

PINERY

COMMUNITY DEVELOPMENT

DISTRICT

November 18, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING

AND REGULAR

MEETING AGENDA

PINERY

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Pinery Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

November 10, 2025

Board of Supervisors
Pinery Community Development District

Dear Board Members:

The Board of Supervisors of the Pinery Community Development District will hold a Public Hearing and Regular Meeting on November 18, 2025 at 10:00 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to John Brian [Seat 3] *(the following to be provided under separate cover)*
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Ratification of Resolution 2025-33, Electing and Removing Certain Officers of the District, and Providing for an Effective Date
5. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- C. Engineer's Report *(for informational purposes)*
 - D. Amended and Restated Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2026-06, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date
- 6. Presentation of First Supplemental Engineer's Report
 - 7. Presentation of First Supplemental Special Assessment Methodology Report
 - 8. Consideration of Resolution 2026-02, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
 - 9. Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services
 - A. Affidavit of Publication
 - B. RFQ Package
 - C. Respondents
 - I. Alliant Engineering, Inc.
 - II. Clearview Land Design, P.L.
 - D. Competitive Selection Criteria/Ranking
 - E. Award of Contract
 - 10. Consideration of Resolution 2026-03, Designating the Location of the Local District Records Office and Providing an Effective Date

11. Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
12. Ratification of Assignment of Contractor Agreement [Seville Project]
13. Acceptance of Unaudited Financial Statement as of September 30, 2025
14. Approval of October 9, 2025 Special Meeting Minutes
15. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Clearview Land Design, P.L.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Form 1 Submission and Ethics Training
 - Goals and Objectives Reporting
 - NEXT MEETING DATE: TBD

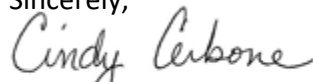
○ QUORUM CHECK

SEAT 1	BILL KOUWENHOVEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	STUART YOUNG	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOHN BRIAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DAVID LANGHOUT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ROBERT BOSARGE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

16. Board Members' Comments/Requests
17. Public Comments
18. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

PINERY

COMMUNITY DEVELOPMENT DISTRICT

3

**PINERY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF PINERY COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of physical presence or online notarization on this ___ day of _____, 202__, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Pinery Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: Home Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

PINERY

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Pinery Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following is/are elected as Officer(s) of the District effective June 26, 2025:

Bill Kouwenhoven is elected Chair

Stuart Young is elected Vice Chair

John Brian is elected Assistant Secretary

David Langhout is elected Assistant Secretary

Robert Bosarge is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of June 26, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Chris Conti is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 26th day of June, 2025.

ATTEST:

**PINERY COMMUNITY DEVELOPMENT
DISTRICT**



Secretary/Assistant Secretary



Chair/Vice Chair, Board of Supervisor

PINERY

COMMUNITY DEVELOPMENT DISTRICT

5

PINERY

COMMUNITY DEVELOPMENT DISTRICT

5A

60629

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

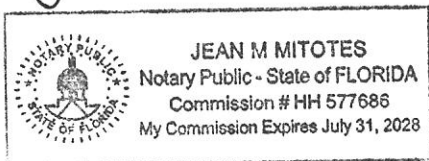
Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Special Assessments was published in said newspaper by print in the issues of 10/19/25, 10/26/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature of Affiant _____
Sworn to and subscribed before me this **10/26/2025**

Signature of Notary of Public
Personally known or produced identification.
Type of identification produced _____



NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE PINERY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Pinery Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	November 18, 2025
TIME:	10:00 a.m.
LOCATION:	Greater Hernando County Chamber of Commerce 15588 Aviation Loop Drive Brooksville, Florida 34604

NOTE: The District previously levied debt assessments pursuant to Resolution 2025-34 and is undertaking a process to amend and restate those debt assessments for the purpose of revising the ERU factors assigned to different product types.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the *Engineer's Report* ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the *Amended & Restated Master Special Assessment Methodology Report* ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District consists of 1,072 acres of land and is located entirely within Hernando County, Florida. The site is generally located east of Mayberry Road, north of Thames Avenue, south of the Citrus/Hernando County boundary and west of Ponce de Leon Blvd. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of **\$275,580,000** (not including interest or collection costs), and are as follows:

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Single Family 40'	638	0.80	510.40
Single Family 50'	1,764	1.00	1,764.00
Single Family 60'	737	1.20	884.40
Total	3,139		3,158.80

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
Single Family 40'	638	\$32,517,220.77	\$44,583,249.34	\$69,879.70	\$6,603.44
Single Family 50'	1,764	\$112,383,184.63	\$154,084,741.04	\$87,349.63	\$8,254.30
Single Family 60'	737	\$56,344,494.61	\$77,252,009.62	\$104,819.55	\$9,905.16
Total	3,139	\$201,244,900.00	\$275,920,000.00		

*Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4
**Includes county collection costs estimated at 2% (subject to change) and early collection discount allowance at 4% (subject to change)

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION 2026-05

[DECLARING RESOLUTION FOR AMENDED AND RESTATED DEBT ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Pinery Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District *Engineer's Report* ("Project"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that *Amended and Restated Master Special Assessment*

Methodology Report, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT:

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- 2. DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
- 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**
 - A. The total estimated cost of the Project is **\$201,244,900** ("Estimated Cost").
 - B. The Assessments will defray approximately **\$275,580,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$24,479,064** per year, again as set forth in **Exhibit B**.
 - C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.
- 6. ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.
- 7. PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	November 18, 2025
TIME:	10:00 a.m.
LOCATION:	Greater Hernando County Chamber of Commerce 15588 Aviation Loop Drive Brooksville, Florida 34604

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

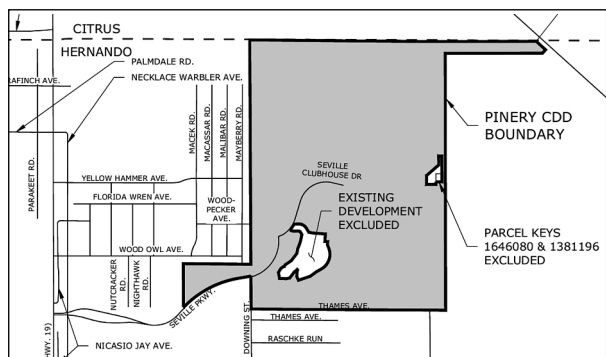
12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 9th day of October, 2025.

ATTEST: /s/ Cindy Carbone Secretary/Assistant Secretary	PINERY COMMUNITY DEVELOPMENT DISTRICT /s/ William "Bill" Kouwenhoven Chair/Vice Chair, Board of Supervisors
---	--

Exhibit A: *District Engineer's Report*
Exhibit B: *Amended & Restated Master Special Assessment Methodology Report*

NOTE: The District previously levied debt assessments pursuant to Resolution 2025-34 and is undertaking a process to amend and restate those debt assessments for the purpose of revising the ERU factors assigned to different product types.



Opening of new 801-room hotel in Broward delayed

BY RAFAEL OLMEDA
South Florida Sun Sentinel

A new 801-room hotel at the Broward County Convention Center will not open next month as originally planned, project officials

confirmed this week.

The Omni hotel, at 1950 Eisenhower Blvd., was originally expected to open its doors to travelers this fall, but unspecified delays have put the long-awaited open-

ing on hold.

“The Omni Fort Lauderdale Hotel opening is delayed as certain areas will not be fully completed in time to meet Omni’s high standards for qual-

ity and guest experience,” said Omni spokeswoman Gaby Aguirrechu in an emailed statement. “While we are eager to welcome our first guests, we believe it is important to ensure every

detail is finalized before opening our doors.”

Broward County documents stated the Omni was “anticipated to open in November 2025 pending continued construction progress.” But Aguirrechu said that timeline is uncertain and it’s not yet clear whether guests will be welcome starting in late 2025 or early 2026.

The hotel is the centerpiece of an expansion of the Broward County Convention Center, a series of projects that will ultimately include a direct rail from Fort Lauderdale-Hollywood International Airport. A ribbon-cutting ceremony for the convention center piece of the project is scheduled for Monday.

The convention center

expansion and hotel construction combine for a \$1.3 billion investment into the economy, according to county figures.

Broward wants to help a big, new Omni hotel succeed. When it opens, the Omni will be the third-largest hotel in Broward, behind the Seminole Hard Rock Hotel and Casino and the Diplomat Hotel on Hollywood beach.

According to plans, the Omni will have 801 guest rooms, compared to 1,241 at the Hard Rock and 998 at the Diplomat.

It will also have 73,000 square feet of meeting space, a crucial element for the dozens of organizations courted to hold their events here annually, and about 500 dedicated parking spaces.

LEGAL NOTICE

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE PINERY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Pinery Community Development District’s (“District”) Board of Supervisors (“Board”) hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	November 18, 2025
TIME:	10:00 a.m.
LOCATION:	Greater Hernando County Chamber of Commerce 15588 Aviation Loop Drive Brooksville, Florida 34604

NOTE: The District previously levied debt assessments pursuant to Resolution 2025-34 and is undertaking a process to amend and restate those debt assessments for the purpose of revising the ERU factors assigned to different product types.

The purpose of the public hearings announced above is to consider the imposition of special assessments (“Debt Assessments”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “Project”), benefitting certain lands within the District. The Project is described in more detail in the *Engineer’s Report* (“Engineer’s Report”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the District, as set forth in the *Amended & Restated Master Special Assessment Methodology Report* (“Assessment Report”). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District consists of 1,072 acres of land and is located entirely within Hernando County, Florida. The site is generally located east of Mayberry Road, north of Thames Avenue, south of the Citrus/Hernando County boundary and west of Ponce de Leon Blvd. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “District’s Office” located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of **\$275,580,000** (not including interest or collection costs), and are as follows:

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Single Family 40'	638	0.80	510.40
Single Family 50'	1,764	1.00	1,764.00
Single Family 60'	737	1.20	884.40
Total	3,139		3,158.80

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
Single Family 40'	638	\$32,517,220.77	\$44,583,249.34	\$69,879.70	\$6,603.44
Single Family 50'	1,764	\$112,383,184.63	\$154,084,741.04	\$87,349.63	\$8,254.30
Single Family 60'	737	\$56,344,494.61	\$77,252,009.62	\$104,819.55	\$9,905.16
Total	3,139	\$201,244,900.00	\$275,920,000.00		

*Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4
**Includes county collection costs estimated at 2% (subject to change) and early collection discount allowance at 4% (subject to change)

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

RESOLUTION 2026-05

[DECLARING RESOLUTION FOR AMENDED AND RESTATED DEBT ASSESSMENTS]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Pinery Community Development District (“District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, operate, and/or maintain the portion of the infrastructure improvements comprising the District’s overall capital improvement plan as described in the District *Engineer’s Report* (“Project”), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments (“Assessments”) using the methodology set forth in that *Amended and Restated Master Special Assessment*

Methodology Report, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Records Office”);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT:

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- 2. DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
- 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**
 - A.** The total estimated cost of the Project is **\$201,244,900** (“Estimated Cost”).
 - B.** The Assessments will defray approximately **\$275,580,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$24,479,064** per year, again as set forth in **Exhibit B**.
 - C.** The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a “master” lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.
- 6. ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.
- 7. PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.
- 8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:
 - NOTICE OF PUBLIC HEARINGS**

DATE:	November 18, 2025
TIME:	10:00 a.m.
LOCATION:	Greater Hernando County Chamber of Commerce 15588 Aviation Loop Drive Brooksville, Florida 34604

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

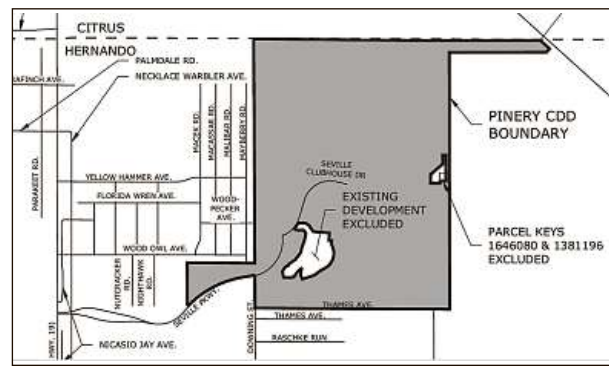
PASSED AND ADOPTED this 9th day of October, 2025.

ATTEST: **PINERY COMMUNITY DEVELOPMENT DISTRICT**
/s/ Cindy Carbone Secretary/Assistant Secretary
/s/ William “Bill” Kouwenhoven Chair/Vice Chair, Board of Supervisors

Exhibit A: District Engineer’s Report

Exhibit B: Amended & Restated Master Special Assessment Methodology Report

NOTE: The District previously levied debt assessments pursuant to Resolution 2025-34 and is undertaking a process to amend and restate those debt assessments for the purpose of revising the ERU factors assigned to different product types.



ELECTION continued from 1B

Housing, diversity and equity have been key issues in the race. Here’s where the candidates stand, based on comments in interviews, candidate forums and social media posts.

Affordable housing

Demand for affordable housing dwarfs supply across the district. There’s a more than 78,000-unit deficit of affordable homes for low-income people citywide, according to the city’s recent Housing Needs Assessment.

“We’re way behind,” Scott said last month in an interview on the Tampa Bay Developer podcast, a show about the city’s history and growth hosted by Garrett Greco. “Housing is a national issue — not just for Tampa.”

At a candidate forum this month, Scott said he plans to work with city, state and federal leaders to incentivize homeownership through down-payment assistance and other programs.

Scott said he formed an affordable housing task force as a county commissioner in the early 2000s, and noted his work helping to establish the East Tampa Community Redevelopment Area, which funnels taxpayer dollars back into the neighborhood.

Asked at the same forum how she’ll address the district’s dearth of affordable housing, Young said, “I’ll say three things: Planning, zoning, programs.”

Young said the city lacks a diversity of housing options for a range of income levels.

“It’s not just one end of the spectrum or the other,” she said on the Tampa Bay Developer podcast. “There’s people in the middle, too, that need housing.”

She pointed to the city’s Housing Implementation Plan, a roadmap for Mayor Jane Castor’s goal of adding 10,000 affordable homes to the city’s stock by the end of 2027.

“We know what we need,” Young said. “The plan is there — all we need to do is follow it.”

Development

Both candidates have spoken about uneven development and gentrification across the district.

East Tampa has faced the brunt of the change, Scott said in an interview with the Tampa Bay Times earlier this month.

“When a neighborhood has been underserved, developers come in and redevelop that area, which then sends the prices high,” he said on the Tampa Bay Developer podcast last month. “We’ve got to make sure that those (people) who

are making minimum wage, those (people) who have been there for years, are not forced out.”

Scott suggested tax breaks for longtime residents of fast-gentrifying neighborhoods, as well as stricter requirements to ensure that developers build housing that Tampa’s poorest residents can afford.

Young has voiced support for community benefits agreements, or contracts that require developers to meet certain criteria if they use public funds. Those benefits can include creating job opportunities, affordable and workforce housing, sustainability programs and more.

Young also hopes to “(help) those that already live in their homes stay in their homes,” she said on the Tampa Bay Developer podcast.

Scott and Young say they hope to buoy local businesses in East Tampa, Sulphur Springs and across the large district.

On the podcast, Scott said the city should create a department to support local businesses in underserved areas.

Young agreed, adding that the city could partner with local college and university students to coach business owners. The city’s community redevelopment areas could fund small businesses through grants or loans, Young said.

“There are so many people here that have really great businesses, but just need someone to help walk them through the process,” Young said.

Diversity

District 5, the city’s only majority-minority district is home to some of Tampa’s wealthiest and poorest residents.

There’s Water Street, downtown and the Channel District, neighborhoods gleaming with new development. And then there’s East Tampa, Sulphur Springs, and parts of West Tampa, areas residents say have long been neglected by city leaders.

“A city cannot move on and progress if anybody is left behind,” Scott told the Times. “There has to be a way that we equally make sure the wealth is distributed, even to the poorest of the poor.”

For Young, that means consistent community input. If elected, she’d attend regular neighborhood association meetings and meet with local non-profit leaders, she said at a candidate forum earlier this month.

“As cliché as it sounds, you need to meet people where they are,” Young said.

Contact Nina Moske at nmoske@tampabay.com.

Get the most out of your subscription.
Activate it today at myaccount.tampabay.com.
Tampa Bay Times

PINERY

COMMUNITY DEVELOPMENT DISTRICT

5B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Pinery Community Development District (“District”).
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on October 16, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District’s anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 16th day of October 2025, by Curtis Marcoux, for Wrathell, Hunt & Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC



Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressee

9589 0710 5270 2050 8377 32

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total F

\$

Sent To

Street

City, St

**NEW SEVILLE 2011
DEVELOPMENT LLC
3 CYPRESS RUN APT 32C
HOMOSSA FL, 34446-4232**

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2050 8377 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total

\$

Sent To

Street

City, St

**SV TAMPA LAND LP
591 W PUTNAM AVE
GREENWICH CT, 06830-6005**

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Pinery Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

Via First Class U.S. Mail

October 16, 2025

NEW SEVILLE 2011 DEVELOPMENT LLC
3 CYPRESS RUN APT 32C
HOMOSASSA FL, 34446-4232

Property Appraiser PINs: 1100007

**RE: Pinery Community Development District ("District")
Notice of Hearings on Amended & Restated Debt Assessments**

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District's Board of Supervisors ("**Board**") hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	November 18, 2025
TIME:	10:00 a.m.
LOCATION:	Greater Hernando County Chamber of Commerce 15588 Aviation Loop Drive Brooksville, Florida 34604

NOTE: The District previously levied debt assessments pursuant to Resolution 2025-34, and is undertaking a process to amend and restate those debt assessments for the purpose of revising the ERU factors assigned to different product types.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**"), and adoption of assessment rolls to secure proposed bonds, on certain benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "**Project**"), benefitting certain lands within the District. The Project is described in more detail in the *Engineer's Report* ("**Engineer's Report**"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the *Amended & Restated Master Special Assessment Methodology Report* ("**Assessment Report**"). Copies of the Engineer's Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer's Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as

finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may come before it.

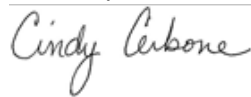
The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District consists of 1,072 acres of land and is located entirely within Hernando County, Florida. The site is generally located east of Mayberry Road, north of Thames Avenue, south of the Citrus/Hernando County boundary and west of Ponce de Leon Blvd. All lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Cindy Cerbone
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

Pinery Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

Via First Class U.S. Mail

October 16, 2025

SV TAMPA LAND LP
591 W PUTNAM AVE
GREENWICH CT, 06830-6005

Property Appraiser PINs: 1099992

**RE: Pinery Community Development District ("District")
Notice of Hearings on Amended & Restated Debt Assessments**

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District's Board of Supervisors ("**Board**") hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	November 18, 2025
TIME:	10:00 a.m.
LOCATION:	Greater Hernando County Chamber of Commerce 15588 Aviation Loop Drive Brooksville, Florida 34604

NOTE: The District previously levied debt assessments pursuant to Resolution 2025-34, and is undertaking a process to amend and restate those debt assessments for the purpose of revising the ERU factors assigned to different product types.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**"), and adoption of assessment rolls to secure proposed bonds, on certain benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "**Project**"), benefitting certain lands within the District. The Project is described in more detail in the *Engineer's Report* ("**Engineer's Report**"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the *Amended & Restated Master Special Assessment Methodology Report* ("**Assessment Report**"). Copies of the Engineer's Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer's Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as

finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may come before it.

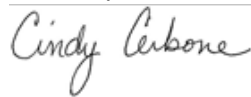
The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District consists of 1,072 acres of land and is located entirely within Hernando County, Florida. The site is generally located east of Mayberry Road, north of Thames Avenue, south of the Citrus/Hernando County boundary and west of Ponce de Leon Blvd. All lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Cindy Cerbone
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

PINERY
COMMUNITY DEVELOPMENT DISTRICT
Report of District Engineer

Prepared for:
Board of Supervisors
Pinery Community Development District
Hernando County, Florida

Prepared by:
Brian G. Surak, P.E.
Clearview Land Design, P.L.
Tampa, Florida

Date: October 2025

TABLE OF CONTENTS

	<i>Page #</i>
INTRODUCTION	3
GENERAL SITE DESCRIPTION	3
PROPOSED CAPITAL IMPROVEMENT PLAN	3-5
PERMITTING/CONSTRUCTION COMMENCEMENT	6
OPINION OF PROBABLE CONSTRUCTION COSTS / O&M RESPONSIBILITIES	7
CONCLUSIONS	7-8

EXHIBITS

VICINITY MAP	EXHIBIT A
SURROUNDING ROADWAY NETWORK MAP	EXHIBIT B
CDD BOUNDARY METES & BOUNDS DESCRIPTION & MAP	EXHIBIT C

**PINERY COMMUNITY DEVELOPMENT DISTRICT
ENGINEER'S REPORT**

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP, for the Pinery Community Development District (“District”).

2. GENERAL SITE DESCRIPTION

The District consists of approximately 1,071 acres of land and is located entirely within unincorporated Hernando County, Florida (“County”). The site is generally located on Seville Parkway, approximately 1 mile west of US Hwy 19 and has a connection to US Hwy 98 at the northeast corner, just northwest of the Suncoast Parkway.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the entire development, which is planned for 3,139 residential homes. The following chart shows the planned product types for the District:

Table 1

Product Type	Total Units
Single Family Detached 40' wide Lots	638
Single Family Detached 50' wide Lots	1,764
Single Family Detached 60' wide Lots	737
TOTAL	3,139

The public infrastructure included in the CIP is as follows:

Roadway Improvements:

The CIP includes subdivision roads and a main spine road / collector road within the District. Generally, all roads will be 2-lane un-divided roads with periodic roundabouts. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with County standards.

All internal roadways may be financed by the District. It is anticipated that the County will own and operate all roads within the District. Alternatively, the developer may elect to finance the internal roads, gate them, and turn them over to a homeowner’s association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the criteria established by the applicable Water Management District and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception that the County will own, operate and maintain the inlets and storm sewer systems within County rights-of-way.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of grading of lots, or the costs of transporting any fill to private lots.

Water and Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection.

Wastewater improvements for the project will include an onsite gravity collection system, onsite force main and onsite lift stations.

The water distribution and wastewater collection systems for all phases will be acquired by the District and then dedicated to the County for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. The County has distinct design criteria requirements for planting and irrigation design. This project will at a minimum meet those requirements and, in most cases, will exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County. Any landscaping, irrigation or hardscaping systems behind hard-gated roads, if any, would not be financed by the District and instead would be privately installed and maintained.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with a local utility provider and will fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the incremental cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers

located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

Passive Amenities & Trail Network:

The District will include passive recreational amenities and an extensive trail network / greenway that will be available for use by the general public.

Passive Recreational Amenities: Passive recreational amenities include nature parks, open play areas, scattered neighborhood parks, etc. In general, the District will fund, construct, and/or acquire passive recreation areas within the District.

Trail Network: The District will include an extensive trail network in a proposed greenway system. The District will fund, construct, and/or acquire the trail system. In general, the trail system will be owned & maintained by the District.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements

Offsite improvements include the following:

- Turn lane improvements on US Hwy 98
- Turn lane improvements on US Hwy 19

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of a separate agreement between the applicable developer and the District.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Project Name	Permit Description	Permit No.	Approval Date	Expiration Date
Seville PD	PD Zoning	PD-335		
Seville DA	Development Agreement	BK 3060, Page 1543	December 12, 2013	
Pinery Master Plan	Master Plan			
Pinery Phase 1 Mass Grading Plan	Mass Grading Permit	1506352	August 18, 2025	
Pinery Conditional Plat	Hernando Conditional Plat	1494521	September 10, 2025	September 10, 2027
Pinery Phase 1 Mass Grading Plan	SWFWMD ERP	43001715.019	June 10, 2025	June 10, 2030
Pinery Final Site Plan	Final Site Plan			
Pinery Final Plat	Final Plat			
Pinery	SWFWMD Environmental Resource Permit			
Pinery	Hernando Utilities Letter of Commitment			
Pinery	FDEP Water System Permit			
Pinery	FDEP Water System Permit			
Pinery	Gopher Tortoise Permit			

5. OPINION OF PROBABLE CONSTRUCTION COSTS / O&M RESPONSIBILITIES

Table 2 below presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 2 are reasonable and consistent with market pricing; for the CIP.

TABLE 2

Improvement	Estimated Cost	Financing Entity	Operation & Maintenance Entity
Offsite Improvements (US Hwy 19 & US Hwy 98)	\$720,000	CDD	FDOT
Public Roadways	\$38,372,300	CDD	County
Water/Wastewater	\$49,028,700	CDD	County
Stormwater System / Public Earthwork	29,260,700	CDD	County
Landscape/Hardscape/Irrigation	\$28,845,000	CDD	CDD
Amenities / Trails	\$15,000,000	CDD	CDD
Incremental Cost of Undergrounding Conduit	\$2,945,200	CDD	CDD
Professional Services	\$14,253,000	CDD	n/a
Contingency	\$22,820,000	As above	As above
TOTAL	\$201,244,900		

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, in a form acceptable to the District's bond counsel.
- d. The CDD will be responsible for the operation and maintenance of sidewalks and landscaping within non-County rights-of-way and within the boundaries of the District, all pursuant to Hernando County requirements.
- e. Hernando County Utilities will only maintain utility lines in public rights-of-way or County-owned easements.
- f. Curb and gutter for the roadway improvements are not counted twice in connection with the stormwater costs.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated cost of the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure.
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar, to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District’s CIP; however, these are incidental to the District’s CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Brian G. Surak, P.E. 
 Pinery Community Development District Engineer
 FL Registration No.: 59064

EXHIBIT A

VICINITY MAP

Legend

- Project Limits - 1,033.5 ± Acres
- + Fire Stations
- Landfill
- Parks
- Subdivisions

Vicinity Map



S: 05/08 T: 21 R: 18

Notes:

Clearview Land Design, or Hernando County make no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein.

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



1 inch = 3,000 feet

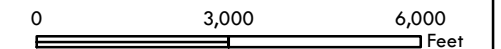


Figure: Vicinity Map

Project: Seville

Hernando County

Filename:

SEV_Vicinity_20240610_11x17_wcs

Map Date:
6/10/2024

Map Prepared By:
WCS

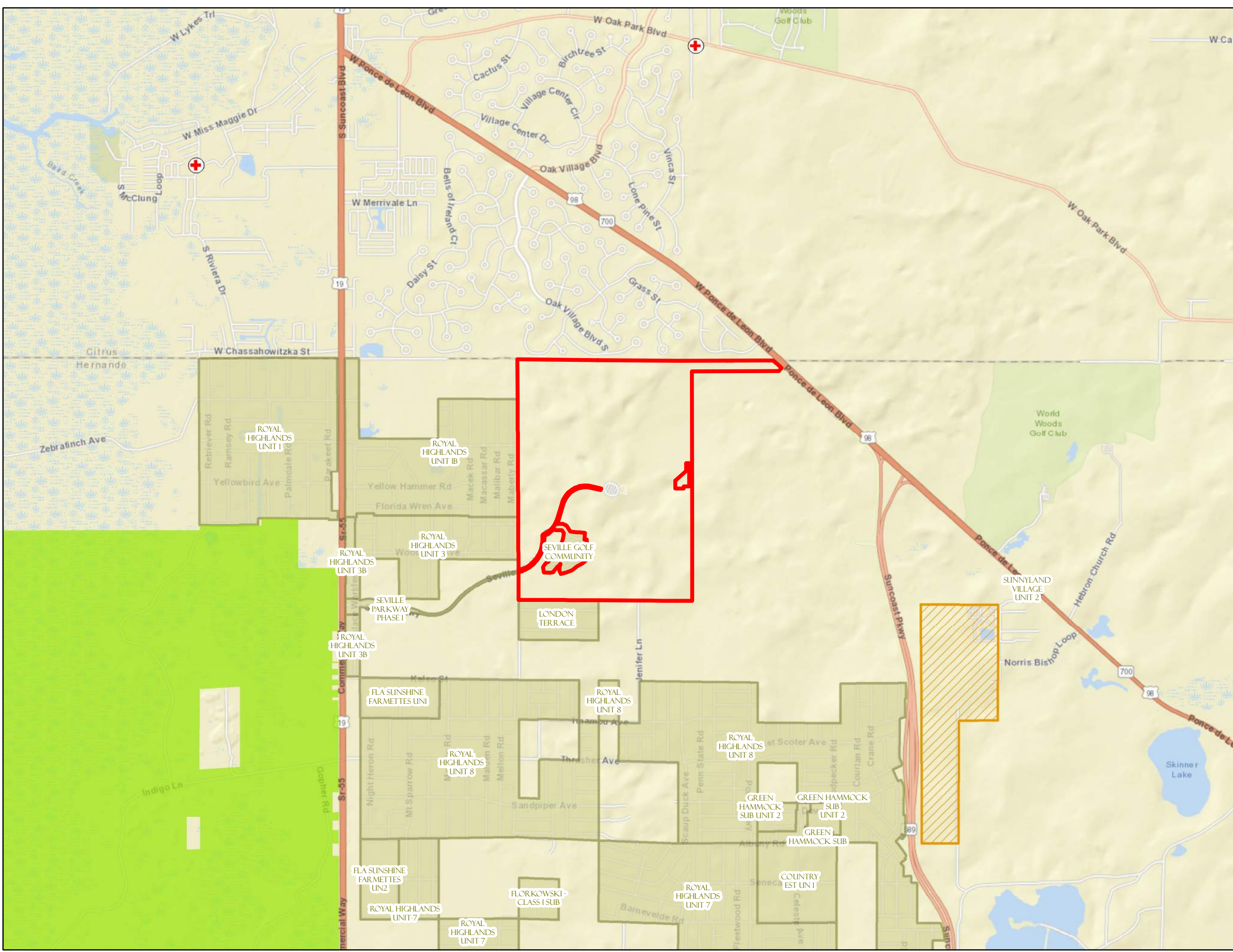


EXHIBIT B

ADJACENT ROAD NETWORK MAP

Legend

- Project Limits - 1,033.5 ± Acres
- Parcel Boundary

Vicinity Map



S: 05/08 T: 21 R: 18

Notes:

Clearview Land Design, or Hernando County make no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. Aerial: SWFWMD, 2023
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



1 inch = 1,000 feet

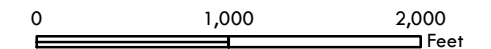


Figure: Aerial Map

Project: Seville

Hernando County

Filename:

