDEWALK	5'	5'	-

SITE DEV. STANDARDS	REQ'D.	PROP.	VARIANCE
MIN. LOT AREA	3,000 SF	MIN. 1,760 - 1,850 SF	41%
MIN. LOT WIDTH	25'	20'	20%

MIN. SETBACKS	REQ'D.	PROP.	VARIANCE
FRONT	25'	23'	8%
REAR*	25'	MIN. 18'	28%
SIDE	0'	0'	-
CORNER	15'	12'	20%

NOTE: 3' MAXIMUM ENCROACHMENT INTO REAR SETBACK ALLOWED ABOVE GROUND LEVEL

SITE C (BASED ON RS-4)

SITE DEV. STDS.	REQ'D.	PROP.	VARIANCE
MAX. DENSITY	8 U/A	8 U/A	-
MIN. LOT AREA	5,000 SF	3,000 SF	40%
MIN. LOT WIDTH	50'	40'	20%

MIN. SETBACKS	REQ'D.	PROP.	VARIANCE
FRONT	25'	20'	20%
REAR	25'	15'	40%
SIDE	7.5'	5'	33%
CORNER	15'	15'	-

SITE G (BASED ON RS-4)

SITE DEV. STDS.	REQ'D.	PROP.	VARIANCE
MAX. DENSITY	8 U/A	9 U/A	13%
MIN. LOT AREA	5,000 SF	3,000 SF	40%
MIN. LOT WIDTH	50'	40'	20%

MIN. SETBACKS	REQ'D.	PROP.	VARIANCE
FRONT	25'	20'	20%
REAR	25'	15'	40%
SIDE	7.5'	5'	33%
CORNER	15'	15'	-

SITES D & E (BASED ON RS-4)

INFORMATION FOR 3,000 SF LOTS

SITE DEV. STDS.	REQ'D.	PROP.	VARIANCE
MIN. LOT AREA	5,000 SF	3,000 SF	40%
MIN. LOT WIDTH	50'	40'	20%

MIN. SETBACKS	REQ'D.	PROP.	VARIANCE
FRONT	25'	20'	20%
REAR	25'	15'	40%
SIDE	7.5'	5'	33%
CORNER	15'	15'	-

INFORMATION FOR 4,000 SF LOTS

SITE DEV. STDS.	REQ'D.	PROP.	VARIANCE
MIN. LOT AREA	5,000 SF	4,000 SF	20%
MIN. LOT WIDTH	50'	42' MIN.	16%

MIN. SETBACKS	REQ'D.	PROP.	VARIANCE
FRONT	25'	20'	20%
REAR	25'	20' MIN. (15' FOR GND. FL. TERRACE)	20%
SIDE	7.5'	6'	20%
CORNER	15'	15'	-

SITE AREA COMPUTATION (TOTAL SITE)

PARCEL	PROPOSED USE	GROSS AREA (SF)	GROSS AREA (ACRES)	NET AREA (SF)	NET AREA (ACRES)	NO. OF UNITS	GROSS DENSITY	NET DENSITY	CONSTRUCTION AREA (SF)	OPEN PARK AREA (ACRES)
A	TOWNHOMES	449,791	10.33	410,332	9.42	134	13.0	14.2	344,330	0.3
B	TOWNHOMES	448,798	10.30	432,028	9.92	144	14.0	14.5	370,660	0.4
C	SINGLE FAMILY	817,481	18.77	775,089	17.79	142	7.6	8.0	324,328	1.3
D	SINGLE FAMILY	705,839	16.20	648,032	14.88	113	7.0	7.6	267,782	0
E	SINGLE FAMILY	735,726	16.89	677,851	15.56	119	7.0	7.6	281,486	0
F	PUBLIC PARK	349,189	8.02	326,737	7.50	0	0.0	0.0	0	7.5
G	SINGLE FAMILY	702,417	16.13	660,006	15.15	137	8.5	9.0	312,908	0
TOTAL		4,209,241	96.63	3,930,075	90.22	789			1,901,494	9.5
AVERAGE							8.1	8.7		

BEDROOM COUNT (TOTAL SITE)

PARCEL	PROPOSED USE	UNIT TYPE	# OF UNITS	# OF BEDROOMS	TOTAL BEDROOMS
A	TOWNHOMES	TH	74	4	296
		TH-G	60	3	180
B	TOWNHOMES	TH	68	4	272
		TH-G	76	3	228
C	SINGLE FAMILY	A	142	5	296
D	SINGLE FAMILY	A	28	5	140
		C	85	5	425
E	SINGLE FAMILY	A	34	5	170
		C	85	5	425
F	PUBLIC PARK	-	0	0	0
G	SINGLE FAMILY	A	137	5	685
	TOTAL	0	789		3,117

PERVIOUS AREA (TOTAL SITE)

PARCEL	PERVIOUS AREA (SF)	%	IMPERV. AREA (SF)	%	GROSS AREA (SF)
A	160,871	36%	288,920	64%	449,791
B	155,204	35%	293,594	65%	448,798
C	364,771	45%	458,350	56%	817,481
D	351,480	50%	354,359	50%	705,839
E	360,157	49%	375,569	51%	735,726
F	338,284	97%	10,905	3%	349,189
G	293,617	42%	408,800	58%	702,417
TOTAL	2,024,384.00	48%	2,190,497	52%	4,209,241

MASTER SITE PLAN LEGEND

- SFH - 4,000 SF LOTS
- SFH - 3,000 SF LOTS
- TH-G - TOWNHOUSE WITH GARAGE
- TH - TOWNHOUSE WITHOUT GARAGE

N

BELLON

CONSULTANTS

ONX COMMUNITY: A RESIDENTIAL DEVELOPMENT
PLANNED UNIT DEVELOPMENT
Florida City, FL

No. | Description | Date

PROJECT No.: 1906
DRAWN BY:
CHECKED BY: LB
DATE: 7/1/21

LEOPOLDO BELLON
Digitally signed by LEOPOLDO BELLON
Date: 2021.07.01 11:39:20 -04'00'
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE
MASTER SITE PLAN

MSP-1

EXHIBIT 1 - DEVELOPMENT MASTER PLAN

Summary of Keys Edge CDD, Flora Subdivision
Estimated Construction Costs and Schedule of Construction

Description	Estimated Costs (1) ($)	Estimated Construction Schedule (Quarter/Year)		
Infrastructure Component		Begin	End	Remarks
Roadway Improvements (2)	9,233,000			
Stormwater Management and Drainage Facilities	2,746,000			
Water Distribution System (3)	1,554,000			
Sewer Collection System (4)	2,306,000			
TOTAL	**15,839,000**			

(4) Rounded up to the nearest $1000.00

(2) Includes Miami-Dade County Mobility Impact Fees for 232 Single Family Home Residential Units.

(3) Includes Water Connection Fees for 232 Sigle Family Home Residential Units.

(4) Includes Sanitary Sewer Connection Fees for 232 Sigle Family Home Residential Units.

Keys Edge CDD

Estimate of Construction Costs (Flora Subdivision)

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
	EARTHWORK (PHASE 1-ONSITE):								
1	MOBILIZATION	1	LS	$15,000.00	28.11	71.89	4,216.59	10,783.41	15,000.00
2	TREE REMOVAL	1	LS	$25,000.00	28.11	71.89	7,027.65	17,972.35	25,000.00
3	CONTAMINANT MITIGATION	1	LS	$992,890.60	28.11	71.89	279,107.41	713,783.19	992,890.60
4	CLEAR & GRUB (6")	11,315	CY	$5.00	28.11	71.89	15,903.57	40,671.43	56,575.00
5	IMPORT, SPREAD & COMPACT FILL MATERIAL (BP - 2.9')	47,100	TN	$26.80	28.11	71.89	354,834.36	907,445.64	1,262,280.00
6	IMPORT, SPREAD & COMPACT FILL MATERIAL (SUBBASE - 0.8')	21,650	TN	$26.80	28.11	71.89	163,103.27	417,116.73	580,220.00
7	IMPORT, SPREAD & COMPACT FILL MATERIAL (SUBBASE - 1.0')	15,049	TN	$26.80	28.11	71.89	113,374.58	289,941.67	403,316.25
8	LOAD, HAUL & SPREAD FILL MATERIAL (STOCKPILE - LANDSCAPE)	11,100	CY	$6.00	28.11	71.89	18,721.65	47,878.35	66,600.00
9	LOAD, HAUL & DISPOSE UNSUITABLE MATERIAL	215	CY	$12.00	28.11	71.89	725.25	1,854.75	2,580.00
10	GRADE BERM	500	SY	$3.00	100.00	-	1,500.00	-	1,500.00
11	GRADE SLOPE (SWALE)	745	SY	$3.00	100.00	-	2,235.00	-	2,235.00
12	FINE GRADE BUILDING PAD	29,090	SY	$1.75	-	100.00	-	50,907.50	50,907.50
13	SURVEYING (15.5 AC)	1	LS	$45,000.00	28.11	71.89	12,649.77	32,350.23	45,000.00
Sub-total EARTHWORK (PHASE 1- ONSITE):							**973,399.09**	**2,530,705.26**	**3,504,104.35**
	EARTHWORK (PHASE 1- OFFSITE) (SW 187 AVE)								
1	CLEAR & GRUB (6")	485	CY	$10.00	100.00	-	4,850.00	-	4,850.00
2	CUT, LOAD, HAUL & SPREAD FILL MATERIAL (SUBBASE)	175	CY	$18.00	100.00	-	3,150.00	-	3,150.00
3	IMPORT, SPREAD & COMPACT FILL MATERIAL (SUBBASE)	290	TN	$26.80	100.00	-	7,772.00	-	7,772.00
4	RECLAIM SUBBASE	90	SY	$35.00	100.00	-	3,150.00	-	3,150.00
5	LOAD, HAUL & SPREAD LANDSCAPE FILL (PH 1 OFFSITE - PARK)	365	CY	$12.00	100.00	-	4,380.00	-	4,380.00
6	LOAD, HAUL & DISPOSE UNSUITABLE MATERIAL	120	CY	$12.00	100.00	-	1,440.00	-	1,440.00
7	SURVEYING (0.5 AC)	1	LS	$6,500.00	100.00	-	6,500.00	-	6,500.00
Sub-total EARTHWORK (PHASE 1- OFFSITE) (SW 187 AVE):							**31,242.00**	**-**	**31,242.00**
	WATER DISTRIBUTION (PHASE 1)								
1	16" X 8" TAPP. SLEEVE W/ 8" TAPP. VALVE	1	EA	$10,956.00	100.00	-	10,956.00	-	10,956.00
2	12" X 8" TAPP. SLEEVE W/ 8" TAPP. VALVE	1	EA	$8,518.00	100.00	-	8,518.00	-	8,518.00
3	8" DIP	4,169	LF	$67.40	100.00	-	280,990.60	-	280,990.60
4	6" DIP	91	LF	$65.00	100.00	-	5,915.00	-	5,915.00
5	8" TEE	9	EA	$950.00	100.00	-	8,550.00	-	8,550.00
6	8" X 6" TEE	7	EA	$833.00	100.00	-	5,831.00	-	5,831.00
7	8" PLUG W/ 2" F.V.O	3	EA	$1,562.00	100.00	-	4,686.00	-	4,686.00
8	8" GATE VALVE	18	EA	$3,637.00	100.00	-	65,466.00	-	65,466.00
9	6" GATE VALVE	7	EA	$2,338.00	100.00	-	16,366.00	-	16,366.00
10	1" SINGLE WATER SERVICE W/ 8" SADDLE (WS 2.10, SH. 1/3)	7	EA	$1,836.00	100.00	-	12,852.00	-	12,852.00
11	1" DOUBLE WATER SERVICE W/ 8" SADDLE (WS 2.12, SH. 2/2)	56	EA	$1,983.00	100.00	-	111,048.00	-	111,048.00

Keys Edge CDD

Estimate of Construction Costs (Flora Subdivision)

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%) CDD	Proportion (%) Non-CDD	Estimated Cost ($) CDD	Estimated Cost ($) Non-CDD	Estimated Cost ($) Total
12	FIRE HYDRANT ASSEMBLY	7	EA	$6,165.00	100.00	-	43,155.00	-	43,155.00
13	8" JOINT RESTRAINTS	65	EA	$363.00	100.00	-	23,595.00	-	23,595.00
14	ASPHALT SAWCUT	52	LF	$10.00	100.00	-	520.00	-	520.00
15	PAVEMENT RESTORATION	10	SY	$100.00	100.00	-	1,000.00	-	1,000.00
16	CHLORINATING & TESTING	4,260	LF	$2.75	100.00	-	11,715.00	-	11,715.00
17	DENSITIES	15	EA	$120.00	100.00	-	1,800.00	-	1,800.00
18	MAINTENANCE OF TRAFFIC	1	EA	$1,500.00	100.00	-	1,500.00	-	1,500.00
19	MISCELLANEOUS	1	LS	$1,500.00	100.00	-	1,500.00	-	1,500.00
20	SURVEYING & AS-BUILTS	1	LS	$24,000.00	100.00	-	24,000.00	-	24,000.00
21	H.R.S	1	LS	$1,800.00	100.00	-	1,800.00	-	1,800.00
22	MAINTENANCE BOND	1	LS	$7,500.00	100.00	-	7,500.00	-	7,500.00
Sub-total WATER DISTRIBUTION (PHASE 1)							**649,263.60**	**-**	**649,263.60**
	SANITARY SEWER (PHASE 1)								
1	CORE DRILL EXIST. MH & CONNECT 8" PVC SDR-26 SM (13' CUT)	1	EA	$3,175.50	100.00	-	3,175.50	-	3,175.50
2	REMOVE & DISPOSE EXIST. 8" PVC STUB-OUT (13' CUT)	47	LF	$20.00	100.00	-	940.00	-	940.00
3	8" PVC SDR-26 (0' - 6')	945	LF	$39.77	100.00	-	37,582.65	-	37,582.65
4	8" PVC SDR-26 (6' - 8')	1,624	LF	$43.77	100.00	-	71,082.48	-	71,082.48
5	8" PVC SDR-26 (8' - 10')	1,173	LF	$55.77	100.00	-	65,418.21	-	65,418.21
6	8" PVC SDR-26 (12' - 14')	53	LF	$75.77	100.00	-	4,015.81	-	4,015.81
7	MH (48" RD) (#310 A SASE) (0' - 6')	9	EA	$3,340.00	100.00	-	30,060.00	-	30,060.00
8	MH (48" RD) (#310 A SASE) (6' - 8')	4	EA	$3,574.00	100.00	-	14,296.00	-	14,296.00
9	MH (48" RD) (#310 A SASE) (8' - 10')	2	EA	$4,306.00	100.00	-	8,612.00	-	8,612.00
10	DROP MH (48" RD) (#310 A SASE) (12' - 14')	1	EA	$6,014.00	100.00	-	6,014.00	-	6,014.00
11	6" MH CONNECTION (SDR26)	9	EA	$347.00	100.00	-	3,123.00	-	3,123.00
12	8" MH CONNECTION (SDR26)	32	EA	$511.00	100.00	-	16,352.00	-	16,352.00
13	6" SINGLE LATERAL PVC SDR-26 (SS 1.0 SH. 1/2)	80	EA	$1,866.00	100.00	-	149,280.00	-	149,280.00
14	6" SINGLE LATERAL PVC SDR-26 (SS 1.0 SH. 2/2)	39	EA	$1,866.00	100.00	-	72,774.00	-	72,774.00
15	6" CLEANOUT PVC SDR-26 (#7621) (*)	119	EA	$713.00	100.00	-	84,847.00	-	84,847.00
16	MH INVERT & RING	17	EA	$300.00	100.00	-	5,100.00	-	5,100.00
17	GRAVEL #57	3,380	TN	$36.75	100.00	-	124,215.00	-	124,215.00
18	CLEANING & TESTING	3,795	LF	$2.75	100.00	-	10,436.25	-	10,436.25
19	DENSITIES	13	EA	$60.00	100.00	-	780.00	-	780.00
20	ASPHALT SAWCUT	90	LF	$5.00	100.00	-	450.00	-	450.00
21	PAVEMENT RESTORATION	19	SY	$60.00	100.00	-	1,140.00	-	1,140.00
22	CHIMNEY SEAL, INSERT, PAINT & RAMNEK	1	LS	$20,600.00	100.00	-	20,600.00	-	20,600.00
23	MISCELLANEOUS	1	LS	$2,600.00	100.00	-	2,600.00	-	2,600.00
24	SURVEYING & AS-BUILTS	1	LS	$35,000.00	100.00	-	35,000.00	-	35,000.00
25	MAINTENANCE OF TRAFFIC	1	LS	$10,000.00	100.00	-	10,000.00	-	10,000.00
26	MAINTENANCE BOND	1	LS	$18,500.00	100.00	-	18,500.00	-	18,500.00
Sub-total SANITARY SEWER (PHASE 1)							**796,393.90**	**-**	**796,393.90**
	STORM DRAINAGE (PHASE 1)								
1	EXFILTRATION TRENCH w/24" PP (4' W X 15' H)	708	LF	$302.22	100.00	-	213,974.59	-	213,974.59
2	EXFILTRATION TRENCH w/18" HDPE (4' W X 15' H)	1,612	LF	$254.37	100.00	-	410,050.89	-	410,050.89