SEV_Aerial_20240610_11x17_wcs

Map Date:
6/10/2024

Map Prepared By:
WCS

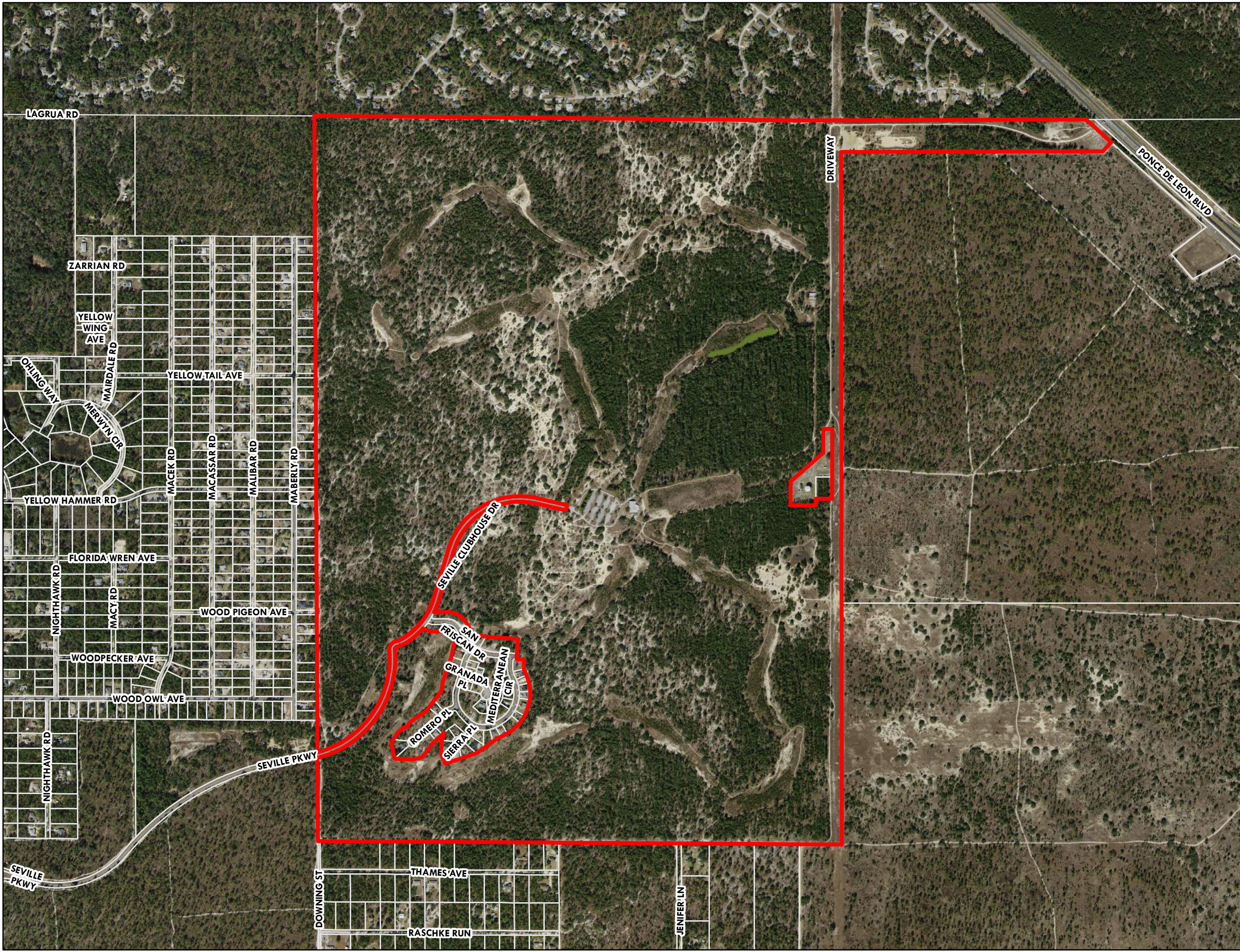


EXHIBIT C

PINERY CDD BOUNDARY METES & BOUNDS DESCRIPTION AND MAP

LEGAL 1 – OVERALL BOUNDARY

A PARCEL OF LAND IN SECTIONS 4,5,7,8 AND 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'14"W, 2656.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'08"W, 2656.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN S89°28'43"E, 2670.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG THE NORTHEAST 1/4 LINE OF SAID SECTION 5, RUN S89°29'06"E, 2670.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN N89°50'43"E, 2653.73 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE CONTINUE ALONG SAID NORTH LINE N89°51'55"E, 475.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #98; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S48°04'25"E, 372.09 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, THENCE ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN S42°01'59"W, 135.75 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'49"W, 660.76 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'27"W, 2215.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS PER OR. 611 PG. 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA,; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S00°04'43"E, 7603.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN N89°29'40"W, 466.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8, RUN N89°42'20"W, 2641.54 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE CONTINUE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4, RUN N89°37'10"W, 2642.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, RUN N00°18'12"W, 978.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY, ALSO BEING A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1061.35, A CENTRAL ANGLE OF 4°54'39, AND A CHORD BEARING AND DISTANCE OF S77°56'05"W, 90.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 90.97 FEET; THENCE S80°17'15"W, 293.85 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF 36°55'36", AND A CHORD BEARING AND DISTANCE OF S61°50'07"W, 1833.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 1865.66 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN N00°17'23"W, 1298.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, RUN S89°32'58"E, 2000.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,

TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 8, RUN N00°16'53"W, 1325.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,107.20 ACRES MORE OR LESS.

LESS PARCEL 1.2-A (PER. OR. 1277, PG. 1182 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N00°17'12"E ALONG THE WEST BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1449.92 FEET; THENCE S89°42'48"E, A DISTANCE OF 214.95 FEET FOR A POINT OF BEGINNING; THENCE N89°55'36"E, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A FLORIDA POWER CORPORATION POWERLINE EASEMENT AS PER OFFICIAL RECORDS BOOK 611, PAGE 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°04'24"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 465.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 60.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 315.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 90.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS.

LESS PARCEL 1.2-B (PER. OR. 2622, PG. 500 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N00°17'12"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION A DISTANCE OF 1,075.30 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 A DISTANCE OF 90.94 FEET; THENCE N00°01'50"E, A DISTANCE OF 260.54 FEET; THENCE N46°49'24"E, A DISTANCE OF 480.09 FEET; THENCE N 00°05'41" W, A DISTANCE OF 262.41 FEET; THENCE S69°59'54"E, A DISTANCE OF 36.00 FEET THENCE S00°05'41"E, A DISTANCE OF 315.40 FEET; THENCE S89°55'24' W, A DISTANCE OF 89.98 FEET; THENCE S00°03'08"E, A DISTANCE OF 150.09 FEET; THENCE N89°53'31"E, A DISTANCE OF 149.99 FEET; THENCE S00°04'42"E, A DISTANCE OF 60.34 FEET; THENCE S89°56'14' W, A DISTANCE OF 179.88 FEET; THENCE S00°04'10"E, A DISTANCE OF 313.17 FEET; THENCE N90°00'00' W, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.08 ACRES MORE OR LESS.

LESS PARCEL 1.3 (PER. OR. 2345, PG. 1624 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; RUN THENCE SOUTH 89°42'48" EAST, A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 89°55'38" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; RUN THENCE SOUTH 00°04'22" EAST ALONG SAID WEST BOUNDARY 240.00 FEET; RUN THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 180.00 FEET; RUN THENCE NORTH 00°04'22" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.99 ACRES MORE OR LESS.

LESS SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1

A PORTION OF THE PREVIOUSLY PLATTED SUGARMILL WOODS, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 102 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°10'58"E ALONG THE WEST BOUNDARY OF SAID SECTION 8, 143.84 FEET; THENCE N89°49'02"E, 1287.46 FEET FOR A POINT OF BEGINNING; THENCE N88°44'59"E, A DISTANCE OF 132.92 FEET; THENCE SOUTHEASTERLY 267.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF S61°09'17"E, 255.74 FEET; THENCE S31°03'33"E, 144.82 FEET; THENCE S79°04'57"E, 126.10 FEET; THENCE S85°54'52"E, 366.31 FEET; THENCE S04°05'08"W, 221.27 FEET; THENCE S85°54'52"E, 81.81 FEET; THENCE S01°38'34"W, 103.63 FEET; THENCE S22°11'09"E, 88.87 FEET; THENCE SOUTHERLY 723.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 82°55'04", AND A CHORD BEARING AND DISTANCE OF S19°16'23"W, 662.08 FEET; THENCE S60°43'55"W, 165.64 FEET; THENCE S54°08'04"W, 225.98 FEET; THENCE S71°26'56"W, 365.82 FEET; THENCE N24°58'24"W, 124.08 FEET; THENCE N04°58'54"E, 156.26; THENCE N19°32'02"E, 74.29 FEET; THENCE SOUTHWESTERLY 72.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1001.77 FEET, A CENTRAL ANGLE OF 04°09'48", AND A CHORD BEARING AND DISTANCE OF S47°35'31"W, 72.77 FEET; THENCE S49°40'25"W, 77.73 FEET; THENCE S37°37'33"W, 215.98 FEET; THENCE S77°45'53"W, 114.43 FEET; THENCE N86°32'10"W, 191.11 FEET; THENCE N10°27'47"W, 177.09 FEET; THENCE N30°36'24"E, 128.35 FEET; THENCE N50°41'31"E, 80.47 FEET; THENCE N70°05'08"E, 50.19 FEET; THENCE N28°25'02"E, 51.21 FEET; THENCE N55°36'49"E, 224.29 FEET; THENCE N37°01'24"E, 269.59 FEET; THENCE N09°50'08"E, 118.55 FEET; THENCE N20°09'06"E, 238.21 FEET; THENCE N12°11'26"E, 220.97 FEET; THENCE N31°03'33"W, 95.47 FEET; THENCE NORTHWESTERLY 47.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF N61°09'17"W, 45.13 FEET; THENCE S88°44'59"W, 128.39 FEET; THENCE WESTERLY 134.83 FEET ALONG

THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF $30^{\circ}17'41''$, AND A CHORD BEARING AND DISTANCE OF $N76^{\circ}06'10''W$, 133.26 FEET, THENCE NORTHEASTERLY 215.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 820.29 FEET, A CENTRAL ANGLE OF $15^{\circ}02'19''$, AND A CHORD BEARING AND DISTANCE OF $N34^{\circ}04'00''E$, 214.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.16 ACRES MORE OR LESS.

TOTAL OVER BOUNDARY CONTAINING 1,071.02 ACRES MORE OR LESS.

PINERY COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment Methodology Report

October 9, 2025



Provided by:

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

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the Amended Report	1
1.3	Special Benefits and General Benefits	1
1.4	Organization of the Amended Report	2
2.0	Development Program	
2.1	Overview	2
2.2	The Development Program	2
3.0	The Capital Improvement Plan	
3.1	Overview	3
3.2	Capital Improvement Plan	3
4.0	Financing Program	
4.1	Overview	3
4.2	Types of Bonds Proposed	4
5.0	Assessment Methodology	
5.1	Overview	5
5.2	Benefit Allocation	5
5.3	Assigning Debt	7
5.4	Lienability Test: Special and Peculiar Benefit to the Property	8
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	8
5.6	True-Up Mechanism	9
5.7	Assessment Roll	11
5.8	Additional Items Regarding Bond Assessment Imposition and Allocation	11
6.0	Additional Stipulations	
6.1	Overview	12
7.0	Appendix	
	Table 1	13
	Table 2	13
	Table 3	13
	Table 4	14
	Table 5	14

1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report (the "Amended Report") was prepared to provide a master financing plan and a master special assessment methodology for the Pinery Community Development District (the "District"), located entirely within unincorporated Hernando County, Florida (the "County"), as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District.

1.2 Scope of the Amended Report

This Amended Report presents the projections for financing the District's CIP described in the Pinery Community Development District Engineer's Report dated April 2025 and prepared by Clearview Land Design, P.L. (the "District Engineer") as amended in the Pinery Community Development District Report of District Engineer dated October 2025, as may be amended and supplemented from time to time (collectively, the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

1.3 Special Benefits and General Benefits

The improvements undertaken and funded by the District as part of the CIP create direct special and peculiar benefits to the assessable lands within its borders, different in kind and degree than general benefits for properties outside of its borders as well as general benefits to the public at large. However, as discussed within this Amended Report, these general benefits are incidental in nature and are readily distinguishable from the direct special and peculiar benefits which accrue to the assessable property within the District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide direct special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the

direct special benefits which District properties receive compared to those lying outside of the District's boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Amended Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Pinery development (the "Development" or "Pinery"), a master planned residential development located entirely within unincorporated Hernando County, Florida. The land within the District consists of approximately 1,071.02 +/- acres and is generally located on Seville Parkway, approximately 1 mile west of US Hwy 19 and has a connection to US Hwy 98 at the northeast corner, just northwest of the Suncoast Parkway.

2.2 The Development Program

The development of Pinery is anticipated to be conducted by SV Tampa Land, L.P., or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 3,139 Residential Units to be developed over a multi-year period in one or more development phases, although unit numbers, land use types,

and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the current development plan for the Development.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The CIP needed to serve the Development is projected to consist of master improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The CIP will consist of off-site improvements (US Hwy 19 & US Hwy 98), public roadways, water/ wastewater, stormwater/ public earthwork, landscape/ hardscape/ irrigation, amenities/ trails, and incremental cost of undergrounding conduit, along with professional services and contingency, which cumulatively are estimated by the District Engineer at \$201,244,900.00.

The public infrastructure improvements that comprise the CIP will serve and provide a direct benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of public capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or

funded directly by the District. The choice of the exact mechanism for providing the public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$275,920,000 in par amount of special assessment bonds (the “Bonds”).

Please note that the purpose of this Amended Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$275,920,000 to, among other things, finance approximately \$201,244,900.00 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$275,920,000. The difference is comprised of debt service reserve funding, capitalized interest, underwriter's discount and the costs of issuance. Preliminary sources and uses of funding and financing assumptions for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Amended Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the public infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to direct special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive direct special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan envisions the development of a total of 3,139 Residential Units, to be developed over a multi-year period in one or more development phases, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the public improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the direct special and peculiar benefits received by the assessable land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the direct special and peculiar

benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such direct special and peculiar benefits. Even though these direct special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of the public infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the District's improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements. As the development plan associated with the District land is preliminary and subject to change, there is a possibility that certain product types may be added which are not currently contemplated within Table 4 herein. To the extent new product types are added for development within the District boundaries, by nature of this methodology an ERU factor will be assigned to such product type on the basis of front footage.

Table 5 in the *Appendix* presents the apportionment of the assessments associated with funding the District's CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities – No Bond Assessments are allocated herein to any private amenities or other common areas planned for the Development. If owned by a homeowner’s association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property – Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is proposed to be sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

As the land in the District is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessments will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$275,920,000 will be preliminarily levied on approximately 1,071.02 +/- gross acres at a rate of \$257,623.57 per gross acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Transferred Property - In the event unplatted land is sold to a third party (the “**Transferred Property**”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and

otherwise consistent with this Amended Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, the public infrastructure improvements undertaken by the District create direct special and peculiar benefits to the assessable properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating direct special and peculiar benefits to the property within the District. The direct special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide direct special and peculiar benefits which are greater than the benefits of any single category of improvements. These direct special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of direct special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because, with the exception mentioned in *Section 5.2*, it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the direct special and peculiar benefits derived from the CIP by land use. Accordingly, no acre or parcel of property within the District will be liened for the payment of any Bond Assessments more than the determined direct special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 1 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat within the District results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Developable Lands" within the District (i.e., those remaining unplatted developable lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Amended Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.
- b. If a Proposed Plat results in a greater amount of ERUs (and thus Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Bond Assessments) than originally contemplated by the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the District, may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.
- c. If a Proposed Plat results in a lower amount of ERUs (and thus Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Bond Assessments) in order to fully assign all of the ERUs originally contemplated by the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed

Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer, District Counsel and the District's Bond Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Developable Lands within the District, taking into account a Proposed Plat, by reviewing: a) the original, overall Development Plan showing the number and type of units reasonably planned for the District, b) the revised, overall development plan showing the number and type of units reasonably planned for the District, c) proof of the amount of entitlements for the Remaining Unplatted Developable Lands within the District, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a True-Up Payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat within the District, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District's review of

the final plat for the developable acres within the District, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's Bond Assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of \$275,920,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

Master Lien - This master assessment allocation methodology is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

System of Improvements - As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund the CIP within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

Contributions - As may be set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any "true-up," as described herein, shall

require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessments will not be eligible for “deferred costs” or any other form of repayment, if any are provided for in connection with any particular bond issuance.

New Unit Types - As noted herein, this Amended Report identifies the anticipated product types for the development, and associates particular ERU factors with each product type. If new product types are identified in the course of development, the District’s Assessment Consultant – without a further hearing – may determine the ERU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding ERUs. For example, if a Single Family 50’ unit has an ERU of 1.00, and a Single Family 60’ unit has an ERU of 1.20, then a new Single Family 55’ unit would have an ERU of 1.10.

6.0 Additional Stipulations

6.1 Overview

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

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

7.0 Appendix

Table 1

Pinery

Community Development District

Development Plan

Product Type	Total Number of Units
Single Family 40'	638
Single Family 50'	1,764
Single Family 60'	737
Total	3,139

Table 2

Pinery

Community Development District

Project Costs

Improvement	Total Costs
Off-site Improvements (US Hwy 19 & US Hwy 98)	\$720,000
Public Roadways	\$38,372,300
Water/ Wastewater	\$49,028,700
Stormwater System/ Public Earthwork	\$29,260,700
Landscape/ Hardscape/ Irrigation	\$28,845,000
Amenities/ Trails	\$15,000,000
Incremental Cost of Undergrounding Conduit	\$2,945,200
Professional Services	\$14,253,000
Contingency	\$22,820,000
Total	\$201,244,900

Table 3

Pinery

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$275,920,000.00
Total Sources	\$275,920,000.00

Uses

Project Fund Deposits:	
Project Fund	\$201,244,900.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$24,509,265.42
Capitalized Interest Fund	\$44,147,200.00
Delivery Date Expenses:	
Underwriter's Discount	\$5,518,400.00
Costs of Issuance	\$500,000.00
Rounding	\$234.58
Total Uses	\$275,920,000.00

Financing Assumptions

Coupon Rate: 8%
Capitalized Interest Period: 24 months
Term: 30 Years
Underwriter's Discount: 2%
Cost of Issuance: \$500,000

Table 4

Pinery Community Development District

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Single Family 40'	638	0.80	510.40
Single Family 50'	1,764	1.00	1,764.00
Single Family 60'	737	1.20	884.40
Total	3,139		3,158.80

Table 5

Pinery Community Development District

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
Single Family 40'	638	\$32,517,220.77	\$44,583,249.34	\$69,879.70	\$6,603.44
Single Family 50'	1,764	\$112,383,184.63	\$154,084,741.04	\$87,349.63	\$8,254.30
Single Family 60'	737	\$56,344,494.61	\$77,252,009.62	\$104,819.55	\$9,905.16
Total	3,139	\$201,244,900.00	\$275,920,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs estimated at 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

Exhibit "A"

Bond Assessments in the amount of \$275,920,000 are proposed to be levied over the area as described below designating the boundary of the District:

LEGAL 1 – OVERALL BOUNDARY

A PARCEL OF LAND IN SECTIONS 4,5,7,8 AND 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'14"W, 2656.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'08"W, 2656.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN S89°28'43"E, 2670.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG THE NORTHEAST 1/4 LINE OF SAID SECTION 5, RUN S89°29'06"E, 2670.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN N89°50'43"E, 2653.73 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE CONTINUE ALONG SAID NORTH LINE N89°51'55"E, 475.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #98; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S48°04'25"E, 372.09 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, THENCE ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN S42°01'59"W, 135.75 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'49"W, 660.76 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'27"W, 2215.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS PER OR. 611 PG. 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA,; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S00°04'43"E, 7603.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN N89°29'40"W, 466.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8, RUN N89°42'20"W, 2641.54 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE CONTINUE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4, RUN N89°37'10"W, 2642.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, RUN N00°18'12"W, 978.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY, ALSO BEING A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1061.35, A CENTRAL ANGLE OF 4°54'39, AND A CHORD BEARING AND DISTANCE OF S77°56'05"W, 90.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 90.97 FEET; THENCE S80°17'15"W, 293.85 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF 36°55'36", AND A CHORD BEARING AND DISTANCE OF S61°50'07"W, 1833.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 1865.66 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN N00°17'23"W, 1298.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, RUN S89°32'58"E, 2000.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,

TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 8, RUN N00°16'53"W, 1325.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,107.20 ACRES MORE OR LESS.

LESS PARCEL 1.2-A (PER. OR. 1277, PG. 1182 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N00°17'12"E ALONG THE WEST BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1449.92 FEET; THENCE S89°42'48"E, A DISTANCE OF 214.95 FEET FOR A POINT OF BEGINNING; THENCE N89°55'36"E, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A FLORIDA POWER CORPORATION POWERLINE EASEMENT AS PER OFFICIAL RECORDS BOOK 611, PAGE 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°04'24"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 465.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 60.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 315.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 90.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS.

LESS PARCEL 1.2-B (PER. OR. 2622, PG. 500 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N00°17'12"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION A DISTANCE OF 1,075.30 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 A DISTANCE OF 90.94 FEET; THENCE N00°01'50"E, A DISTANCE OF 260.54 FEET; THENCE N46°49'24"E, A DISTANCE OF 480.09 FEET; THENCE N 00°05'41" W, A DISTANCE OF 262.41 FEET; THENCE S69°59'54"E, A DISTANCE OF 36.00 FEET THENCE S00°05'41"E, A DISTANCE OF 315.40 FEET; THENCE S89°55'24' W, A DISTANCE OF 89.98 FEET; THENCE S00°03'08"E, A DISTANCE OF 150.09 FEET; THENCE N89°53'31"E, A DISTANCE OF 149.99 FEET; THENCE S00°04'42"E, A DISTANCE OF 60.34 FEET; THENCE S89°56'14' W, A DISTANCE OF 179.88 FEET; THENCE S00°04'10"E, A DISTANCE OF 313.17 FEET; THENCE N90°00'00' W, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.08 ACRES MORE OR LESS.

LESS PARCEL 1.3 (PER. OR. 2345, PG. 1624 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; RUN THENCE SOUTH 89°42'48" EAST, A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 89°55'38" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; RUN THENCE SOUTH 00°04'22" EAST ALONG SAID WEST BOUNDARY 240.00 FEET; RUN THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 180.00 FEET; RUN THENCE NORTH 00°04'22" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.99 ACRES MORE OR LESS.

LESS SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1

A PORTION OF THE PREVIOUSLY PLATTED SUGARMILL WOODS, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 102 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°10'58"E ALONG THE WEST BOUNDARY OF SAID SECTION 8, 143.84 FEET; THENCE N89°49'02"E, 1287.46 FEET FOR A POINT OF BEGINNING; THENCE N88°44'59"E, A DISTANCE OF 132.92 FEET; THENCE SOUTHEASTERLY 267.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF S61°09'17"E, 255.74 FEET; THENCE S31°03'33"E, 144.82 FEET; THENCE S79°04'57"E, 126.10 FEET; THENCE S85°54'52"E, 366.31 FEET; THENCE S04°05'08"W, 221.27 FEET; THENCE S85°54'52"E, 81.81 FEET; THENCE S01°38'34"W, 103.63 FEET; THENCE S22°11'09"E, 88.87 FEET; THENCE SOUTHERLY 723.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 82°55'04", AND A CHORD BEARING AND DISTANCE OF S19°16'23"W, 662.08 FEET; THENCE S60°43'55"W, 165.64 FEET; THENCE S54°08'04"W, 225.98 FEET; THENCE S71°26'56"W, 365.82 FEET; THENCE N24°58'24"W, 124.08 FEET; THENCE N04°58'54"E, 156.26; THENCE N19°32'02"E, 74.29 FEET; THENCE SOUTHWESTERLY 72.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1001.77 FEET, A CENTRAL ANGLE OF 04°09'48", AND A CHORD BEARING AND DISTANCE OF S47°35'31"W, 72.77 FEET; THENCE S49°40'25"W, 77.73 FEET; THENCE S37°37'33"W, 215.98 FEET; THENCE S77°45'53"W, 114.43 FEET; THENCE N86°32'10"W, 191.11 FEET; THENCE N10°27'47"W, 177.09 FEET; THENCE N30°36'24"E, 128.35 FEET; THENCE N50°41'31"E, 80.47 FEET; THENCE N70°05'08"E, 50.19 FEET; THENCE N28°25'02"E, 51.21 FEET; THENCE N55°36'49"E, 224.29 FEET; THENCE N37°01'24"E, 269.59 FEET; THENCE N09°50'08"E, 118.55 FEET; THENCE N20°09'06"E, 238.21 FEET; THENCE N12°11'26"E, 220.97 FEET; THENCE N31°03'33"W, 95.47 FEET; THENCE NORTHWESTERLY 47.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF N61°09'17"W, 45.13 FEET; THENCE S88°44'59"W, 128.39 FEET; THENCE WESTERLY 134.83 FEET ALONG

THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 30°17'41", AND A CHORD BEARING AND DISTANCE OF N76°06'10"W, 133.26 FEET, THENCE NORTHEASTERLY 215.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 820.29 FEET, A CENTRAL ANGLE OF 15°02'19", AND A CHORD BEARING AND DISTANCE OF N34°04'00"E, 214.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.16 ACRES MORE OR LESS.

TOTAL OVER BOUNDARY CONTAINING 1,071.02 ACRES MORE OR LESS.

Exhibit "B"

The debt assessment lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

Parcel ID	Owner	Address	City State Zip
1099992	SV TAMPA LAND LP	591 W PUTNAM AVE	GREENWICH CT, 06830- 6005
1100007	NEW SEVILLE 2011 DEVELOPMENT LLC	3 CYPRESS RUN APT 32C	HOMOSASSA FL 34446- 4232

PINERY

COMMUNITY DEVELOPMENT DISTRICT

5C

PINERY
COMMUNITY DEVELOPMENT DISTRICT
Report of District Engineer

Prepared for:
Board of Supervisors
Pinery Community Development District
Hernando County, Florida

Prepared by:
Brian G. Surak, P.E.
Clearview Land Design, P.L.
Tampa, Florida

Date: October 2025

TABLE OF CONTENTS

	<i>Page #</i>
INTRODUCTION	3
GENERAL SITE DESCRIPTION	3
PROPOSED CAPITAL IMPROVEMENT PLAN	3-5
PERMITTING/CONSTRUCTION COMMENCEMENT	6
OPINION OF PROBABLE CONSTRUCTION COSTS / O&M RESPONSIBILITIES	7
CONCLUSIONS	7-8

EXHIBITS

VICINITY MAP	EXHIBIT A
SURROUNDING ROADWAY NETWORK MAP	EXHIBIT B
CDD BOUNDARY METES & BOUNDS DESCRIPTION & MAP	EXHIBIT C

**PINERY COMMUNITY DEVELOPMENT DISTRICT
ENGINEER’S REPORT**

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP, for the Pinery Community Development District (“District”).

2. GENERAL SITE DESCRIPTION

The District consists of approximately 1,071 acres of land and is located entirely within unincorporated Hernando County, Florida (“County”). The site is generally located on Seville Parkway, approximately 1 mile west of US Hwy 19 and has a connection to US Hwy 98 at the northeast corner, just northwest of the Suncoast Parkway.

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the entire development, which is planned for 3,139 residential homes. The following chart shows the planned product types for the District:

Table 1

Product Type	Total Units
Single Family Detached 40’ wide Lots	638
Single Family Detached 50’ wide Lots	1,764
Single Family Detached 60’ wide Lots	737
TOTAL	3,139

The public infrastructure included in the CIP is as follows:

Roadway Improvements:

The CIP includes subdivision roads and a main spine road / collector road within the District. Generally, all roads will be 2-lane un-divided roads with periodic roundabouts. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with County standards.

All internal roadways may be financed by the District. It is anticipated that the County will own and operate all roads within the District. Alternatively, the developer may elect to finance the internal roads, gate them, and turn them over to a homeowner’s association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the criteria established by the applicable Water Management District and the County for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception that the County will own, operate and maintain the inlets and storm sewer systems within County rights-of-way.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of grading of lots, or the costs of transporting any fill to private lots.

Water and Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection.

Wastewater improvements for the project will include an onsite gravity collection system, onsite force main and onsite lift stations.

The water distribution and wastewater collection systems for all phases will be acquired by the District and then dedicated to the County for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. The County has distinct design criteria requirements for planting and irrigation design. This project will at a minimum meet those requirements and, in most cases, will exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County will be maintained pursuant to a right-of-way agreement to be entered into with the County. Any landscaping, irrigation or hardscaping systems behind hard-gated roads, if any, would not be financed by the District and instead would be privately installed and maintained.

Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with a local utility provider and will fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the incremental cost of undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers

located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

Passive Amenities & Trail Network:

The District will include passive recreational amenities and an extensive trail network / greenway that will be available for use by the general public.

Passive Recreational Amenities: Passive recreational amenities include nature parks, open play areas, scattered neighborhood parks, etc. In general, the District will fund, construct, and/or acquire passive recreation areas within the District.

Trail Network: The District will include an extensive trail network in a proposed greenway system. The District will fund, construct, and/or acquire the trail system. In general, the trail system will be owned & maintained by the District.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements

Offsite improvements include the following:

- Turn lane improvements on US Hwy 98
- Turn lane improvements on US Hwy 19

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of a separate agreement between the applicable developer and the District.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Project Name	Permit Description	Permit No.	Approval Date	Expiration Date
Seville PD	PD Zoning	PD-335		
Seville DA	Development Agreement	BK 3060, Page 1543	December 12, 2013	
Pinery Master Plan	Master Plan			
Pinery Phase 1 Mass Grading Plan	Mass Grading Permit	1506352	August 18, 2025	
Pinery Conditional Plat	Hernando Conditional Plat	1494521	September 10, 2025	September 10, 2027
Pinery Phase 1 Mass Grading Plan	SWFWMD ERP	43001715.019	June 10, 2025	June 10, 2030
Pinery Final Site Plan	Final Site Plan			
Pinery Final Plat	Final Plat			
Pinery	SWFWMD Environmental Resource Permit			
Pinery	Hernando Utilities Letter of Commitment			
Pinery	FDEP Water System Permit			
Pinery	FDEP Water System Permit			
Pinery	Gopher Tortoise Permit			

5. OPINION OF PROBABLE CONSTRUCTION COSTS / O&M RESPONSIBILITIES

Table 2 below presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 2 are reasonable and consistent with market pricing; for the CIP.

TABLE 2

Improvement	Estimated Cost	Financing Entity	Operation & Maintenance Entity
Offsite Improvements (US Hwy 19 & US Hwy 98)	\$720,000	CDD	FDOT
Public Roadways	\$38,372,300	CDD	County
Water/Wastewater	\$49,028,700	CDD	County
Stormwater System / Public Earthwork	29,260,700	CDD	County
Landscape/Hardscape/Irrigation	\$28,845,000	CDD	CDD
Amenities / Trails	\$15,000,000	CDD	CDD
Incremental Cost of Undergrounding Conduit	\$2,945,200	CDD	CDD
Professional Services	\$14,253,000	CDD	n/a
Contingency	\$22,820,000	As above	As above
TOTAL	\$201,244,900		

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, in a form acceptable to the District's bond counsel.
- d. The CDD will be responsible for the operation and maintenance of sidewalks and landscaping within non-County rights-of-way and within the boundaries of the District, all pursuant to Hernando County requirements.
- e. Hernando County Utilities will only maintain utility lines in public rights-of-way or County-owned easements.
- f. Curb and gutter for the roadway improvements are not counted twice in connection with the stormwater costs.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated cost of the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure.
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

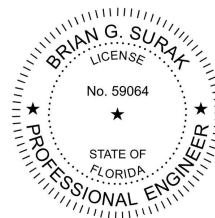
Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar, to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District’s CIP; however, these are incidental to the District’s CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

This item has been digitally signed and sealed by
BRIAN G. SURAK, P.E. on the date adjacent to the seal.
Signature must be verified on any electronic copies.

Brian G. Surak, P.E
Pinery Community Development District Engineer
FL Registration No.: 59064



Digitally signed by
Brian G. Surak
Date: 2025.10.06
10:30:31-04'00'

EXHIBIT A

VICINITY MAP

EXHIBIT B

ADJACENT ROAD NETWORK MAP

EXHIBIT C

PINERY CDD BOUNDARY METES & BOUNDS DESCRIPTION AND MAP

LEGAL 1 – OVERALL BOUNDARY

A PARCEL OF LAND IN SECTIONS 4,5,7,8 AND 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'14"W, 2656.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'08"W, 2656.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN S89°28'43"E, 2670.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG THE NORTHEAST 1/4 LINE OF SAID SECTION 5, RUN S89°29'06"E, 2670.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN N89°50'43"E, 2653.73 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE CONTINUE ALONG SAID NORTH LINE N89°51'55"E, 475.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #98; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S48°04'25"E, 372.09 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, THENCE ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN S42°01'59"W, 135.75 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'49"W, 660.76 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'27"W, 2215.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS PER OR. 611 PG. 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA,; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S00°04'43"E, 7603.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN N89°29'40"W, 466.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8, RUN N89°42'20"W, 2641.54 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE CONTINUE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4, RUN N89°37'10"W, 2642.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, RUN N00°18'12"W, 978.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY, ALSO BEING A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1061.35, A CENTRAL ANGLE OF 4°54'39, AND A CHORD BEARING AND DISTANCE OF S77°56'05"W, 90.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 90.97 FEET; THENCE S80°17'15"W, 293.85 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF 36°55'36", AND A CHORD BEARING AND DISTANCE OF S61°50'07"W, 1833.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 1865.66 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN N00°17'23"W, 1298.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, RUN S89°32'58"E, 2000.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,

TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 8, RUN N00°16'53"W, 1325.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,107.20 ACRES MORE OR LESS.

LESS PARCEL 1.2-A (PER. OR. 1277, PG. 1182 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N00°17'12"E ALONG THE WEST BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1449.92 FEET; THENCE S89°42'48"E, A DISTANCE OF 214.95 FEET FOR A POINT OF BEGINNING; THENCE N89°55'36"E, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A FLORIDA POWER CORPORATION POWERLINE EASEMENT AS PER OFFICIAL RECORDS BOOK 611, PAGE 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°04'24"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 465.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 60.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 315.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 90.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS.

LESS PARCEL 1.2-B (PER. OR. 2622, PG. 500 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N00°17'12"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION A DISTANCE OF 1,075.30 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 A DISTANCE OF 90.94 FEET; THENCE N00°01'50"E, A DISTANCE OF 260.54 FEET; THENCE N46°49'24"E, A DISTANCE OF 480.09 FEET; THENCE N 00°05'41" W, A DISTANCE OF 262.41 FEET; THENCE S69°59'54"E, A DISTANCE OF 36.00 FEET THENCE S00°05'41"E, A DISTANCE OF 315.40 FEET; THENCE S89°55'24' W, A DISTANCE OF 89.98 FEET; THENCE S00°03'08"E, A DISTANCE OF 150.09 FEET; THENCE N89°53'31"E, A DISTANCE OF 149.99 FEET; THENCE S00°04'42"E, A DISTANCE OF 60.34 FEET; THENCE S89°56'14' W, A DISTANCE OF 179.88 FEET; THENCE S00°04'10"E, A DISTANCE OF 313.17 FEET; THENCE N90°00'00' W, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.08 ACRES MORE OR LESS.

LESS PARCEL 1.3 (PER. OR. 2345, PG. 1624 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; RUN THENCE SOUTH 89°42'48" EAST, A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 89°55'38" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; RUN THENCE SOUTH 00°04'22" EAST ALONG SAID WEST BOUNDARY 240.00 FEET; RUN THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 180.00 FEET; RUN THENCE NORTH 00°04'22" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.99 ACRES MORE OR LESS.

LESS SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1

A PORTION OF THE PREVIOUSLY PLATTED SUGARMILL WOODS, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 102 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°10'58"E ALONG THE WEST BOUNDARY OF SAID SECTION 8, 143.84 FEET; THENCE N89°49'02"E, 1287.46 FEET FOR A POINT OF BEGINNING; THENCE N88°44'59"E, A DISTANCE OF 132.92 FEET; THENCE SOUTHEASTERLY 267.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF S61°09'17"E, 255.74 FEET; THENCE S31°03'33"E, 144.82 FEET; THENCE S79°04'57"E, 126.10 FEET; THENCE S85°54'52"E, 366.31 FEET; THENCE S04°05'08"W, 221.27 FEET; THENCE S85°54'52"E, 81.81 FEET; THENCE S01°38'34"W, 103.63 FEET; THENCE S22°11'09"E, 88.87 FEET; THENCE SOUTHERLY 723.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 82°55'04", AND A CHORD BEARING AND DISTANCE OF S19°16'23"W, 662.08 FEET; THENCE S60°43'55"W, 165.64 FEET; THENCE S54°08'04"W, 225.98 FEET; THENCE S71°26'56"W, 365.82 FEET; THENCE N24°58'24"W, 124.08 FEET; THENCE N04°58'54"E, 156.26; THENCE N19°32'02"E, 74.29 FEET; THENCE SOUTHWESTERLY 72.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1001.77 FEET, A CENTRAL ANGLE OF 04°09'48", AND A CHORD BEARING AND DISTANCE OF S47°35'31"W, 72.77 FEET; THENCE S49°40'25"W, 77.73 FEET; THENCE S37°37'33"W, 215.98 FEET; THENCE S77°45'53"W, 114.43 FEET; THENCE N86°32'10"W, 191.11 FEET; THENCE N10°27'47"W, 177.09 FEET; THENCE N30°36'24"E, 128.35 FEET; THENCE N50°41'31"E, 80.47 FEET; THENCE N70°05'08"E, 50.19 FEET; THENCE N28°25'02"E, 51.21 FEET; THENCE N55°36'49"E, 224.29 FEET; THENCE N37°01'24"E, 269.59 FEET; THENCE N09°50'08"E, 118.55 FEET; THENCE N20°09'06"E, 238.21 FEET; THENCE N12°11'26"E, 220.97 FEET; THENCE N31°03'33"W, 95.47 FEET; THENCE NORTHWESTERLY 47.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF N61°09'17"W, 45.13 FEET; THENCE S88°44'59"W, 128.39 FEET; THENCE WESTERLY 134.83 FEET ALONG

THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF $30^{\circ}17'41''$, AND A CHORD BEARING AND DISTANCE OF $N76^{\circ}06'10''W$, 133.26 FEET, THENCE NORTHEASTERLY 215.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 820.29 FEET, A CENTRAL ANGLE OF $15^{\circ}02'19''$, AND A CHORD BEARING AND DISTANCE OF $N34^{\circ}04'00''E$, 214.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.16 ACRES MORE OR LESS.

TOTAL OVER BOUNDARY CONTAINING 1,071.02 ACRES MORE OR LESS.

PINERY

COMMUNITY DEVELOPMENT DISTRICT

5D

PINERY COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment Methodology Report

October 9, 2025



Provided by:

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

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the Amended Report	1
1.3	Special Benefits and General Benefits	1
1.4	Organization of the Amended Report	2
2.0	Development Program	
2.1	Overview	2
2.2	The Development Program	2
3.0	The Capital Improvement Plan	
3.1	Overview	3
3.2	Capital Improvement Plan	3
4.0	Financing Program	
4.1	Overview	3
4.2	Types of Bonds Proposed	4
5.0	Assessment Methodology	
5.1	Overview	5
5.2	Benefit Allocation	5
5.3	Assigning Debt	7
5.4	Lienability Test: Special and Peculiar Benefit to the Property	8
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	8
5.6	True-Up Mechanism	9
5.7	Assessment Roll	11
5.8	Additional Items Regarding Bond Assessment Imposition and Allocation	11
6.0	Additional Stipulations	
6.1	Overview	12
7.0	Appendix	
	Table 1	13
	Table 2	13
	Table 3	13
	Table 4	14
	Table 5	14

1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report (the "Amended Report") was prepared to provide a master financing plan and a master special assessment methodology for the Pinery Community Development District (the "District"), located entirely within unincorporated Hernando County, Florida (the "County"), as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District.

1.2 Scope of the Amended Report

This Amended Report presents the projections for financing the District's CIP described in the Pinery Community Development District Engineer's Report dated April 2025 and prepared by Clearview Land Design, P.L. (the "District Engineer") as amended in the Pinery Community Development District Report of District Engineer dated October 2025, as may be amended and supplemented from time to time (collectively, the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

1.3 Special Benefits and General Benefits

The improvements undertaken and funded by the District as part of the CIP create direct special and peculiar benefits to the assessable lands within its borders, different in kind and degree than general benefits for properties outside of its borders as well as general benefits to the public at large. However, as discussed within this Amended Report, these general benefits are incidental in nature and are readily distinguishable from the direct special and peculiar benefits which accrue to the assessable property within the District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide direct special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the

direct special benefits which District properties receive compared to those lying outside of the District's boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Amended Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Pinery development (the "Development" or "Pinery"), a master planned residential development located entirely within unincorporated Hernando County, Florida. The land within the District consists of approximately 1,071.02 +/- acres and is generally located on Seville Parkway, approximately 1 mile west of US Hwy 19 and has a connection to US Hwy 98 at the northeast corner, just northwest of the Suncoast Parkway.

2.2 The Development Program

The development of Pinery is anticipated to be conducted by SV Tampa Land, L.P., or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 3,139 Residential Units to be developed over a multi-year period in one or more development phases, although unit numbers, land use types,

and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the current development plan for the Development.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The CIP needed to serve the Development is projected to consist of master improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The CIP will consist of off-site improvements (US Hwy 19 & US Hwy 98), public roadways, water/ wastewater, stormwater/ public earthwork, landscape/ hardscape/ irrigation, amenities/ trails, and incremental cost of undergrounding conduit, along with professional services and contingency, which cumulatively are estimated by the District Engineer at \$201,244,900.00.

The public infrastructure improvements that comprise the CIP will serve and provide a direct benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of public capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or

funded directly by the District. The choice of the exact mechanism for providing the public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$275,920,000 in par amount of special assessment bonds (the “Bonds”).

Please note that the purpose of this Amended Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$275,920,000 to, among other things, finance approximately \$201,244,900.00 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$275,920,000. The difference is comprised of debt service reserve funding, capitalized interest, underwriter's discount and the costs of issuance. Preliminary sources and uses of funding and financing assumptions for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Amended Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the public infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to direct special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive direct special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan envisions the development of a total of 3,139 Residential Units, to be developed over a multi-year period in one or more development phases, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the public improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the direct special and peculiar benefits received by the assessable land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the direct special and peculiar

benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such direct special and peculiar benefits. Even though these direct special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of the public infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the District's improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements. As the development plan associated with the District land is preliminary and subject to change, there is a possibility that certain product types may be added which are not currently contemplated within Table 4 herein. To the extent new product types are added for development within the District boundaries, by nature of this methodology an ERU factor will be assigned to such product type on the basis of front footage.

Table 5 in the *Appendix* presents the apportionment of the assessments associated with funding the District's CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities – No Bond Assessments are allocated herein to any private amenities or other common areas planned for the Development. If owned by a homeowner’s association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property – Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is proposed to be sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

As the land in the District is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessments will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$275,920,000 will be preliminarily levied on approximately 1,071.02 +/- gross acres at a rate of \$257,623.57 per gross acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Transferred Property - In the event unplatted land is sold to a third party (the “**Transferred Property**”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and

otherwise consistent with this Amended Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, the public infrastructure improvements undertaken by the District create direct special and peculiar benefits to the assessable properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating direct special and peculiar benefits to the property within the District. The direct special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide direct special and peculiar benefits which are greater than the benefits of any single category of improvements. These direct special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of direct special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because, with the exception mentioned in *Section 5.2*, it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the direct special and peculiar benefits derived from the CIP by land use. Accordingly, no acre or parcel of property within the District will be liened for the payment of any Bond Assessments more than the determined direct special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 1 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat within the District results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Developable Lands" within the District (i.e., those remaining unplatted developable lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Amended Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.
- b. If a Proposed Plat results in a greater amount of ERUs (and thus Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Bond Assessments) than originally contemplated by the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the District, may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.
- c. If a Proposed Plat results in a lower amount of ERUs (and thus Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Bond Assessments) in order to fully assign all of the ERUs originally contemplated by the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed

Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer, District Counsel and the District's Bond Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Developable Lands within the District, taking into account a Proposed Plat, by reviewing: a) the original, overall Development Plan showing the number and type of units reasonably planned for the District, b) the revised, overall development plan showing the number and type of units reasonably planned for the District, c) proof of the amount of entitlements for the Remaining Unplatted Developable Lands within the District, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a True-Up Payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat within the District, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District's review of

the final plat for the developable acres within the District, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's Bond Assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of \$275,920,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, Bond Assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

Master Lien - This master assessment allocation methodology is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

System of Improvements - As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund the CIP within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

Contributions - As may be set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any "true-up," as described herein, shall

require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessments will not be eligible for “deferred costs” or any other form of repayment, if any are provided for in connection with any particular bond issuance.

New Unit Types - As noted herein, this Amended Report identifies the anticipated product types for the development, and associates particular ERU factors with each product type. If new product types are identified in the course of development, the District’s Assessment Consultant – without a further hearing – may determine the ERU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding ERUs. For example, if a Single Family 50’ unit has an ERU of 1.00, and a Single Family 60’ unit has an ERU of 1.20, then a new Single Family 55’ unit would have an ERU of 1.10.

6.0 Additional Stipulations

6.1 Overview

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

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

7.0 Appendix

Table 1

Pinery

Community Development District

Development Plan

Product Type	Total Number of Units
Single Family 40'	638
Single Family 50'	1,764
Single Family 60'	737
Total	3,139

Table 2

Pinery

Community Development District

Project Costs

Improvement	Total Costs
Off-site Improvements (US Hwy 19 & US Hwy 98)	\$720,000
Public Roadways	\$38,372,300
Water/ Wastewater	\$49,028,700
Stormwater System/ Public Earthwork	\$29,260,700
Landscape/ Hardscape/ Irrigation	\$28,845,000
Amenities/ Trails	\$15,000,000
Incremental Cost of Undergrounding Conduit	\$2,945,200
Professional Services	\$14,253,000
Contingency	\$22,820,000
Total	\$201,244,900

Table 3

Pinery

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$275,920,000.00
Total Sources	\$275,920,000.00

Uses

Project Fund Deposits:	
Project Fund	\$201,244,900.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$24,509,265.42
Capitalized Interest Fund	\$44,147,200.00
Delivery Date Expenses:	
Underwriter's Discount	\$5,518,400.00
Costs of Issuance	\$500,000.00
Rounding	\$234.58
Total Uses	\$275,920,000.00

Financing Assumptions

Coupon Rate: 8%
Capitalized Interest Period: 24 months
Term: 30 Years
Underwriter's Discount: 2%
Cost of Issuance: \$500,000

Table 4

Pinery Community Development District

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Single Family 40'	638	0.80	510.40
Single Family 50'	1,764	1.00	1,764.00
Single Family 60'	737	1.20	884.40
Total	3,139		3,158.80

Table 5

Pinery Community Development District

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service Payment per Unit**
Single Family 40'	638	\$32,517,220.77	\$44,583,249.34	\$69,879.70	\$6,603.44
Single Family 50'	1,764	\$112,383,184.63	\$154,084,741.04	\$87,349.63	\$8,254.30
Single Family 60'	737	\$56,344,494.61	\$77,252,009.62	\$104,819.55	\$9,905.16
Total	3,139	\$201,244,900.00	\$275,920,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs estimated at 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

Exhibit "A"

Bond Assessments in the amount of \$275,920,000 are proposed to be levied over the area as described below designating the boundary of the District:

LEGAL 1 – OVERALL BOUNDARY

A PARCEL OF LAND IN SECTIONS 4,5,7,8 AND 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'14"W, 2656.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN N00°17'08"W, 2656.21 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, RUN S89°28'43"E, 2670.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG THE NORTHEAST 1/4 LINE OF SAID SECTION 5, RUN S89°29'06"E, 2670.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN N89°50'43"E, 2653.73 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE CONTINUE ALONG SAID NORTH LINE N89°51'55"E, 475.42 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #98; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S48°04'25"E, 372.09 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, THENCE ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN S42°01'59"W, 135.75 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'49"W, 660.76 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY, RUN S89°50'27"W, 2215.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS PER OR. 611 PG. 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA,; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S00°04'43"E, 7603.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN N89°29'40"W, 466.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8, RUN N89°42'20"W, 2641.54 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE CONTINUE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4, RUN N89°37'10"W, 2642.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, RUN N00°18'12"W, 978.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEVILLE PARKWAY, ALSO BEING A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1061.35, A CENTRAL ANGLE OF 4°54'39, AND A CHORD BEARING AND DISTANCE OF S77°56'05"W, 90.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 90.97 FEET; THENCE S80°17'15"W, 293.85 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2894.79 FEET, A CENTRAL ANGLE OF 36°55'36", AND A CHORD BEARING AND DISTANCE OF S61°50'07"W, 1833.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 1865.66 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST BOUNDARY OF LANDS DESCRIBED AS PER OR. 1215 PG. 1051, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN N00°17'23"W, 1298.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, RUN S89°32'58"E, 2000.10 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8,

TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 8, RUN N00°16'53"W, 1325.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,107.20 ACRES MORE OR LESS.

LESS PARCEL 1.2-A (PER. OR. 1277, PG. 1182 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N00°17'12"E ALONG THE WEST BOUNDARY OF SAID SECTION 4, A DISTANCE OF 1449.92 FEET; THENCE S89°42'48"E, A DISTANCE OF 214.95 FEET FOR A POINT OF BEGINNING; THENCE N89°55'36"E, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A FLORIDA POWER CORPORATION POWERLINE EASEMENT AS PER OFFICIAL RECORDS BOOK 611, PAGE 299, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°04'24"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 465.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 60.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 315.36 FEET; THENCE S89°55'36"W, A DISTANCE OF 90.00 FEET; THENCE S00°04'24"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES MORE OR LESS.

LESS PARCEL 1.2-B (PER. OR. 2622, PG. 500 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE N00°17'12"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION A DISTANCE OF 1,075.30 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 A DISTANCE OF 90.94 FEET; THENCE N00°01'50"E, A DISTANCE OF 260.54 FEET; THENCE N46°49'24"E, A DISTANCE OF 480.09 FEET; THENCE N 00°05'41" W, A DISTANCE OF 262.41 FEET; THENCE S69°59'54"E, A DISTANCE OF 36.00 FEET THENCE S00°05'41"E, A DISTANCE OF 315.40 FEET; THENCE S89°55'24' W, A DISTANCE OF 89.98 FEET; THENCE S00°03'08"E, A DISTANCE OF 150.09 FEET; THENCE N89°53'31"E, A DISTANCE OF 149.99 FEET; THENCE S00°04'42"E, A DISTANCE OF 60.34 FEET; THENCE S89°56'14' W, A DISTANCE OF 179.88 FEET; THENCE S00°04'10"E, A DISTANCE OF 313.17 FEET; THENCE N90°00'00' W, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.08 ACRES MORE OR LESS.

LESS PARCEL 1.3 (PER. OR. 2345, PG. 1624 PUBLIC RECORDS OF HERNANO COUNTY, FLORIDA)

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°17'12" EAST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; RUN THENCE SOUTH 89°42'48" EAST, A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 89°55'38" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; RUN THENCE SOUTH 00°04'22" EAST ALONG SAID WEST BOUNDARY 240.00 FEET; RUN THENCE SOUTH 89°55'38" WEST, A DISTANCE OF 180.00 FEET; RUN THENCE NORTH 00°04'22" WEST, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.99 ACRES MORE OR LESS.

LESS SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1

A PORTION OF THE PREVIOUSLY PLATTED SUGARMILL WOODS, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 102 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°10'58"E ALONG THE WEST BOUNDARY OF SAID SECTION 8, 143.84 FEET; THENCE N89°49'02"E, 1287.46 FEET FOR A POINT OF BEGINNING; THENCE N88°44'59"E, A DISTANCE OF 132.92 FEET; THENCE SOUTHEASTERLY 267.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF S61°09'17"E, 255.74 FEET; THENCE S31°03'33"E, 144.82 FEET; THENCE S79°04'57"E, 126.10 FEET; THENCE S85°54'52"E, 366.31 FEET; THENCE S04°05'08"W, 221.27 FEET; THENCE S85°54'52"E, 81.81 FEET; THENCE S01°38'34"W, 103.63 FEET; THENCE S22°11'09"E, 88.87 FEET; THENCE SOUTHERLY 723.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 82°55'04", AND A CHORD BEARING AND DISTANCE OF S19°16'23"W, 662.08 FEET; THENCE S60°43'55"W, 165.64 FEET; THENCE S54°08'04"W, 225.98 FEET; THENCE S71°26'56"W, 365.82 FEET; THENCE N24°58'24"W, 124.08 FEET; THENCE N04°58'54"E, 156.26; THENCE N19°32'02"E, 74.29 FEET; THENCE SOUTHWESTERLY 72.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1001.77 FEET, A CENTRAL ANGLE OF 04°09'48", AND A CHORD BEARING AND DISTANCE OF S47°35'31"W, 72.77 FEET; THENCE S49°40'25"W, 77.73 FEET; THENCE S37°37'33"W, 215.98 FEET; THENCE S77°45'53"W, 114.43 FEET; THENCE N86°32'10"W, 191.11 FEET; THENCE N10°27'47"W, 177.09 FEET; THENCE N30°36'24"E, 128.35 FEET; THENCE N50°41'31"E, 80.47 FEET; THENCE N70°05'08"E, 50.19 FEET; THENCE N28°25'02"E, 51.21 FEET; THENCE N55°36'49"E, 224.29 FEET; THENCE N37°01'24"E, 269.59 FEET; THENCE N09°50'08"E, 118.55 FEET; THENCE N20°09'06"E, 238.21 FEET; THENCE N12°11'26"E, 220.97 FEET; THENCE N31°03'33"W, 95.47 FEET; THENCE NORTHWESTERLY 47.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 60°11'28", AND A CHORD BEARING AND DISTANCE OF N61°09'17"W, 45.13 FEET; THENCE S88°44'59"W, 128.39 FEET; THENCE WESTERLY 134.83 FEET ALONG

THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF $30^{\circ}17'41''$, AND A CHORD BEARING AND DISTANCE OF $N76^{\circ}06'10''W$, 133.26 FEET, THENCE NORTHEASTERLY 215.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 820.29 FEET, A CENTRAL ANGLE OF $15^{\circ}02'19''$, AND A CHORD BEARING AND DISTANCE OF $N34^{\circ}04'00''E$, 214.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.16 ACRES MORE OR LESS.

TOTAL OVER BOUNDARY CONTAINING 1,071.02 ACRES MORE OR LESS.

Exhibit "B"

The debt assessment lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

Parcel ID	Owner	Address	City State Zip
1099992	SV TAMPA LAND LP	591 W PUTNAM AVE	GREENWICH CT, 06830- 6005
1100007	NEW SEVILLE 2011 DEVELOPMENT LLC	3 CYPRESS RUN APT 32C	HOMOSASSA FL 34446- 4232

PINERY

COMMUNITY DEVELOPMENT DISTRICT

5 E

RESOLUTION 2026-06

**[AMENDED AND RESTATED¹ SECTION 170.08, F.S. DEBT ASSESSMENT RESOLUTION
FOR PINERY CDD MASTER LIEN]**

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Pinery Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. AUTHORITY. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

¹ NOTE: The District previously levied debt assessments pursuant to Resolution 2025-34, and is undertaking a process to amend and restate those debt assessments for the purpose of revising the ERU factors assigned to different product types.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and
- b. On October 9, 2025, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2026-05 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's capital improvements planned for the lands within the District ("**Project**"); and
- c. The Project is described in the Declaring Resolution and the *Engineer's Report* ("**Engineer's Report**," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**"); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Projects by levying special assessments ("**Debt Assessments**") on specially benefited property within the District ("**Assessment Area**"); and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and

- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On November 18th, 2025, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Projects, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area, as set forth in the Assessment Report; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project is as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and

- iv. It is reasonable, proper, just and right to assess the cost of such Projects against the properties specially benefited thereby in the Assessment Areas, using the method determined by the Board and set forth in the *Amended & Restated Master Special Assessment Methodology Report* (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
- v. The Project benefits the Assessment Area as set forth in the Assessment Report; and
- vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to the applicable parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefitted properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, “**Bonds**”).

3. AUTHORIZATION FOR THE PROJECT; ADOPTION OF ENGINEER’S REPORT. The Engineer’s Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the cost of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer’s Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. ESTIMATED COST OF IMPROVEMENTS. The total estimated cost of the Project and the cost to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. ADOPTION OF ASSESSMENT REPORT. The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS. The Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied.

Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The Debt Assessments levied against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. **Supplemental Assessment Resolutions for Bonds.** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by the Assessment Area.
- b. **Adjustments to Debt Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.
- c. **Contributions.** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the

developer will agree to provide a contribution of infrastructure, work product, or land based on the lesser of cost basis or appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.

- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on the lesser of cost basis or appraised value, infrastructure and/or work product), for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days

before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the applicable Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the applicable Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

- c. ***Uniform Method; Alternatives.*** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("**Uniform Method**"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. ***Uniform Method Agreements Authorized.*** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. ***Re-amortization.*** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and

type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.

- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the Assessment Area have been and/or will be developed.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of the County in which the District is located, which notice shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. Accordingly, this Resolution supersedes and replaces Resolution 2025-34.

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 18TH DAY OF NOVEMBER, 2025.

ATTEST:

**PINERY
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report*

Exhibit B: *Amended & Restated Master Special Assessment Methodology Report*

PINERY

COMMUNITY DEVELOPMENT DISTRICT

6

**FIRST SUPPLEMENTAL ENGINEER’S REPORT FOR THE
PINERY COMMUNITY DEVELOPMENT DISTRICT**
October 2025

1. PURPOSE

This report supplements the District’s *Report of District Engineer*, dated October 2025 (“**Master Report**”) for the purpose of describing the first phase of the District’s CIP¹ to be known as the “**2025 Project**” a/k/a “**Assessment Area One Project.**”

2. 2025 Project

The District’s 2025 Project includes the portion of the CIP that is necessary for the development of what is known as “Phase 1” (“**Assessment Area One**”) of the District. A legal description and sketch for Assessment Area One are shown in **Exhibit A**.

Product Mix

The table below shows the product types that will be part of the 2025 Project:

Product Types

Product Type	Total Units for Assessment Area One
50’ Wide Single Family Detached Lot	584 Lots
60’ Wide Single Family Detached Lot	100 Lots
Total	684 Lots

List of 2025 Project Improvements

The various improvements that are part of the overall CIP – including those that are part of the 2025 Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The 2025 Project includes, generally stated, the following items relating to Assessment Area One: public roadways, stormwater management, utilities, hardscape/landscape/irrigation, amenities/trails, environmental mitigation, the differential cost of undergrounding electrical conduit, soft costs, etc.

Permits

All permits and approvals necessary for the development of the 2025 Project have been obtained or are reasonably expected to be obtained in due course.

¹ All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

Estimated Costs / Benefits

The table below shows the costs that are necessary for delivery of the Assessment Area One lots for the 2025 Project, which includes the roads, utilities, and other improvements specific to Assessment Area One as well as “master” improvements noted above.

ESTIMATED COSTS OF DELIVERING THE ASSESSMENT AREA ONE PROJECT

Improvement	Estimated Cost	Financing Entity	Operation & Maintenance Entity
Public Roadways	\$5,123,826	CDD	County
Water/Wastewater	\$5,896,069	CDD	County
Stormwater System / Public Earthwork	\$9,708,871	CDD	County / CDD
Gopher Tortoise Mitigation	\$954,255	CDD	N/A
Landscape/Hardscape/Irrigation	\$4,214,250	CDD	CDD
Incremental Cost of Undergrounding Conduit	\$850,000	CDD	CDD
Professional Services	\$1,872,309	CDD	n/a
Contingency	\$2,861,958	As above	As above
TOTAL	\$31,481,538		

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated District expenditures that may be incurred.
- b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner’s or homeowner’s association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner’s or homeowner’s association, to maintain any District-owned improvements, in a form acceptable to the District’s bond counsel.
- d. The District will be responsible for the operation and maintenance of sidewalks and landscaping within non-County rights-of-way and within the boundaries of the District, all pursuant to Hernando County requirements.
- e. Hernando County Utilities will only maintain utility lines in public rights-of-way or County-owned easements.
- f. Curb and gutter for the roadway improvements are not counted twice in connection with the stormwater costs.
- g. Because the 2025 Project is part of the CIP’s overall system of improvements, future bonds, secured by special assessments levied on lands outside of Assessment Area One may be issued to finance certain master improvements that were constructed as part of the 2025 Project.

3. CONCLUSION

The 2025 Project will be designed in accordance with current governmental regulations and requirements. The 2025 Project will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost of the 2025 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;

- all of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the 2025 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the 2025 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- the 2025 Project functions as part of the CIP's overall system of improvements; and
- the assessable property within Assessment Area One will receive a special benefit from the 2025 Project that is at least equal to the costs of the 2025 Project.

As described above, this report identifies the benefits from the 2025 Project to the lands within Assessment Area One. The general public, property owners, and property outside Assessment Area One will benefit from the provisions of the District's 2025 Project; however, these are incidental to the District's 2025 Project, which is designed solely to provide special benefits peculiar to certain property within the District. Special and peculiar benefits accrue to property within Assessment Area One and enable properties within its boundaries to be developed.