Keys Edge CDD

Estimate of Construction Costs (Flora Subdivision)

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%) CDD	Proportion (%) Non-CDD	Estimated Cost ($) CDD	Estimated Cost ($) Non-CDD	Estimated Cost ($) Total
3	24" PP	520	LF	$90.23	100.00	-	46,919.60	-	46,919.60
4	18" HDPE	356	LF	$58.18	100.00	-	20,712.08	-	20,712.08
5	24" END CAP - PP	8	EA	$1,830.00	100.00	-	14,640.00	-	14,640.00
6	18" END CAP - HDPE	52	EA	$415.00	100.00	-	21,580.00	-	21,580.00
7	ROCK FILLED TRENCH DRAIN (3' W X 10' H)	100	LF	$142.56	100.00	-	14,255.70	-	14,255.70
8	CATCH BASIN (48" RD) (#4700-6223)	12	EA	$3,949.00	100.00	-	47,388.00	-	47,388.00
9	CATCH BASIN (48" RD) (P-5)(#5160-6310)	1	EA	$4,844.00	100.00	-	4,844.00	-	4,844.00
10	CATCH BASIN (48" RD) (P-6)(#5160-6310)	11	EA	$5,601.00	100.00	-	61,611.00	-	61,611.00
11	CATCH BASIN (48" RD) (#5105-6)	1	EA	$4,068.00	100.00	-	4,068.00	-	4,068.00
12	CATCH BASIN (60" RD) (#4700-6223)	24	EA	$4,951.00	100.00	-	118,824.00	-	118,824.00
13	BAFFLES	76	EA	$461.00	100.00	-	35,036.00	-	35,036.00
14	CLEANING STRUCTURES	49	EA	$850.00	100.00	-	41,650.00	-	41,650.00
15	RIMS AND GRATES TO GRADE	49	EA	$380.00	100.00	-	18,620.00	-	18,620.00
16	DENSITIES	12	EA	$60.00	100.00	-	720.00	-	720.00
17	MAINTENANCE OF TRAFFIC (OFFSITE)	1	LS	$3,500.00	100.00	-	3,500.00	-	3,500.00
18	MISCELLANEOUS	1	LS	$2,500.00	100.00	-	2,500.00	-	2,500.00
19	SURVEYING	1	LS	$40,000.00	100.00	-	40,000.00	-	40,000.00
Sub-total STORM DRAINAGE (PHASE 1)							**1,120,893.86**	**-**	**1,120,893.86**
	PAVING AND GRADING (PHASE 1 - ONSITE)								
1	GRADE SUBGRADE	12,355	SY	$2.00	100.00	-	24,710.00	-	24,710.00
2	8" BASEROCK	11,170	SY	$21.50	100.00	-	240,155.00	-	240,155.00
3	1" A.C.S.C. (FIRST LIFT - SP9.5)	9,905	SY	$13.75	100.00	-	136,193.75	-	136,193.75
4	TYPE D CURB (6" x 18")	465	LF	$18.25	100.00	-	8,486.25	-	8,486.25
5	TYPE F CURB & GUTTER	2,520	LF	$24.00	100.00	-	60,480.00	-	60,480.00
6	VALLEY GUTTER (2')	5,055	LF	$22.60	100.00	-	114,243.00	-	114,243.00
7	CONCRETE SIDEWALK (6")	365	SF	$10.15	100.00	-	3,704.75	-	3,704.75
8	CONCRETE SIDEWALK (4")	14,160	SF	$9.00	100.00	-	127,440.00	-	127,440.00
9	ADA TACTILE SURFACES	380	SF	$42.00	100.00	-	15,960.00	-	15,960.00
10	CONCRETE FLUME (6")	150	SF	$18.20	100.00	-	2,730.00	-	2,730.00
11	CONCRETE APRON (6") (INLET CONC. COLLAR)	2,120	SF	$6.50	100.00	-	13,780.00	-	13,780.00
12	GUARDRAIL	24	LF	$142.00	100.00	-	3,408.00	-	3,408.00
13	GUARDRAIL END PIECES	2	EA	$300.00	100.00	-	600.00	-	600.00
14	DENSITIES	27	EA	$110.00	100.00	-	2,970.00	-	2,970.00
15	SIGNING & STRIPING	1	LS	$39,500.00	100.00	-	39,500.00	-	39,500.00
16	MAINTENANCE OF TRAFFIC	1	LS	$3,500.00	100.00	-	3,500.00	-	3,500.00
17	MISCELLANEOUS	1	LS	$1,500.00	100.00	-	1,500.00	-	1,500.00
18	SURVEYING	1	LS	$45,000.00	100.00	-	45,000.00	-	45,000.00
Sub-total PAVING AND GRADING (PHASE 1 - ONSITE)							**844,360.75**	**-**	**844,360.75**
	PAVING AND GRADING (PHASE 1 - OFFSITE)								
1	GRADE SUBGRADE	1,515	SY	$3.50	100.00	-	5,302.50	-	5,302.50
2	8" BASEROCK	1,325	SY	$24.50	100.00	-	32,462.50	-	32,462.50
3	2" A.C.S.C. (FIRST LIFT - SP12.5)	865	SY	$32.24	100.00	-	27,887.60	-	27,887.60
4	1" A.C.S.C. (FINAL LIFT - FC9.5)	865	SY	$17.99	100.00	-	15,561.35	-	15,561.35
5	2.5" A.C.S.C. (FIRST LIFT - SP12.5) (SW 187 AVE)	272	SY	$35.24	100.00	-	9,585.28	-	9,585.28
6	1" A.C.S.C. (FINAL LIFT - FC9.5) (SW 187 AVE)	272	SY	$16.99	100.00	-	4,621.28	-	4,621.28
7	MILL & PAVE (1" FC9.5)	1,855	SY	$22.99	100.00	-	42,646.45	-	42,646.45

Keys Edge CDD									
Estimate of Construction Costs (Flora Subdivision)									
Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
8	TYPE F CURB & GUTTER	645	LF	$25.00	100.00	-	16,125.00	-	16,125.00
9	ASPHALT SAWCUT	1,450	LF	$7.00	100.00	-	10,150.00	-	10,150.00
10	CONCRETE SIDEWALK (4")	3,940	SF	$11.50	100.00	-	45,310.00	-	45,310.00
11	ADA TACTILE SURFACES	75	SF	$42.00	100.00	-	3,150.00	-	3,150.00
12	DENSITIES	4	EA	$110.00	100.00	-	440.00	-	440.00
13	SIGNING & STRIPING	1	LS	$35,200.00	100.00	-	35,200.00	-	35,200.00
14	MAINTENANCE OF TRAFFIC	1	LS	$3,500.00	100.00	-	3,500.00	-	3,500.00
15	MISCELLANEOUS	1	LS	$1,500.00	100.00	-	1,500.00	-	1,500.00
16	SURVEYING	1	LS	$12,500.00	100.00	-	12,500.00	-	12,500.00
Sub-total PAVING AND GRADING (PHASE 1 - OFF SITE)							**265,941.96**	**-**	**265,941.96**
STORM WATER POLLUTION PROTECTION PLAN (PHASE 1)									
1	SILT FENCE	4,000	LF	$4.50	100.00	-	18,000.00	-	18,000.00
2	FILTER FABRIC AT INLETS	37	EA	$50.00	100.00	-	1,850.00	-	1,850.00
3	GRAVEL BAGS AT INLETS	12	EA	$85.00	100.00	-	1,020.00	-	1,020.00
4	WASH RACK w/ SEDIMENT BASIN	2	EA	$1,250.00	100.00	-	2,500.00	-	2,500.00
5	GRAVEL ENTRANCE/EXIT	2	EA	$850.00	100.00	-	1,700.00	-	1,700.00
Sub-total STORM WATER POLLUTION PROCTETION PLAN (PHASE 1)							**25,070.00**	**-**	**25,070.00**
EARTHWORK (PHASE 2 - ONSITE)									
1	MOBILIZATION	1	LS	$15,000.00	28.11	71.89	4,216.59	10,783.41	15,000.00
2	TREE REMOVAL	1	LS	$25,000.00	28.11	71.89	7,027.65	17,972.35	25,000.00
3	CLEAR & GRUB (6")	10,700	CY	$6.00	28.11	71.89	18,047.00	46,153.00	64,200.00
4	IMPORT, SPREAD & COMPACT FILL MATERIAL (BP - 2.5')	41,625	TN	$26.80	28.11	71.89	313,587.69	801,962.31	1,115,550.00
5	CUT, LOAD, HAUL & SPREAD FILL MATERIAL (SUBBASE)	25	CY	$18.00	28.11	71.89	126.50	323.50	450.00
6	IMPORT, SPREAD & COMPACT FILL MATERIAL (SUBBASE - 0.5')	16,810	TN	$26.80	28.11	71.89	126,640.46	323,867.54	450,508.00
7	IMPORT, SPREAD & COMPACT FILL MATERIAL (SUBBASE - 1.0')	15,176	TN	$26.80	28.11	71.89	114,331.39	292,388.61	406,720.00
8	LOAD, HAUL & SPREAD FILL MATERIAL (STOCKPILE - LANDSCAPE)	9,125	CY	$12.00	28.11	71.89	30,781.10	78,718.90	109,500.00
9	LOAD, HAUL & SPREAD LANDSCAPE FILL (PH2 ONSITE - PARK)	1,575	CY	$12.00	28.11	71.89	5,312.90	13,587.10	18,900.00
10	GRADE BERM	805	SY	$3.00	100.00	-	2,415.00	-	2,415.00
11	FINE GRADE BUILDING PAD	27,645	SY	$1.00	-	100.00	-	27,645.00	27,645.00
12	SURVEYING (14.8 AC)	1	LS	$45,000.00	28.11	71.89	12,649.77	32,350.23	45,000.00
Sub-total EARTHWORK (PHASE 2 - ONSITE)							**635,136.04**	**1,645,751.96**	**2,280,888.00**
EARTHWORK (PHASE 2 - OFFSITE) (SW 192 AVE)									
1	CLEAR & GRUB (6")	325	CY	$12.00	100.00	-	3,900.00	-	3,900.00
2	CUT, LOAD, HAUL & SPREAD FILL MATERIAL (SUBBASE)	220	CY	$12.00	100.00	-	2,640.00	-	2,640.00
3	IMPORT, SPREAD & COMPACT FILL MATERIAL (SUBBASE)	420	TN	$26.80	100.00	-	11,256.00	-	11,256.00
4	RECLAIM SUBBASE	585	SY	$12.00	100.00	-	7,020.00	-	7,020.00

Keys Edge CDD									
Estimate of Construction Costs (Flora Subdivision)									
Item No.	**Description of Work**	**Quantity**	**Unit**	**Unit Price ($/Unit)**	**Proportion (%)**		**Estimated Cost ($)**		
					CDD	**Non-CDD**	**CDD**	**Non-CDD**	**Total**
5	LOAD, HAUL & SPREAD LANDSCAPE FILL (PH 2 OFFSITE - PARK)	325	CY	$12.00	100.00	-	3,900.00	-	3,900.00
6	SURVEYING (0.5 AC)	1	LS	$4,500.00	100.00	-	4,500.00	-	4,500.00
Sub-total EARTHWORK (PHASE 2 - ONSITE)							**33,216.00**	**-**	**33,216.00**
WATER DISTRIBUTION (PHASE 2)									
1	REMOVE 12" PLUG w/ 2" F.V.O & CONNECT 12" DIP WM	1	EA	$3,195.00	100.00	-	3,195.00	-	3,195.00
2	REMOVE 8" PLUG w/ 2" F.V.O & CONNECT 8" DIP WM	1	EA	$2,785.00	100.00	-	2,785.00	-	2,785.00
3	12" X 8" TAPP. SLEEVE w/ 8" TAPP. VALVE	1	EA	$8,752.00	100.00	-	8,752.00	-	8,752.00
4	12" X 6" TAPP. SLEEVE w/ 8" TAPP. VALVE	1	EA	$8,401.00	100.00	-	8,401.00	-	8,401.00
5	12" DIP	623	LF	$105.75	100.00	-	65,882.25	-	65,882.25
6	8" DIP	3,750	LF	$65.19	100.00	-	244,462.50	-	244,462.50
7	6" DIP	119	LF	$52.60	100.00	-	6,259.40	-	6,259.40
8	12" X 8" TEE	1	EA	$1,416.00	100.00	-	1,416.00	-	1,416.00
9	8" TEE	8	EA	$925.00	100.00	-	7,400.00	-	7,400.00
10	8" X 6" TEE	7	EA	$819.00	100.00	-	5,733.00	-	5,733.00
11	8" PLUG w/ 2" F.V.O	1	EA	$2,038.00	100.00	-	2,038.00	-	2,038.00
12	12" PLUG w/ 2" F.V.O	1	EA	$2,205.00	100.00	-	2,205.00	-	2,205.00
13	12" GATE VALVE	1	EA	$6,096.00	100.00	-	6,096.00	-	6,096.00
14	8" GATE VALVE	17	EA	$3,162.00	100.00	-	53,754.00	-	53,754.00
15	6" GATE VALVE	7	EA	$2,114.00	100.00	-	14,798.00	-	14,798.00
16	1" SINGLE WATER SERVICE W/ 8" SADDLE (WS 2.10, SH. 1/3)	2	EA	$1,372.00	100.00	-	2,744.00	-	2,744.00
17	1" SINGLE WATER SERVICE W/ 12" SADDLE (WS 2.10, SH. 1/3)	1	EA	$1,570.00	100.00	-	1,570.00	-	1,570.00
18	1" DOUBLE WATER SERVICE W/ 8" SADDLE (WS 2.12, SH. 2/2)	56	EA	$1,629.00	100.00	-	91,224.00	-	91,224.00
19	FIRE HYDRANT ASSEMBLY	8	EA	$5,989.00	100.00	-	47,912.00	-	47,912.00
20	12" JOINT RESTRAINTS	9	EA	$436.00	100.00	-	3,924.00	-	3,924.00
21	8" JOINT RESTRAINTS	58	EA	$306.00	100.00	-	17,748.00	-	17,748.00
22	6" JOINT RESTRAINTS	1	EA	$289.00	100.00	-	289.00	-	289.00
23	ASPHALT SAWCUT	50	LF	$10.00	100.00	-	500.00	-	500.00
24	PAVEMENT RESTORATION	12	SY	$100.00	100.00	-	1,200.00	-	1,200.00
25	CHLORINATING & TESTING	4,492	LF	$2.75	100.00	-	12,353.00	-	12,353.00
26	DENSITIES	15	EA	$60.00	100.00	-	900.00	-	900.00
27	MAINTENANCE OF TRAFFIC	1	EA	$750.00	100.00	-	750.00	-	750.00
28	MISCELLANEOUS	1	LS	$750.00	100.00	-	750.00	-	750.00
29	SURVEYING & AS-BUILTS	1	LS	$18,000.00	100.00	-	18,000.00	-	18,000.00
30	H.R.S	1	LS	$1,800.00	100.00	-	1,800.00	-	1,800.00
31	MAINTENANCE BOND	1	LS	$7,500.00	100.00	-	7,500.00	-	7,500.00
Sub-total WATER DISTRIBUTION (PHASE 2)							**642,341.15**	**-**	**642,341.15**
SANITARY SEWER (PHASE 2)									
1	REMOVE 10" PLUG & CONNECT 10" PVC SDR-26 (13' CUT)	1	EA	$2,375.50	100.00	-	2,375.50	-	2,375.50
2	8" PVC SDR-26 (0' - 6')	934	LF	$39.77	100.00	-	37,145.18	-	37,145.18
3	8" PVC SDR-26 (6' - 8')	1,710	LF	$39.77	100.00	-	68,006.70	-	68,006.70
4	8" PVC SDR-26 (8' - 10')	240	LF	$53.77	100.00	-	12,904.80	-	12,904.80