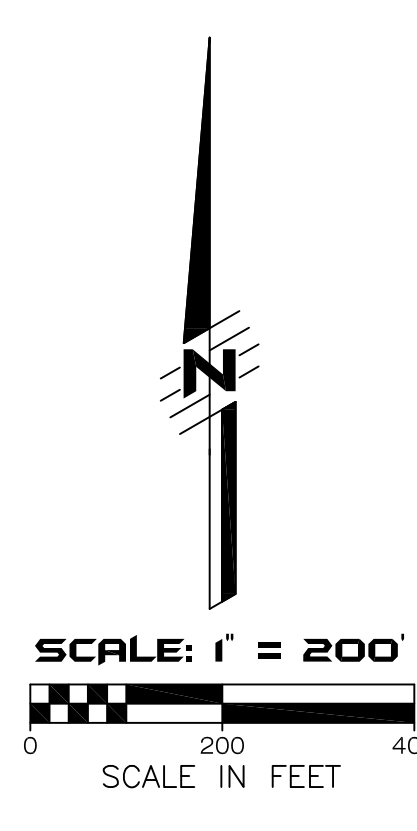
The 2025 Project will be owned by the District or other governmental units and such 2025 Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the 2025 Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The 2025 Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the 2025 Project or the fair market value.

Please note that the 2025 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the 2025 Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Brian G. Surak, P.E
Pinery Community Development District Engineer
 FL Registration No.: 59064

_____, P.E. Date _____

EXHIBIT A: Legal Descriptions and Sketch of Assessment Area One



BASIS OF BEARINGS
 The West boundary of the Southwest 1/4 of Section 5, Township 21 South, Range 18 East, Hernando County, Florida, has a Grid bearing of N.00°17'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

- LEGEND:**
 1. (R) Indicates radial line
 2. (NR) Indicates non-radial line
 3. RB - Reference Bearing
 4. O.R. - Official Records Book

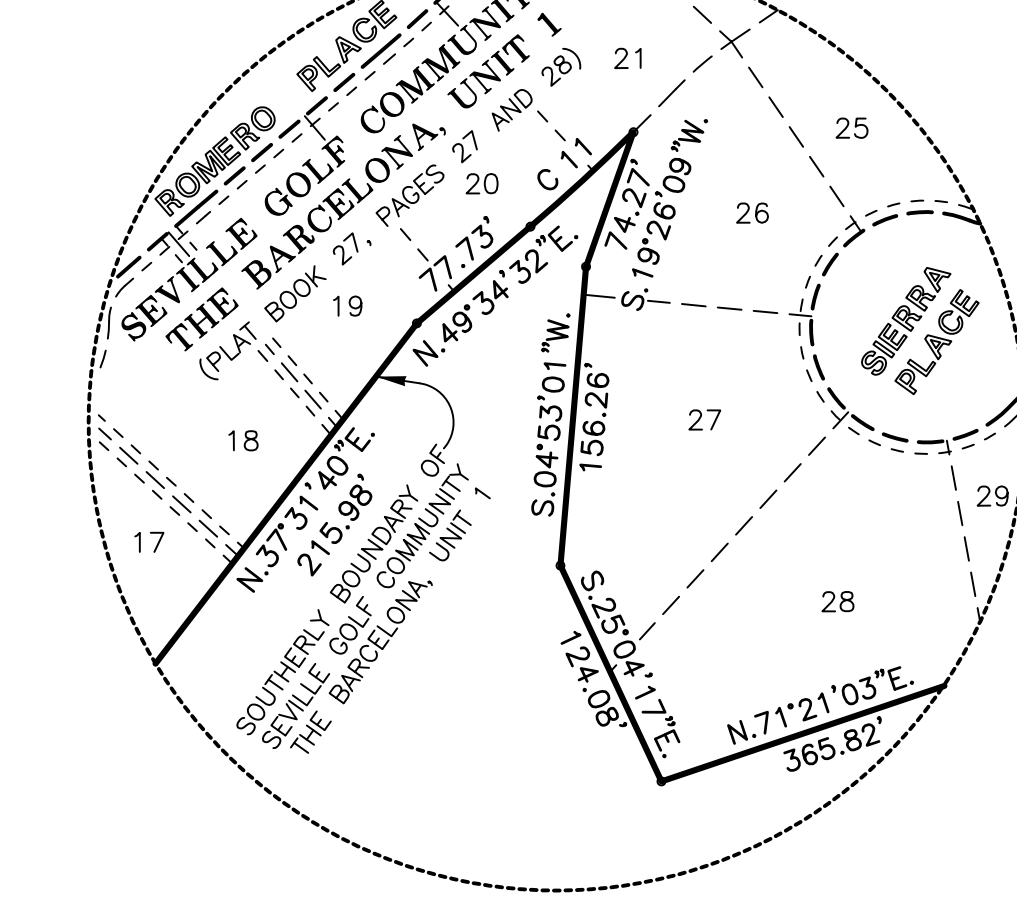
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	75.00	54°37'24"	71.50	48.82	S.02°41'18"W
2	115.00	19°14'49"	38.63	38.45	S.08°00'00"E
3	750.00	3°37'54"	71.50	48.82	S.02°41'18"W
4	665.00	20°06'11"	533.33	532.13	S.63°53'05"E
5	25.00	78°19'32"	34.18	31.58	S.67°44'03"W
6	325.00	08°25'43"	47.81	44.68	S.32°30'00"E
7	255.00	60°11'28"	287.89	255.74	N.61°15'10"W
8	820.29	15°03'19"	715.50	513.98	S.13°58'08"W
9	255.00	30°17'41"	134.83	133.26	S.76°12'04"E
10	45.00	60°11'28"	47.81	45.13	S.61°15'10"E
11	1001.77	09°08'47"	72.79	72.79	S.47°28'25"E
12	1652.00	29°44'48"	857.68	848.08	S.14°29'34"E

PINERY COMMUNITY DEVELOPMENT DISTRICT
DESCRIPTION: A parcel of land lying in Sections 5 and 8, Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 5, also being a point on the Easterly boundary of ROYAL HIGHLANDS, UNIT NO. 3, according to the plat thereof, as recorded in Plat Book 12, Pages 9 through 14 inclusive, of the Public Records of Hernando County, Florida, for the **POINT OF BEGINNING**, run thence along the West boundary of the Southwest 1/4 of said Section 5, said Easterly boundary of ROYAL HIGHLANDS, UNIT NO. 3 and the Easterly boundary of ROYAL HIGHLANDS, UNIT NO. 1-B, according to the plat thereof, as recorded in Plat Book 11, Pages 82 through 91 inclusive, of the Public Records of Hernando County, Florida, N.00°17'14"W, 1958.53 feet; thence N.88°00'00"E, 622.71 feet; thence N.89°11'00"E, 58.10 feet; thence N.42°37'00"E, 58.10 feet; thence N.67°03'00"E, 58.10 feet; thence N.71°29'00"E, 58.10 feet; thence N.75°55'00"E, 58.10 feet; thence N.80°21'00"E, 58.10 feet; thence N.84°47'00"E, 58.10 feet; thence N.89°13'00"E, 58.10 feet; thence N.82°37'00"E, 58.10 feet; thence S.81°55'00"E, 58.10 feet; thence S.77°29'00"E, 58.10 feet; thence S.73°03'00"E, 58.10 feet; thence S.68°37'00"E, 58.10 feet; thence S.64°11'00"E, 58.10 feet; thence S.59°45'00"E, 58.10 feet; thence S.55°19'00"E, 58.10 feet; thence S.53°00'00"E, 50.31 feet; thence S.53°00'00"E, 860.00 feet; thence S.66°42'52"E, 42.20 feet; thence S.53°14'37"E, 109.00 feet; thence S.50°37'11"E, 157.14 feet; thence S.53°00'00"E, 70.00 feet to a point on a curve; thence Southerly, 71.50 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 54°37'24" (chord bearing S.09°41'18"W, 68.82 feet) to a point of reverse curvature; thence Southerly, 38.63 feet along the arc of a curve to the right having a radius of 115.00 feet and a central angle of 19°14'49" (chord bearing S.08°00'00"E, 38.45 feet) to a point of reverse curvature; thence Southeastery, 71.50 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 54°37'24" (chord bearing S.25°41'18"E, 68.82 feet) to a point of tangency; thence S.23°00'00"E, 185.08 feet to a point of curvature; thence Southeastery, 233.33 feet along the arc of a curve to the left having a radius of 665.00 feet and a central angle of 20°06'11" (chord bearing S.63°53'05"E, 232.13 feet); thence S.16°53'49"W, 70.00 feet to a point on a curve; thence Westerly, 34.18 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 78°19'32" (chord bearing S.67°44'03"W, 31.58 feet) to a point of reverse curvature; thence Southerly, 47.81 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 08°25'43" (chord bearing S.24°08'00"W, 47.77 feet); thence S.53°00'00"E, 268.84 feet; thence S.42°30'00"E, 49.47 feet; thence S.25°30'00"E, 61.27 feet; thence S.08°30'00"E, 61.27 feet; thence S.08°30'00"W, 61.27 feet; thence S.25°30'00"W, 57.28 feet; thence S.29°30'00"W, 51.28 feet; thence S.37°00'00"W, 781.83 feet; thence S.49°15'00"W, 41.83 feet; thence S.69°15'00"W, 61.27 feet; thence S.77°15'00"W, 61.27 feet; thence S.85°45'00"W, 61.27 feet; thence N.68°45'00"W, 58.99 feet; thence N.53°00'00"W, 100.38 feet; thence S.32°58'32"W, 95.57 feet to the Northeast corner of SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, according to the plat thereof, as recorded in Plat Book 27, Pages 24 through 26, of the Public Records of Hernando County, Florida; thence along the Northern boundary of said SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, the following five (5) courses: 1) N.86°00'45"W, 366.31 feet; 2) N.79°10'50"W, 126.10 feet; 3) N.31°09'26"W, 144.82 feet to a point of curvature; 4) Northwesterly, 267.89 feet along the arc of a curve to the left having a radius of 255.00 feet and a central angle of 60°11'28" (chord bearing N.61°15'10"W, 255.74 feet) to a point of tangency; 5) S.88°39'06"W, 132.92 feet to a point on a curve on the Western boundary of said SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, also being a point on the Easterly boundary of PARCEL "C" (Seville Parkway), according to the plat of SEVILLE PARKWAY PHASE ONE, as recorded in Plat Book 27, Pages 24 through 26 inclusive, of the Public Records of Hernando County, Florida; thence along said Easterly boundary of SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1 and said Easterly boundary of PARCEL "C" (Seville Parkway), Southerly, 215.30 feet along the arc of a curve to the right having a radius of 820.29 feet and a central angle of 15°03'19" (chord bearing S.23°58'08"W, 214.69 feet) to a point on a curve; thence along said Easterly boundary of SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, the following fourteen (14) courses: 1) Easterly, 134.83 feet along the arc of a curve to the left having a radius of 255.00 feet and a central angle of 30°17'41" (chord bearing S.76°12'04"E, 133.26 feet) to a point of tangency; 2) N.88°39'06"E, 128.40 feet to a point of curvature; 3) Southerly, 47.27 feet along the arc of a curve to the right having a radius of 45.00 feet and a central angle of 60°11'28" (chord bearing S.61°15'10"E, 45.13 feet) to a point of tangency; 4) S.31°09'26"E, 95.47 feet; 5) S.12°05'33"W, 220.97 feet; 6) S.20°03'13"W, 238.21 feet; 7) S.09°44'19"W, 118.55 feet; 8) S.36°53'19"W, 224.29 feet; 9) S.53°30'56"W, 224.29 feet; 10) S.28°19'09"W, 51.21 feet; 11) S.69°59'15"W, 50.19 feet; 12) S.50°35'38"W, 80.47 feet; 13) S.30°30'31"W, 128.35 feet; 14) S.10°33'40"E, 177.09 feet to a point on the Southerly boundary of said SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1; thence along said Southerly boundary of SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, the following eleven (11) courses: 1) S.86°38'03"E, 191.11 feet; 2) N.77°40'00"E, 114.43 feet; 3) N.73°31'40"E, 215.98 feet; 4) N.49°34'32"E, 77.73 feet to a point of curvature; 5) Northwesterly, 72.79 feet along the arc of a curve to the left having a radius of 1001.77 feet and a central angle of 04°08'47" (chord bearing N.47°28'25"E, 72.77 feet); 6) S.18°08'00"W, 74.27 feet; 7) S.04°33'01"W, 156.26 feet; 8) S.25°04'17"E, 124.08 feet; 9) N.71°21'03"E, 365.82 feet; 10) N.54°02'11"E, 225.98 feet; 11) N.60°38'02"E, 105.38 feet; thence S.29°21'58"E, 116.06 feet to a point of curvature; thence Southerly, 857.68 feet along the arc of a curve to the right having a radius of 1652.00 feet and a central angle of 29°44'48" (chord bearing S.14°29'34"E, 848.08 feet) to a point of tangency; thence S.00°22'50"W, 250.00 feet to a point on the South boundary of the Northwest 1/4 of the aforesaid Section 8, also being a point on the Northern boundary of LONDON TERRACE, according to the plat thereof, as recorded in Plat Book 6, Page 74, of the Public Records of Hernando County, Florida; thence along said South boundary of the Northwest 1/4 of Section 8 and said Northern boundary of LONDON TERRACE, N.89°37'10"W, 2294.07 feet to the Northwest corner of said LONDON TERRACE, also being the West 1/4 corner of said Section 8; thence along the West boundary of the Southwest 1/4 of the aforesaid Northwest 1/4 of Section 8, N.00°17'14"W, 1326.71 feet to the Southwest corner of the Northwest 1/4 of said Northwest 1/4 of Section 8, also being the Southeast corner of the aforesaid ROYAL HIGHLANDS, UNIT NO. 3; thence along the West boundary of said Northwest 1/4 of the Northwest 1/4 of Section 8 and the aforesaid Easterly boundary of ROYAL HIGHLANDS, UNIT NO. 3, N.00°16'53"W, 1325.98 feet to the **POINT OF BEGINNING**.

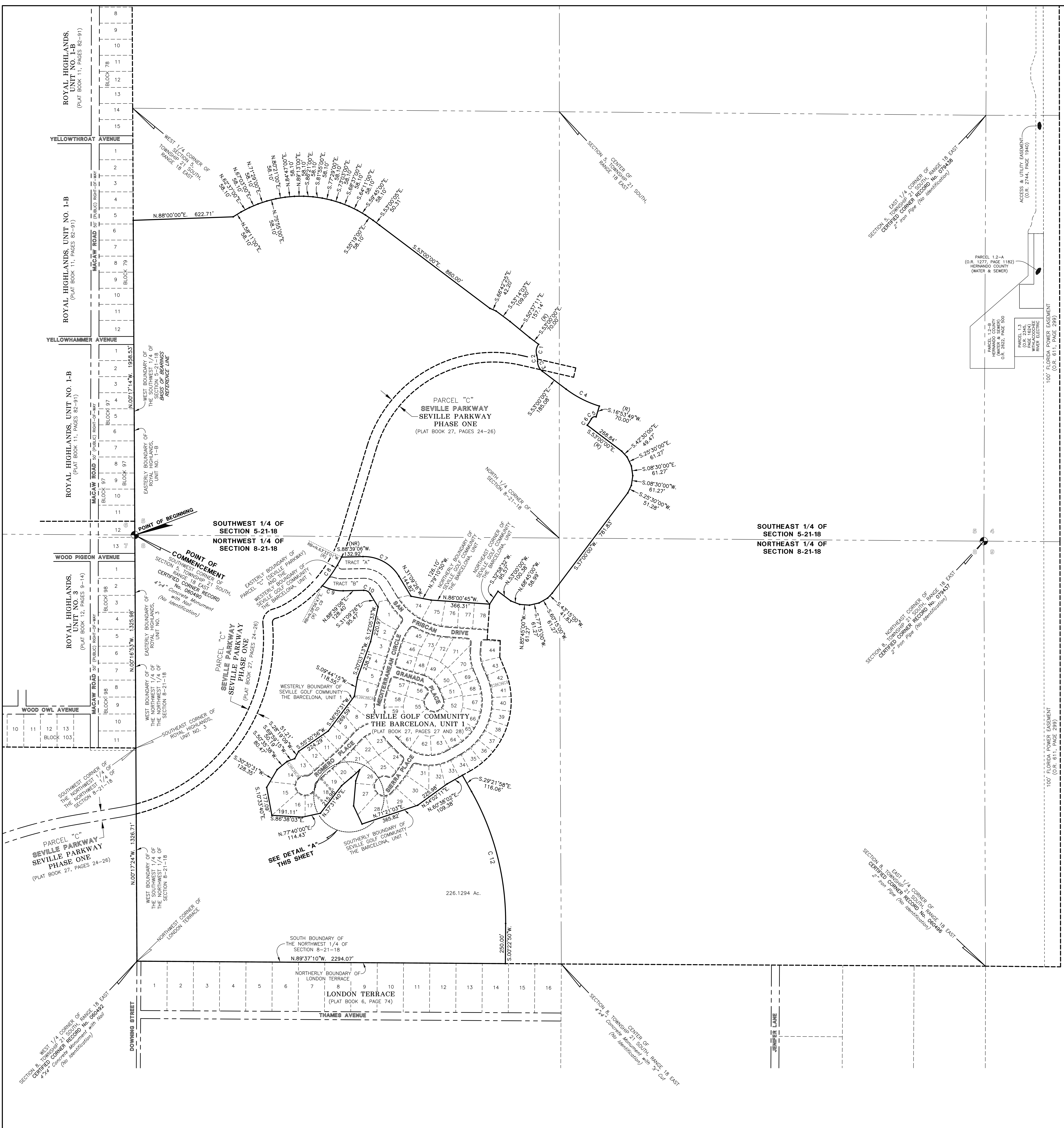
Containing 226.129 acres, more or less.



PINERY COMMUNITY DEVELOPMENT DISTRICT
 Prepared For: **SV TAMPA LAND, L.P.**
DESCRIPTION SKETCH
 (Not a Survey)
AMERRITT, INC.
 LAND SURVEYING AND MAPPING
 LICENSED BUSINESS NUMBER LB5778
 3010 W. Azouli Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

No.	Date	Description	Drawn	Checked	Order No.
1	10/08/25	SV TAMPA LAND, L.P.	Arthur W. Merritt	AMM	AMM-CLD-SV-001

FLORIDA PROFESSIONAL SURVEYOR & MAPPING NO. 4498
 Date: 10/08/25 | Dwg: PINERY CDD-01.dwg
 Title: Pinery Community Development District
 NOT VALID WITHOUT THE SIGNATURE AND THE CHECKED REVISIONS OF THE AUTHORIZED SURVEYOR AND THE SEAL OF THE LICENSED SURVEYOR AND MAPPING ENGINEER.
 SHEET NO. 1 OF 1 SHEETS



PINERY

COMMUNITY DEVELOPMENT DISTRICT

7

PINERY COMMUNITY DEVELOPMENT DISTRICT

First Supplemental Special Assessment
Methodology Report

October 9, 2025



Provided by:

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

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the First Supplemental Report	1
1.3	Special Benefits and General Benefits	1
1.4	Organization of the First Supplemental Report	2
2.0	Development Program	
2.1	Overview	2
2.2	The Development Program	3
3.0	The 2025 Project	
3.1	Overview	3
3.2	The Capital Improvement Plan	3
4.0	Financing Program	
4.1	Overview	4
4.2	Types of Bonds Proposed	4
5.0	Assessment Methodology	
5.1	Overview	4
5.2	Benefit Allocation	5
5.3	Assigning Bond Assessment	7
5.4	Lienability Test: Special and Peculiar Benefit to the Property	8
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	8
5.6	True-Up Mechanism	9
5.7	Assessment Roll	11
6.0	Additional Stipulations	
6.1	Overview	11
7.0	Appendix	
	Table 1	12
	Table 2	12
	Table 3	12
	Table 4	13
	Table 5	13
	Table 6	13

1.0 Introduction

1.1 Purpose

This Preliminary First Supplemental Special Assessment Methodology Report (the “First Supplemental Report”) was developed to supplement the Amended and Restated Master Special Assessment Methodology Report (the “Amended Report”) dated October 9, 2025 and to provide a supplemental financing plan and a supplemental special assessment methodology for the Pinery Community Development District (the “District”), located entirely within unincorporated Hernando County, Florida, as related to funding a portion of the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the First Supplemental Report

This First Supplemental Report presents projections for financing a portion of the District’s public infrastructure improvements (the “Assessment Area One Project” or “2025 Project”) as described in the First Supplemental Engineer’s Report for the Pinery Community Development District written by Clearview Land Design, P.L. (the “District Engineer”) dated September 2025 (the “Engineer’s Report”) and describes the method for the allocation of direct and special benefits and the apportionment of special assessment debt resulting from the provision and funding of a portion of the 2025 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded in part by the District as part of the 2025 Project create direct, special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this First Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the direct, special and peculiar benefits which accrue to property within the District, including the lands within the District known as Assessment Area One (herein, “Assessment Area One”). The District’s 2025 Project enables properties within Assessment Area One to be developed.

While the general public, property owners, and property outside the District benefit from the provision of the 2025 Project, these benefits are only incidental since the 2025 Project is designed solely to provide special benefits peculiar to property within the District.

Properties outside the District are not directly served by the 2025 Project and do not depend upon the 2025 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the direct and special benefits which District properties receive compared to those lying outside of the District's boundaries.

The 2025 Project will provide infrastructure and improvements which are all necessary in order to make the lands within Assessment Area One within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Assessment Area One within the District to increase by more than the sum of the financed cost of the individual components of the 2025 Project. Even though the exact value of the benefits provided by the 2025 Project is hard to estimate at this point, it is greater than the costs associated with providing the same.

1.4 Organization of the First Supplemental Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the 2025 Project as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Pinery development (the "Development" or "Pinery"), a master planned, residential development located entirely within unincorporated Hernando County, Florida. The land within the District consists of approximately 1,071 +/- acres and is generally located on Seville Parkway, approximately 1 mile west of US Hwy 19 and has a connection to US Hwy 98 at the northeast corner, just northwest of the Suncoast Parkway. Of the aforementioned acreage, Assessment Area One accounts for approximately 226.129 +/- acres.

2.2 The Development Program

The development of Pinery is anticipated to be conducted by SV Tampa Land, L.P., or an affiliated entity (the “Developer”). Based upon the information provided by the Developer, the current development plan for the District envisions 638 Single Family 40’ units, 1,764 Single Family 50’ units, and 737 Single Family 60’ units for a total of 3,139 Residential Units (the “Development Plan”), although land use types and unit numbers may change throughout the development period. Of the aforementioned residential units, Assessment Area One accounts for 684 residential units planned on the first 226.129 +/- acres being developed within the District. Table 1 in the *Appendix* illustrates the Development Plan for the District.

3.0 The 2025 Project

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Capital Improvement Plan

The public infrastructure improvements which are part of the 2025 Project and are needed to serve the Development are projected to consist of improvements which will serve all of the lands in the District including Assessment Area One. The 2025 Project needed to serve Assessment Area One is projected to consist of Public Roadways, Water/ Wastewater, Stormwater System/ Public Earthwork, Gopher Tortoise Mitigation, Landscape/ Hardscape/ Irrigation, and the Incremental Cost of Undergrounding Conduit, as well as professional services and contingency, all as set forth in more detail in the Engineer’s Report.

The infrastructure included in the 2025 Project will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the 2025 Project are estimated at \$31,481,538. Table 2 in the *Appendix* illustrates the specific components of the 2025 Project and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within Assessment Area One within the District. To finance a portion of the costs of the 2025 Project the District intends to issue Capital Improvement Revenue Bonds, Series 2025 (assessment Area One) in the estimated principal amount of \$33,560,000* (the "Series 2025 Bonds") to fund a portion of the 2025 Project costs in the estimated total amount of \$28,117,579.68*. It is anticipated that any costs of the 2025 Project which are not funded by the Series 2025 Bonds will be completed or funded by the Developer pursuant to Completion Agreement(s) and/or Acquisition Agreement(s) that will be entered into by the Developer and the District.

4.2 Types of Bonds Proposed

The financing plan for the District provides for the issuance of the Series 2025 Bonds in the estimated principal amount of \$33,560,000* to finance a portion of the 2025 Project costs in the estimated total amount of \$28,117,579.68*. The Series 2025 Bonds are structured to be amortized in 30 annual installments. Interest payments on the Series 2025 Bonds would be made every May 1 and November 1, and principal payments on the Series 2025 Bonds would be made every May 1.

In order to finance a portion of the costs of the 2025 Project in the estimated total amount of \$28,117,579.68*, the District will need to borrow more funds and incur indebtedness in the estimated principal amount of \$33,560,000*. The difference is comprised of funding a debt service reserve, funding capitalized interest and paying costs of issuance, which include the underwriter's discount. Preliminary sources and uses of funding for the Series 2025 Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2025 Bonds will provide the District with a portion of the funds necessary to construct/acquire the infrastructure improvements which are part of the 2025 Project

* Preliminary, subject to change.

outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to direct, special and general benefits, with direct and special benefits accruing to properties within Assessment Area One within the District. General benefits accrue to areas outside Assessment Area One within the District, and are only incidental in nature. The debt incurred in financing a portion of the public infrastructure will be secured by assessing properties that derive direct, special and peculiar benefits from the 2025 Project. All properties that receive direct and special benefits from the 2025 Project will be assessed for their fair share of the debt issued in order to finance the 2025 Project.

5.2 Benefit Allocation

The current Development Plan for the District envisions 638 Single Family 40' units, 1,764 Single Family 50' units, and 737 Single Family 60' units for a total of 3,139 Residential Units, although land use types and unit numbers may change throughout the development period. Of the aforementioned residential units, Assessment Area One accounts for 684 residential units.

The public infrastructure included in the 2025 Project will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the 2025 Project have a logical connection to the direct, special and peculiar benefits received by the land within Assessment Area One within the District, as without such improvements, the development of the properties within Assessment Area One would not be possible. Based upon the connection between the improvements and the direct, special and peculiar benefits to the land within Assessment Area One within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such direct, special and peculiar benefits (herein the "Series 2025 Bond Assessments"). Even though these direct, special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such

benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied for, the improvement or debt allocated to that parcel.

The benefit associated with the 2025 Project of the District is proposed to be allocated to the different unit types within Assessment Area One within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the Appendix illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within Assessment Area One within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The Development Plan is subject to change, and new product types/lot sizes may be introduced in the future. New product types/lot sizes would potentially be subject to different ERU weights. The rationale behind different ERU weights is supported by the fact that generally and on average smaller residential units, such as townhomes, will use and benefit from the District's improvements less than larger residential units, such as single-family units, as for instance, generally and on average smaller residential units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger residential units. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different residential unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the Series 2025 Bond Assessments in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the Series 2025 Bond Assessments per unit.

Finally, Table 6 in the *Appendix* presents the apportionment of the Series 2025 Bond Assessments and also present the annual levels of the projected annual debt service assessments per residential unit.

Amenities - No Series 2025 Bond Assessments will be allocated herein to any platted amenities or other platted common areas planned for the Development. If owned by an affiliate of the Developer and designated on the applicable plat as a common element for the exclusive benefit of the property owners, the

amenities and common areas would not be subject to Series 2025 Bonds Assessments. If the amenities are owned by the District, then they would be governmental property not subject to the Series 2025 Bond Assessments and would be open to the general public, subject to District rules and policies.

Governmental Property - If at any time, any portion of the property contained in the District is sold or otherwise transferred to a unit of local, state, or federal government or similar exempt entity (without consent of such governmental unit or similarly exempt entity to the imposition of Series 2025 Bond Assessments thereon), all future unpaid Series 2025 Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

5.3 Assigning Debt

As the land in the District is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Series 2025 Bond Assessments will initially be levied on all of the land in Assessment Area One of the District on an equal pro-rata gross acre basis and thus the total bonded debt in the total principal amount of \$33,560,000* will be preliminarily levied on approximately 226.129 +/- acres at a rate of \$148,410.86* per gross acre.

When the land is platted within Assessment Area One, the Series 2025 Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 6 in the *Appendix* for the Series 2025 Bond Assessments. Such allocation of Series 2025 Bond Assessments from unplatted gross acres to platted parcels will reduce the amounts of Series 2025 Bond Assessments levied on unplatted gross acres within Assessment Area One.

Transferred Property - In the event unplatted land within Assessment Area One is sold to a third party (the “**Transferred Property**”), the Series 2025 Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer, as applicable, to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this First Supplemental Report. The owner of the Transferred Property will be responsible for the total Series 2025 Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs

ultimately actually platted. This total Series 2025 Assessment is allocated to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create direct, special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating direct, special and peculiar benefits to the property within the District. The direct, special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the 2025 Project make the land in the District developable and saleable and when implemented jointly as parts of the 2025 Project, provide direct, special and peculiar benefits which are greater than the benefits of any single category of improvements. These direct, special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated in accordance with this First Supplemental Report to the assessable lands within the District.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Series 2025 Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable

estimates of the direct, special and peculiar benefits derived from the 2025 Project by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs for the Development Plan, as set forth in Table 1 in the Appendix. At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of ERUs (and thus Series 2025 Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Series 2025 Bond Assessments to the product types being platted and the remaining property in accordance with this First Supplemental Report, and cause the Series 2025 Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat within the District has more than the anticipated ERUs (and Series 2025 Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Series 2025 Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Series 2025 Assessments for all assessed properties within Assessment Area One, may allocate additional ERUs/ densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated ERUs (and Series 2025 Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Series 2025 Bond Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Series 2025 Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Series 2025 Bond Assessments able to be imposed on the lands subject to the

Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer, District Counsel and the District's Bond Counsel, shall determine in his or her reasonable discretion what amount of ERUs (and thus Series 2025 Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the Development, b) the proposed overall development plan showing the number and type of units reasonably planned for the Development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Series 2025 Bond Assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular Series 2025 Bond Assessments installment payable for such lands, and shall constitute part of the Series 2025 Bond Assessments liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Series 2025 Bond Assessments levied run with the land, and such Bond Assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Series 2025 Bond Assessments shall become due and payable and must be paid prior to the District's

approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's Series 2025 Bond Assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the true-up agreement(s) and applicable assessment resolution(s).

5.7 Assessment Roll

The Series 2025 Bond Assessments in the estimated amount of \$33,560,000* are proposed to be levied over the areas described in Exhibit "A" and "Exhibit B". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this First Supplemental Report. For additional information on the Series 2025 Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

* Preliminary, subject to change.

7.0 Appendix

Table 1

Pinery

Community Development District

Development Plan

Product Type	Total Number of Units
Single Family 40'	-
Single Family 50'	584
Single Family 60'	100
Total	684

Table 2

Pinery

Community Development District

Project Costs

Improvement	Total Costs
Public Roadways	\$5,123,826
Water/ Wastewater	\$5,896,069
Stormwater System/ Public Earthwork	\$9,708,871
Gopher Tortoise Mitigation	\$954,255
Landscape/ Hardscape/ Irrigation	\$4,214,250
Incremental Cost of Undergrounding Conduit	\$850,000
Professional Services	\$1,872,309
Contingency	\$2,861,958
Total	\$31,481,538

Table 3

Pinery

Community Development District

Preliminary Sources and Uses of Funds

	Series 2025
Sources	
Bond Proceeds:	
Par Amount	\$33,560,000.00
Total Sources	\$33,560,000.00

Uses	
Project Fund Deposits:	
Project Fund	\$28,117,579.68
Other Fund Deposits:	
Debt Service Reserve Fund	\$2,490,500.32
Capitalized Interest Fund	\$2,080,720.00
Delivery Date Expenses:	
Costs of Issuance	\$871,200.00
Total Uses	\$33,560,000.00

Financing Assumptions

Coupon Rate: 6.2%
Capitalized Interest Period: 12 months
Term: 30 Years
Underwriter's Discount: 2%
Cost of Issuance: \$200,000

Table 4

Pinery

Community Development District

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Single Family 40'	-	0.80	-
Single Family 50'	584	1.00	584.00
Single Family 60'	100	1.20	120.00
Total	684		704.00

Table 5

Pinery

Community Development District

Cost Allocation

Product Type	Infrastructure Allocation Based on ERU Method	Infrastructure Financed with Series 2025 Bonds	Infrastructure Funded with Proceeds of Future Bonds and/or Contributed by the Developer*
Single Family 40'	-	-	-
Single Family 50'	\$26,115,366.75	\$23,324,810.41	\$2,790,556.34
Single Family 60'	\$5,366,171.25	\$4,792,769.26	\$573,401.99
Total	\$31,481,538.00	\$28,117,579.68	\$3,363,958.32

* Can be funded with proceeds of future bonds

Table 6

Pinery

Community Development District

Assessment Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Series 2025 Bond Assessment Apportionment	Series 2025 Bond Assessment Apportionment per Unit	Annual Series 2025 Bond Assessment Debt Service per Unit - paid in March**
Single Family 40'	-	-	-	-	-
Single Family 50'	584	\$26,115,366.75	\$27,839,545.45	\$47,670.45	\$3,803.92
Single Family 60'	100	\$5,366,171.25	\$5,720,454.55	\$57,204.55	\$4,564.70
Total	684	\$31,481,538.00	\$33,560,000.00		

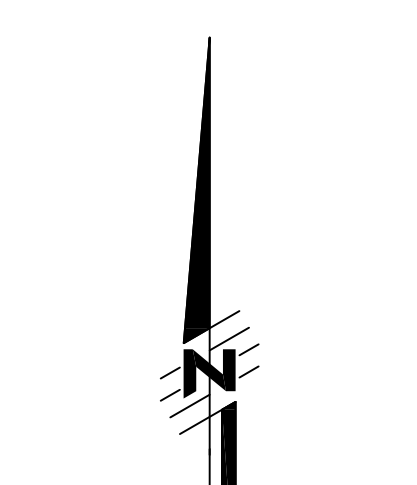
* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes costs of collection estimated at 3% (subject to change) early payment discount at 4% and subject to change

EXHIBIT "A"

Series 2025 Bond Assessments in the estimated amount of \$33,560,000* are proposed to be levied uniformly over the area described below:

* Preliminary, subject to change.



SCALE: 1" = 200'
 0 200 400
 SCALE IN FEET

BASIS OF BEARINGS
 The West boundary of the Southwest 1/4 of Section 5, Township 21 South, Range 18 East, Hernando County, Florida, has a Grid bearing of N.00°17'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

LEGEND:
 1. (R) Indicates radial line
 2. (NR) Indicates non-radial line
 3. RB - Reference Bearing
 4. O.R. - Official Records Book

CURVE DATA TABLE

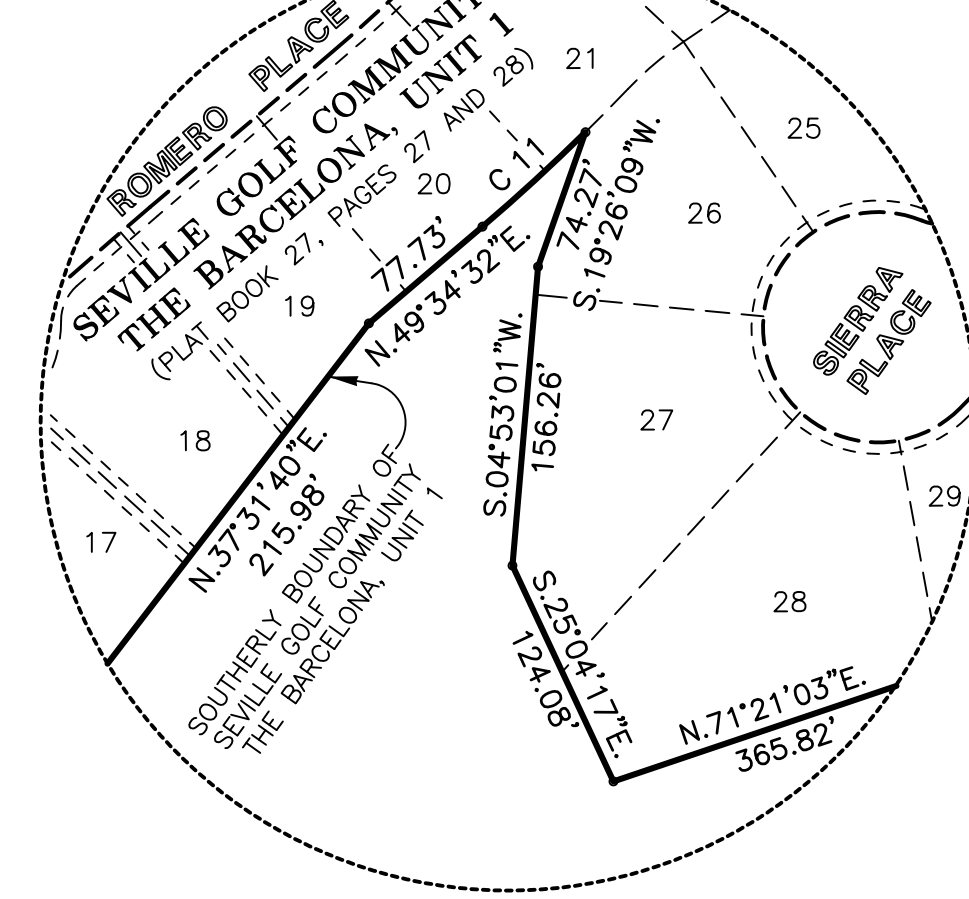
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	75.00	54°37'24"	71.50	48.82	S.02°41'18"W
2	115.00	19°14'49"	38.63	38.45	S.08°00'00"E
3	750.00	3°37'54"	71.50	48.82	S.02°41'18"W
4	665.00	20°06'11"	533.33	332.13	S.63°53'05"E
5	25.00	78°19'32"	34.18	31.58	S.67°44'03"W
6	325.00	08°25'43"	47.81	47.81	S.08°25'43"E
7	255.00	60°11'28"	287.89	255.74	N.61°15'10"W
8	820.29	15°03'19"	771.50	144.68	S.15°03'19"E
9	255.00	30°17'41"	134.83	133.26	S.76°12'04"E
10	45.00	60°11'28"	47.81	45.13	S.61°15'10"E
11	1001.77	09°08'47"	72.79	72.79	S.09°08'47"E
12	1652.00	29°44'48"	857.68	848.08	S.14°29'34"E

PINERY COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 5 and 8, Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 5, also being a point on the Easterly boundary of ROYAL HIGHLANDS, UNIT NO. 3, according to the plat thereof, as recorded in Plat Book 12, Pages 9 through 14 inclusive, of the Public Records of Hernando County, Florida, for the **POINT OF BEGINNING**, run thence along the West boundary of the Southwest 1/4 of said Section 5, said Easterly boundary of ROYAL HIGHLANDS, UNIT NO. 3 and the Easterly boundary of ROYAL HIGHLANDS, UNIT NO. 1-B, according to the plat thereof, as recorded in Plat Book 11, Pages 82 through 91 inclusive, of the Public Records of Hernando County, Florida, N.00°17'14"W, 1958.53 feet; thence N.86°00'00"E, 622.71 feet; thence N.89°11'00"E, 58.10 feet; thence N.42°37'00"E, 58.10 feet; thence N.67°03'00"E, 58.10 feet; thence N.71°29'00"E, 58.10 feet; thence N.75°55'00"E, 58.10 feet; thence N.80°21'00"E, 58.10 feet; thence N.84°47'00"E, 58.10 feet; thence N.89°13'00"E, 58.10 feet; thence N.89°13'00"E, 58.10 feet; thence N.89°13'00"E, 58.10 feet; thence S.81°55'00"E, 58.10 feet; thence S.77°29'00"E, 58.10 feet; thence S.73°03'00"E, 58.10 feet; thence S.68°37'00"E, 58.10 feet; thence S.64°11'00"E, 58.10 feet; thence S.59°45'00"E, 58.10 feet; thence S.55°19'00"E, 58.10 feet; thence S.53°00'00"E, 50.31 feet; thence S.53°00'00"E, 860.00 feet; thence S.66°42'52"E, 42.20 feet; thence S.53°14'37"E, 109.00 feet; thence S.50°37'11"E, 157.14 feet; thence S.53°00'00"E, 70.00 feet to a point on a curve; thence Southerly, 71.50 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 54°37'24" (chord bearing S.09°41'18"W, 68.82 feet) to a point of reverse curvature; thence Southerly, 38.63 feet along the arc of a curve to the right having a radius of 115.00 feet and a central angle of 19°14'49" (chord bearing S.08°00'00"E, 38.45 feet) to a point of reverse curvature; thence Southeastery, 71.50 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 54°37'24" (chord bearing S.25°41'18"E, 68.82 feet) to a point of tangency; thence S.23°00'00"E, 185.00 feet to a point of curvature; thence Southeastery, 233.33 feet along the arc of a curve to the left having a radius of 665.00 feet and a central angle of 20°06'11" (chord bearing S.63°53'05"E, 232.13 feet); thence S.16°53'49"W, 70.00 feet to a point on a curve; thence Westerly, 34.18 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 78°19'32" (chord bearing S.67°44'03"W, 31.58 feet) to a point of reverse curvature; thence Southerly, 47.81 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 08°25'43" (chord bearing S.24°08'00"W, 47.77 feet); thence S.53°00'00"E, 268.84 feet; thence S.42°30'00"E, 49.47 feet; thence S.25°30'00"E, 61.27 feet; thence S.08°30'00"E, 61.27 feet; thence S.08°30'00"W, 61.27 feet; thence S.25°30'00"W, 57.28 feet; thence S.29°30'00"W, 51.28 feet; thence S.37°00'00"W, 781.83 feet; thence S.49°15'00"W, 41.83 feet; thence S.69°15'00"W, 61.27 feet; thence S.77°15'00"W, 61.27 feet; thence N.85°45'00"W, 61.27 feet; thence N.68°45'00"W, 58.99 feet; thence N.53°00'00"W, 100.38 feet; thence S.32°58'32"W, 95.57 feet to the Northeast corner of SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, according to the plat thereof, as recorded in Plat Book 27, Pages 24 through 26, of the Public Records of Hernando County, Florida; thence along the Northern boundary of said SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, the following five (5) courses: 1) N.86°00'45"W, 366.31 feet; 2) N.79°10'50"W, 126.10 feet; 3) N.31°09'26"W, 144.82 feet to a point of curvature; 4) Northwesterly, 267.89 feet along the arc of a curve to the left having a radius of 255.00 feet and a central angle of 60°11'28" (chord bearing N.61°15'10"W, 255.74 feet) to a point of tangency; 5) S.88°39'06"W, 132.92 feet to a point on a curve on the Western boundary of said SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, also being a point on the Easterly boundary of PARCEL "C" (Seville Parkway), according to the plat of SEVILLE PARKWAY PHASE ONE, as recorded in Plat Book 27, Pages 24 through 26 inclusive, of the Public Records of Hernando County, Florida; thence along said Western boundary of SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1 and said Easterly boundary of PARCEL "C" (Seville Parkway), Southwesterly, 215.30 feet along the arc of a curve to the right having a radius of 820.29 feet and a central angle of 15°03'19" (chord bearing S.23°58'08"W, 214.69 feet) to a point on a curve; thence along said Western boundary of SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, the following fourteen (14) courses: 1) Easterly, 134.83 feet along the arc of a curve to the left having a radius of 255.00 feet and a central angle of 30°17'41" (chord bearing S.76°12'04"E, 133.26 feet) to a point of tangency; 2) N.88°39'06"E, 128.40 feet to a point of curvature; 3) Southeastery, 47.27 feet along the arc of a curve to the right having a radius of 45.00 feet and a central angle of 60°11'28" (chord bearing S.61°15'10"E, 45.13 feet) to a point of tangency; 4) S.31°09'26"E, 95.47 feet; 5) S.12°05'33"W, 220.97 feet; 6) S.20°03'13"W, 238.21 feet; 7) S.09°44'19"W, 118.55 feet; 8) S.36°53'18"W, 224.29 feet; 9) S.53°30'56"W, 224.29 feet; 10) S.28°19'09"W, 51.21 feet; 11) S.69°59'15"W, 50.19 feet; 12) S.50°35'38"W, 80.47 feet; 13) S.30°30'31"W, 128.35 feet; 14) S.10°33'40"E, 177.09 feet to a point on the Southerly boundary of said SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1; thence along said Southerly boundary of SEVILLE GOLF COMMUNITY THE BARCELONA, UNIT 1, the following eleven (11) courses: 1) S.86°38'03"E, 191.11 feet; 2) N.77°40'00"E, 114.43 feet; 3) N.37°31'40"E, 215.98 feet; 4) N.49°34'32"E, 77.73 feet to a point of curvature; 5) Northwesterly, 72.79 feet along the arc of a curve to the left having a radius of 1001.77 feet and a central angle of 04°08'47" (chord bearing N.47°29'38"E, 72.77 feet); 6) S.18°08'00"W, 74.27 feet; 7) S.04°33'01"W, 156.26 feet; 8) S.25°04'17"E, 124.08 feet; 9) N.71°21'03"E, 365.82 feet; 10) N.54°02'11"E, 225.98 feet; 11) N.60°38'02"E, 105.38 feet; thence S.29°21'58"E, 116.06 feet to a point of curvature; thence Southerly, 857.68 feet along the arc of a curve to the right having a radius of 1652.00 feet and a central angle of 29°44'48" (chord bearing S.14°29'34"E, 848.08 feet) to a point of tangency; thence S.00°22'50"W, 250.00 feet to a point on the South boundary of the Northwest 1/4 of the aforesaid Section 8, also being a point on the Northern boundary of LONDON TERRACE, according to the plat thereof, as recorded in Plat Book 6, Page 74, of the Public Records of Hernando County, Florida; thence along said South boundary of the Northwest 1/4 of the aforesaid Section 8 and said Northern boundary of LONDON TERRACE, N.89°37'10"W, 2294.07 feet to the Northwest corner of said LONDON TERRACE, also being the West 1/4 corner of said Section 8; thence along the West boundary of the Southwest 1/4 of the aforesaid Section 8, N.00°17'14"W, 1326.71 feet to the Southwest corner of the Northwest 1/4 of said Northwest 1/4 of Section 8, also being the Southeast corner of the 1/4-acre ROYAL HIGHLANDS, UNIT NO. 3; thence along the West boundary of said Northwest 1/4 of the Northwest 1/4 of Section 8 and the aforesaid Easterly boundary of ROYAL HIGHLANDS, UNIT NO. 3, N.00°16'53"W, 1325.98 feet to the **POINT OF BEGINNING**.

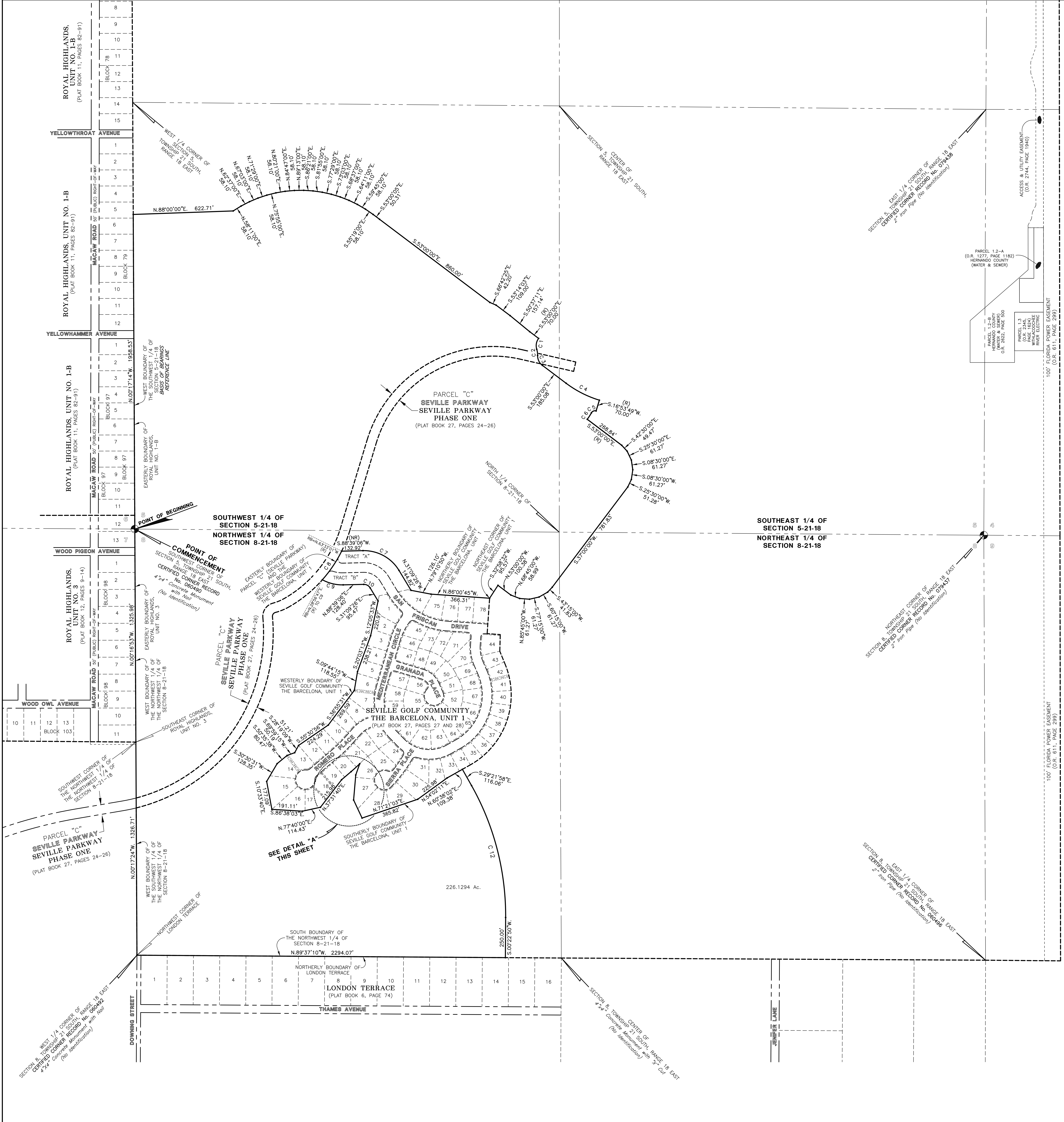
Containing 226.129 acres, more or less.



DETAIL "A"
 NOT TO SCALE

PINERY COMMUNITY DEVELOPMENT DISTRICT

Prepared For: SV TAMPA LAND, L.P.		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB5778 3010 W. Azouli Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200			
DESCRIPTION SKETCH (Not a Survey)					
No.	Date	Description	Drawn: VBR	Checked: ARM	Order No.: AMI-CLD-SV-001
1		Arthur W. Merritt			
2		Florida Professional Surveyor & Mapper No. 4498			
Date: 10/08/25		Dwg: PINERY CDD-051.dwg	Date: 10/08/25 Title: PINERY COMMUNITY DEVELOPMENT DISTRICT SHEET NO. 1 OF 1 SHEETS		



PINERY

COMMUNITY DEVELOPMENT DISTRICT

9

PINERY

COMMUNITY DEVELOPMENT DISTRICT

9A

Tampa Bay Times


Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter RFQ for Engineering Services was published in said newspaper by print in the issues of 10/19/25 or by publication on the newspaper's website, if authorized.

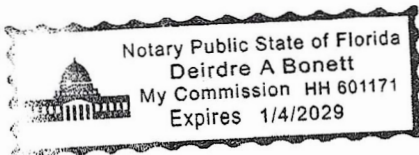
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Signature of Affiant _____

Sworn to and subscribed before me this 10/19/2025

Signature of Notary of Public
Personally known X or produced identification.
Type of identification produced _____





REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE PINERY COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Pinery Community Development District ("District"), located in Hernando County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Hernando County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) electronic of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on November 5, 2025 by email to gillyardd@whhassociates.com ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

10/19/2025

61110

PINERY

COMMUNITY DEVELOPMENT DISTRICT

9B

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE PINERY COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Pinery Community Development District (“**District**”), located in Hernando County, Florida, announces that professional engineering services will be required on a continuing basis for the District’s stormwater systems, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Hernando County, Florida; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“**CCNA**”). All Applicants interested must submit one (1) electronic of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on November 5, 2025 by email to gillyardd@whhassociates.com (“**District Manager’s Office**”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

PINERY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

PINERY

COMMUNITY DEVELOPMENT DISTRICT

9C

PINERY

COMMUNITY DEVELOPMENT DISTRICT

gci



ALLIANT

THE PINERY COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS
FOR ENGINEERING SERVICES

November 5, 2025



SUBMITTED TO:

The Pinery Community Development District

Ms. Daphne Gillyard, District Manager's Office
Wrathell, Hunt and Associates
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Via Email: gillyardd@whhasociates.com

SUBMITTED BY:

Alliant Engineering, inc.

3901 Coconut Palm Drive, Suite 102
Tampa, Florida 33619

813.954.4337

Building better communities with excellent and passion.



ALLIANT

Dear Ms. Daphne Gillyard and Members of the Evaluation Committee:

Alliant Engineering Inc. (Alliant) is a highly experienced local firm that is perfectly suited to provide professional engineering services to **The Pinery Community Development District**. Our Senior Civil Engineer, Jeff Sprouse, PE of our Tampa Office, will serve as the Client Manager and be the district's main point of contact.

Alliant's proposed team of professionals provides the district with a comprehensive understanding and approach to meet (and exceed) the district's objectives and goals. Our corporate mission to build better communities with excellence and passion is evident within our culture and separates us from the rest.

Alliant, headquartered in Minneapolis, MN, was established in 1995 and has since expanded to over 200 professional and support staff. Serving clients like **The Pinery Community Development District**, Alliant extended its reach to Jacksonville, Florida in 2015 and Tampa, Florida in 2023. Alliant is an S-Corporation and offers a comprehensive range of services including, but not limited to civil engineering, construction services, transportation systems, traffic engineering, land surveying, landscape architecture, roadway design, and water resources. Our team offers the district the following benefits:

CLIENT AND PROJECT LEADERSHIP. **The Pinery Community Development District** seeks a consultant partner who goes beyond mere design and engineering. You need a leader capable of managing projects from inception to completion, adept at addressing challenges efficiently. In Jeff's role as Client Manager, he'll be your main contact ensuring our team remains focused, adaptable, and responsive to the district's needs. We prioritize timely, transparent communication and aim for quality throughout every phase, from project initiation to bidding, construction, and closeout.

SUCCESSFUL TRACK RECORD. Alliant has been serving municipal clients in Florida since the opening of our Jacksonville office. We are proud of the relationships we have built with our clients and encourage you to contact our references in our project experience section for feedback on our commitment to quality and exceptional service. Mr. Sprouse has over 28 years of diverse experience in both design and construction across a broad range of civil infrastructure projects. His areas of expertise include land development, water resources, municipal water systems, sanitary sewer design and rehabilitation, stormwater management, and roadway design and construction. He's served as both a Client Manager and Design Engineer on numerous similar projects, combining technical knowledge with hands-on leadership.

DEDICATED CORE TEAM. We provide a skilled team of engineers to the district, ensuring a blend of specialized knowledge, hands-on experience, and innovative thinking. By aligning the right expertise with each project, we aim to enhance the quality of life across Florida through high-quality engineering services delivered within budget and schedule constraints, while prioritizing exceptional client service. Our team is committed to and available to serve the district.

We're pleased to have the opportunity to support **The Pinery Community Development District** with ongoing professional engineering services. If you have any questions or need additional information, please don't hesitate to reach out.

Thank you for considering our qualifications.

Sincerely,
Alliant Engineering, Inc.

Wayne "Jeff" Sprouse, PE, Client Manager

☎ 813.954.4337 ✉ jsprouse@alliant-inc.com

Andrew Mansen, PE, Project Manager

☎ 904.329.4001 ✉ amansen@alliant-inc.com

Table of Contents

1. Architect-Engineer Qualifications

Table of Contents	1-2
Contract Specific Qualifications, Point of Contact, & Proposed Team	3

2. Exhibit 1 – Organizational Chart.....4

3. Resumes of Key Personnel

Jeff Sprouse, PE.....	5
Andrew Mansen, PE.....	6
Joseph Schofield, PE.....	7
Adam Oestman, PE,.....	8
Curtis Wimpée, PE.....	9
Ashley Rivera.....	10
Clayton Walley, LS.....	11
Joe Brinson, PWS.....	12
Brett Harbison, PE.	13

4. Example Projects

Anabelle Island, Green Cove Springs, FL.....	14
Beachview Cove, Ormond Beach, FL	15
Wildlight Community, Nassau County, FL.....	16
AdventHealth, Palm Coast, FL.....	17
Hillsborough County Emergency Vehicle Preemption, Tampa Bay, FL	18
Saddlebrook Landings Apartment Community, Jacksonville, FL.....	19
Whiteview Subdivision, Palm Coast, FL	20
Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, FL	21
Riverfront Plaza, Jacksonville, FL.....	22
Reverie at Palm Coast Subdivision, Palm Coast, FL.....	23
Sweetgrass Apartments, Phase 1 Enhanced Landscape, St. Mary's, GA	24
Trout Creek Community Development District, St. Johns County, FL.....	25
Sawmill Branch Roundabout, Palm Coast, FL	26
Shadow Crest at Rolling Hills CDD, Phases 3B & 3C, Green Cove Springs, FL	27



5. Key Personnel Participation in Example Projects28

6. Additional Information

Project Team Bios.....29-31

Firm Licensure and Prequalification’s.....32

Community Development District Experience33

Comprehensive Expertise and Proven Commitment.....34

Public and Private Sectors35

Recent, Current, and Projected Workloads36

7. General Qualifications

 Alliant Engineering, Inc.....37

 Meskel & Associates Engineering, PLLC38

 ECS Florida, LLC39

8. Appendices – Certifications, Licenses, and Location Map

Appendix A Coversheet.....40

Women Business Certification41

Licenses42

Location Map43

LIST OF EXHIBITS

Exhibit 1 – Organizational Chart 4

Exhibit 2 – Projected Schedule.....36

Exhibit 3 - Location Map44



ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

Response to Request for Qualifications for The Pinery Community Development District

1. TITLE AND LOCATION (City and State) N/A N/A
2. PUBLIC NOTICE DATE
3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

1. NAME AND TITLE Jeff Sprouse PE | Client Manager
2. NAME OF FIRM Alliant Engineering, Inc.
6. TELEPHONE NUMBER (813) 954-4337
7. FAX NUMBER
8. E-MAIL ADDRESS jsprouse@alliant-inc.com

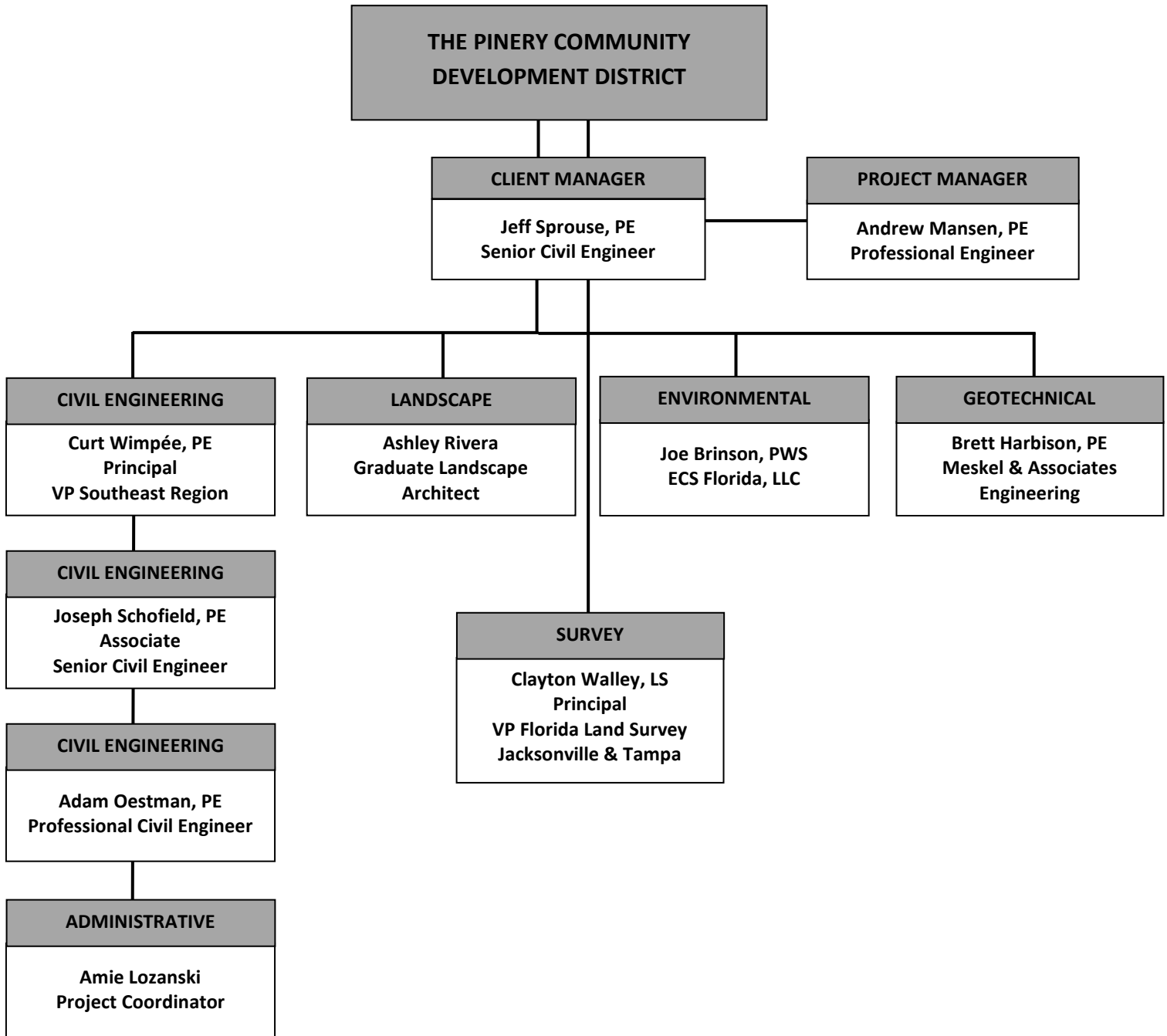
C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

Table with 5 columns: (Check) PRIME, JV, PARTNER, SUBCONTRACTOR, 9. FIRM NAME, 10. ADDRESS, 11. ROLE IN THIS CONTRACT. Rows include Alliant Engineering, Inc., ECS Florida, LLC, and Meskel & Associates Engineering.