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%) CDD	Proportion (%) Non-CDD	Estimated Cost ($) CDD	Estimated Cost ($) Non-CDD	Estimated Cost ($) Total
Keys Edge CDD									
Estimate of Construction Costs (Flora Subdivision)									
5	8" DIP (0' - 6')	100	LF	$115.56	100.00	-	11,556.00	-	11,556.00
6	10" PVC SDR-26 (8' - 10')	120	LF	$64.86	100.00	-	7,783.20	-	7,783.20
7	10" PVC SDR-26 (10' - 12')	1,200	LF	$71.86	100.00	-	86,232.00	-	86,232.00
8	10" DIP (8' - 10')	569	LF	$152.16	100.00	-	86,579.04	-	86,579.04
9	MH (48" RD) (#310 A SASE) (0' - 6')	8	EA	$3,164.00	100.00	-	25,312.00	-	25,312.00
10	MH (48" RD) (#310 A SASE) (6' - 8')	4	EA	$3,516.00	100.00	-	14,064.00	-	14,064.00
11	MH (48" RD) (#310 A SASE) (8' - 10')	4	EA	$3,974.00	100.00	-	15,896.00	-	15,896.00
12	MH (48" RD) (#310 A SASE) (10' - 12')	2	EA	$4,484.00	100.00	-	8,968.00	-	8,968.00
13	6" MH CONNECTION (SDR-26)	10	EA	$222.00	100.00	-	2,220.00	-	2,220.00
14	8" MH CONNECTION (SDR-26)	21	EA	$286.00	100.00	-	6,006.00	-	6,006.00
15	8" MH CONNECTION (DIP)	1	EA	$1,263.00	100.00	-	1,263.00	-	1,263.00
16	10" MH CONNECTION (SDR-26)	5	EA	$566.00	100.00	-	2,830.00	-	2,830.00
17	10" MH CONNECTION (DIP)	6	EA	$1,426.00	100.00	-	8,556.00	-	8,556.00
18	6" SINGLE LATERAL PVC SDR-26 (SS 1.0 SH. 1/2)	91	EA	$1,416.00	100.00	-	128,856.00	-	128,856.00
19	6" SINGLE LATERAL PVC SDR-26 (SS 1.0 SH. 2/2)	24	EA	$1,466.00	100.00	-	35,184.00	-	35,184.00
20	6" CLEANOUT PVC SDR-26 (#7621)	115	EA	$863.00	100.00	-	99,245.00	-	99,245.00
21	MH INVERT & RING	18	EA	$175.00	100.00	-	3,150.00	-	3,150.00
22	GRAVEL #57	3,988	TN	$32.25	100.00	-	128,613.00	-	128,613.00
23	ASPHALT SAWCUT	1,335	LF	$5.00	100.00	-	6,675.00	-	6,675.00
24	PAVEMENT RESTORATION	375	SY	$40.00	100.00	-	15,000.00	-	15,000.00
25	MILL & PAVE (1" FC 9.5)	3,400	SY	$21.55	100.00	-	73,270.00	-	73,270.00
26	CLEANING & TESTING	4,873	LF	$2.75	100.00	-	13,400.75	-	13,400.75
27	DENSITIES	17	EA	$60.00	100.00	-	1,020.00	-	1,020.00
28	CHIMNEY SEAL, INSERT, PAINT & RAMNEK	1	LS	$19,800.00	100.00	-	19,800.00	-	19,800.00
29	MISCELLANEOUS	1	LS	$1,500.00	100.00	-	1,500.00	-	1,500.00
30	SURVEYING & AS-BUILTS	1	LS	$35,000.00	100.00	-	35,000.00	-	35,000.00
31	MAINTENANCE OF TRAFFIC	1	LS	$1,500.00	100.00	-	1,500.00	-	1,500.00
32	MAINTENANCE BOND	1	LS	$11,500.00	100.00	-	11,500.00	-	11,500.00
Sub-total SANITARY SEWER (PHASE 2)							**971,411.17**	**-**	**971,411.17**
STORM DRAINAGE (PHASE 2)									
1	XFILTRATION TRENCH w/24" PP (4' W X 15' H)	100	LF	$287.34	100.00	-	28,734.40	-	28,734.40
2	EXFILTRATION TRENCH w/18" HDPE (4' W X 15' H)	1,570	LF	$255.03	100.00	-	400,403.38	-	400,403.38
3	24" PP	8	LF	$171.29	100.00	-	1,370.32	-	1,370.32
4	18" HDPE	320	LF	$58.01	100.00	-	18,563.20	-	18,563.20
5	24" END CAP - PP	2	EA	$1,830.00	100.00	-	3,660.00	-	3,660.00
6	18" END CAP - HDPE	52	EA	$420.00	100.00	-	21,840.00	-	21,840.00
7	ROCK FILLED TRENCH DRAIN (3' W X 10' H)	100	LF	$102.56	100.00	-	10,255.70	-	10,255.70
8	CATCH BASIN (48" RD) (#4700-6223)	13	EA	$3,920.00	100.00	-	50,960.00	-	50,960.00
9	CATCH BASIN (48" RD) (P-5)(#5160-6310)	1	EA	$5,026.00	100.00	-	5,026.00	-	5,026.00
10	CATCH BASIN (48" RD) (P-6)(#5160-6310)	1	EA	$5,495.00	100.00	-	5,495.00	-	5,495.00
11	CATCH BASIN (60" RD) (#4700-6223)	23	EA	$4,969.00	100.00	-	114,287.00	-	114,287.00
12	BAFFLES	60	EA	$461.00	100.00	-	27,660.00	-	27,660.00
13	CLEANING STRUCTURES	38	EA	$1,150.00	100.00	-	43,700.00	-	43,700.00
14	RIMS AND GRATES TO GRADE	38	EA	$380.00	100.00	-	14,440.00	-	14,440.00

Keys Edge CDD
Estimate of Construction Costs (Flora Subdivision)

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
15	DENSITIES	8	EA	$60.00	100.00	-	480.00	-	480.00
16	MAINTENANCE OF TRAFFIC (OFFSITE)	1	LS	$6,500.00	100.00	-	6,500.00	-	6,500.00
17	MISCELLANEOUS	1	LS	$2,500.00	100.00	-	2,500.00	-	2,500.00
18	SURVEYING	1	LS	$40,000.00	100.00	-	40,000.00	-	40,000.00
Sub-total STORM DRAINAGE (PHASE 2)							**795,875.00**	**-**	**795,875.00**
	PAVING & GRADING (PHASE 2 - ONSITE)								
1	GRADE SUBGRADE	11,525	SY	$2.50	100.00	-	28,812.50	-	28,812.50
2	8" BASEROCK	10,385	SY	$21.50	100.00	-	223,277.50	-	223,277.50
3	1" A.C.S.C. (FIRST LIFT - SP9.5)	9,145	SY	$13.80	100.00	-	126,201.00	-	126,201.00
4	TYPE D CURB (6" x 18")	140	LF	$18.25	100.00	-	2,555.00	-	2,555.00
5	TYPE F CURB & GUTTER	2,210	LF	$25.00	100.00	-	55,250.00	-	55,250.00
6	VALLEY GUTTER (2')	4,920	LF	$23.60	100.00	-	116,112.00	-	116,112.00
7	CONCRETE SIDEWALK (6")	450	SF	$11.15	100.00	-	5,017.50	-	5,017.50
8	CONCRETE SIDEWALK (4")	13,740	SF	$10.50	100.00	-	144,270.00	-	144,270.00
9	ADA TACTILE SURFACES	260	SF	$42.00	100.00	-	10,920.00	-	10,920.00
10	CONCRETE FLUME (6")	145	SF	$18.20	100.00	-	2,639.00	-	2,639.00
11	CONCRETE APRON (6") (INLET CONC. COLLAR)	2,190	SF	$11.50	100.00	-	25,185.00	-	25,185.00
12	GUARDRAIL	24	LF	$94.00	100.00	-	2,256.00	-	2,256.00
13	GUARDRAIL END PIECES	2	EA	$300.00	100.00	-	600.00	-	600.00
14	DENSITIES	25	EA	$110.00	100.00	-	2,750.00	-	2,750.00
15	SIGNING & STRIPING	1	LS	$49,900.00	100.00	-	49,900.00	-	49,900.00
16	MAINTENANCE OF TRAFFIC	1	LS	$3,500.00	100.00	-	3,500.00	-	3,500.00
17	MISCELLANEOUS	1	LS	$1,500.00	100.00	-	1,500.00	-	1,500.00
18	SURVEYING	1	LS	$45,000.00	100.00	-	45,000.00	-	45,000.00
Sub-total PAVING & GRADING (PHASE 2 - ONSITE)							**845,745.50**	**-**	**845,745.50**
	PAVING & GRADING (PHASE 2 - OFFSITE)								
1	GRADE SUBGRADE	1,765	SY	$1.50	100.00	-	2,647.50	-	2,647.50
2	8" BASEROCK	1,670	SY	$21.50	100.00	-	35,905.00	-	35,905.00
3	2" A.C.S.C. (FIRST LIFT - SP12.5)	1,610	SY	$31.26	100.00	-	50,328.60	-	50,328.60
4	1" A.C.S.C. (FINAL LIFT - FC9.5)	1,610	SY	$18.01	100.00	-	28,996.10	-	28,996.10
5	MILL & PAVE (1" FC9.5)	790	SY	$24.01	100.00	-	18,967.90	-	18,967.90
6	TYPE F CURB & GUTTER	580	LF	$25.00	100.00	-	14,500.00	-	14,500.00
7	ASPHALT SAWCUT	675	LF	$7.00	100.00	-	4,725.00	-	4,725.00
8	CONCRETE SAWCUT	6	LF	$2.00	100.00	-	12.00	-	12.00
9	CONCRETE SIDEWALK (4")	3,330	SF	$10.50	100.00	-	34,965.00	-	34,965.00
10	ADA TACTILE SURFACES	25	SF	$44.00	100.00	-	1,100.00	-	1,100.00
11	REMOVE & DISPOSE ASPHALT (590 SY)	34	CY	$27.00	100.00	-	918.00	-	918.00
12	DENSITIES	5	EA	$112.00	100.00	-	560.00	-	560.00
13	SIGNING & STRIPING	1	LS	$23,100.00	100.00	-	23,100.00	-	23,100.00
14	MAINTENANCE OF TRAFFIC	1	LS	$16,000.00	100.00	-	16,000.00	-	16,000.00
15	MISCELLANEOUS	1	LS	$1,500.00	100.00	-	1,500.00	-	1,500.00
16	SURVEYING	1	LS	$12,500.00	100.00	-	12,500.00	-	12,500.00
Sub-total PAVING & GRADING (PHASE 2 - OFFSITE)							**246,725.10**	**-**	**246,725.10**
	STORM WATER POLLUTION PROTECTION PLAN (PHASE 2)								
1	SILT FENCE	3,450	LF	$4.50	100.00	-	15,525.00	-	15,525.00
2	FILTER FABRIC AT INLETS	36	EA	$50.00	100.00	-	1,800.00	-	1,800.00

Keys Edge CDD
Estimate of Construction Costs (Flora Subdivision)

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%) CDD	Proportion (%) Non-CDD	Estimated Cost ($) CDD	Estimated Cost ($) Non-CDD	Estimated Cost ($) Total
3	GRAVEL BAGS AT INLETS	2	EA	$85.00	100.00	-	170.00	-	170.00
4	WASH RACK w/ SEDIMENT BASIN	2	EA	$1,250.00	100.00	-	2,500.00	-	2,500.00
5	GRAVEL ENTRANCE/EXIT	2	EA	$850.00	100.00	-	1,700.00	-	1,700.00
Sub-total PAVING & GRADING (PHASE 2 - OFFSITE)							**21,695.00**	**-**	**21,695.00**
	EARTHWORK (PHASE 2 - PARK)								
1	CLEAR & GRUB (6")	1,680	CY	$12.00	100.00	-	20,160.00	-	20,160.00
2	IMPORT, SPREAD & COMPACT FILL MATERIAL (BP - 2.0')	250	TN	$41.80	100.00	-	10,450.00	-	10,450.00
3	IMPORT, SPREAD & COMPACT FILL MATERIAL (SUBBASE - 0.5')	4,100	TN	$41.80	100.00	-	171,380.00	-	171,380.00
4	CUT, LOAD, HAUL & SPREAD FILL MATERIAL (LANDSCAPE)	150	CY	$12.00	100.00	-	1,800.00	-	1,800.00
5	GRADE SLOPE	6,020	SY	$3.00	100.00	-	18,060.00	-	18,060.00
6	FINE GRADE BUILDING PAD	205	SY	$1.25	100.00	-	256.25	-	256.25
7	SURVEYING (7.5 AC)	1	LS	$8,500.00	100.00	-	8,500.00	-	8,500.00
Sub-total EARTHWORK (PHASE 2 - PARK)							**230,606.25**	**-**	**230,606.25**
	STORM DRAINAGE (PHASE 2 - PARK)								
1	EXFILTRATION TRENCH w/18" HDPE (4' W X 15' H)	348	LF	$265.20	100.00	-	92,290.99	-	92,290.99
2	EXFILTRATION TRENCH w/12" HDPE (3' W X 5' H)	76	LF	$166.23	100.00	-	12,633.10	-	12,633.10
3	6" TRENCH DRAIN (Z886)	480	LF	$172.20	100.00	-	82,656.00	-	82,656.00
4	6" BASEROCK (TRENCH DRAIN)	50	SY	$200.00	100.00	-	10,000.00	-	10,000.00
5	18" HDPE	53	LF	$67.09	100.00	-	3,555.77	-	3,555.77
6	12" HDPE w/ FITTINGS	56	LF	$71.27	100.00	-	3,991.12	-	3,991.12
7	6" HDPE	218	LF	$38.47	100.00	-	8,386.46	-	8,386.46
8	12" END CAP HDPE	2	EA	$337.00	100.00	-	674.00	-	674.00
9	18" END CAP - HDPE	9	EA	$419.65	100.00	-	3,776.85	-	3,776.85
10	ROCK FILLED TRENCH DRAIN (3' W X 10' H)	325	LF	$266.36	100.00	-	86,566.03	-	86,566.03
11	CATCH BASIN (48" RD) (#4700-6223)	6	EA	$3,949.00	100.00	-	23,694.00	-	23,694.00
12	CATCH BASIN (60" RD) (#4700-6223)	2	EA	$5,273.00	100.00	-	10,546.00	-	10,546.00
13	CONCRETE COLLAR (INLETS)	6	EA	$750.00	100.00	-	4,500.00	-	4,500.00
14	BAFFLES	11	EA	$461.00	100.00	-	5,071.00	-	5,071.00
15	CLEANING STRUCTURES	8	EA	$1,150.00	100.00	-	9,200.00	-	9,200.00
16	RIMS AND GRATES TO GRADE	8	EA	$480.00	100.00	-	3,840.00	-	3,840.00
17	DENSITIES	5	EA	$60.00	100.00	-	300.00	-	300.00
18	MISCELLANEOUS	1	LS	$2,500.00	100.00	-	2,500.00	-	2,500.00
19	SURVEYING	1	LS	$40,000.00	100.00	-	40,000.00	-	40,000.00
Sub-total EARTHWORK (PHASE 2 - PARK)							**404,181.32**	**-**	**404,181.32**
	PAVING & GRADING (PHASE 2 - PARK)								
1	GRADE SUBGRADE	3,400	SY	$3.00	100.00	-	10,200.00	-	10,200.00
2	8" BASEROCK	3,135	SY	$21.50	100.00	-	67,402.50	-	67,402.50
3	3/4" A.C.S.C. (FIRST LIFT - SP9.5) (PARKING)	2,905	SY	$18.02	100.00	-	52,348.10	-	52,348.10
4	TYPE D CURB (6" x 18")	560	LF	$19.25	100.00	-	10,780.00	-	10,780.00
5	CONCRETE SIDEWALK (6")	965	SF	$11.15	100.00	-	10,759.75	-	10,759.75
6	CONCRETE SIDEWALK (4")	36,925	SF	$10.50	100.00	-	387,712.50	-	387,712.50
7	CONCRETE APRON (6") (DUMPSTER)	440	SF	$9.00	100.00	-	3,960.00	-	3,960.00