D. ORGANIZATIONAL CHART OF PROPOSED TEAM (EXHIBIT 1)

[X] (Attached)

D. Organizational Chart of Proposed Team (Exhibit 1)


E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Jeff Sprouse, PE	13. ROLE IN THIS CONTRACT Client Manager	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 1.5

 15. FIRM NAME AND LOCATION *(City and State)*

Alliant Engineering, Inc.

 16. EDUCATION *(Degree and Specialization)*

BS, Nuclear Engineering, Mississippi State University

 17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*

Professional Engineer in Florida (60821)

 18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

FDEP Stormwater Management Inspector #40208, Advanced MOT Certified, 40-Hour Osha Hazmat Worker Certified, US Navy Engineering Laboratory Technician, Nuclear Power Plant Operations, Trident Prototype, Nuclear Power School, Machinist Mate "A" School.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT MANATEE COUNTY, FL	On-Going	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Develop maintenance maps depicting District property and facilities and areas maintained by vendors such as aquatic services and landscapers. Inspection and reporting of structural integrity of District Amenities, determination of irrigation system cross connections to surrounding developments and isolate these cross connections, address issues with the water management district related to the stormwater ponds, development of plans for additional signage within the District, inspect stormwater conveyance systems for impairments to flow, develop plans and specifications for the repair of eroded embankments, Identify lot drainage issues and provide possible solutions.		
EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT MANATEE COUNTY, FL	On-Goin	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Develop maintenance maps depicting District property and facilities and areas maintained by vendors such as aquatic services and landscapers. Inspection and reporting of structural integrity of District Amenities, determination of irrigation system cross connections to surrounding developments and isolate these cross connections, address issues with the water management district related to the stormwater ponds, development of plans for additional signage within the District, inspect stormwater conveyance systems for impairments to flow, develop plans and specifications for the repair of eroded embankments, Identify lot drainage issues and provide possible solutions.		
SHANNON ESTATES SUBDIVISION, PLANT CITY, FL	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm This subdivision is on a 6.26-acre lot located along N. Shannon Avenue. The project included 8 lots, access road, stormwater facilities, potable water, reclaimed water, lift station, sanitary sewer, and stormwater system. The site contained 2.65-acres of wetland and was partially located within the 100-year floodplain. The site required permitting with multiple state, city and county departments. Floodplain analysis was performed using SWMM5 for cut and fill calculations to ensure no floodplain impacts and for the design of the stormwater system.		
WEG PARK ROAD COMMERCIAL COMPLEX, PLANT CITY, FL	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Development of a 15.73-acre site which included a feed store, feed storage buildings, self-storage, RV storage, sidewalks, vehicular use areas and other miscellaneous impervious areas. The site required permitting with multiple state, city and county departments. Floodplain analysis was performed using SWMM5 for cut and fill calculations to ensure no floodplain impacts and for the design of the stormwater system.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Andrew Mansen, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 14	b. WITH CURRENT FIRM 3.5
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alliant Engineering, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i> BS. Civil Engineering. California State University		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer in Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
BARBER POINTE SUBDIVISION, CITY OF MACCLENNY, FL	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Andrew served as the lead project engineer for the Barber Pointe Subdivision, a 367-unit residential development situated on a hillside in MacClenny, Florida. He played a central role in all aspects of civil engineering design, which included developing 13 cascading stormwater ponds to address the site's challenging topography. Andrew designed over 16,500 feet of right-of-way infrastructure and oversaw utility layouts that included 17,500 feet of water mains, 14,500 feet of stormwater pipe with 170 structures, and 15,500 feet of sanitary sewer pipe with 69 structures. He also led the design of offsite improvements, including turn lane modifications and a 5,300-foot municipal force main extension connecting to the City's water treatment plant.		
GROVELAND RETAIL DEVELOPMENT, CITY OF GROVELAND, FL	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Andrew led civil engineering efforts for Groveland Retail Development, a 13-acre commercial and light industrial site located in the City of Groveland. His responsibilities included designing infrastructure systems and preparing FDOT-compliant stormwater calculations based on the 100-year storm event. He designed 2,000 feet of water main, 1,200 feet of new force main, and coordinated the relocation of 1,000 feet of existing force main. Andrew also developed plans for offsite roadway improvements, including the addition of turn lanes along US Highway 27 to support increased traffic volumes.		
THE HARBOUR, CITY OF JACKSONVILLE, FLORIDA	PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Andrew played a key engineering role in the redevelopment of The Harbour, a 43.8-acre site along the Intracoastal Waterway in Jacksonville. The project involved transforming an aging industrial marina into a vibrant, multi-use waterfront destination. Andrew's work included the design of a fully underground stormwater management system consisting of a 42,000-square-foot chamber system and 5,800 feet of chamber underdrain system, complemented by 6,000 feet of stormwater piping. He also designed 3,500 feet of sanitary sewer pipe to support the site's diverse uses, which include a 136-slip marina, public boat ramp, boat storage, multiple restaurants, an eight-story apartment building with 560 residences, a multi-story commercial and hotel structure, and dedicated recreational and wetland preservation areas.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
<input type="checkbox"/> Check if project performed with current firm		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME: Joseph Schofield, PE; 13. ROLE IN THIS CONTRACT: Senior Civil Engineer; 14. YEARS EXPERIENCE: a. TOTAL 21, b. WITH CURRENT FIRM 3; 15. FIRM NAME AND LOCATION: Alliant Engineering, Inc.; 16. EDUCATION: MBA, St. Leo University; BS, Civil Engineering, University of North Florida (UNF); 17. CURRENT PROFESSIONAL REGISTRATION: Professional Engineer in Florida (69219); 18. OTHER PROFESSIONAL QUALIFICATIONS: (Publications, Organizations, Training, Awards, etc.)

19. RELEVANT PROJECTS

Table with 5 rows of project details. Each row includes: (1) TITLE AND LOCATION (City and State), (2) YEAR COMPLETED (Professional Services, Construction), (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE, and a checkbox for 'Check if project performed with current firm'. Projects include Shadowcrest at Rolling Hills, Beachview Cove Subdivision, Ponce Preserve Subdivision, Ryan's Landing Subdivision, and University of Florida Clubhouse.



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME: Adam Oestman, PE; 13. ROLE IN THIS CONTRACT: Production Engineer; 14. YEARS EXPERIENCE: a. TOTAL 6, b. WITH CURRENT FIRM 3; 15. FIRM NAME AND LOCATION: Alliant Engineering, Inc.; 16. EDUCATION: BS, Civil Engineering, Murray State University; 17. CURRENT PROFESSIONAL REGISTRATION: Professional Engineer in Florida (98440)

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

19. RELEVANT PROJECTS

Table with 6 rows of project details. Each row includes: (1) TITLE AND LOCATION (City and State), (2) YEAR COMPLETED (PROFESSIONAL SERVICES, CONSTRUCTION (If applicable)), (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE, and a checkbox for 'Check if project performed with current firm'. Projects include: HYMON CIRCLE DRAINAGE IMPROVEMENTS, BUNNELL, FL; SAWMILL BRANCH, MULTI-PHASE SUBDIVISION, PALM COAST, FL; PANAMA CITY BEACH HEALTH CAMPUS, PANAMA CITY BEACH, FL; EPIC CHURCH, PALM COAST, FL; LADY LAKE APARTMENTS, LADY LAKE, FL; CARMEL COURT TOWNHOMES, MIDDLEBURG, FL.



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

Table with 3 columns: 12. NAME, 13. ROLE IN THIS CONTRACT, 14. YEARS EXPERIENCE (a. TOTAL, b. WITH CURRENT FIRM). Row 1: Curt Wimpée, PE; Principal, VP Southeast Region; 29, 10.

15. FIRM NAME AND LOCATION (City and State) Alliant Engineering, Inc.

Table with 2 columns: 16. EDUCATION (Degree and Specialization), 17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline). Row 1: BS, Civil Engineering, University of Minnesota; Professional Engineer in Florida (79764), Minnesota (40487), Georgia (031340), N. Carolina (053415), S. Carolina (41355), and Tennessee (125610).

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Professional Affiliations include American Society of Professional Engineers, FCARD, NEFBA, NAIOP, and ULI

19. RELEVANT PROJECTS

Table with 3 columns: (1) TITLE AND LOCATION (City and State), (2) YEAR COMPLETED (PROFESSIONAL SERVICES, CONSTRUCTION (If applicable)). Row 1: CONSULTING ENGINEER, CITY OF BUNNELL, FL.

a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Engineer of Record for numerous city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions, rehabilitation, replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.

Table with 3 columns: (1) TITLE AND LOCATION (City and State), (2) YEAR COMPLETED (PROFESSIONAL SERVICES, CONSTRUCTION (If applicable)). Row 1: CONTINING ENGINEERING SERVICES, TOWN OF ORANGE PARK, FL.

b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Under this on-going contract with the Town, Alliant recently completed a comprehensive pavement assessment within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.

Table with 3 columns: (1) TITLE AND LOCATION (City and State), (2) YEAR COMPLETED (PROFESSIONAL SERVICES, CONSTRUCTION (If applicable)). Row 1: CONSULTING ENGINEER, CITY OF JACKSONVILLE, BEACH, FL.

c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm City Engineer of Record for numerous city infrastructure projects. Projects included roadway and paving assessment, stormwater design and modeling (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design & rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. Council presentations and representation, and public messaging and interaction.

Table with 3 columns: (1) TITLE AND LOCATION (City and State), (2) YEAR COMPLETED (PROFESSIONAL SERVICES, CONSTRUCTION (If applicable)). Row 1: CONSULTING ENGINEER, CITY OF ATLANTIC BEACH, FL.

d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations and public engagement.

Table with 3 columns: (1) TITLE AND LOCATION (City and State), (2) YEAR COMPLETED (PROFESSIONAL SERVICES, CONSTRUCTION (If applicable)). Row 1: CONSULTING ENGINEER, CITY OF FERNANDINA BEACH, FL.

e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Served as Engineer of Record for various city infrastructure projects, including roadway paving, stormwater modeling, watermain and sanitary sewer design, cost estimating, engineering reports, city council presentations, and public engagement.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Ashley Rivera	13. ROLE IN THIS CONTRACT Graduate Landscape Architect	14. YEARS EXPERIENCE	
		a. TOTAL 4	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION <i>(City and State)</i> Alliant Engineering, Inc.			
16. EDUCATION <i>(Degree and Specialization)</i> BS, Landscape Architecture, University of Ana G. Mendez Currently pursuing licensure as a Landscape Architect in Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Pending	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
BLUE HERON FLATS DISC GOLF COURSE, PALM COAST, FL	2024	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Alliant provided civil design services for the first disc golf course in Flagler County, located in Palm Coast, FL. The course is being built on nine acres of land donated to the city by Marbella Apartments, LLC. The course features 18-holes, restrooms, shade structures, parking lot, and water stations.		
THE HARBOUR, JACKSONVILLE, FL	2023	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ashley assisted with the enhanced landscape development of The Harbour, a 43.8-acre luxury mixed-use development site located on Jacksonville's Intracoastal Waterway. This rare parcel will feature 560 residential units, 106,000 SF of hospitality/commercial/office space and up to 650 wet/dry marina boat storage slips.		
SWEETGRASS ENHANCED LANDSCAPE, ST. MARY'S, GA	2023	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ashley played a key design roll for the 150-acre master planned community developed by Tierra Linda, which will include approximately 312 multi-family units and other commercial development opportunities.		
WINTER HAVEN COMPLETE STREET DESIGN, WINTER HAVEN, FL		
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Winter Haven has implemented complete street initiatives to make roadways safer and more inclusive for pedestrians, cyclists, and motorists. The city and Polk Transportation Planning Organization are working with Alliant on civil design to create a connected and sustainable transportation network by incorporating features like shared-use paths and sidewalks to improve overall safety and accessibility.		
MATANZAS COVE AMENITY, PALM COAST, FL	2024	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Ashley assisted with the Matanzas Cove Amenity Center which features a zero-entry pool (gradual beach like entry into the pool is a modern design element for easy access), cabana, and summer kitchen for the 55+ community. The design and features cater to an age-restricted community focused on a relaxed lifestyle.		



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME: Clayton Walley, L.S., PSM; 13. ROLE IN THIS CONTRACT: VP Florida Land Survey; 14. YEARS EXPERIENCE: a. TOTAL 25, b. WITH CURRENT FIRM 6; 15. FIRM NAME AND LOCATION: Alliant Engineering, Inc.; 16. EDUCATION: A.A.S. Industrial Engineering Technology, Paul D. Camp Community College; BS Business, Project Management, University of Phoenix; 17. CURRENT PROFESSIONAL REGISTRATION: Licensed Surveyor in Florida (LS7209); 18. OTHER PROFESSIONAL QUALIFICATIONS

19. RELEVANT PROJECTS

Table with 4 rows of project details. Each row includes: (1) TITLE AND LOCATION (City and State), (2) YEAR COMPLETED (Professional Services, Construction), (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE, and a checkbox for 'Check if project performed with current firm'. Projects include Stadium of the Future, River City Science Academy, Pecan Park Road, and Lighthouse Harbor Subdivision.



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME: Joe Brinson, PWS; 13. ROLE IN THIS CONTRACT: Environmental Senior Project Manager; 14. YEARS EXPERIENCE: a. TOTAL 26, b. WITH CURRENT FIRM 3; 15. FIRM NAME AND LOCATION: ECS Florida, LLC; 16. EDUCATION: BS, Forest Resource Management / Forest Biometrics, University of Georgia; 17. CURRENT PROFESSIONAL REGISTRATION: Professional Wetland Scientist; 18. OTHER PROFESSIONAL QUALIFICATIONS: (Publications, Organizations, Training, Awards, etc.)

19. RELEVANT PROJECTS

Table with 5 rows of project details. Each row includes: (1) TITLE AND LOCATION (City and State), (2) YEAR COMPLETED (PROFESSIONAL SERVICES, CONSTRUCTION), (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE, and a checkbox for 'Check if project performed with current firm'. Projects include TOWN CENTER BOULEVARD PROPERTY, DIXIE ELLIS TRAIL, BEAUTYREST AVENUE PROPERTY, FIRST COAST EXPRESSWAY, and BAINBRIDGE NOCATEE PARKWAY PROJECT.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Brett H. Harbison, PE	13. ROLE IN THIS CONTRACT Director of Transportation & Geotechnical Services	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL</td> <td>b. WITH CURRENT FIRM</td> </tr> <tr> <td style="text-align: center;">16</td> <td style="text-align: center;">5</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	16	5
a. TOTAL	b. WITH CURRENT FIRM						
16	5						
15. FIRM NAME AND LOCATION <i>(City and State)</i> Meskel & Associates Engineering, PLLC							
16. EDUCATION <i>(Degree and Specialization)</i> BS, Civil Engineering, Florida State University (FSU) Graduate Courses, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer in Florida (74679) Professional Engineer in Georgia (PE37919)					
20. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>							

21. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> MONCRIEF PEDESTRIAN BRIDGE REPLACEMENT, JACKSONVILLE, FL	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> <tr> <td></td> <td></td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>		
PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>					
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Engineer responsible for geotechnical exploration, laboratory testing, and engineering analysis for the pedestrian bridge. The main span and extended ramps will be supported on 54-inch non-redundant drilled shafts. The existing bridge was approximately 70-75 feet long; the replacement bridge will be about the same.						
(1) TITLE AND LOCATION <i>(City and State)</i> FDOT DISTRICT 2, I-95 NASSAU RIVER BRIDGE IMPROVEMENTS, DUVAL / NASSAU COUNTY, FL LINE	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> <tr> <td></td> <td></td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>		
PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>					
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Foundation/Geotechnical Engineer of Record/Project Manager responsible for field coordination, laboratory shear strength testing, rock core strength testing, and geotechnical analysis to support design and construction of non-redundant drilled shafts to support crutch bents proposed for the existing I-95 north and southbound bridges. Brett directed field crews and staff in performing 24 Standard Penetration Tests (SPT) borings in tidally inundated project area using amphibious and sound barge platforms. Borings were advanced to depths of 125 feet below the river mudline. Static axial shaft capacities were estimated to determine anticipated shaft tip elevations. Engineering reports were prepared including drilled shaft analysis, soil parameter recommendations for lateral analysis, and shaft installation construction recommendations.						
(1) TITLE AND LOCATION <i>(City and State)</i> COJ NORTHBANK BULHEAD REPLACEMENT, JACKSONVILLE, FL	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> <tr> <td></td> <td></td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>		
PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>					
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Engineer responsible for coordinating the geotechnical exploration to replace the existing bulkhead along the northern bank of the St. Johns River in downtown Jacksonville extending between the Fuller Warren Bridge and Liberty Street. The project included constructing a new bulkhead wall in front of the existing bulkhead and installing anchors through the existing bulkhead. Scope of Work included land and waterside SPT borings, rock coring, laboratory testing, and engineering analysis for the design and construction of the new bulkhead and anchors.						
(1) TITLE AND LOCATION <i>(City and State)</i> COJ SIDEWALK AND PEDESTRIAN IMPROVEMENTS, JACKSONVILLE, FL	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(If applicable)</i></td> </tr> <tr> <td></td> <td></td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>		
PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>					
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Geotechnical Project Manager, services for projects under this contract consist of geotechnical exploration and engineering analysis for tasks such as new sidewalks, drainage improvements, culvert extensions and replacement, and retaining walls. The geotechnical exploration included mobilizing our truck-mounted drill rig to city roads and highways. Following subsurface exploration, laboratory testing, and geotechnical engineering analysis, we provided geotechnical recommendations and site preparation recommendations. These recommendations included clearing and stripping, temporary groundwater control, soil parameters for culver design, excavation protection, and structural backfill for compaction of structural backfill.						

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 1
---	-------------------------------------

21. TITLE AND LOCATION <i>(City and State)</i> ANABELLE ISLAND, GREEN COVE SPRINGS, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER KB Homes	b. POINT OF CONTACT NAME Forward Planner	c. POINT OF CONTACT TELEPHONE NUMBER (904) 596-6800
------------------------------	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



Project Highlights

- ▶ Phases 1A & 1B successfully supported construction with close coordination between design and field teams.
- ▶ Phase 2 is currently under construction, with Alliant leading the design and permitting efforts.
- ▶ Agency Coordination: Worked with Clay County and relevant regulatory bodies to ensure timely approvals and compliance.

Project Overview: Anabelle Island is a thoughtfully planned residential community located in the heart of Clay County, Florida. Once complete, the development will feature 369 single-family homes, a community pool and recreation center with direct access to local trail systems offering residents a blend of comfort, connectivity, and outdoor living.

Alliant's Role: Alliant has been a key partner in the development of Anabelle Island, providing comprehensive civil engineering, surveying, and permitting services across multiple phases of the project.

Impact: Anabelle Island is helping meet the growing demand for housing in one of Florida's fastest-growing regions. Alliant's involvement ensures the community is built on a strong foundation – both literally and figuratively – supporting long-term growth and quality of life for future residents.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b. (1) FIRM NAME Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Surveying

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 2
---	-------------------------------------

21. TITLE AND LOCATION <i>(City and State)</i> BEACHVIEW COVE, ORMOND BEACH, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i>
--	---

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Seagate Communities, Inc.	b. POINT OF CONTACT NAME Robert Gazzoli	c. POINT OF CONTACT TELEPHONE NUMBER (386) 206-5838

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Project required multiple approvals, including:

- ▶ Volusia County Master Plan Development Order and Final Development Order
- ▶ City of Ormond Beach utility approval
- ▶ Department of Health Domestic Water Permit
- ▶ FDEP Wastewater Permit
- ▶ FDOT Driveway, Drainage, and Utility Connection Permits
- ▶ FDEP Coastal Construction Field Permit
- ▶ SJRWMD Environmental Resource Permit



Nestled amidst ocean vistas and bordered by numerous state parks, this budding community of 28 single-family homes promises a peaceful, serene place to live.

Alliant provided professional surveying and platting services for the Beachview Cove development in Volusia County. Our team conducted fieldwork and prepared the plat in accordance with Chapter 177 of the Florida Statutes and applicable local municipal standards. Services included setting all required Permanent Reference Monuments (PRMs), Permanent Control Points (PCPs), and lot corners; preparing and submitting both preliminary and final plats; and addressing municipal comments through to final approval.

We began work within three weeks of receiving the executed proposal and supporting documentation, working closely with the client to ensure timely delivery. In addition to surveying and platting, Alliant led the site's civil engineering efforts, securing all necessary entitlements and permits to facilitate development.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME a. Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">3</p>
---	--

21. TITLE AND LOCATION <i>(City and State)</i> WILDLIGHT COMMUNITY, NASSAU COUNTY, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i>	
--	--	--

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER AJ Johns and Burnam	b. POINT OF CONTACT NAME Todd Patrick	c. POINT OF CONTACT TELEPHONE NUMBER (904) 641-2055
---	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



Our scope of work included layout staking for clearing limits, silt fencing, and pond construction, as well as establishing site control for GPS-guided machinery. We also conducted post-grading topographic surveys and provided as-built reviews and certifications. Through our efficient pre-calculated layout process and daily field reporting, we ensured precise and timely support throughout the project's development.

By facilitating the foundational development of Parcel 4B, Alliant is helping advance Wildlight's mission to create a community that blends diverse housing, integrated amenities, and preserved natural spaces—setting a new benchmark for thoughtful, long-term regional growth.

Wildlight is a 24,000-acre master-planned community in Nassau County, Florida designed to harmonize modern living with natural surroundings.

With over 7,000 acres dedicated to conservation and plans for more than 20,000 homes, Wildlight is poised to evolve over the coming decades into a vibrant, sustainable town. Alliant is proud to support this long-term vision by providing professional surveying services for Parcel 4B—an essential component of Wildlight's ongoing expansion.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Alliant Florida, Inc.	Jacksonville, FL	Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

 20. EXAMPLE PROJECT KEY NUMBER
 4

21. TITLE AND LOCATION <i>(City and State)</i> ADVENTHEALTH, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER HuntonBrady Architects	b. POINT OF CONTACT NAME Christopher Dunlop, AIA, ACHA	c. POINT OF CONTACT TELEPHONE NUMBER (407) 839-0886
--	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

SERVICES

-  **CIVIL ENGINEERING**
-  **CONSTRUCTION SERVICES**
-  **LAND SURVEY**
-  **TRAFFIC ENGINEERING**

ADDITIONAL SERVICES

- Construction Engineering / Administration
- Construction Inspection
- Environmental Permits
- ADA Design
- Survey – Existing Conditions Survey
- Survey – ALTA Survey
- Traffic Operations – Traffic Impact Study

Alliant provided comprehensive civil engineering design, permitting, and coordination services for a new 100-bed hospital and medical office building located at the intersection of Palm Coast Parkway and Bridgehaven Drive.

Our scope included site planning, stormwater and utility design, erosion control measures, and off-site roadway improvements. Alliant also led the completion of the traffic impact study and coordinated closely with Florida Power & Light and other subconsultants to finalize construction documents.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b.	(1) FIRM NAME Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Surveying

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">5</p>
21. TITLE AND LOCATION <i>(City and State)</i> HILLSBOROUGH COUNTY EMERGENCY VEHICLE PREEMPTION, TAMPA BAY, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2025 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Hillsborough County, FL	b. POINT OF CONTACT NAME Scott Stromer	c. POINT OF CONTACT TELEPHONE NUMBER (813) 635-5400
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		



Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Traffic Engineer

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

 20. EXAMPLE PROJECT KEY NUMBER
 6

21. TITLE AND LOCATION <i>(City and State)</i> SADDLEBROOK LANDINGS APARTMENT COMMUNITY, JACKSONVILLE, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Landings Real Estate Group	b. POINT OF CONTACT NAME Chris Bicho	c. POINT OF CONTACT TELEPHONE NUMBER (401) 845-2200
--	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b.	(1) FIRM NAME Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Surveying

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 7
---	-------------------------------------

21. TITLE AND LOCATION <i>(City and State)</i> WHITEVIEW VILLAGE SUBDIVISION, PALM COAST, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i>
---	---	-------------------------------------

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Bunnell, FL	b. POINT OF CONTACT NAME Dustin Vost, Infrastructure Director	c. POINT OF CONTACT TELEPHONE NUMBER (386) 437-7515
---	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Located in Palm Coast, Florida, Whiteview Village provides housing for 202 families and features community amenities including a pool, cabana, and kayak launch—perfectly suited for Florida’s sunny climate.

Alliant played a key role in bringing this commuter-friendly neighborhood to life. The project’s success was driven by strong collaboration and partnerships across disciplines, showcasing how Alliant delivers value through integrated design, coordination, and a commitment to community-focused development.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b. (1) FIRM NAME Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Surveying

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">8</p>
---	--

21. TITLE AND LOCATION <i>(City and State)</i> TALLAHASSEE MEMORIAL HEALTHCARE CAMPUS EXPANSION TO PANAMA CITY BEACH, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Panama City Beach, FL	b. POINT OF CONTACT NAME Dan Velazquez	c. POINT OF CONTACT TELEPHONE NUMBER (866) 417-7133
---	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

In response to the rapid population growth in Panama City Beach and the surrounding Bay County area, Tallahassee Memorial Healthcare, the Florida State University College of Medicine, and The St. Joe Company have partnered to develop a state-of-the-art medical campus on approximately 87 acres in Panama City Beach.

The project is being developed in phases, with plans to ultimately include a 500-bed hospital and a variety of ancillary medical facilities. Phase I features a master plan for a four-story, 60,000-square-foot medical office building designed to provide primary and urgent care services, with future potential for orthopedic, cardiology, and surgical specialties.

As the civil engineer for the project, Alliant's master planning effort integrates long-term considerations, including roadway expansion and projected growth over the next 10 to 30 years. Particular attention has been given to access, site circulation, and wayfinding—factors that are essential to enhancing the overall patient and visitor experience.

The planning process prioritizes all sensory elements of the user journey—from initial campus visibility and arrival to ease of departure after each visit. In addition, the design responds to the vibrant bicycle and pedestrian activity in Panama City Beach and the critical need for efficient emergency vehicle access. These considerations will help shape a welcoming, accessible, and future-ready corridor as the campus expands to serve the evolving needs of the community.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b. (1) FIRM NAME Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Surveying

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">9</p>
---	--

21. TITLE AND LOCATION <i>(City and State)</i> RIVERFRONT PLAZA, JACKSONVILLE, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
--	---	-------------------------------------

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Jacksonville, FL	b. POINT OF CONTACT NAME Debbie Carter, Project Manager	c. POINT OF CONTACT TELEPHONE NUMBER (904) 574-9000
--	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



A NEW DAY.



As part of the City of Jacksonville’s ambitious redevelopment initiative, Riverfront Plaza is emerging as a vibrant waterfront destination that celebrates the city’s connection to the St. Johns River. The project envisions expansive open parkland, immersive public art, versatile event spaces, and seamless pedestrian access—all designed to create lasting value for residents and visitors alike.

Alliant is proud to support this transformative effort by providing precise and responsive professional surveying services. Our team is responsible for layout staking, the preparation of as-built documentation, and daily field reporting to ensure clarity, accuracy, and compliance. By working in close coordination with contractors and city staff, we help bring the vision of Riverfront Plaza to life with the precision and care it deserves.

This is more than construction—it’s community building, placemaking, and a bold step toward redefining Jacksonville’s downtown riverfront.

Once complete, the new healthcare campus will significantly enhance access to medical care for the region’s growing population.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Survey
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 10
---	--------------------------------------

21. TITLE AND LOCATION <i>(City and State)</i> REVERIE AT PALM COAST, PALM COAST, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2024	CONSTRUCTION <i>(If applicable)</i>
---	---	-------------------------------------

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Sunbelt Land Management	b. POINT OF CONTACT NAME Ken Belshe	c. POINT OF CONTACT TELEPHONE NUMBER (386) 986-2411
---	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Alliant serves as the Engineer of Record for the full design and permitting of a 421-home residential subdivision developed under a Community Development District (CDD). The scope includes comprehensive oversight and execution of all engineering design elements, from initial planning through final construction documentation. Alliant also prepared and submitted the Certified Engineer's Report, which included detailed cost estimating to support the CDD bond issuance process.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b. (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

 20. EXAMPLE PROJECT KEY NUMBER
 11

21. TITLE AND LOCATION <i>(City and State)</i> SWEETGRASS APARTMENTS, PHASE 1, ENHANCED LANDSCAPE ST MARY'S, GA	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Sweetgrass Acquisition, LLC	b. POINT OF CONTACT NAME Jeff Klotz, Manager	c. POINT OF CONTACT TELEPHONE NUMBER (904) 247-5334
---	---	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*


Sweetgrass is a 150-acre master planned development located in St. Mary's, Georgia, for Tierra Linda Development, LLC. The community will include 312 Class A multifamily units, 194 townhomes, 143 single-family homes, and 212,600 SF of commercial space. Designed as a walkable, mixed-use neighborhood, Sweetgrass will ultimately be home to approximately 650 families and feature integrated opportunities for housing, employment, shopping, recreation, and civic life.

Alliant's team provided comprehensive project management services in collaboration with the client, architect, and interior designer. Scope of work included enhanced landscape architecture and irrigation design, neighborhood entry monument and security gate, site civil design and permitting, and site electrical engineering (managed subconsultant). The amenity package included the clubhouse and pool deck, outdoor kitchen, shade structures, dog park, mail kiosk, and associated hardscape elements, contributing to a vibrant and functional community environment.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
b.	(1) FIRM NAME Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 12
---	--------------------------------------

21. TITLE AND LOCATION <i>(City and State)</i> TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ST. JOHNS, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION <i>(If applicable)</i>
---	---

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Trout Creek CDD	b. POINT OF CONTACT NAME Melissa Dobbins	c. POINT OF CONTACT TELEPHONE NUMBER (904) 436-6270

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



ECS Florida, LLC completed an Arboriculture Assessment for the landscape and tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. The scope of work included assessing the current condition of landscaping trees along Shearwater Parkway to determine whether conditions required removal and recommend appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil pH and nutrient analysis, root excavation, general leaf density analysis, irrigation water pH testing and bulk density testing of the soil.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME ECS Florida, LLC	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Environmental
--------------------------------------	---	---------------------------

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 11
---	---

21. TITLE AND LOCATION <i>(City and State)</i> SAWMILL BRANCH ROUNDABOUT, PALM COAST, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2023	CONSTRUCTION <i>(If applicable)</i>

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER D.R. Horton, Inc.	b. POINT OF CONTACT NAME Shane Ricci	c. POINT OF CONTACT TELEPHONE NUMBER (952) 985-7272

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



Collaboration is at the heart of Alliant’s success, and the US 1 & N Old Kings Street and Sawmill Development project is a prime example of that principle in action.

Working seamlessly across disciplines, our team delivered comprehensive design and permitting services in close coordination with FDOT and key project stakeholders. While guiding the transportation improvements through every phase, we simultaneously supported the development of Sawmill Branch—an exciting new residential community featuring 1,000 homes, a community pool, clubhouse, dog park, and playground.

This project exemplifies Alliant’s commitment to building better communities through integrated infrastructure and thoughtful design.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Alliant Engineering, Inc.	Jacksonville, FL	Project Engineer
b.	Alliant Florida, Inc.	Jacksonville, FL	Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 12
21. TITLE AND LOCATION <i>(City and State)</i> SHADOWCREST AT ROLLING HILLS, PH. 3B & 3C, GREEN COVE SPRINGS, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2022 CONSTRUCTION <i>(If applicable)</i>
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Shadow Crest at Rolling Hills CDD	b. POINT OF CONTACT NAME Marilee Giles	c. POINT OF CONTACT TELEPHONE NUMBER (904) 940-5850 Ext. 412
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		



Mr. Schofield served as the District Engineer and Engineer of Record for a CDD infrastructure project supporting a 247-lot single-family platted phase. The project was funded through a bond issuance and required seamless coordination with the primary CDD Engineer responsible for the adjacent Shadow Crest phase, which was under concurrent construction. Monthly board meetings were attended jointly to provide updates on each respective phase.

Shadow Crest included construction of a lift station designed to receive effluent from both developments. Mr. Schofield facilitated the acquisition of electrical and landscape maintenance easements and conducted detailed reviews of contractor, vendor, and supplier invoices and pay requests to ensure the proper use of bond proceeds. His responsibilities also included cost estimating and preparation of the Engineer's Report for the full planned build-out of the Shadow Crest phase.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
(1) FIRM NAME a. Alliant Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Project Engineer
(1) FIRM NAME b. Alliant Florida, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Land Survey



G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Jeff Sprouse, PE	Civil Engineering					X									
Andrew Mansen, PE	Civil Engineering	X	X				X		X						
Joseph Schofield, PE	Civil Engineering	X	X	X			X		X		X		X		X
Adam Oestman, PE	Production Manager			X	X		X	X			X		X		X
Curt Wimpée, PE	Civil Engineering			X	X			X			X				
Ashley Rivera	Landscape Architecture	X		X				X			X	X			X
Clayton Walley, L.S.	Survey	X		X			X	X		X		X		X	X

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (From Section F)	NO.	TITLE OF EXAMPLE PROJECT (From Section F)
1.	Anabelle Island	8.	Tallahassee Memorial Healthcare Campus Exp.
2.	Beachview Cove	9.	Riverfront Jax
3.	Wildlight Community	10.	Spring Lake Subdivision
4.	AdventHealth	11.	Sweetgrass Multi-Family
5.	Hillsborough County EVP	12.	Trout Creek Community Development District
6.	Saddlebrook Landings	13.	Sawmill Branch Roundabout
7.	Whiteview Subdivision	14.	Rolling Hills Community Development District

H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

JEFF SPROUSE, PE – CLIENT MANAGER



Mr. Sprouse brings over 28 years of diverse experience in both design and construction across a broad range of civil infrastructure projects. His areas of expertise include land development, water resources, municipal water systems, sanitary sewer design and rehabilitation, stormwater management, and roadway design and construction. Mr. Sprouse has also contributed to vertical construction, structural fabrication and erection, and the design and integration of SCADA systems for sanitary sewer and stormwater treatment facilities—such as Alum Injection Systems. In addition to his technical expertise, Mr. Sprouse has extensive experience in construction supervision and project management for roadway, water, sanitary sewer, site, drainage, and structural projects. He has served as both Project Manager and Design Engineer on numerous similar assignments, consistently combining deep technical knowledge with practical, hands-on leadership.

ANDREW MANSEN, PE – PROJECT MANAGER

Mr. Mansen is a Civil Engineer with 14 years of experience in civil design. He holds a Bachelor of Science in Civil Engineering from California State University, earned in 2011. Mr. Mansen has contributed to the design, review, and management of numerous public and private site development projects across California and Florida, bringing a solid foundation of technical knowledge and a collaborative approach to every project.



JOSEPH SCHOFIELD, PE – SENIOR CIVIL ENGINEER



Mr. Schofield is a Senior Engineer with over 21 years of experience in civil design and construction oversight. He has contributed design, review, and project management expertise to hundreds of public and private roadway and site development projects across the southeastern United States. Throughout his career, Mr. Schofield has collaborated with numerous state agencies and local municipalities to advance diverse infrastructure initiatives aimed at improving transportation systems nationwide. His extensive experience and commitment to delivering high-quality, community-focused solutions make him a valuable leader on any civil engineering project.

H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

CURT WIMPÉE, PE – SENIOR CIVIL ENGINEER

Mr. Wimpée brings 28 years of experience in municipal engineering, land development, and transportation. His expertise spans a wide range of projects, including localized and regional utility extensions, lift station design, roadway reconstructions for both municipalities and Departments of Transportation, new roadway development, maintenance of traffic (MOT) plans, signage and striping plans, concrete and asphalt pavement design, stormwater management systems, and regional drainage studies. He has also led engineering efforts for residential, mixed-use, and large-scale commercial developments. As Alliant's Principal-in-Charge, Mr. Wimpée is committed to leading project design teams through clear communication, well-defined goals, and ongoing accountability. He also serves as a key liaison between district staff, permitting agencies, and the design team to ensure coordination, efficiency, and successful project delivery.



ADAM OESTMAN, PE – PRODUCTION MANAGER



Mr. Oestman brings over six years of experience in the design and construction of private infrastructure projects. His portfolio includes a wide range of commercial, medical, municipal, and residential developments. He has been involved in all phases of project delivery, including land acquisition, contract review, site assessment, land planning, development cost analysis, scheduling, regulatory approvals, preparation of contract documents, and construction administration. His comprehensive expertise ensures efficient and effective project execution from concept to completion.

ASHLEY RIVERA GRADUATE LANDSCAPE ARCHITECT

Ms. Rivera is a skilled landscape designer with over three years of experience in land development, specializing in marketing graphics, renderings, planting design, and design standardization. With a natural artistic talent and a strong eye for detail, she creates efficient, sustainable outdoor spaces that foster meaningful connections to nature. Ashley is passionate about blending aesthetic vision with practical functionality to deliver thoughtful, innovative landscape solutions. Her work consistently reflects a commitment to sustainability, user experience, and the success of each project she supports.



H. ADDITIONAL INFORMATION – PROJECT TEAM BIOS

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

CLAYTON WALLEY, L.S., PSM VP FLORIDA LAND SURVEY



Mr. Walley brings over 25 years of experience in land surveying across multiple states. His expertise includes large-scale boundary and topographic surveys, construction staking, and as-built surveys. Clayton is highly skilled in project management, GPS mission planning and execution, low-altitude UAV data acquisition, and CAD drafting. With a comprehensive understanding of both field and office operations, he plays a critical role in ensuring the accuracy, efficiency, and success of complex surveying projects.

JOE BRINSON, PWS – ENVIRONMENTAL SENIOR PROJECT MANAGER

Mr. Brinson brings over 26 years of experience in environmental consulting, with expertise in wetland permitting, protected species assessments, timber evaluations, greenbelt determinations, and arborist services. As a Senior Environmental Project Manager at ECS, he oversees all phases of environmental project execution, including proposal development, regulatory compliance (including SPEC/NPDES), budgeting, and reporting. His role involves direct client engagement, coordination of field activities, report preparation and review, as well as invoicing and business development. Mr. Brinson's broad technical knowledge and leadership ensure efficient, compliant, and client-focused project delivery.

BRETT H. HARBISON, PE – DIRECTOR OF TRANSPORTATION AND GEOTECHNICAL SERVICES PRINCIPAL ENGINEER

With over 18 years of experience in field operations, laboratory testing, and geotechnical analysis across Florida, **Mr. Harbison** leads the complete geotechnical process—from drilling and sampling to laboratory testing and engineering analysis. He has managed geotechnical services for a wide range of Florida Department of Transportation (FDOT) projects, utilizing both Design-Bid-Build and Design-Build delivery methods. As a Certified SmartPile EDC system user, Brett has performed dynamic load testing on numerous pre-stressed, pre-cast concrete driven piles for bridge foundation projects throughout the state.

H. ADDITIONAL INFORMATION – LICENSURE & PREQUALIFICATIONS

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

FIRM LICENSURE AND PREQUALIFICATIONS

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm’s licenses and key staff licenses can be found in **Appendix A**.


FIRM LICENSURE AND PREQUALIFICATIONS

No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers, has ever received prior adverse decision or settlement relating to a violation of ethical standards.

OTSR

- ◆ 6.1 – Traffic Engineering Studies
- ◆ 6.2 – Traffic Signal Timing
- ◆ 6.3.1 – Intelligent Transportation Systems Analysis and Design
- ◆ 6.3.2 – Intelligent Transportation Systems Implementation
- ◆ 6.3.3 – Intelligent Transportation Traffic Engineering Systems Communications
- ◆ 7.3 – Signalization
- ◆ 8.1 – Control Surveying
- ◆ 8.2 – Design, Right-of-Way, and Construction Surveying
- ◆ 8.4 – Right of Way Mapping

I. AUTHORIZED REPRESENTATIVE
The foregoing is a statement of facts.

	November 5, 2025
31. SIGNATURE	32. DATE
Curt Wimpée, PE / Principal, VP Southeast Region	
32. NAME AND TITLE	

H. ADDITIONAL INFORMATION – CDD EXPERIENCE

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Alliant’s Continued Growth in the Community Development District Segment:

Alliant Engineering, Inc. recognizes that Community Development Districts (CDDs) are special-purpose units of local government established to plan, finance, construct, and maintain public infrastructure within residential communities. These Districts play a vital role in supporting sustainable development and enhancing residents’ quality of life.

Over the past few years, Alliant has expanded its presence and reputation in the CDD sector, providing dependable engineering services across Florida. Below is a list of communities currently supported by Alliant:

District Name	Location	Year Alliant Became the District Engineer
Tison’s Landing	Duval County, Florida	2023
Ridgewood Trails	Clay County, Florida	2024
Oakleaf Town Center (OTC)	Clay County, Florida	2024
Bartram Park	Duval County, Florida	2024
The Trails	Duval County, Florida	2024
CrossCreek	Manatee County, Florida	2025
Glen St. Johns	Duval County, Florida	2025
Eagle Point CDD	Manatee County, Florida	2025

Our growth in this segment began with the successful partnership of Tison’s Landing in 2023, where we continue to provide comprehensive general engineering services to support infrastructure planning and development.

Building on this success, Alliant was selected in 2024 to serve four additional districts—expanding our footprint and reinforcing our reputation as a reliable and responsive engineering partner.

In 2025, this positive trajectory continued, as we remain committed to the thoughtful growth and improvement of each community we serve.

Across all engagements, Alliant delivers innovative, cost-effective, and sustainable engineering solutions while consistently exceeding client expectations. We are proud of the relationships we’ve built and look forward to supporting the ongoing success of these districts through collaborative planning and quality engineering.

VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT: Alliant Engineering, Inc. has not previously performed work for this district.

H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

COMPREHENSIVE EXPERTISE AND PROVEN COMMITMENT

Alliant Engineering, Inc. delivers professional design and project management services across a broad spectrum of disciplines, including municipal infrastructure, land development, transportation, traffic engineering, landscape architecture, and surveying. Our foundation is a diverse, multidisciplinary team of talented professionals dedicated to delivering high-quality design, management, and construction services.

Founded in 1995, Alliant brings over 30 years of experience serving both public and private clients. Our collaborative, integrated management approach enables us to efficiently execute projects while maintaining an exceptional level of quality. We consistently add value by pairing unmatched civil engineering expertise with innovated, forward-thinking solutions.

In addition to our technical qualifications, we possess a deep understanding of the infrastructure challenges faced by smaller communities. The key staff proposed for this project are recognized experts in their fields and are well equipped to provide the ongoing engineering services required of a District Engineer.

Key Program – Level Roles: To ensure the successful delivery of services, Alliant provides structured program leadership supported by the following critical roles:

- ▶ **Client Manager / Project Lead:** Responsible for assembling tailored project teams, providing overall project insight, and serving as the primary point of contact for the District. Jeff Sprouse, PE has been selected as Client Manger due to his 28 years of experience and deep understanding of Community Development District (CDD) project dynamics. Jeff will attend district meetings (when necessary) and oversee both construction and engineering services.
- ▶ **Quality Management Oversight:** Jeff will also ensure all team members are fully trained in Alliant's Quality Management Process and that these protocols are rigorously applied across all individual projects.
- ▶ **Project Manager:** Tasked with assigning appropriate team members to individual work orders and ensuring consistency in formatting, deliverables, and technical standards across all projects. This role also serves as a key technical resource for the entire project team.

Our team is structured for agility and accountability, enabling us to execute work orders efficiently while ensuring high-quality,



Client Manager

Jeff Sprouse, PE



Project Manager

Andrew Mansen, PE

H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

In 2018 Alliant was selected to provide city-wide engineering services for the City of Flagler Beach, FL. Our team played a key role in securing \$1 million in grant funding for cured-in-place pipe (CIPP) lining of over seven miles of gravity sewer infrastructure. We continue to serve the City with the same dedication and commitment to excellence.

In 2020, Alliant was selected to provide professional engineering services to the City of Atlantic Beach, FL. We collaborated with the Public Works Director to assess the condition of the City's existing maintenance building and presented the Commission with repair and replacement options, including cost estimates.

Tison's Landing CDD – In 2023, Alliant began providing general engineering services to support infrastructure planning and development within this growing Community Development District.

In 2024, Alliant was selected for the Ridgewood Trails, Oakleaf Town Center, Bartram Park, and the Trails Community Development Districts.

In 2024 Alliant expanded its footprint by being selected to provide engineering services to these additional CDDs, Ridgewood Trails, Oakleaf Town Center, Bartram Park, and The Trails CDDs, reinforcing our role as a trusted partner in community development districts.

In 2025, Continuing our growth, Alliant was selected to support three more CDDs, CrossCreek, Glen St. Johns, and Eagle Landing. We are excited to help guide the expansion of these communities through sound engineering and collaborative planning.

Through each of these partnerships, alliant has demonstrated our commitment to exceeding client expectations with innovative, cost-effective, and sustainable engineering solutions.

At Alliant, relationships aren't just part of the job—they're the reason we're chosen time and time again. For over 30 years, we've built lasting partnerships across the public and private sectors, knowing that strong connections lead to smoother projects, stronger outcomes, and greater opportunities for our clients. We protect what we build—because when our clients succeed, so do we.

Public Sector Solutions Built on Experience and Trust

In public projects, the right team makes all the difference. At Alliant, we deliver exactly that. Each project is led by a seasoned professional and backed by a team of dedicated experts who bring a pragmatic, results-driven approach. We prioritize respect, accountability, and quality—ensuring your project's success while making your job easier from start to finish.



Private Sector Support that Goes Beyond the Blueprint

In the private sector, where every decision counts and time is money, having a team you can trust is everything. At Alliant, we're with you from start to finish—handling the design, navigating entitlements, and clearing the path forward. We don't just solve problems, we anticipate them, helping you move faster, smarter, and with confidence.

Balancing Vision, Value and Viability

At Alliant, we understand that maximizing value, meeting market-driven goals, and creating sustainable developments are top priorities. That's why we take a thoughtful approach—vetting design options that align with your vision while addressing community needs and regulatory requirements. The result: smart, balanced solutions tailored to your project site and long-term success.

H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

RECENT, CURRENT, AND PROJECTED WORKLOADS

Alliant is dedicated to client satisfaction which means we must honor schedule commitments. To that end, we regularly assess our workload and plan for growth by keeping our staff level above our immediate needs. This enables us to keep quality and responsiveness at the highest level. **Jeff Sprouse, PE** can allocate the support staff and resources to easily meet any schedule. A project schedule will be developed at the onset of each opportunity received from the district. That schedule will be developed by working in concert with the major stakeholders. The appropriate Alliant team members will then be assigned responsibilities and deadlines to produce deliverables. We will work with district staff for a full understanding of the scope and expectations so we can provide a service that exceeds expectations.

Alliant project managers meet each week to discuss current workload and staffing needs. We maintain a high-level project design schedule that tracks the expected level of project commitments per month compared to the available staffing. At our project manager meetings, we discuss project specific needs and upcoming deadlines to determine if the current staffing is appropriate or if changes will be required to ensure that schedules are met.

Exhibit 2 below illustrates the estimated time allotment that each of the key members can contribute now. These percentages will fluctuate from week to week based on external influences, but resources will be concentrated when needed to complete specific tasks or address project needs as critical items dictate.

CONSULTANT'S PAST EXPERIENCE AND PERFORMANCE

The Alliant team has the experience and expertise required to provide high quality professional services to the district. We would be honored and excited to work with you on future projects as we have with several municipalities in the past including the following:

Alliant has been serving the southeast region from our Jacksonville, Florida office since 2015. During that time, we have partnered with cities throughout Florida to address civil engineering needs through on-going contracts. Curt Wimpée, PE is Alliant's Southeast Regional Manager with over 26 years of experience.

In 2017, Alliant was selected to provide city wide civil engineering services for the City of Bunnell, FL. From the onset of services, Alliant has worked with the city to obtain over 2.5 million dollars in grant funding to develop their reclaim watermain infrastructure, alleviate stormwater flooding in low lying areas and cast in place (CIPP) lining of their gravity sewer infrastructure. Alliant has worked diligently to provide excellent service to the City's staff during the design and construction administration of these projects. These efforts have earned trust and confidence leading to the City's election as their City Engineer and City Surveyor respectively. We continue to consult with the city on a daily / weekly basis to support their ongoing engineering and surveying needs.

That same year, Alliant was selected to provide Professional Engineering Services to St. Johns County, FL. Alliant is currently working with staff to target their specific project needs.

Exhibit 2 – Projected Schedule

Staff	20%				40%				60%				80%				100%			
Client Manager	■				■				■				■				■			
Project Manager	■				■				■				■				■			
Water Resources	■				■				■				■				■			
Professional Land Surveyor	■				■				■				■				■			
Roadway Design	■				■				■				■				■			
Construction and Inspection	■				■				■				■				■			
Contract Administration	■				■				■				■				■			

Percent Committed
 CDD
 Excess Availability



To fully address the criteria outlined in the RFQ, this supplemental information content further demonstrates Alliant Engineering's Qualifications, expertise, and capacity to perform all anticipated work under contract in the role of District Engineer.

H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

ARCHITECT-ENGINEER QUALIFICATIONS				SOLICITATION NUMBER <i>(if any)</i>		
PART II – GENERAL QUALIFICATIONS <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>						
Alliant Engineering, Inc.				YEAR ESTABLISHED 1995	YEAR ESTABLISHED 41-1818046	
3901 Coconut Palm Drive, Suite 102				OWNERSHIP		
Tampa, Florida 33619				TYPE Corporation		
Jeff Sprouse, PE, Project Manager				SMALL BUSINESS STATUS N/A		
(813) 954-4337		jsprouse@alliant-inc.com		NAME OF FIRM Alliant Engineering, Inc.		
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branches			
02	Administrative	18	3	E10	Environmental & Natural Resource Map	4
08	CAD Technician	12	2	H07	Highways	8
12	Civil Engineer	55	9	H11	Housing	7
15	Construction Inspection	5	0	104	ITS	4
16	Construction Manager	1	0	L03	Landscape Architecture	6
23	Environmental Scientist	2	0	P05	Planning	5
38	Land Surveyor	21	3	S09	Structural Design	4
39	Landscape Architect	6	2	S10	Surveying	7
47	Planner	2	0	T03	Traffic & Transportation Engineering	7
57	Structural Engineer	2	0			
60	Transportation Engineer	61	1			
62	Water Resources Engineer	3	0			
TOTAL:		188	17			
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million		
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
c. Total Work	9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

I. AUTHORIZED REPRESENTATIVE *(The foregoing is a statement of facts.)*

	November 5, 2025
33. SIGNATURE	32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

34. NAME AND TITLE



To fully address the criteria outlined in the RFQ, this supplemental information content further demonstrates Alliant Engineering's Qualifications, expertise, and capacity to perform all anticipated work under contract in the role of District Engineer.

H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

ARCHITECT-ENGINEER QUALIFICATIONS				SOLICITATION NUMBER (if any)		
PART II – GENERAL QUALIFICATIONS						
<i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>						
Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED 2008		YEAR ESTABLISHED DVZYP4E9Q3L8
2202 N. West Shore Blvd., Suite 200				OWNERSHIP		
Tampa, Florida 33607				TYPE S-Corporation		
Antoinette D. Meskel, PE, President, Principal Engineer				SMALL BUSINESS STATUS WOSB, SB, DBE: NAICS 541330, 541380, 541920		
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM		
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	6		E02	Education Facilities, Classrooms	0.5
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5
15	Construction Inspector	5		E12	Environmental Remediation	0.5
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5
	Drillers	8		S04	Sewage Collection, Treatment & Disposal	1
				S05	Soils, Geotechnical Studies, & Foundations	4
				S07	Solid Wastes, Incineration, Landfill	1
				T02	Testing & Inspection Services	3
				W02	Water Resources, Hydrology, Ground Water	1
				W03	Water Supply, Treatment & Distribution	2
TOTAL: 41						
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
d. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million		
2. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
3. Total Work	7	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

I. AUTHORIZED REPRESENTATIVE (The foregoing is a statement of facts.)

	November 5, 2025
35. SIGNATURE	32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region
 36. NAME AND TITLE



To fully address the criteria outlined in the RFQ, this supplemental information content further demonstrates Alliant Engineering's Qualifications, expertise, and capacity to perform all anticipated work under contract in the role of District Engineer.

H. ADDITIONAL INFORMATION

29. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED

ARCHITECT-ENGINEER QUALIFICATIONS				SOLICITATION NUMBER (if any)		
PART II – GENERAL QUALIFICATIONS <i>(if a firm has branch offices complete for each specific branch office seeking work.)</i>						
ECS Florida, LLC				YEAR ESTABLISHED 2017	YEAR ESTABLISHED MNVJKQ85HFG3	
4524 N. 56th Street				OWNERSHIP		
Tampa, Florida 33610				TYPE Limited Liability Company		
Rey Ruiz, PE, SI – Branch Manager				SMALL BUSINESS STATUS N/A		
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM ECS Florida, LLC		
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts., Condos)	8
06	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7
08	CAD Technician	1		E09	Environmental Impact Studies, Assessments	7
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4
	Field Technicians	94	17	H10	Hotels, Motels	4
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4
	Hydrologist			101	Industrial Buildings, Manufacturing Plants	4
36	Industrial Hygiene			E02	Schools & Universities	4
	Lab Technician	14	4	A06	Airports, Terminals & Hangers, Freight Handling	4
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4
48	Project Manager	59	25	P02	Petroleum & Fuel (Storage & Distribution)	3
	Soils Engineer			R02	Recreation Facilities (Parks, Marinas, Etc.)	3
				D07	Dining Halls, Clubs, Restaurants	3
				E12	Environmental Remediation	3
				S13	Stormwater Handling & Facilities	3
				H06	Highrise, Air-Rights-Type Buildings	3
				W03	Water Supply, Treatment & Distribution	3
TOTAL:		294	77			
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number as shown at right)</i>				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
e. Federal Work	3	1. Less than \$100,000		6. \$2 million to less than \$5 million		
f. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
g. Total Work	9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		

I. AUTHORIZED REPRESENTATIVE (The foregoing is a statement of facts.)

	November 5, 2025
37. SIGNATURE	32. DATE
Curt Wimpee, PE / Principal, VP Southeast Region	
38. NAME AND TITLE	

APPENDIX A FORMS, LICENSES, AND CERTIFICATIONS

ALLIANT ENGINEERING, INC.

October 23, 2025



State of Florida

Woman Business Certification

Meskel & Associates Engineering, PLLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

05/04/2023 to 05/04/2025



J. Todd Inman
Florida Department of Management Services



Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SPOUSE, WAYNE J
 4810 SUMMERALL ROAD
 PLANT CITY FL 33567

LICENSE NUMBER: PE60821
 EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
 This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

MANSÉN, ANDREW MORGAN
 4575 GOLF BROOK ROAD
 ORANGE PARK FL 32065

LICENSE NUMBER: PE91277
 EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
 This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

WIMPEE, CURTIS MARCEL
 11410 WILDECROFT TERRACE
 JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764
 EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
 This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS


THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SCHOFIELD, JOSEPH RYAN
 10475 FORTUNE PKWY.
 SUITE 101
 JACKSONVILLE FL 32256

LICENSE NUMBER: PE69219
 EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
 This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

OESTMAN, ADAM VIKTOR
 12844 BEAUBIEN RD
 JACKSONVILLE FL 32258

LICENSE NUMBER: PE98440
 EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
 This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

LANDING, DAVID REED
 3072 GOLDEN POND BLVD
 ORANGE PARK FL 32073

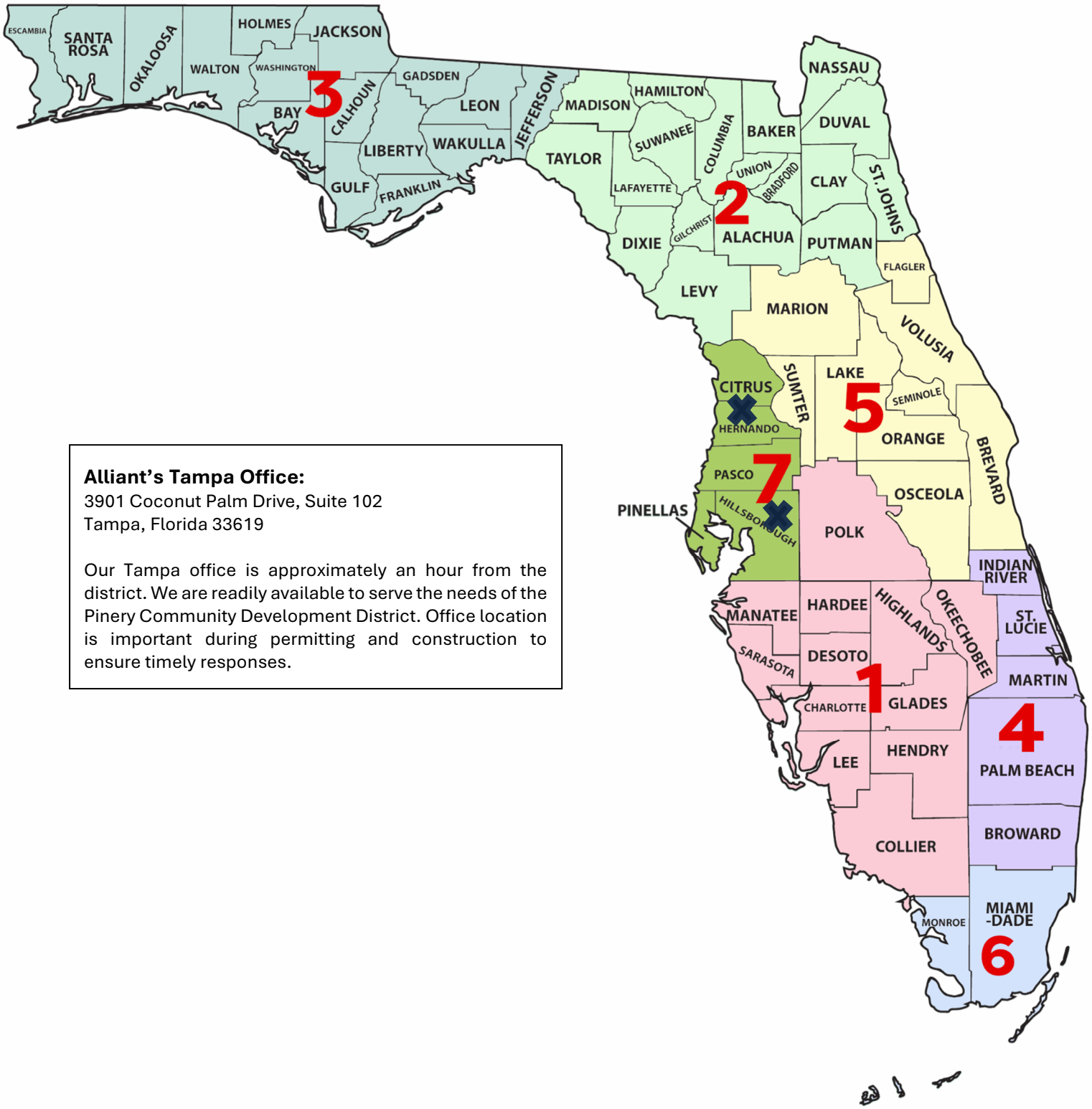
LICENSE NUMBER: PE80483
 EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.
 This is your license. It is unlawful for anyone other than the licensee to use this document.



Exhibit 3 – Location Map



PINERY

COMMUNITY DEVELOPMENT DISTRICT

9C11

Pinery
Community Development District
Response to RFQ for Engineering Services

October 21st, 2025

Prepared By:



October 21st, 2025

Ms. Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

**Re: Proposal for Engineering Services
Response to RFQ Published
Pinery Community Development District**

Dear Ms. Gillyard:

Clearview Land Design is pleased to present qualifications and credentials to provide professional engineering services for the Pinery Community Development District.

Attached please find eight (8) copies of Standard Form 330 for your consideration.

We are confident our proposal will demonstrate the experience of Clearview Land Design's project team. Our team offers extensive experience with large scale master planned communities and has a history of working with over 20 Community Development Districts. We offer a combined 100+ years of planning, designing, inspecting and managing large scale master planned communities.

We will provide the ideal combination of technical capabilities, enthusiasm, and dedication necessary to meet the needs of the Community Development District.

Should you have any questions or need any additional information, please do not hesitate to contact me at (813) 223-3919.

Sincerely,

CLEARVIEW LAND DESIGN P.L.



Brian Surak, P.E.
District Engineer

cc: File w/attachments

a b o u t o u r c o m p a n y

Clearview Land Design is a multi-disciplinary consulting firm focusing on land planning, civil engineering, landscape architecture and environmental services. The leadership group has vast experience in design, permitting, project management, and construction phase services for master-planned communities, roadways, and infrastructure associated with residential, commercial and mixed-use projects.

Beyond our unmatched expertise, Clearview offers personal attention to the unique synergies that are only achieved by decades-long relationships within the company and with agency staff. Clearview helps clients avoid time-consuming problems and can provide quick solutions when they are confronted with unavoidable challenges.

Clearview's proven team is dedicated to delivering solutions that are designed to be both functional and cost effective. By combining engineers, designers and planners under one roof, Clearview is able to streamline the design and development process and keep projects on schedule with a proactive approach with permitting agencies to expeditiously obtain required engineering permits for stormwater, utilities, and roadway design packages.