Keys Edge CDD

Estimate of Construction Costs (Flora Subdivision)

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%)		Estimated Cost ($)		
					CDD	Non-CDD	CDD	Non-CDD	Total
8	DENSITIES	2	EA	$112.00	100.00	-	224.00	-	224.00
9	SIGNING & STRIPING	1	LS	$17,900.00	100.00	-	17,900.00	-	17,900.00
10	MAINTENANCE OF TRAFFIC	1	LS	$3,500.00	100.00	-	3,500.00	-	3,500.00
11	MISCELLANEOUS	1	LS	$1,500.00	100.00	-	1,500.00	-	1,500.00
12	SURVEYING	1	LS	$15,000.00	100.00	-	15,000.00	-	15,000.00
Sub-total PAVING & GRADING (PHASE 2 - PARK)							**581,286.85**	**-**	**581,286.85**
	STORM WATER POLLUTION PROTECTION PLAN (PHASE 2 - PARK)								
1	SILT FENCE	3,450	LF	$4.50	100.00	-	15,525.00	-	15,525.00
2	FILTER FABRIC AT INLETS	2	EA	$50.00	100.00	-	100.00	-	100.00
3	FILTER FABRIC AT TRENCH DRAIN	480	LF	$3.00	100.00	-	1,440.00	-	1,440.00
4	WASH RACK w/ SEDIMENT BASIN	1	EA	$1,250.00	100.00	-	1,250.00	-	1,250.00
5	GRAVEL ENTRANCE/EXIT	1	EA	$850.00	100.00	-	850.00	-	850.00
STORM WATER POLLUTION PROTECTION PLAN (PHASE 2 - PARK)							**19,165.00**	**-**	**19,165.00**
	EARTHWORK (SW 336 STREET)								
1	CLEAR & GRUB (6")	2,110	CY	$12.00	100.00	-	25,320.00	-	25,320.00
2	CUT, LOAD, HAUL & SPREAD FILL MATERIAL (SUBBASE)	615	CY	$18.00	100.00	-	11,070.00	-	11,070.00
3	IMPORT, SPREAD & COMPACT FILL MATERIAL (SUBBASE)	1,620	TN	$26.80	100.00	-	43,416.00	-	43,416.00
4	RECLAIM SUBBASE	2,845	SY	$12.00	100.00	-	34,140.00	-	34,140.00
5	LOAD, HAUL & DISPOSE UNSUITABLE MATERIAL	2,110	CY	$12.00	100.00	-	25,320.00	-	25,320.00
6	SURVEYING (2.4 AC)	1	LS	$6,500.00	100.00	-	6,500.00	-	6,500.00
Sub-total EARTHWORK (SW 336 STREET)							**145,766.00**	**-**	**145,766.00**
	PAVING & GRADING (SW 336 ST.)								
1	GRADE SUBGRADE	8,110	SY	$4.00	100.00	-	32,440.00	-	32,440.00
2	8" BASEROCK	7,600	SY	$23.50	100.00	-	178,600.00	-	178,600.00
3	2" A.C.S.C. (FIRST LIFT - SP12.5)	6,645	SY	$25.80	100.00	-	171,441.00	-	171,441.00
4	1" A.C.S.C. (FINAL LIFT - FC9.5)	6,645	SY	$17.55	100.00	-	116,619.75	-	116,619.75
5	2.5" A.C.S.C. (FIRST LIFT - SP12.5) (SW 187 AVE)	440	SY	$35.80	100.00	-	15,752.00	-	15,752.00
6	1" A.C.S.C. (FINAL LIFT - FC9.5) (SW 187 AVE)	440	SY	$18.55	100.00	-	8,162.00	-	8,162.00
7	MILL & PAVE (1" FC9.5)	1,340	SY	$23.55	100.00	-	31,557.00	-	31,557.00
8	TYPE F CURB & GUTTER	3,565	LF	$27.00	100.00	-	96,255.00	-	96,255.00
9	ASPHALT SAWCUT	3,460	LF	$7.00	100.00	-	24,220.00	-	24,220.00
10	CONCRETE SAWCUT	45	LF	$14.00	100.00	-	630.00	-	630.00
11	CONCRETE SIDEWALK (4")	16,125	SF	$10.50	100.00	-	169,312.50	-	169,312.50
12	ADA TACTILE SURFACES	180	SF	$42.00	100.00	-	7,560.00	-	7,560.00
13	REMOVE & DISPOSE ASPHALT (88 SY)	5	CY	$25.00	100.00	-	125.00	-	125.00
14	REMOVE & DISPOSE CONCRETE SIDEWALK (565 SF)	7	CY	$500.00	100.00	-	3,500.00	-	3,500.00
15	DENSITIES	19	EA	$110.00	100.00	-	2,090.00	-	2,090.00
16	SIGNING & STRIPING	1	LS	$143,000.00	100.00	-	143,000.00	-	143,000.00
17	MAINTENANCE OF TRAFFIC	1	LS	$3,500.00	100.00	-	3,500.00	-	3,500.00
18	MISCELLANEOUS	1	LS	$1,500.00	100.00	-	1,500.00	-	1,500.00
19	SURVEYING	1	LS	$45,000.00	100.00	-	45,000.00	-	45,000.00
Sub-total PAVING & GRADING (SW 336 ST.)							**1,051,264.25**	**-**	**1,051,264.25**

Keys Edge CDD

Estimate of Construction Costs (Flora Subdivision)

Item No.	Description of Work	Quantity	Unit	Unit Price ($/Unit)	Proportion (%) CDD	Proportion (%) Non-CDD	Estimated Cost ($) CDD	Estimated Cost ($) Non-CDD	Estimated Cost ($) Total
	STORM WATER POLLUTION PROTECTION PLAN (SW 336 ST.)								
1	GRAVEL BAGS AT INLETS (NORTH SIDE 336 ST)	6	EA	$85.00	100.00	-	510.00	-	510.00
	Sub-total STORM WATER POLLUTION PROTECTION PLAN (SW 336 ST.)						**510.00**	**-**	**510.00**
	TOTAL ORIGINAL CONTRACT						**11,331,489.80**	**4,176,457.21**	**15,507,947.0**
	OTHER COSTS								
1	Soft Cost and Contingency	15.00	%	$15,507,947.01	73.07	26.93	1,699,723.47	626,468.58	2,326,192.05
2	Water Conn. Fee (232 SFH @210 GPD)	48,720	GPD	$1.39	100.00	-	67,720.80	-	67,720.80
3	Sewer Conn Fees (232 @ 210 GPD)	48,720	GPD	$5.60	100.00	-	272,832.00	-	272,832.00
4	Mobility Fees for 232 SFH	232	EA	$10,625.00	100.00	-	2,465,000.00	-	2,465,000.00
	Sub-total Other Costs						**4,505,276**	**626,468.58**	**5,131,744.85**
	GRAND TOTAL						**15,836,766**	**4,802,925.80**	**20,639,691.9**

PRELIMINARY THIRD SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT

PREPARED FOR THE

KEYS EDGE
COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

August 12, 2026

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, Florida (the "City") in Miami-Dade, Florida (the "County"). The District was established by Ordinance No. 07-106 of the Board of County Commissioners of Miami-Dade County, Florida (the "County Commissioners"), enacted on July 24, 2007 and effective on August 3, 2007, as amended by Ordinance No. 07-173 of the County Commissioners to correct a scrivener's error in the legal description, enacted on December 4, 2007 and effective on December 14, 2007, and as further amended by Ordinance No. 24-35 of the County Commissioners to amend the boundaries of the District, enacted on April 16, 2024 and effective on April 26, 2024.

The boundaries of the District include approximately 90.22+/- gross acres of land located entirely within the City within the County (the "District Lands"). The District Lands are being developed into several residential communities to be known as "Luna," "Centro," "Aurora," "Flora," "Flora II," and "Alba," which are collectively within the "ONX Community" (collectively, the "Development").

The District is co-terminus with the Development and is planned for the following land uses:

Table 1 – Proposed Land Uses for the District

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

This Preliminary Third Supplemental Special Assessment Methodology Report dated August 12, 2026 (the "Third Supplemental Report"), which supplements the Master Special Assessment Methodology Report dated April 29, 2024 (the "Master Report"), prepared by Special District Services, Inc. (the "District Manager"), sets forth the allocation of special assessments as it relates to the sale and issuance by the District of its Special Assessment Bonds, Series 2026 (Assessment Area Three Project) in the aggregate amount of approximately $10,170,000 (preliminary, subject to change) (the "Assessment Area Three Bonds") for the primary purpose of financing a portion of the Assessment Area Three Project (as defined below) and will equitably allocate the costs being incurred by the District to provide the direct and special benefits of the Assessment Area Three Project to the assessable lands in Assessment Area Three (as defined below). The public infrastructure improvements to be constructed and acquired by the District (the "Assessment Area Three Project") are described on **Table A** constitute a portion of the Project (as defined in the Master Report) described in the Engineer's Report Infrastructure Improvements, dated June 2, 2022, revised April 29, 2024, as supplemented by a Second Supplemental Engineer's Report for Infrastructure Improvements within Parcels "D," "F," and "E" dated August 12, 2026, as may be further amended and supplemented from time to time (collectively, the "Engineer's Report"), each prepared by Alvarez Engineers, Inc. (the "District Engineer"). The Project is referred to herein as the "Capital Improvement Plan".

Land development associated with the Development is expected to occur in phases, which are currently labeled as Parcels A ("Luna"), B ("Centro"), C ("Aurora"), D ("Flora"), E ("Flora II"), F ("Park"), and G ("Alba"). Multiple assessment areas have been created to facilitate the District's financing program. Parcels D, E, and F of the Development consist of approximately 40.571 acres and is planned to contain 232 single-family home residential units ("Assessment Area Three"). The Assessment Area Three Project constitutes the portion of the Capital Improvement Plan associated with Assessment Area Three.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The Assessment Area Three Project is comprised of an interrelated system of public infrastructure improvements which will serve directly and specially benefit all assessable lands within Assessment Area Three. The public improvements comprising Assessment Area Three will be interrelated such that they will reinforce one another. The total cost of the Assessment Area Three Project is currently estimated to be $15,839,000. A detail of the estimated Assessment Area Three Project costs for the development is included herein on **Table A**. The Series 2026 Bonds will be repaid through the levy of non-ad valorem special assessments (the "Assessment Area Three Special Assessments") on all assessable property within Assessment Area Three. The Assessment Area Three Project has been designed to be functional and confer direct and special benefits to the landowners within Assessment Area Three. Any portion of the Assessment Area Three Project not financed through the issuance of the Series 2026 Bonds will be paid for by Audax Land Flora, LLC or its successors or assigns (the "Developer").

Construction and/or acquisition and maintenance obligations for the District's proposed infrastructure improvements constituting the Assessment Area Three Project are described in the Engineer's Report.

The construction costs for the Assessment Area Three Project identified in this Third Supplemental Report were provided by the District Engineer. The 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 FUNDING OF IMPROVEMENTS

To defray the costs of construction or acquisition of a portion of the Assessment Area Three Project, the District will impose the Assessment Area Three Special Assessments on benefited real property within Assessment Area Three within the District. These assessments are based on the direct, special, and peculiar benefits accruing to such property from the public improvements comprising the Assessment Area Three 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 Assessment Area Three Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property constituting Assessment Area Three within the District would not be possible.

In summary, special assessments may be levied: *(1)* for facilities which provide direct and special benefits to property within the District as distinct from general benefits, *(2)* only against property which receives that direct and special benefit, *(3)* in proportion to the benefits received by the properties; and *(4)* according to fair and reasonable methods that the governing body of the jurisdiction determines. The Assessment Area Three Special Assessments placed upon various benefited properties in Assessment Area Three within the District must be sufficient to cover the debt service of the Series 2026 Bonds that will be issued for financing a portion of the Assessment Area Three Project.

Until all the land within Assessment Area Three has been platted or sold, the Assessment Area Three Special Assessments on the portion of land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) the lands are subject to plat, which may result in changes in development density and product type; and (2) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted or sold will the developable acreage be determined, the final plat be certain, the development density known and the product types confirmed.

4.0 ALLOCATION OF COST AND ASSESSMENTS

In developing the methodology used for Assessment Area Three Special Assessments in Assessment Area Three, two interrelated factors were used:

A. Allocation of Benefit: Each parcel of land, lot and/or unit within Assessment Area Three benefits directly and specially from the construction and financing of the proposed improvements.

B. Allocation of Cost/Debt: The Assessment Area Three Special Assessments imposed on each parcel of land, lot and/or unit within Assessment Area Three cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

The planned improvements comprising the Assessment Area Three Project is an integrated system of facilities designed to provide benefits to the assessable property within Assessment Area Three as a whole. The Assessment Area Three 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 Third Supplemental Report, each single-family residential unit will be assigned one (1) ERU. There are no other unit types currently contemplated for Assessment Area Three.

The Assessment Area Three Special Assessments will initially be levied across all 40.571 acres in Assessment Area Three. The lien will shift to the platted lots in Assessment Area Three, as represented in **Table F** upon platting on a first platted, first assigned basis.

The amount of the assessments that will shift to platted lots is based on the schedule in **Table F**. Land that is sold in Assessment Area Three prior to platting will have a lien amount attached to the parcel that is equal to the development rights conveyed by the Developer with such parcel and type of planned use. As platting occurs the debt assessment 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 Assessment Area Three Special Assessments imposed for debt service on the Series 2026 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 Assessment Area Three 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 Assessment Area Three Special Assessments, this method will result in a fair allocation of benefits and services and an equitable allocation of costs for the proposed Series 2026 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 COLLECTION OF SPECIAL ASSESSMENTS

The proposed Assessment Area Three Special Assessments will be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *Florida Statutes ("F.S.")* or any other legal means available to the District.

Since there are costs associated with the collection of the Assessment Area Three 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 maintenance assessment amounts by a factor of 0.94. In the event the Assessment Area Three Special Assessments are billed directly, then, the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of the Assessment Area Three Project is approximately $15,839,000. The construction program and the costs associated therewith are identified herein on **Table A**.

All, or a portion of the capital improvements comprising the Assessment Area Three Project will be financed by the Series 2026 Bonds, which will be payable from and secured by Assessment Area Three Special Assessments levied annually on all assessable properties/lots/units within Assessment Area Three. The Series 2026 Bonds are being issued to finance a portion of the Assessment Area Three Project. The estimated principal amount of the Series 2026 Bonds to be issued to finance a portion of the Assessment Area Three Project is $10,170,000 (preliminary, subject to change). The net proceeds of the Series 2026 Bonds will provide approximately $9,114,612 (preliminary, subject to change) for construction and/or acquisition related costs. The sizing of the Series 2026 Bonds includes a debt service reserve fund, capitalized interest, issuance costs and underwriter's discount as shown herein on **Table B**.

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISM

Allocation of costs and benefits, shown herein on **Table C** and **Table D**, for the infrastructure improvements financed by the District for the Assessment Area Three Project is initially based on the estimated number of dwelling units (232 single-family homes) projected to be developed within Assessment Area Three and benefited by the infrastructure improvements comprising the

Assessment Area Three Project. Based on the aggregate principal amount of the Series 2026 Bond size of $10,170,000, subject to change, at an estimated interest rate of 5.75%, the maximum annual debt service for the Series 2026 Bonds as shown herein on **Table E**, will be approximately $719,200, 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. These fees will not apply if assessments are direct billed.

To ensure that each residential dwelling unit is assessed no more than their pro-rata amount of the maximum annual debt service 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 or re-plat to determine the potential remaining assessable dwelling lots/units in Assessment Area Three. The District shall, at the time a plat or re-plat within Assessment Area Three is submitted to the City and/or County:

A. Assume that the total number of assessable residential units being utilized as a basis for this assessment methodology is as described below, **Table 2** titled "Total Assessable Lots/Units for Assessment Area Three".

Table 2 – Total Assessable Lots/Units for Assessment Area Three

Land Use Category	Unit
Single-Family Homes	232 Dwelling units

B. Ascertain the number of assessable residential dwelling lots/units in the proposed plat or re-plat and all prior plats ("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 to remit to the District an amount of money sufficient to enable the District to retire an amount of Series 2026 Bonds plus accrued interest such that the amount of the Assessment Area Three Special 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 Assessment Area Three Special Assessments to all of the benefited properties.

All assessments levied run with the land. In the event of a plat or replat, a determination of a true-up payment shall be based on the terms and provisions of a true-up agreement entered into between the District and the applicable landowner. 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 not currently subject to the assessments is developed in such a manner as to receive special benefit from the Assessment Area Three 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 allocation methodology, then be allocated an appropriate share of the Assessment Area Three Special Assessments while all currently assessed parcels will receive a relative reduction in their Assessment Area Three Special Assessments.

8.0 PRELIMINARY ASSESSMENT ROLL

As described above, the debt associated with the District's improvement plan will be initially distributed on an equal acreage basis across all of the gross acreage within Assessment Area Three as outlined herein on **Table F** and as described in **Exhibit "A"** attached hereto. As plats are approved lots/units will be assessed in the manner described herein.

The lands within the Assessment Area Three consist of 40.571 +/- assessable gross acres as described in **Exhibit "A"** attached hereto. The anticipated par amount of Bonds to be issued by the District to pay for the Project is approximately $10,170,000 (preliminary, subject to change). For the purpose of this Third Supplemental Report each gross acre will be assigned approximately $250,671.66 of par bond debt as described herein on **Table F**. Prior to final platting approval the assessments levied against the lands/lots within Assessment Area Three will be apportioned on a gross acre basis. Therefore, each assessable gross acre of land in Assessment Area Three will be assessed annually approximately $18,858.46, which has been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes, as described herein on **Table E**.

When fully developed, Assessment Area Three is planned for a total of 232 dwelling units as identified herein on **Tables C** and **D**.

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. The District Manager makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report.

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

****

TABLE A

PROJECT COST ESTIMATES

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA THREE

	TOTAL*
ROADWAY IMPROVEMENTS	$ 9,233,000
STORMWATER MANAGEMENT & DRAINAGE	$ 2,746,000
WATER DISTRIBUTION SYSTEM	$ 1,554,000
SEWER COLLECTION SYSTEM	$ 2,306,000
TOTAL	**$ 15,839,000**

*Rounded up to the nearest $1,000

TABLE B

BOND SIZING

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA THREE

	BOND SIZING*
Par Amount	**$ 10,170,000**
Debt Service Reserve Fund (DSRF)	$ (359,600)
Capitalized Interest	$ (292,388)
Issuance Costs	$ (403,400)
Construction Funds	**$ 9,114,612**
Bond Interest Rate	5.75%
Principal Amortization Period (Years)	30

*Preliminary, subject to change

TABLE C

ALLOCATION OF PROJECT COSTS

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA THREE

Product	Number of Units by Type	ERU Factor	Total ERUs	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
SINGLE-FAMILY	232	1.000	232.00	$ 15,839,000	$ 68,272
TOTAL	**232**	**N/A**	**232.00**	**$ 15,839,000**	**N/A**

*Rounded

TABLE D

ALLOCATION OF BOND DEBT

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA THREE

Product	Number of Units by Type	ERU Factor	Total ERUs	Bond Debt Allocation Per Unit Type	Bond Debt Allocation Per Unit*
SINGLE-FAMILY	232	1.000	232.00	$ 10,170,000	$ 43,836.21
TOTAL	**232**	**N/A**	**232.00**	**$ 10,170,000**	**N/A**

*Preliminary, subject to change

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA THREE

		2026 Series Bond Debt*	
1	Maximum Annual Debt Service	$ 719,200.00	
2	Maximum Annual Debt Service Assessment to be Collected	$ 765,106.38	
3	Total Number of Gross Acres	$ 40.571	
4	Maximum Annual Debt Service Assessment Per Gross Acre to be Collected	$ 18,858.46	**
5	Total Number of Residential Units Planned	**232**	
6	Maximum Annual Debt Service per Unit Type	**See Table F**	

*Preliminary, subject to change

**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
ASSESSMENT AREA THREE

Product	Number of Units by Type	ERU Factor	Total ERUs	Maximum Annual Debt Assessment Per Unit Type*/**	Maximum Annual Debt Assessment Per Unit*/**
SINGLE-FAMILY	232	1.000	232.00	$ 765,106	$ 3,297.87
TOTAL	**232**	**N/A**	**232.00**	**$ 765,106**	**N/A**

*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.

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE ISSUANCE OF NOT EXCEEDING $11,000,000 IN TOTAL AGGREGATE PRINCIPAL AMOUNT OF KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA THREE PROJECT) (THE "ASSESSMENT AREA THREE BONDS") FOR THE PRINCIPAL PURPOSE OF FINANCING CERTAIN PUBLIC INFRASTRUCTURE FOR THE BENEFIT OF CERTAIN LANDS WITHIN A DESIGNATED ASSESSMENT AREA WITHIN THE DISTRICT REFERRED TO AS "ASSESSMENT AREA THREE"; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE ASSESSMENT AREA THREE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH ASSESSMENT AREA THREE BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE ASSESSMENT AREA THREE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE ASSESSMENT AREA THREE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE USE AND APPLICATION OF THAT CERTAIN MASTER TRUST INDENTURE DATED DECEMBER 1, 2024 WITH RESPECT TO THE ASSESSMENT AREA THREE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF ASSESSMENT AREA THREE BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND THE ENGINEER'S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE ASSESSMENT AREA THREE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE ASSESSMENT AREA THREE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AN EFFECTIVE DATE AND OTHER MATTERS.

WHEREAS, the Keys Edge Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 07-106 of the Miami-Dade County Board of County

Commissioners (the "County Commissioners"), enacted on July 24, 2007 and effective on August 3, 2007, as amended by Ordinance No. 07-173 of the County Commissioners to correct a scrivener's error in the legal description, enacted on December 4, 2007 and effective on December 14, 2007 and as further amended by Ordinance No. 24-35 of the County Commissioners to amend the boundaries of the District, enacted on April 16, 2024 and effective on April 26, 2024; and

WHEREAS, the boundaries of the District (the "District Lands") currently consist of approximately 90.22+/- gross acres of land located entirely within the City of Florida City, Florida, within Miami-Dade County, Florida (the "County"); and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, the Board of Supervisors of the District (herein, the "Board") has previously adopted Resolution No. 2024-01 on April 29, 2024 (the "Initial Bond Resolution"), pursuant to which the District authorized the issuance of not to exceed $33,500,000 of its Special Assessment Bonds to be issued in one or more series to finance all or a portion of the costs of the public infrastructure within the District, including, but is not limited to, a water distribution system, including the payment of connection fees; a sanitary sewer collection system, including the payment of connection fees; stormwater management and drainage facilities; roadway improvements, including, but not limited to, landscaping, and an irrigation system, and the payment of road impact fees; and all related soft and incidental costs, pursuant to the Act (collectively, the "Capital Improvement Plan"); and

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution; and

WHEREAS, the Board finds it necessary to finance a portion of the necessary public infrastructure necessary for the development within the District with a portion of the proceeds of the Assessment Area Three Bonds (as herein defined); and

WHEREAS, the District has, pursuant to the Initial Bond Resolution, approved the form of and authorized the execution and delivery of the Master Trust Indenture dated as of December 1, 2024 (the "Master Indenture"), in connection with its Special Assessment Bonds, Series 2024 (Assessment Area One Project) and will be applicable to the herein defined Assessment Area Three Bonds and in connection therewith a form of Third Supplemental Trust Indenture (the "Third Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each with U.S. Bank Trust Company, National Association, as the appointed trustee (the "Trustee"); and

WHEREAS, based on the current development plans of Audax Land Flora LLC, a Florida limited liability company, as developer of the remaining lands within District, the Board finds it necessary to finance a portion of the Capital Improvement Plan necessary for the development of a designated assessment area within the District herein referred to as "Assessment Area Three"; and

WHEREAS, the District has determined that it would be in the best interest of the landowners of the District for the District to issue, and the District has determined to issue, its Keys Edge Community Development District Special Assessment Bonds, Series 2026

(Assessment Area Three Project) (the "Assessment Area Three Bonds") in the principal amount of not exceeding $11,000,000 for the primary purpose of providing funds to finance a portion of the Capital Improvement Plan related to Assessment Area Three (the "Assessment Area Three Project"), as more particularly described in the District's *Engineer's Report* dated June 2, 2022, revised April 29, 2024, as supplemented by the Second Supplemental Engineer's Report for Infrastructure Improvements Within Parcels "D", "F" and "E" dated August 12, 2026, as may be further supplemented and/or amended from time to time (collectively, the "Engineer's Report"); and

WHEREAS, there has been submitted to this meeting with respect to the issuance and sale of the Assessment Area Three Bonds and submitted to the Board forms of:

(i) a Bond Purchase Contract with respect to the Assessment Area Three Bonds by and between FMSbonds, Inc., as the underwriter (the "Underwriter") and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the "Bond Purchase Contract");

(ii) a Preliminary Limited Offering Memorandum, substantially in the form attached hereto as Exhibit B (the "Preliminary Limited Offering Memorandum");

(iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C; and

(iv) the Third Supplemental Indenture between the District and the Trustee, substantially in the form attached hereto as Exhibit D.

WHEREAS, in connection with the sale of the Assessment Area Three Bonds, it may be necessary that certain modifications be made to the *Master Special Assessment Methodology Report for Keys Edge Community Development District,* dated April 29, 2024, as supplemented (collectively, the "Assessment Methodology Report"), prepared by Special District Services, Inc., and the Engineer's Report to conform such reports to the final terms of the Assessment Area Three Bonds; and

WHEREAS, the proceeds of the Assessment Area Three Bonds shall also fund a debt service reserve account, fund capitalized interest on the Assessment Area Three Bonds and pay the costs of the issuance of the Assessment Area Three Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Keys Edge Community Development District, as follows:

Section 1. **Negotiated Limited Offering of the Assessment Area Three Bonds**. The District hereby finds that because of the complex nature of assessment bond financings in order to better time the sale of the Assessment Area Three Bonds to achieve maximum debt service savings and secure better rates, it is necessary and in the best interest of the District that the Assessment Area Three Bonds, in the aggregate principal amount of not exceeding $11,000,000, all be sold on a negotiated limited offering basis. The District hereby further finds that it will not be adversely affected if the Assessment Area Three Bonds are not sold pursuant to competitive sales.

Section 2. **Purpose.** The District hereby authorizes the financing of a portion of the Capital Improvement Plan consisting of the acquisition and construction of certain public infrastructure benefiting the assessable lands within the Assessment Area Three within the District by issuing the Assessment Area Three Bonds and such public infrastructure shall constitute the Assessment Area Three Project, which includes, but is not limited to, a water distribution system, including the payment of connection fees; a sanitary sewer collection system, including the payment of connection fees; stormwater management and drainage facilities; roadway improvements, including, but not limited to, landscaping, and an irrigation system, and the payment of road impact fees; and all related soft and incidental costs, all as more particularly described in the Engineer's Report.

Section 3. **Authorization of Issuance of Assessment Area Three Bonds**. There are hereby authorized and directed to be issued the "Keys Edge Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project)" for the purpose of (i) providing funds to pay all or a portion of the costs of the Assessment Area Three Project, (ii) funding a debt service reserve account, (iii) funding capitalized interest on the Assessment Area Three Bonds, and (iv) paying the costs of issuance of the Assessment Area Three Bonds. The Assessment Area Three Bonds shall be issued under and secured by the Master Indenture, as supplemented by the Third Supplemental Indenture, the terms of which by reference are hereby incorporated into this Resolution as if set forth in full herein.

To the extent that the Assessment Area Three Bonds are issued in a calendar year other than calendar year 2026, all references to "2026" contained in the designation of the name of the Assessment Area Three Bonds and any defined term in this Resolution shall, without further action of the Board, be replaced with the calendar year in which the Assessment Area Three Bonds are issued.

Section 4. **Bond Purchase Contract; Sale of the Assessment Area Three Bonds**. Except as otherwise provided in the last sentence of this Section 4, the proposal submitted by the Underwriter offering to purchase the Assessment Area Three Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 4, the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District, may be executed by the District without further action provided that (i) the principal amount of the Assessment Area Three Bonds issued does not exceed $11,000,000; (ii) the Assessment Area Three Bonds mature not later than the statutory permitted period; (iii) the interest rate on the

Assessment Area Three Bonds shall not exceed the maximum rate permitted under Florida law; (iv) if the Assessment Area Three Bonds are subject to optional redemption which determination will be made on or before the sale date of the Assessment Area Three Bonds, the first optional call date and the redemption price shall be determined prior to the execution of the Bond Purchase Contract; and (v) the purchase price to be paid by the Underwriter for the Assessment Area Three Bonds is not less than 98% of the par amount of the Assessment Area Three Bonds issued (exclusive of any original issuance discount or premium).

Section 5. **The Limited Offering Memorandum**. The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (as herein defined and subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the Assessment Area Three Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the Assessment Area Three Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the Limited Offering of the Assessment Area Three Bonds (the "Preliminary Limited Offering Memorandum"). The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District, with final approval by the Chairperson. The Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the Assessment Area Three Bonds as shall be deemed advisable by Bond Counsel, Disclosure Counsel and counsel to the District, with final approval by the Chairperson. The Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel, Disclosure Counsel and counsel to the District, with final approval by the Chairperson, such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) to deem "final" the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

Section 6. **Details of the Assessment Area Three Bonds.** The proceeds of the Assessment Area Three Bonds shall be applied in accordance with the provisions of the Indenture. Subject to the parameters set forth in Section 4 of the Resolution, the Assessment Area Three Bonds shall mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the Indenture. The execution of the Indenture shall constitute approval of such terms as set forth in the Indenture and this Resolution.

Section 7. **Continuing Disclosure; Dissemination Agent**. The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C.

The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the Assessment Area Three Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Special District Services, Inc. is hereby appointed the initial dissemination agent.

Section 8. **<u>Authorization of Execution and Delivery of the Third Supplemental Indenture; Application of the Master Indenture</u>**. The District authorizes the use and application of the Master Indenture with respect to the Assessment Area Three Bonds. The District does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary or any Assistant Secretary to attest and authorize the Third Supplemental Indenture. The Indenture shall provide for the security of the Assessment Area Three Bonds and express the terms of the Assessment Area Three Bonds. The Third Supplemental Indenture shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the Assessment Area Three Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same upon consultation with Bond Counsel and counsel to the District, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of the previously approved Master Indenture and from the form of the Third Supplemental Indenture attached hereto as Exhibit D.

Section 9. **<u>Authorization and Ratification of Prior Acts</u>**. All actions previously taken by or on behalf of District in connection with the issuance of the Assessment Area Three Bonds are hereby authorized, ratified and confirmed.

Section 10. **<u>Appointment of Underwriter</u>.** The Board hereby formally appoints FMSbonds, Inc. as the Underwriter for the Assessment Area Three Bonds.

Section 11. **<u>Book-Entry Only Registration System</u>**. The registration of the Assessment Area Three Bonds shall initially be by the book-entry only system established with The Depository Trust Company ("DTC"). The Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) is authorized to execute the DTC Blanket Issuer Letter of Representations required by DTC.

Section 12. **<u>Assessment Methodology Report</u>**. The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Special District Services, Inc. in connection with the Assessment Area Three Bonds if such modifications are determined to be appropriate in connection with the issuance of the Assessment Area Three Bonds.

Section 13. **<u>Engineer's Report</u>**. The Board hereby authorizes any modifications to the Engineer's Report prepared by Alvarez Engineers, Inc. in connection with the Assessment Area Three Bonds if such modifications are determined to be appropriate in connection with the issuance of the Assessment Area Three Bonds or modifications to the Assessment Area Three Project.

Section 14. **<u>Further Official Action</u>**. The Chairperson, the Vice Chairperson, the Secretary and each member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 15. **Severability**. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 16. **Inconsistent Proceedings**. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

Section 17. **Public Meetings.** It is hereby found and determined that all formal actions of the District concerning and relating to the adoption of this Resolution and the consummation of the transactions contemplated by this Resolution were adopted in open meetings of the District, and that all deliberations of the District that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

Section 18. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

ADOPTED in public session of the Board of Supervisors of the Keys Edge Community Development District, this 12th day of August, 2026.

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

By:________________________________
Secretary/Assistant Secretary

By:________________________________
Chairperson/Vice Chairperson

EXHIBIT A

FORM OF BOND PURCHASE CONTRACT

EXHIBIT B

FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT C

FORM OF CONTINUING DISCLOSURE AGREEMENT

<u>EXHIBIT D</u>

FORM OF THIRD SUPPLEMENTAL TRUST INDENTURE

fmsbonds
Municipal Bond Specialists

August 5, 2026

Keys Edge Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach, Florida 33410
Attention: Ms. Nancy Nguyen

Re: Keys Edge CDD, Series 2026 Bonds

Dear Ms. Nguyen:

We are writing to provide you, as the Keys Edge Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)[1] (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the 'Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.

[1] Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.

- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.

- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.

- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: ____________________
Name: Jon Kessler
Title: Executive Director

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: ____________________

August 5th, 2026

Keys Edge CDD
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Keys Edge Community Development District
Special Assessment Bonds, Series 2026 (Assessment Area Three Project)

This letter will confirm U.S. Bank's fee structure for the above referenced issue:

Acceptance Fee	$2,400.00
Closing Expenses	$175.00 (Est. Florida Closing)
Annual Trustee, Paying Agent and Registrar Fee	$4,350.00
Ongoing Out-of-Pocket Expenses	7.50% of Annual Fees
Trustee Counsel Fee	$6,250.00
Total Amount Due at Closing	$13,175.00

This proposal and the fees detailed herein are subject in all aspects to U.S. Bank's review and acceptance of the final financing documents which set forth our duties and responsibilities. Any unexpected or extraordinary services, duties and/or responsibilities will be reasonably billed in addition to the amounts identified herein. Fees are subject to change at our discretion and upon written notice. Fees paid in advance will not be prorated. Finalization of the transaction constitutes agreement to the above fee schedule, including agreement to any subsequent changes upon proper written notice. In the event this transaction is not finalized, any related out-of-pocket expenses may be billed to you directly. Payment of the fees detailed herein constitutes acceptance of the terms and conditions set forth.

All fees and expenses will be paid in advance. Thank you for the opportunity to continue to provide our services to the District and the District's professional team. Please do not hesitate to contact me at 954.938.2471 if you have any questions or if you need any additional information.

Sincerely,

Robert Hedgecock

Robert Hedgecock
Vice President

IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT:
To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a Trust or other legal entity we will ask for documentation to verify its formation and existence as a legal entity. We may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

SQUIRE
PATTON BOGGS

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Miami, Florida 33131

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Pedro H. Hernandez
T +1 305 577 7048
pedro.hernandez@squirepb.com

August 5, 2026

Board of Supervisors
Keys Edge Community Development District
c/o Special District Services, Inc.
2501 Burns Road, Suite A
Palm Beach Gardens, Florida 33410

Re: Keys Edge Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Three Project)

Dear Ladies and Gentlemen:

On behalf of Squire Patton Boggs (US) LLP ("Squire Patton Boggs" or the "Firm"), I am pleased to submit this letter to you, setting forth an estimate of our legal fees and expenses to serve as Bond Counsel and Disclosure Counsel in connection with the referenced bonds (the "Bonds") to be issued by Keys Edge Community Development District (the "District").

A written engagement agreement is required or recommended by the law of professional ethics in the jurisdictions in which we practice law. The engagement agreement between us consists of this letter and the enclosed Standard Terms and Conditions of Engagement ("Standard Terms"). The engagement agreement is designed to address our responsibilities to each other and to outline for the District certain important matters that are best established early as we form an attorney-client relationship with the District in this matter.

The engagement agreement responds to requirements in the rules of professional ethics and is intended to achieve a better understanding between us. We request that the District review this agreement carefully. By proceeding with this engagement, the District will be indicating to us that it has done so. It is important that the District review and understand the terms of our relationship, such as the section on "Conflicts of Interest."

The Firm's services as Bond Counsel will include those customarily provided by Bond Counsel in an issue such as the Bonds, including the rendering of our legal opinion (the "Bond

Opinion"), provided that the proceedings for the issuance of the Bonds have been completed to our satisfaction. The Bond Opinion will address the legality and validity of the Bonds, the excludability of interest on the Bonds from gross income for federal income tax purposes and certain tax aspects of the Bonds under the laws of the State of Florida. We will address the Bond Opinion to the District and will deliver it on the date that the District delivers the Bonds to their purchasers in exchange for their purchase price (the "Closing").

The Firm's service as Disclosure Counsel will include primary drafting responsibility for the forepart of the District's preliminary and final disclosure document and any interim revisions thereto (collectively, the "Limited Offering Memoranda"). The Firm's service as Disclosure Counsel will also include the review of certain documents and proceedings of the District to the extent that we consider reasonably necessary under the circumstances in order to assist the District in obtaining comfort in the accuracy and completeness of the Limited Offering Memoranda. This review will not rise to the level of independent verification of facts and statements contained in the Limited Offering Memoranda and will not be as extensive and detailed as a due diligence review that would be conducted by an underwriter or its counsel. Regardless, we will bring to your attention any matter that comes to the attention of the lawyers in our firm responsible for this matter that causes us to believe that the Limited Offering Memoranda will contain any untrue statement of a material fact or will omit to state any material fact necessary to make the statements therein, in light of the circumstances under which they will be made, not misleading. At Closing, the Firm will provide a letter addressed to the District in the form customary provided by Disclosure Counsel in an issue such as the Bonds.

Based upon: (i) our current understanding of the terms, structure, size and schedule of the proposed financing, (ii) the duties and responsibilities we will undertake in connection therewith, and (iii) the time we anticipate devoting to the financing, we estimate our combined Bond Counsel and Disclosure Counsel fee will be approximately $90,000. The foregoing fee may vary if material changes in the structure or schedule of the financing occur, or if unusual or unforeseen circumstances arise which require a significant increase in our time or responsibility. If at any time we believe that circumstances require an adjustment of our original fee estimate, we will so advise the District in order to discuss a mutually agreeable adjustment in the Bond Counsel and Disclosure Counsel fee. We will also bill the District for all client charges made or incurred in connection with our representation, such as photocopying, courier charges, transcript binding charges and other related expenses. Please note that payment of such fees and other charges is due upon Closing.

It is our understanding that the Bonds will be underwritten by FMSbonds, Inc. (the "Underwriter"). Squire Patton Boggs conducts a national practice in the area of public finance that involves the representation of issuers, investment banking firms and other parties in the issuance of governmental and private activity debt obligations. The Firm also conducts a national and international corporate law practice that includes the representation of financial institutions and other businesses in transactions, litigation and other matters. As a result of the extent and diversity of that practice, the Firm may currently represent or have previously represented the Underwriter or the entity selected to serve as trustee for the Bonds in matters unrelated to the District or the issuance of the Bonds. The Firm may also commence such representations during the time it is representing the District. Considering the lack of relationship that such other matters have to the District or to the Bonds, the Firm does not expect any such other representations to conflict with its fulfillment of its professional obligations to the District.

We appreciate the opportunity to serve as Bond Counsel and Disclosure Counsel to the District in connection with the issuance of the Bonds. Any of the following alternative methods for acceptance of this engagement agreement will be effective: (i) signing and returning the copy of this letter that is enclosed for that purpose, or (ii) assigning us work, including continuing any previous assignment of work, or (iii) sending us a letter or e-mail clearly referencing this engagement agreement and agreeing to it. However, even if you accept this engagement agreement by methods (ii) or (iii), I would appreciate it if you would confirm your acceptance by countersigning the enclosed copy of this letter and returning it to me. If you do not agree with one or more of the provisions of the engagement agreement, please contact me so that we can try to address your concerns. If we do not receive a written objection within two weeks, you will be bound by this engagement agreement (although, as explained in the attached Standard Terms, you can terminate our services at any time). Of course, if you have any questions or concerns regarding the foregoing, please call me at 305-577-7048.

We look forward to working with you on this financing.

SQUIRE PATTON BOGGS (US) LLP

By:

Name: Pedro H. Hernandez
Title: Partner

Accepted and approved as of the
___ day of______________, 2026:

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: ________________________________
Title: Chair, Board of Supervisors

SQUIRE PATTON BOGGS

Standard Terms and Conditions of Engagement Applicable Worldwide

The Engagement Agreement between us consists of the related Engagement Letter and, as applicable, any separate Matter Acknowledgment Letter (collectively and individually "Engagement Letter"). It also consists of these Terms and Conditions of Engagement and any Terms and Conditions of Engagement applicable for particular jurisdictions (collectively and individually "Standard Terms and Conditions of Engagement" or "Standard Terms") as well as any terms in any other document to which we both agree in writing. The Engagement Agreement is the means by which you are retaining the Firm (as defined in these Standard Terms) to provide legal services. "You" and "yours" refers to our client(s) defined more fully below in the section entitled WHO IS AND IS NOT OUR CLIENT. The following topics are covered in these Standard Terms:

THE FIRM

"Squire Patton Boggs" is the collective trade name for an international legal practice comprised of partnerships or other entities authorized to practice law in various nations or other jurisdictions. The "Firm" means Squire Patton Boggs (US) LLP,[1] Squire Patton Boggs (UK) LLP,[2] Squire Patton Boggs (AU),[3] and/or an affiliate listed at https://www.squirepattonboggs.com/en/footer/legal-notices in all cases including the entity or entities lawfully permitted to practice law in the jurisdiction or jurisdictions necessary or appropriate to provide your legal services. Your engagement in this instance is with the entity[4] which sent you the Engagement Letter for these Standard Terms and, as applicable, with such other Squire Patton Boggs entity or entities necessary or appropriate for your legal services, in which case the entity which sent you the Engagement Letter for these Standard Terms is acting on their behalf. These Standard Terms apply to your relationship with all Squire Patton Boggs entities, including of course those which provide you services. "We" or "us" or "our" refer not only to the entity sending you these Standard Terms, but also to all Squire Patton Boggs entities unless the context or applicable law requires reference only to the specific entity or entities you contract with. Squire Patton Boggs lawyers

[1] Squire Patton Boggs (US) LLP is a limited liability partnership organized under the laws of the State of Ohio, USA.
[2] Squire Patton Boggs (UK) LLP (trading as Squire Patton Boggs) is a Limited Liability Partnership registered in England and Wales with number OC 335584 authorised and regulated by the Solicitors Regulation Authority with SRA number 485150. A list of the members and their professional qualifications is open to inspection at 60 London Wall, London, EC2M 5TQ.
[3] Squire Patton Boggs (AU) is a general partnership established under the laws of Western Australia.
[4] Squire Patton Boggs includes partnerships or other entities in a number of different nations. Due to local laws on regulation of the legal profession, the formal legal name may differ in some nations.

worldwide are available to meet your needs and thus Squire Patton Boggs personnel from other Squire Patton Boggs entities may be selected to serve you whatever Squire Patton Boggs entity you contract with. The use of "Squire Patton Boggs" as a trade or business name or brand by all or any of such entities shall not imply that the international legal practice is itself engaged in the provision of legal or other services. For further information please see www.squirepattonboggs.com.

This Engagement Agreement shall apply to all matters for which you might now or in the future request our assistance, unless of course you and we agree in the future to an updated version of this Engagement Agreement or to a new or revised Engagement Agreement expressly referring to and superseding this Engagement Agreement in whole or in part. This Engagement Agreement also applies to any affiliate or other related party that becomes our client unless and until a separate engagement agreement is agreed to between such party and us. We encourage you to retain this Engagement Agreement.

WHAT PROFESSIONALS WILL PROVIDE THE LEGAL SERVICES?

In most cases one of our lawyers will be your principal contact. From time to time that lawyer may delegate parts of your work to other lawyers or to legal assistants or nonlegal personnel in the Firm or to outside "contract" personnel.

SCOPE AND NATURE OF OUR SERVICES TO YOU

In our Engagement Letter that presents these Standard Terms to you, or in a separate Matter Acknowledgement Letter, we will describe the matter or case in which we will be representing you. Unless we agree in writing to expand the scope of our representation, an important part of our Engagement Agreement is that we are not your legal advisor in other matters, and you will not rely upon us to provide legal services for matters other than that described in the relevant Engagement Letter. For example, unless specified in the relevant Engagement Letter, our representation of you does not include any responsibility for: review of your insurance policies to determine the possibility of coverage relating to this matter; for notification of your insurance carriers about the matter; advice to you about your disclosure obligations under securities laws or any other laws or regulations; or advice on tax consequences. The description of the nature and scope of our services in any letter or e-mail concerning the inception of our engagement is generally made at the beginning of our representation and is sometimes, of necessity, described in broad terms. The actual nature and extent of our representation may be narrower and more precise and is to be determined over the life of the representation by your requests for our legal services and our response based on the letters, e-mails, or other documents exchanged between us. Of course, you and we can enter into an additional engagement agreement for services outside any general description in any letters or e-mails at the beginning of our engagement. If at any time you do not have a clear understanding of the legal services to be provided or if you have questions regarding the scope of our services, we are relying on you to communicate with us. The scope of our representation of you does not include the terms of this Engagement Agreement between us. You are encouraged to consult with independent lawyers on such terms.

We will apply our professional skill, experience and judgment to achieve your objectives in accordance with the honored standards of our profession that all lawyers are required to uphold. However, we cannot guarantee the outcome of any matter. Any expression of our professional judgment regarding your matter or the potential outcome is, of course, limited by our knowledge of the facts and based on the law at the time of expression. It is also subject to any unknown or uncertain factors or conditions beyond our control, including the unpredictable human element in the decisions of those with whom we deal in undertaking your representation.

We will comply properly and fully with the duty of confidentiality as described in the rules of professional conduct governing our profession which provide special and stringent protection for ethically protected information concerning our representation of you (hereinafter client “confidential information”). In compliance with such rules on confidential information and this Engagement Agreement, we will not disclose to any other client or use against you any of your confidential Information and likewise will not disclose to you the confidential information of any other client or use that client’s confidential information against it. You agree that we may disclose part or all of this Engagement Agreement when it is relevant to an issue before a court, Bar or other authority over lawyers, or third party.

Your responsibilities to us in each representation that you ask us to undertake include providing full, complete and accurate instructions and other information to us in sufficient time to enable us to provide our services effectively.

WHO IS AND IS NOT OUR CLIENT

An essential condition of our representation is that our only client is the person or entity identified in the Engagement Letter. In the absence of an express identification of our client in the text of the Engagement Letter, our client is the person or entity to whom the Engagement Letter is addressed, even though in certain instances the payment of our fees may be the responsibility of others. In situations in which our client is an entity, we have addressed the Engagement Letter to an authorized representative of the client. Throughout these standard terms, “you” refers to the party that is our client, not the individual addressed.

Unless specifically stated in our Engagement Letter, our representation of you does not extend to any of your related parties, including affiliates, and we do not assume any duties with respect to them. You are our only client. Unless we state specifically in an Engagement Letter, we do not represent a corporate family or other group of which you may be a part, do not represent its members other than you, and do not owe them any duties. For example, if you are a corporation, our representation does not include any of your direct or indirect parents, subsidiaries, sister corporations, partnerships, partners, joint ventures, joint venture partners, any entities in which you own an interest, or any employees, officers, directors, or shareholders of you or your affiliates or other related parties. If you are a limited liability company, our representation does not extend to the members of the limited liability company. If you are a partnership our representation does not extend to the partners of any kind or character, including but not limited to general partners or limited liability partners or limited partners or members. If you are a joint venture, our representation does not extend to the participants. If you are a trade association, our representation excludes members of the trade association. If you are a governmental entity, unless explicitly agreed by both of us, our only client is the ministry, office, or other part of a government directly instructing us. Our representation does not include other governmental entities, including other agencies, departments, bureaus, boards or other parts of the same government. If you are an individual, our representation does not include your spouse, siblings, or other family members. If you are a trust, you are our only client. The beneficiaries are not our clients, nor is the trustee in any capacity other than as the fiduciary for the particular trust in our representation. If our representation involves legal services for related parties or conferring benefits on related parties or receiving confidential information of related parties, these aspects of the representation do not make them clients. It would be necessary for related parties, including all those listed above, to enter into a written engagement agreement with us much like this one before they would become clients and we would assume duties towards them. If for any reason a related party becomes our client, this Engagement Agreement governs our relationship with the related party unless and until a separate engagement agreement is agreed to between such related party and us. We are relying on you to communicate the points in this provision to your related parties.

If you provide us with any confidential information of your related parties or any other entities or individuals during our representation of you, we will treat it as your information and maintain its confidentiality in accordance with our duties to you as our client under applicable law, but insofar as applicable law permits us to agree on our respective rights and duties, you are the only party to whom we owe duties regarding such information.

Except as specifically agreed by both of us, the advice and communications that we render on your behalf are not to be disseminated to or relied upon by any other parties without our written consent.

CONFLICTS OF INTEREST

Squire Patton Boggs is international with lawyers and clients from many nations. This provision is designed to establish the same standards for all of our clients and lawyers. The result of this provision is similar to the result otherwise applicable under the professional standards for lawyers in almost all jurisdictions outside the U.S. (and under the Texas Disciplinary Rules of Professional Conduct). The effect of this provision is similar to the effect of the professional standards for a majority of our lawyers. Since our legal practice began over 100 years ago, thousands of corporations, other businesses, individuals, governmental bodies, trusts, estates, and other clients have asked our lawyers to represent them, in many cases in large and usual matters. With over 10,000 current clients, you should understand that during the course of our representation of you we may represent any other client in any kind of matter; you should not assume any exceptions. Information on the nature of our clients and practice is available upon request and on the internet. An advantage to proceeding with our representation of you may be the services of specific individuals, or of a large team, or of a special nature, or in particular jurisdictions. We understand and agree that this is not an exclusive agreement, and you are free to retain any other lawyers of your choosing in this and other matters. We commit that the lawyers who are personally working for you will not work for any other client adverse to you throughout the representation unless you agree otherwise. Further, throughout the representation we commit that our other lawyers shall not represent any other client with interests materially and directly adverse to your interests in this matter or in any other matter (i) which is substantially related to our representation of you or (ii) where there is a reasonable probability that confidential information you furnished to us could be used to your material disadvantage, including by examining or cross-examining your personnel, unless you agree otherwise. Finally, we commit that after the representation has ended, unless you agree otherwise, the lawyers who have personally worked for you shall not represent any other client with interests materially and directly adverse to your interests in this matter or in any other matter (i) which is substantially related to their representation of you or (ii) where there is a reasonable probability that confidential information you furnished to them could be used to your material disadvantage, including by examining or cross-examining your personnel, unless you agree otherwise. You agree that these commitments entirely replace any rule that might otherwise treat approximately 1,500 lawyers with Squire Patton Boggs as one lawyer for conflicts purposes and any imputation or vicarious treatment of knowledge or conflicts among all lawyers in Squire Patton Boggs.

For further explanation of the provision being replaced see https://www.americanbar.org/groups/professional_responsibility/publications/model_rules_of_professional_conduct/rule_1_10_imputation_of_conflicts_of_interest_general_rule.html including Comment ¶ [2].

For explanation of "substantially related" matters see https://www.americanbar.org/groups/professional_responsibility/publications/model_rules_of_professional_conduct/rule_1_9_duties_of_former_clients.html especially Comment ¶ [3].

You understand and agree that, consistent with those commitments, we are free to represent other clients, including clients whose interests conflict with your interests or conflict with the interests of your affiliates or other related parties in litigation, business transactions, negotiations, alternative dispute resolution, administrative proceedings, bankruptcy or insolvency matters, discovery disputes, or other legal matters. Our lawyers value their individual professional independence, and you also agree that the interests of other clients represented by our other lawyers will not create a material limitation on your representation by the lawyers who personally represent you. For further explanation of "material limitations" see https://www.americanbar.org/groups/professional_responsibility/publications/model_rules_of_professional_conduct/rule_1_7_conflict_of_interest_current_clients/comment_on_rule_1_7.html especially Comment [8]. You agree that a precondition to our forming a lawyer/client relationship with you and undertaking your representation is your agreement that our representation of you will not prevent or disqualify us from representing clients adverse to you or your affiliates or other related parties in other matters and that you consent in advance to our undertaking such adverse representations, subject to the exceptions and commitments explicitly set forth above. Please let us know if you would like to discuss excluding particular parties or matters from your agreement. Our agreements and yours are effective immediately. In similar engagement agreements with a number of our other clients, we have asked for similar agreements to preserve our ability to represent you.

PUBLIC POLICY PRACTICE

Among the wide array of legal services that we provide to clients in particular representations in many but not all nations, States, and other jurisdictions around the world in compliance with their law are representations with respect to the legislative, executive, administrative and other functions of governments (herein "public policy" representations). We have a public policy practice in business regulation, defense, energy, resources and environmental matters, financial services, food and drug, domestic and international trade, health care, taxation, transportation, and numerous other areas affected by government action. Information on the extensive scope of our public policy practice, the other areas in which we offer legal services, and the large number and diversity of our clients is available on request or on the internet. Given the breadth of our public policy practice, in agreeing to our representation of you, you should not discount the possibility that our representation of other clients in public policy matters at present or in the future might adversely affect your interests, directly or indirectly, or might be deemed to create a material limitation on our representation of you. A precondition to our forming a lawyer/client relationship with you and undertaking your representation is your agreement that so long as such public policy representations are not substantially related to our representation of you and do not involve the use of material client confidential information to your disadvantage, the scope of the public policy representations that we can provide to existing or new clients will not be diminished in any respect by our undertaking our representation of you to the fullest extent client agreement allows.

REQUESTING LEGAL SERVICES ACTIVATES ENGAGEMENT TERMS

These Standard Terms and the related Engagement Letter will become effective when you: (i) sign in the space provided and return the copy of any Engagement Letter for these Standard Terms, or (ii) assign us work, including continuing any previous assignment of work, or (iii) send us a letter or e-mail clearly referencing these Standard Terms and the related Engagement Letter and agreeing to them. If we have stated that these Standard Terms are a draft for discussion, they do not become legally effective during any period limited exclusively to discussion of the terms. However, after receipt of these Standard Terms, if you request us to perform legal services, including asking us to continue providing legal services, the following provisions in these Standard Terms are accepted and become legally effective: (1) all provisions that ethics law of the applicable State, nation, or other jurisdiction requires in an engagement agreement, (2) all provisions that address the ability of other existing and prospective clients to retain us as their lawyers, including but not limited to "Who Is and Who Is Not Our Client," "Conflicts of Interest," "Public Policy," "Termination of Representation," "Entire Agreement," and "Primacy;" (3) all provisions in these Standard Terms on the date 30 days following the later of both (a) your receipt of these Standard Terms and (b) your request that we perform legal services. You can terminate our Engagement Agreement with prospective effect at any time. Provisions that became effective through your request for legal services can later be amended or replaced provided we both agree in writing.

TERMINATION OF REPRESENTATION

You may terminate our representation at any time, with or without cause, upon written notice to us. After receiving such notice, or upon our termination of the representation as permitted by applicable ethical requirements, we will cease to render services to you as soon as allowed, which may include court approval of our withdrawal from litigation. Termination of our services will not affect your responsibility for payment of legal services rendered and other charges incurred both before termination and afterwards in connection with an orderly transition of the matter, including fees and other charges arising in connection with any transfer of files to you or to other lawyers of your choice, and you agree to pay all such amounts in advance upon request.

You agree that the Firm has the right to withdraw from its representation of you if continuing the representation might preclude the Firm's or any other Squire Patton Boggs entity's continuing representation of existing clients on matters adverse to you or related parties or if there are any circumstances even arguably raising a question implicating professional ethics, for example, because a question arises about the effectiveness or enforceability of this Engagement Agreement, or a question arises about conduct addressed by it, or an apparent conflict is thrust upon the Firm or any other Squire Patton Boggs entity by circumstances beyond its reasonable control, such as by a corporate merger or a decision to seek to join litigation that is already in progress, or there is an attempt to withdraw consent.

In any of these circumstances, you agree that we would have the right to withdraw from the representation of you. Regardless of whether you or we terminate the representation, we would (with your agreement) assist in the transition to replacement lawyers by taking reasonable steps in accordance with applicable ethical rules designed to avoid foreseeable prejudice to your interests as a consequence of the termination.

If the terms of any Outside Counsel Policy or any other provisions from you contradict or are inconsistent with these Standard Terms or with terms in any Engagement Letter and would affect whether other existing or prospective clients could have us represent them, or would affect the scope or nature of our representation of them, or would create duties to you with respect to our representation or prospective representation of other clients, your sole remedy is to terminate your relationship with us, which you may exercise upon notice to us as provided in this section.

You agree that regardless of whether you or we terminate the representation (A) we would be paid by you for the work performed prior to termination; (B) our representation of you prior to any termination would not preclude the Firm or any other Squire Patton Boggs entity from undertaking or continuing any representation of another party; and (C) as a result of the Firm's or any other Squire Patton Boggs entity's representation of another party you would not argue or otherwise use our representation of you prior to any termination to contend that the Firm or any other Squire Patton Boggs entity should be disqualified.

When we complete the specific services you have retained us to perform, our lawyer-client relationship for that matter will be terminated at that time regardless of any later billing period. To eliminate uncertainty, our representation of you ends in any event whenever there is no outstanding request from you for our legal services that requires our immediate action and more than six (6) months (180 days) have passed since our last recorded time for you in the representation, unless there is clear and convincing evidence of our mutual understanding that the representation has not come to an end. After termination, if we choose to perform administrative or limited filing services on your behalf, including but not limited to receiving and advising you of a notice under a contract, lease, consent order, or other document with continuing effect, or filing routine or repeated submissions or renewals in intellectual property or other matters, or advising you to take action, our representation of you lasts only for the brief period in which our task is performed, unless you retain us in writing at that time to perform further or additional services. After termination, if you later retain us to perform further or additional services, our lawyer-client relationship will commence again subject to the terms of this Engagement Agreement unless we change the terms in writing at that time. Following termination of our representation, changes may occur in applicable laws that could impact your future rights and liabilities. Unless you actually engage us in writing to provide additional advice on issues arising from the matter after its completion, we have no continuing obligation to advise you with respect to future legal developments.

During or following our representation of you, we will be entitled to recover from you fees for any time spent and other charges, calculated at the then applicable rates if we are asked to testify or provide information in writing as a result of our representation of you or any legal requirements, or if our records from our representation of you are demanded, or if any claim is brought against any Squire Patton Boggs entity or any of its personnel based on your actions or omissions (in addition to any other costs involving the claim), or if we must defend the confidentiality of your communications under the lawyer-client or any other legal professional privilege (in which case we will to the extent that circumstances permit make reasonable efforts to inform you of the requirement made upon us and give you the opportunity to waive privilege).

HOW WE SET OUR FEES

Unless another basis for billing is established in this Engagement Agreement, we will bill you monthly for the professional fees of lawyers, paralegals, and other personnel incurred on your behalf based on their applicable rates and the number of hours they devote to your representation. Overall fees will be in accord with the factors in the applicable rules governing professional responsibility. The billing rates of the personnel initially assigned to your representation are generally specified in the related Engagement Letter. The billing rates of our lawyers, paralegals, and other personnel vary, depending generally upon the experience and capabilities of the individual involved. Unless otherwise agreed in writing, we will charge you for their services at their applicable rates. Our hourly billing rates are adjusted from time to time, usually at the beginning of each year, both on a selected and firm wide basis. In addition, as personnel gain experience and demonstrate improved skills over time, they may advance into categories that have higher hourly billing rates. Advancements to a higher category are typically made annually. Upon any adjustment in the applicable rates, we will charge you the adjusted rates.

At times clients ask us to estimate the total fees and other charges that they are likely to incur in connection with a particular matter. Whenever possible, we are pleased to respond to such requests with an estimate or proposed budget. Still, it must be recognized that our fees are often influenced by factors that are beyond our control or unforeseeable or both. This is particularly true in litigation and other advocacy contexts in which much of the activity is controlled by the opposing parties and the Judge, Arbitrator or other decision-maker. Accordingly, such an estimate or proposal carries the understanding that, unless we agree otherwise in writing, it does not represent a maximum, minimum, or fixed fee quotation. The ultimate cost frequently is more or less than the amount estimated. Accordingly, we make no commitment to you concerning the maximum fees and costs that will be necessary to resolve or complete any matter. We will not be obliged to continue work if the fees or other charges accrued on a matter reach an estimate previously given and a revised estimate cannot be agreed. Unless we have expressly agreed otherwise, payment of our fees and charges is in no way contingent on the ultimate outcome of the matter.

OTHER CHARGES

As an adjunct to providing legal services, we may incur and pay a variety of charges on your behalf or charge for certain ancillary support services. Whenever we incur such charges on your behalf or charge for such ancillary support services, we bill them to you separately or arrange for them to be billed to you directly. We may also require an advance payment from you for such charges. Examples of such charges include messenger, courier, and express delivery services; document printing, reproduction, scanning, imaging and related expenses; translations and related charges; filing fees; depositions and transcripts; witness fees; travel expenses; computer research; and charges made by third parties (such as outside experts and consultants, printers, appraisers, local and foreign legal personnel, government agencies, airlines, hotels and the like). Charges will generally be itemized on your bill, and will also be subject to VAT where applicable. Any bank charges which we incur when making check payments or telegraphic transfers of money may be charged to you inclusive of a handling fee. Our charges for these ancillary support services generally reflect our direct and indirect costs, but charges for certain items exceed our actual costs. For some services, particularly those that involve significant technology and/or support services which we provide (such as imaging documents, eDiscovery data processing/ hosting, and computer research), we attempt from time to time to reduce costs by contracting with vendors to purchase a minimum volume of service that is beyond the needs of any single client. In those cases, we may bill you at a per unit rate that may not reflect the quantity discounts we obtain. In many cases the total quantity that will be used by all of our clients over a year or other period of time is not certain. Our charge for fax services is typically based on a charge per page rather than the cost of the telephone usage. In the event any of our bills for such services are not paid by their due dates, you agree that our rights include the right not to advance any further amounts on your behalf.

When you send us a communication at the request of your auditors asking us for a response on any loss contingencies, levels of work in progress, etc., we may charge you a fixed fee for our response that varies with the level of difficulty of the response.

RESPONSIBILITY FOR THIRD PARTIES AND CHARGES

Where we engage others to act on your behalf we do so as your agent. Unless we agree specifically in writing and you advise any other law firm, professionals, or third parties in writing that they must comply with our directions, we are not responsible for them.

Notwithstanding our advance payments of any charges, you will be solely responsible for all invoices issued by third parties. It is our policy to arrange for outside providers of services involving relatively substantial charges (such as the fees of outside consultants, expert witnesses, appraisers, and court reporters) to bill you directly.

Prompt payment by you of invoices generated by third-party vendors is often essential to our ability to deliver legal services to you. Accordingly, you agree that we have the right to treat any failure by you to pay such invoices in a timely manner to be a material breach of your obligation to cooperate with us.

BILLING ARRANGEMENTS AND PAYMENT TERMS

We will bill you on a regular basis – normally, each month – for both fees and other charges. You agree to make payment within thirty (30) days of the date of our bill, unless a different period of time is specified in the Engagement Letter. If you have any issue with our bill, you agree to raise it specifically before thirty (30) days from its date or any other due date established in an Engagement Letter. If the issue is not immediately resolved, you agree to pay all fees and other charges not directly affected by the issue before thirty (30) days from the original bill or any other due date established in an Engagement Letter and all amounts affected by the issue within ten (10) days of its resolution. If we have rendered a final bill and we become liable for other charges incurred on your behalf, we will be entitled to render a further bill or bills to recover those amounts. In the event that a bill is not paid in full before thirty (30) days from its date or any other due date established in an Engagement Letter, late charges will be imposed on any unpaid fees and/or costs at the combined rate of eight percent (8%) per annum or at any lower rate legally required by a particular jurisdiction. If the related Engagement Letter for these Standard Terms of engagement specifies an event or an alternate date upon which payment is due, late charges will be imposed on any unpaid fees and/or costs thirty (30) days after the specified event or date or any other period specified in an Engagement Letter. The purpose of the late payment charge is to encourage prompt payment, thus reducing our billing and collection costs.

In addition, if your account becomes delinquent and satisfactory payment terms are not arranged, we may postpone or defer providing additional services or withdraw, or seek to withdraw, from the representation consistent with applicable rules. You will remain responsible for payment of our legal fees rendered or accrued and charges incurred prior to such withdrawal.

When personnel from other Squire Patton Boggs entities have provided services to you, the portion of any invoice to you including such services is issued on behalf of the other Squire Patton Boggs entities that have provided services to you. The portion of your payment of fees and charges for the services and expenses of any such other Squire Patton Boggs entities will be attributed to them in accordance with our agreement with them, which reflects in major part the work performed by their personnel and expenses they incurred.

If our representation of you results in a monetary recovery by litigation or arbitration award, judgment, or settlement, or by other realization of proceeds, then (when permitted by applicable law) you hereby grant us a lawyers' lien on those funds in the amount of any sums due us.

If you have an arrangement for a payor to be responsible for paying the legal fees, costs, expenses, and other charges that will become due under this Engagement Agreement, you agree that if the payor fails for any reason to pay our bills as they become due, you will remain responsible for them as they are rendered upon the billing and payment terms set forth in this agreement. You understand and agree that the lawyer-client relationship will exist only between you and us, and that payor will have no right to information regarding your matter nor any right to direct us in providing the services under this Engagement Agreement, unless we both specifically agree. You may wish to consider whether you have the benefit of any insurance policy which might assist with the payment of our bills. However, we look to you, the client, for payment regardless of whether you are insured to cover the particular risk. From time to time, we assist clients in pursuing third parties for recovery of legal fees and other costs arising from our services. These situations include payments under contracts, statutes or insurance policies. However, it remains your obligation to pay all amounts due to us before expiration of thirty (30) days from the date of our bill unless a different period is established in an Engagement Letter.

TAXES

You will be responsible for any applicable VAT or other sales tax that any jurisdiction may impose on our fees and other charges for this representation.

DATA PROTECTION AND PRIVACY

We each have our respective obligations to relevant government authorities and to individuals whose personal data we process to comply with applicable data protection laws. If you disclose or transfer to us personal data concerning individuals who are connected to you, or are otherwise relevant to a matter on which we have been retained to provide legal services to you, it shall be your responsibility to transfer or otherwise disclose such personal data in compliance with all applicable data protection laws including, without limitation, having a lawful basis for the disclosure of any personal data to us. Where the General Data Protection Regulation ("GDPR") in the European Union or the United Kingdom and/or any other national legislation implementing GDPR, or law in other nations, states, or jurisdictions that protects personal data, including U.S. state consumer privacy laws (collectively "Privacy Laws") apply in relation to any personal data that you provide to us, we each act as a controller in our own right in regard to our respective processing of the personal data. Please refer to our Global Website Privacy Notice and the relevant privacy notices for specific jurisdictions published at https://www.squirepattonboggs.com/privacy (collectively "Privacy Notices") for a description of how we as controllers process the personal data of our clients, individuals connected to our clients and other business contacts, in accordance with requirements of applicable Privacy Laws. In fulfilling our duties to relevant government authorities and individuals under applicable law our offices will process personal data that you share with us, or that we obtain from other sources on your behalf, only for the relevant purposes that are set out in our Privacy Notices or any supplemental notice that we may provide to you in connection with a particular matter, and consistent with our applicable ethical, legal and confidentiality obligations. You may also have obligations under applicable Privacy Laws, and you will reasonably cooperate with us with respect to any personal data that are shared between us, in order to facilitate compliance with the relevant provisions of the applicable Privacy Laws. If you disclose or transfer to us personal data concerning individuals who are connected to you, or are otherwise relevant to a matter on which we have been retained to provide legal services to you, it shall be your responsibility as the controller of that data to transfer or otherwise disclose such personal data in compliance with requirements of applicable Privacy Laws including (without limitation) by: (A) transferring the personal data to us only as necessary for us to provide the legal services for which you have retained us; (B) having a lawful basis for disclosing the personal data to us; (C) providing all the information required to be provided by applicable Privacy Laws, in the applicable circumstances, to the relevant individuals concerning the transfer of their personal data to us (including, where possible, a link to the applicable Privacy Notice published on the Squire Patton Boggs website); (D) assuming the primary responsibility for responding to data subject access requests in relation to personal data that you have shared with us; and (E) ensuring appropriate safeguards are in place to protect international transfers of personal data where applicable Privacy Laws so require. We will cooperate with you when reasonably possible to ensure that the required information referred to above is made accessible to the relevant individuals; and we will meet our own obligations to provide information directly to the individuals concerned, such as any customized privacy notice that we may issue to address a specific matter if required by particular circumstances; but in most cases, it would be impossible, or would require disproportionate effort on our part to provide notice directly to all individual third parties that are connected to you when you share their personal data with us. The description of our respective obligations under applicable data protection laws covers our respective obligations to relevant government authorities and to individuals whose personal data we process but does not create new duties or obligations between us by virtue of these Standard Terms (except as explicitly stated concerning cooperation, your provision of individuals' data to us in compliance with law, and our respective roles as controllers of personal data).

CLIENT AND FIRM DOCUMENTS

We will maintain any documents you furnish to us in our client files for this matter. At the conclusion of the matter (or earlier, if appropriate), it is your obligation to advise us promptly as to which, if any, of the documents in our files you wish us to turn over to you. At your request, your papers and property will be returned to you promptly upon receipt of payment for outstanding fees and other charges. Your documents will be turned over to you in accordance with ethical requirements and subject to any lien that may be created by law for payment of any outstanding fees and costs. We may keep a copy of your files if you ask us to return or transfer your files. We will retain our own documents and files, including our drafts, notes, internal memos, administrative records, time and expense reports, billing and financial information, accounting records, conflict checks, personnel materials, and work product, such as drafts, notes, internal memoranda, and legal and factual research, including investigative reports, and other materials prepared by or for the internal use of our lawyers. All such documents which we retain will be transferred to the person responsible for administering our records retention program. We may convert both your and our documents to electronic form and retain only one copy of both electronically stored information and such converted documents. For various reasons, including the minimization of unnecessary storage charges, we have the right to destroy or otherwise dispose of any such documents or other materials retained by us seven (7) years after the termination of the engagement, unless applicable law permits or requires a shorter or longer period for preservation of documents, or unless a different period is specified in a special written agreement signed by both of us. With regard to any documents containing UK/EU personal data that you transfer to us that we have not previously destroyed as explained above, we will act under your instructions in relation to the timing of the deletion for such data in order to comply with the GDPR storage limitation principle or to assist you in responding to a valid data subject request for the deletion of personal data. Under the law of American and other jurisdictions, you are legally required to preserve all physical and electronic records concerning the subject matter of any lawsuit or claim once you receive notice. We as lawyers have a legal and ethical requirement to do the same. Please let us know if you have any questions about this, including how to preserve the records.

ISO 27001 CERTIFICATION AND DATA SECURITY AND HANDLING

Squire Patton Boggs has adopted a single high-quality program for data security and handling. Upon request we will be happy to provide you with the Squire Patton Boggs "Information Security Program Overview" and our latest ISO 27001 Certification. In the event that your review of those documents still leaves questions, we would be happy to arrange a discussion between your IT personnel and ours to answer your questions. With more than 10,000 clients at any one time, we cannot practically accommodate differing individual client requirements.

DISCLOSURE OF YOUR NAME

We are proud to serve you as legal advisers and hope to share that information with other clients and prospective clients. On occasion, we provide names of current clients in marketing materials and on our Web site. We may include your name on a list of representative clients. We may also prepare lists of representative transactions or other representations, excluding any which we believe are sensitive. If you prefer that we refrain from using your name and representation in this manner, please advise us in writing.

SQUIRE PATTON BOGGS LAWYER/CLIENT PRIVILEGE

If we determine during the course of the representation that it is either necessary or appropriate to consult with the Firm's Ethics Lawyers, lawyers in the Office of General Counsel, other specially designated Firm lawyers, or external legal advisers, we have your consent to do so with the confidentiality of our communications with such lawyers protected by a lawyer-client privilege which will not be diminished by our representation of you.

SEVERABILITY

In the event that any provision or part of this Engagement Agreement, including any Engagement Letters or other documents expressly stated to be part of the Engagement Agreement should be unenforceable under the law of the controlling jurisdiction, the remainder of this Engagement Agreement shall remain in force and shall be enforced in accordance with its terms.

PRIMACY

The paramount purpose of the following sections is to maximize the freedom of other clients to be represented by us: "Who is and is not our Client," "Conflicts of Interest," "Public Policy Practice," "Requesting Legal Services Activates Engagement Terms," "Termination of Representation," and "Entire Agreement". In the case of language addressing this paramount purpose in other documents, such as a consent (waiver) letter for a particular conflict or an Engagement Letter, unless these sections are expressly superseded by explicit reference, they should be read to supplement such language, they are fully effective in case of any duplication, and they take precedence to the fullest extent possible in case of inconsistency to achieve the paramount purpose.

ENTIRE AGREEMENT

This Engagement Agreement supersedes all other prior and contemporaneous written and oral agreements and understandings between us and contains the entire agreement between us. This Engagement Agreement may be modified only by a signed written agreement by you and by us. You acknowledge that no promises have been made to you other than those stated in this Engagement Agreement. If you should send us engagement terms, whether in an Outside Counsel Policy, form of engagement letter, or in any other way, that we have not previously accepted in writing, such terms will operate as your proposal for discussion. Such engagement terms only become effective when explicitly accepted by us in writing. If such engagement terms contradict or are inconsistent with an Engagement Letter or the Standard Terms, and if they do not affect third parties (which are addressed in the following sentence), we both agree to negotiate in good faith to resolve the contradiction or inconsistency, and if you and we cannot agree on whether your term or our term or a compromise term should govern going forward, the issue shall be decided by the other terms on which we agree and any applicable law outside this Engagement Agreement, subject to your right and ours to end our representation upon notice consistent with the Termination of Representation provision. Notwithstanding anything else to the contrary, any general acceptance by one of our lawyers of your engagement terms in an Outside Counsel Policy or otherwise (i) does not apply to current or prospective relationships with third parties addressed by provisions in these Standard Terms, including provisions on whether existing or prospective clients could have us represent them, (ii) does not affect the scope or nature of our representation of other clients, and (c) does not create duties to you with respect to our representation or prospective representation of other clients. While no exceptions are expected, for the avoidance of doubt no change in provisions in this and other sections of these Standard Terms on relationships with third parties, including other clients and prospective clients, is effective without signature approval by a Member of the Firm Ethics Committee, or Office of General Counsel, or Senior Management. Examples of terms affecting the rights of third parties are found in the section entitled Requesting Legal Services Activates Engagement Terms.

INTERPRETATIONS

This Engagement Agreement shall be interpreted to effectuate the intention of the Parties to observe all applicable present and future ethical and legal requirements and prohibitions. To the extent that any existing or future legal or ethical requirement or prohibition in any applicable jurisdiction does not allow or otherwise conflicts with any provision of this Engagement Agreement or service contemplated in it, then it shall not apply in whole or in part to the extent of such conflict or prohibition. Further, any such provision or service offering shall be deemed modified to the extent necessary to make it valid and consistent with such requirements and prohibitions.

GOVERNING LAW AND COURTS

All questions arising under or involving this engagement or concerning rights and duties between us will be governed exclusively by the law (excluding choice of law provisions) and decided exclusively by the courts, Bar authorities, arbitrators or other dispute resolution procedures of the State, nation, or other jurisdiction in which the lawyer sending you this Engagement Agreement has his or her principal office, unless the Engagement Letter for these Standard Terms or other document that is part of our Engagement Agreement specifies the law of another State, nation, or other jurisdiction, in which case its law (excluding choice of law provisions) governs exclusively and its courts, Bar authorities, arbitrators or other dispute resolution procedures will govern exclusively. For the avoidance of doubt, to illustrate application of the foregoing exclusive choice-of-law and choice-of-forum principles by way of example and not limitation, when this engagement is governed by (i) law of one or more of the more than 30 nations or other jurisdictions that are a full or affiliate member of the Council of Bars and Law Societies of Europe (CCBE) or (ii) law of an Australian jurisdiction, or (iii) the Texas Disciplinary Rules of Professional Conduct, all questions of the consequences or implications of your status as a client or rights under this agreement or as a result of this engagement, including whether our representation of another client creates a conflict, will be decided exclusively under the law of such jurisdiction and exclusively by courts, Bar authorities, arbitrators, or other dispute resolution procedures in such jurisdiction.

IN CONCLUSION

We look forward to a mutually satisfying relationship with you. If you have any questions about, or if you do not agree with one or more of these terms and conditions, please communicate with your principal contact at the Firm so that we can try to address your concerns. Your principal contact can recommend changes that will be effective once you receive written notice of approval of any revisions, which, depending on the nature of the request, will be made by a Lawyer in Management and/or a Firm Ethics Lawyer. Thank you.