Our approach to projects couples our multi-discipline knowledge with years of permitting and development experience, to provide realistic and achievable time lines and budgets, ensuring that our Client's goals and expectations are met.

Our staff is committed to allocate necessary resources and personnel to deliver services in a timely manner. Clearview project managers meet regularly to evaluate production resources, milestone target dates, design and submittal schedules, and project status.

We offer:

- Understanding District goals, expectations, and project budgets.
- Years of practice and understanding the needs and challenges associated with master-planned communities.
- Comprehensive coordination with the District Board and Team Members.
- Manage schedule and milestones.
- Local knowledge and understanding of site.
- Creative and flexible solutions.

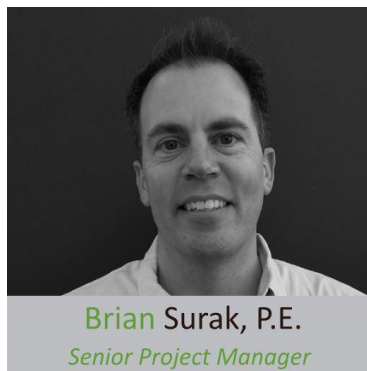
Our key team members have worked closely with developers and Community Development Districts to provide multi-discipline consulting services. With our experience as engineers working both directly and indirectly with multiple CDDs, we are familiar with the process and committed to working with the Pinery CDD.

A more detailed account of our project and staff experience is outlined in the following pages of this document.



Before forming Clearview Land Design in 2009, Mr. Hall was with Heidt & Associates for 28 years, most recently as President and Owner. He has over 44 years of experience as a Civil Engineer. As president and Owner of Clearview, Toxey manages the day-to-day operations of Clearview. He has design and administrative experience in all aspects of commercial and residential land development engineering. He has administrative management experience with many multi-thousand acre mixed use projects in the Tampa region. Toxey is the former Chairman of the Urban Land Institute Tampa Bay District Council and serves on the National ULI Community Development Council.

Mr. Schrader is a founder and owner of Clearview Land Design, P.L. An Honors graduate of the University of Florida, Jordan is a Registered Professional Engineer, with over 17 years of engineering and surveying experience. Mr. Schrader is responsible for project management and design, including due diligence evaluations, community master planning, residential and commercial infrastructure design, construction services and management of multi-disciplinary consulting teams. He has successfully led project teams in Pasco County, Hillsborough County and the City of Tampa.

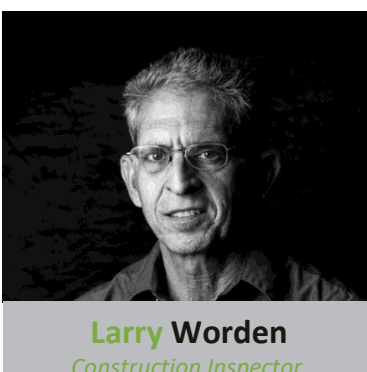


Brian Surak, P.E.

Senior Project Manager

Mr. Surak has over 20 years of civil engineering consulting in private/public land development including residential subdivisions, multi-family, commercial/office centers, roadway, stormwater and multi-site projects. Services provided range from engineering design, project and personnel management, business development and marketing. Through experience and self-initiative, strong, successful relationships were created with clients, state, and local agency personnel and technical staff.

Mr. Smirch is an Honors graduate of the University of Florida and is a Registered Professional Engineer. With over 20 years of engineering and surveying experience, Mr. Smirch is a founder and Owner of Clearview Land Design. He is involved in all aspects of the engineering design process from master planning, design, and permitting through project certification of completion. Mike has successfully led project teams in Pasco, Hillsborough, Manatee, Pinellas, and Hernando counties and the City of Tampa.

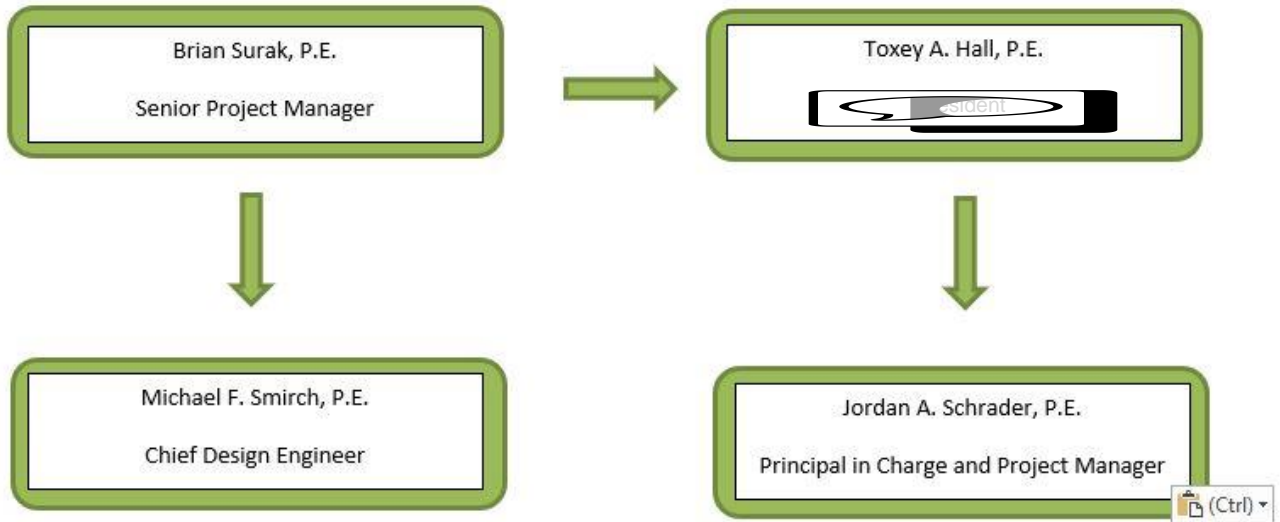


Larry Worden

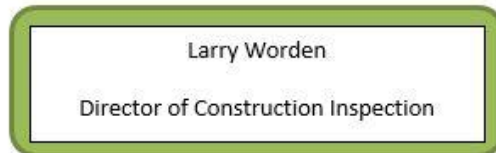
Construction Inspector

Mr. Worden has over 30 years of experience at Clearview Land Design and Heidt & Associates. He is responsible for site work inspection of underground utilities, sanitary pump stations, drainage ponds, storm water piping systems, roadways, parking, facilities, wetland creation areas, underground storm water vaults, and Conspan Bridge Systems for single-family developments, apartments, utility extensions, road extensions, road widening, commercial developments, parks, schools and churches.

Consulting Services



Construction Phase Services



ARCHITECT - ENGINEER QUALIFICATIONS

PART 1 - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i> Pinery CDD (Hernando County, Florida)	
2. PUBLIC NOTICE DATE October 21st, 2025	3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE Brian Surak, Senior Project Manager		
5. NAME OF FIRM Clearview Land Design, P.L.		
6. TELEPHONE NUMBER (813) 223-3919	7. FAX NUMBER (813) 223-3975	8. E-MAIL ADDRESS Brian.Surak@clearviewland.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER			
a.	X			Clearview Land Design, P.L. <input type="checkbox"/> CHECK IF BRANCH OFFICE	3010 West Azele Street, Suite 150. Tampa, FL 33609	Civil Engineering Firm offering land planning, GIS, landscape architecture, environmental science and construction services
b.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				 <input type="checkbox"/> CHECK IF BRANCH OFFICE		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Toxey Hall, P.E.	13. ROLE IN THIS CONTRACT President Clearview Land Design Senior Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 44	b. WITH CURRENT FIRM 16
15. FIRM NAME AND LOCATION <i>(City and State)</i> Clearview Land Design, P.L.			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science, Civil Engineering University of Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Urban Land Institute; Association of Florida Community Developers; Tampa Bay Builders Association, Life Director-NAHB; American Society of Civil Engineers; Florida Engineering Society; National Society of Professional Engineers	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Registered Professional Engineer, State of Florida			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
New Tampa Corridor, Hillsborough County, Florida	2000-Ongoing	2006-Ongoing
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm a. In the City of Tampa, the 25-thousand acre "New Tampa Corridor" consisted of large-scale community development that created a "city within a city". Of the fourteen major projects that coordinated planning and infrastructure in this area, Toxey was project manager for eight of them including Tampa Palms, Hunter's Green, and Highwoods Preserve.		
Museum of Science and Industry Expansion, City of Tampa, Florida	2002-2008	2010
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm b. Civil Engineering Project Manager for the expansion of the Tampa Museum of Science and Industry from 67,000 to 244,000 square feet with the addition of 500 parking spaces. While the usual challenges associated with commercial construction were present, the MOSI project involved several interesting and innovative site concepts.		
Harbour Island, City of Tampa, Florida	2002	2004-Ongoing
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Project Manager for 178-ac. 15-phase urban mixed-use project. This dense environment ranged from single family detached to mid-rise condominium projects. Challenges included "surcharging" and other design methods to deal with construction on a spoil island under which was several feet of original bay bottom muck. The entire island was constructed with vertical sea walls and "dockominium" boat slips. A master stormwater pond system (with several pumped stormwater vaults) minimized the stormwater footprint, and a linear "greenway" trail system runs the length of the island.		
Beacon Apartments- Downtown St. Petersburg, Florida	2014-2015	2015-2016
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. A significant urban infill redevelopment effort covering a two-city-block footprint in Downtown St. Petersburg. The project consisted of seven and nine story buildings with parking garages that accommodated a total of 692 units. Plan included a stormwater vault, multiple courtyards and motorcourts.		
Highwoods Preserve – City of Tampa, Florida	2004-2010	2004-2014
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm e. Project manager for this 93 acre, one million square foot high tech office campus. Construction of seven integrated "campus" style mid-rise office buildings, with surface parking and parking garages totaling 3,700 spaces, enabled us to gain significant open space as opposed to maximizing floor area ratio.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Brian Surak, P.E.	13. ROLE IN THIS CONTRACT Civil Engineer Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 24	b. WITH CURRENT FIRM 11
15. FIRM NAME AND LOCATION <i>(City and State)</i> Clearview Land Design, P.L.			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science, Civil Engineering Florida State University		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Registered Professional Engineer Number 59064 State of Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Urban Land Institute Tampa Bay Builders Association			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Connerton Village 2, Pasco County, Florida	PROFESSIONAL SERVICES 2004 - 2008	CONSTRUCTION <i>(If applicable)</i> 2006 -2008
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm a. Project Manager & District Engineer for Connerton Villages 2, which included multiple sub-phases and the central community amenity center. Services coordinated included drainage modeling and surface water management design, roadway, storm, and utility infrastructure design, environmental and local agency permitting, engineering services during construction, construction contract management, and district engineering services.		
Dupree Lakes, Pasco County, Florida	PROFESSIONAL SERVICES 2009 - 2016	CONSTRUCTION <i>(If applicable)</i> 2009 - 2016
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm b. Project Manager & District Engineer for Dupree Lakes, a 670-lot single family residential community. Services coordinated included drainage modeling and surface water management design, roadway, storm, and utility infrastructure design, environmental and local agency permitting, engineering services during construction, construction contract management, and district engineering services.		
Florida Hospital at Bexley, Pasco County, Florida	PROFESSIONAL SERVICES 2016 - On-Going	CONSTRUCTION <i>(If applicable)</i> 2016 - On-Going
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm c. Provided project management and design engineering for 46,000+ SF proposed medical office and emergency room facility with phased buildings and parking. Coordinated approval of alternative standards for parking and buffers.		
Avalon Park West, Pasco County, Florida	PROFESSIONAL SERVICES 2014 - Present	CONSTRUCTION <i>(If applicable)</i> 2016 - Present
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Project Manager and Design Engineer for master planned community, consisting of various neighborhoods, parks, and a town center. The 1,800 acre project includes 4,800 residential units and 680,000 square feet of commercial/office. Design services provided include stormwater modeling, roadway and utility design, and neighborhood design for both permitting and construction phases.		
Bexley, Pasco County, Florida	PROFESSIONAL SERVICES 2002 – On-Going	CONSTRUCTION <i>(If applicable)</i> On-Going
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm e. Project Manager for Bexley Ranch DRI / MPUD. Project management, design and permitting for the early phases of the Bexley DRI, a +/-6,900-acre development located in Pasco County, Florida. Services provided include DRI engineering and analysis, master stormwater permitting, management/design of the first +/-1,000 residential lots. Design/Permitting services provided include stormwater modeling, roadway and utility design, and neighborhood design.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jordan A. Schrader, P.E.	13. ROLE IN THIS CONTRACT Assistant District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 17	b. WITH CURRENT FIRM 16
15. FIRM NAME AND LOCATION <i>(City and State)</i> Clearview Land Design, P.L. (Tampa, FL)			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science, Civil Engineering University of Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Registered Professional Engineer Number 74798 State of Florida	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
 Urban Land Institute, Vice Chair – Channel District Redevelopment Agency

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. The Woods (Pasco County, FL) (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Design Engineer and Project Manager for this 400-acre residential development consisting of 250 single-family units, 25,000 square feet of commercial and a Pasco County Elementary School Site within the Cypress Creek watershed.	On-Going	On-Going
b. Magnolia Park (Hillsborough County, FL) (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Design, Project Management and District Management for this 580-acre mixed-use development consisting of 1,200 residential units, 125,000 square feet of commercial development, 60,000 square feet of office/professional and 770,000 square feet of industrial use.	On-Going	On-Going
c. Meadow Pointe (Pasco County, FL) (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Design Engineer and Project Management for this master-planned community in Pasco County. Responsibilities include master planning efforts, rezoning and entitlement assistance, master drainage, water and sewer planning, subdivision design, permitting and platting efforts.	On-Going	On-Going
d. Gandy Wal-Mart (Tampa, FL) (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Design Engineer for the redevelopment of multiple parcels and the construction of 125,000 square foot free standing Wal-Mart. In addition to the standard redevelopment challenges, services included the assemblage of multiple parcels and off-site roadway improvements.	2009	2009
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Michael F. Smirch, P.E.	13. ROLE IN THIS CONTRACT Chief Design Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 16
15. FIRM NAME AND LOCATION <i>(City and State)</i> Clearview Land Design, P.L. (Tampa, FL)			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science in Civil Engineering With Honors University of Florida, 1998		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Registered Professional Engineer Number 59503 State of Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Member of Florida Engineering Society			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Oakstead, Pasco County, Florida	1998	2007
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm a. Senior Utilities & Drainage Design Engineer for an 852-acre development with 1,184 single-family units. Project activities included master planning, engineering design, ERP permitting and construction phasing within the Anclote River watershed. The project consisted of several phases of residential lots, roadways and associated stormwater management systems involving 40 interconnected wetlands & detention ponds.		
FishHawk Towncenter/Osprey Ridge Drive Hillsborough County, FL	2003	2009
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm b. Senior Drainage Design Engineer for 500 ac. master-planned community included drainage design, construction phasing of 21 wet detention ponds and wetlands treatment facilities. Required the design and construction of more than 700 drainage structures and 10-miles of storm sewer serving over 1,000 residential units.		
WaterGrass, Pasco County, FL	2006	Present
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm c. Senior Drainage Design Engineer for the easterly region of Watergrass consisting of 508-acres with 869 single-family lots. Project activities included master drainage planning & design of 50 interconnected pond and wetland systems, 500 drainage structures, street & lot grading, engineering design, ERP permitting, and construction phasing within the New River watershed.		
Bexley, Pasco County, FL	2012 - Present	2013 - Present
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm d. Chief drainage and utilities design engineer for the 1,800 acre master planned community.		
Westpark Village Towncenter, Hillsborough County, FL	1999	2004
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm e. Senior Drainage Design Engineer and Senior Utilities Design Engineer for a 160-acre mixed-use development consisting of 368 single-family units, 693 multi-family units, 50 townhomes, 40,000 square feet of commercial development, passive parks, and a 5,000 square-foot community pool. This project was Hillsborough County's first Neo-Traditional Neighborhood.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Larry H. Worden, Jr.	13. ROLE IN THIS CONTRACT Construction Management / Field Management	14. YEARS EXPERIENCE	
		a. TOTAL 42	b. WITH CURRENT FIRM 16
15. FIRM NAME AND LOCATION <i>(City and State)</i> Clearview Land Design, P.L. (Tampa, FL)			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i>	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Qualifications include Stormwater Erosion, Sedimentation Control Inspector Training, OSHA Trench Safety Training, Survey Mathematics Course Certificate, FDOT Certifications in Asphalt Level 1 & 2, Earthwork Inspection Level 1 & 2 and Maintenance of Traffic Intermediate Course.

19. RELEVANT PROJECTS

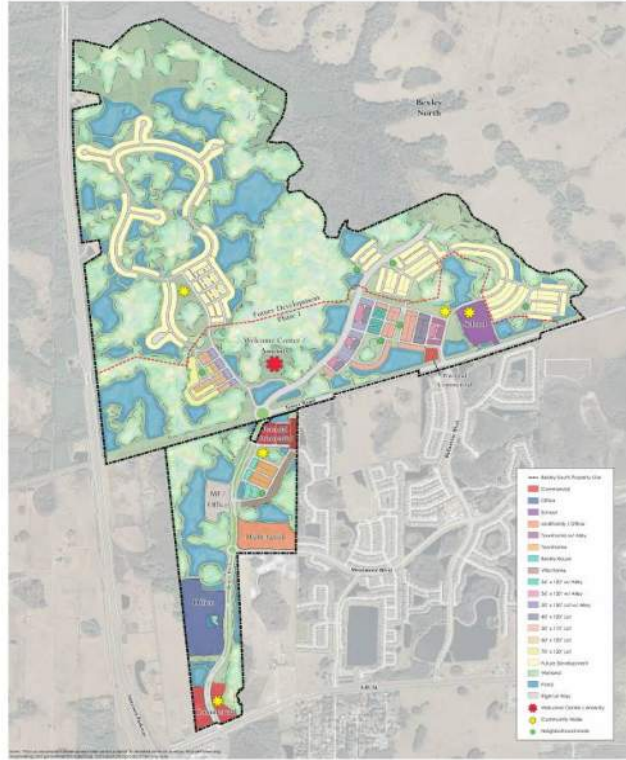
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
Connerton (Land O' Lakes, FL)	2008 - Ongoing	2008 - Ongoing
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm a. Connerton is made up of 8,000 acres of former Ranch Land. A 3000-acre tract of land was set aside for a nature preserve. Duties included getting final approval and release of performance and maintenance bonds for a half dozen communities that had been in limbo for years. Since 2017 I have been the Construction Inspector for Village 218 area that has 259 home sites. An additional 2 Villages are scheduled to begin construction soon.		
Seven Oaks (Wesley Chapel, FL)	2000 - 2008	2000 - 2008
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm b. Seven Oaks encompassed about 2.75 square miles of land and is home to over 3,500 people. There are several large businesses, apartment complexes, office parks and a 4.5 million dollars recreation center in the center of the community. I was the Construction Inspector for all infrastructure from the start of construction until 2008.		
Bexley (Land O' Lakes, FL)	2014 - Ongoing	2014 - Ongoing
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm c. Bexley is a 1,700 acre Master Planned Community in Land O' Lakes. I have been the Construction Inspector for all Construction to date. Bexley has received numerous awards. One of the most rewarding parts of my job was helping find a path for several long boardwalks through wooded wetlands. It has also been rewarding to see the wildlife utilizing the retention ponds and wetland creation areas throughout the community.		
Meadow Pointe (Wesley Chapel, FL)	1990 - Ongoing	1990 - Ongoing
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm d. The last village in Meadow Pointe is under construction. There are 8,378 residential homes in Meadow Pointe. I have been the Construction Inspector for the infrastructure from the beginning of the project until the present time. The project included the construction of 6.5 miles of County Line Road and 4 miles of Meadow Pointe Boulevard. 47 separate villages make up the Meadow Pointe Community.		
Magnolia Park (Riverview, FL)	2008 - 2016	2018 - 2017
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm e. Clearview at first provided free phone consults and some leg work to help the Developer through some difficult challenges. After the merger of two Developers things were getting very complicated and there were numerous commitment deadlines looming. Before long we were finishing up approved projects by the previous Engineer and Designing the remainder of the project. There are only a few home sites left in this community.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> Bexley (Pasco County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES: 2010 - On-Going CONSTRUCTION <i>(If applicable)</i> : On-Going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Newland Communities	b. POINT OF CONTACT Aaron Baker	c. POINT OF CONTACT TELEPHONE NUMBER 813-620-3555
--	---	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Bexley, the award-winning master planned community is located along State Road 54 near the Suncoast Parkway in Pasco County. Bexley South comprises over 1,700 acres for which Clearview has provided engineering, permitting and inspection services as well as CDD Engineering Services. It is planned for 1,200 single family homes and 520 multi-family units, and over 650,000 square feet of office and retail. Multiple parks and interconnected trails systems link residential and non-residential uses. Additionally, the Clearview team has been involved in community planning, entitlements, mass grading plans, all infrastructure design, and neighborhood grading. The project includes a master planned stormwater system, water distribution system, reclaimed water distribution system and wastewater collections system. The stormwater system with over 50 ponds was a particularly critical component due to the project's location adjacent to the Sandy Branch and Anclote River.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Clearview Land Design, P.L.	Tampa, FL	Civil Engineering, Land Planning, GIS, Construction Inspection
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
 (Present as many projects as requested by the agency, or 10 projects, if not specified.
 Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION (City and State)

Avalon Park West (Pasco County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2010 - On-Going

CONSTRUCTION (If applicable)
On-Going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Sitex Development Group

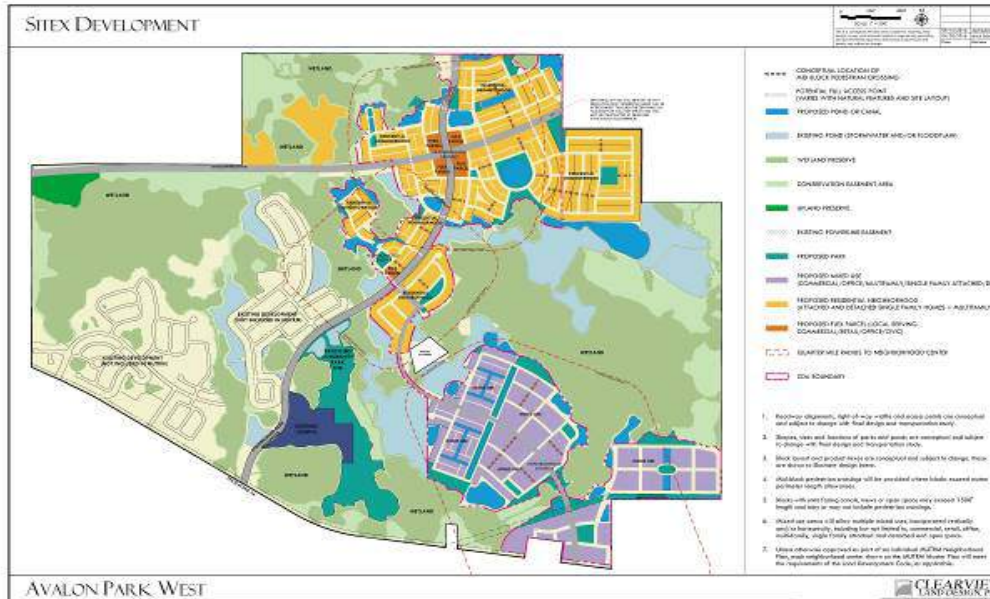
b. POINT OF CONTACT

Ross Halle

c. POINT OF CONTACT TELEPHONE NUMBER

407-658-6565

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Located in Wesley Chapel, Avalon Park West is a master planned community with village type mixed-use neighborhoods, schools, a town center, abundant community parks and vast preserved upland and wetland habitat. Clearview Land Design has been involved in land planning, rezoning, stormwater modeling and master planning, landscape architecture, permitting, and construction phase services for the project. The near 1,800 acre project includes over 800 acres of preservation area and 40 acres of parks. The community will be home to 4,800 residential units, including single family attached, single family detached, and multi-family and 680,000 square feet of mixed-use, commercial and office space.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

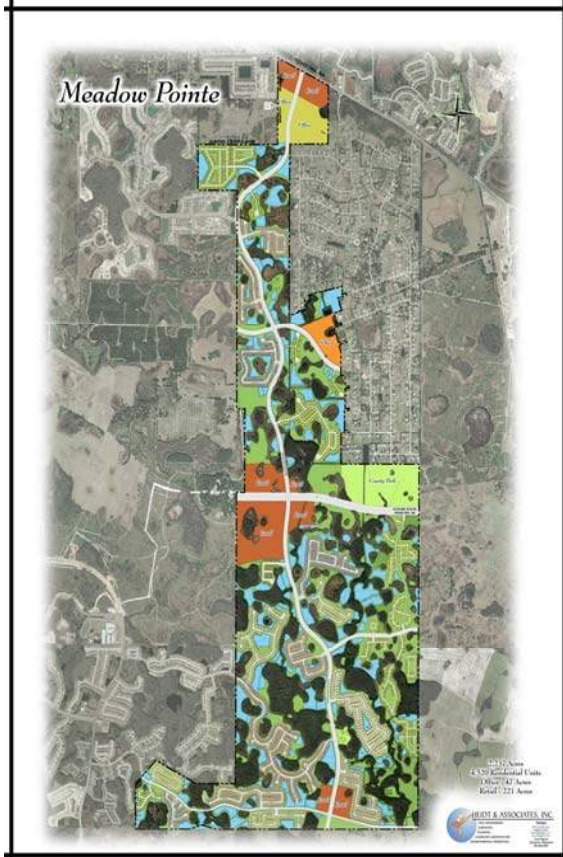
	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Clearview Land Design, P.L.	Tampa, FL	Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION <i>(City and State)</i> Meadow Pointe (Pasco County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES: 2009 - Current CONSTRUCTION <i>(If applicable)</i> : 2009 - Current

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER CalAtlantic Homes	b. POINT OF CONTACT Thomas Spence	c. POINT OF CONTACT TELEPHONE NUMBER 813-288-7687
--	---	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT




Meadow Pointe is an award-winning master planned community in southern Pasco County. For the past 20 years, Meadow Pointe has been one of the fastest selling communities in the State of Florida. Covering over 4,000 acres and consisting of over 7,000 residential units along with retail/office, schools, parks and numerous amenity centers, Meadow Pointe has become a favorite community to live, work and play. The Clearview Team's role in this project has included master planning efforts, rezoning actions and entitlement assistance; master infrastructure design and permitting, including drainage and water and sewer utility systems; and neighborhood design, permitting and platting efforts, and construction phase services.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Clearview Land Design, P.L.	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Civil Engineering, GIS, Land Planning, Construction Inspection
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 
21. TITLE AND LOCATION <i>(City and State)</i> Connerton, Pasco County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES: 2015 CONSTRUCTION <i>(If applicable)</i> : On-going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Connerton Development Holdings, LLC	b. POINT OF CONTACT Ashley Becker	c. POINT OF CONTACT TELEPHONE NUMBER (214) 302-0060
---	--------------------------------------	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Clearview Land Design is currently the Connerton West CDD Engineer and is also providing civil engineering, land planning, landscape architecture, construction inspection, and GIS services for the 4,800 acre master planned community.

Ultimately, the project may accommodate 8,000 residences, 2 million square feet of a mix of commercial, office, civic, medical, and industrial space. over 500 acres of Habitat Management Area, 168 acres of District and Neighborhood Parks, a large preserve dedicated to the Water Management District, and Critical Wildlife Corridors. Two school sites, a town center, and a government complex will serve residents day to day needs.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Clearview Land Design	Tampa, Florida	CDD Engineer, Civil Engineering, Planning, Landscape Architecture, Inspection, GIS
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center;">5</p>
21. TITLE AND LOCATION <i>(City and State)</i> Magnolia Park (Hillsborough County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES: 2009 - On-Going CONSTRUCTION <i>(If applicable)</i> : On-Going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Pulte Homes	b. POINT OF CONTACT Sean Strickler	c. POINT OF CONTACT TELEPHONE NUMBER 813-964-5169
--	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Clearview Land Design offers planning, design, and inspection services for the 580 acre master planned community to both the developer and Magnolia Park CDD. The project has been under construction for approximately ten years and close to build out by Pulte Homes. It consists of 1,200 residential units, 125,000 square feet of commercial, 60,000 square feet of office/professional and 770,000 square feet of industrial use. The project serves numerous areas of Tampa and surrounding regions due to its convenient central location and access to major transportation corridors. It is a first time to second level buyer neighborhood with strategically located passive parks and amenity centers to meet the social and recreational needs of the residents.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Clearview Land Design, P.L.	(2) FIRM LOCATION <i>(City and State)</i> Tampa, FL	(3) ROLE Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> Mira Bay (Hillsborough County, FL)		22. YEAR COMPLETED PROFESSIONAL SERVICES: 2009 - On-Going CONSTRUCTION <i>(If applicable)</i> : On-Going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Newland Communities	b. PROJECT OWNER CONTACT NAME Clark Stever	c. POINT OF CONTACT TELEPHONE NUMBER 813-620-3555
--	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Mirabay is a 720-acre premier master planned community located in Hillsborough County on Tampa Bay. Upon completion, it will accommodate approximately 1,750 homes and 300,000 square feet of office and retail use. This project included master planning, engineering design and permitting and construction phasing. The project consisted of several phases of waterfront residential lots, roadways and associated stormwater management systems. The project included a 3.5 miles canal system and a 135 acre lagoon which conveyed several thousand acres of offsite runoff through a boatlift weir structure to Tampa Bay.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Clearview Land Design, P.L.	Tampa, FL	Civil Engineering, Land Planning, Landscape Architecture, GIS, Construction Inspection
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 7
---	--

21. TITLE AND LOCATION (City and State) Vista Palms (fka Sunshine Village) (Hillsborough County, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2010 - On-Going	CONSTRUCTION (If applicable) On-Going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Lennar	b. POINT OF CONTACT Parker Hiron	c. POINT OF CONTACT TELEPHONE NUMBER 813-574-5658
-----------------------------------	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Sunshine Village is a community located in south Hillsborough County. Clearview Land Design is involved with planning, civil engineering, landscape architecture, permitting, and construction inspection and is CDD Engineer for the +/- 800 acre project that includes over 2,500 residential units, over 150,000 square feet of commercial development, two large amenity centers, and many pocket parks.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Clearview Land Design, P.L.	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8
21. TITLE AND LOCATION <i>(City and State)</i> Trillium (Pasco County, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES On-Going	CONSTRUCTION <i>(If applicable)</i> On-Going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Pulte Homes	b. POINT OF CONTACT Sean Strickler	c. POINT OF CONTACT TELEPHONE NUMBER 813-964-5169
--	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT



Northwest of Tampa, Trillium is located in Brooksville, on the outskirts of Land O'Lakes. The single family community has a private resort style community swimming pool with cabana's, a shaded playground and miles of miles of pedestrian oriented sidewalks for leisure and recreation.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Clearview Land Design, P.L.	Tampa, FL	Civil Engineering, GIS, Land Planning, Landscape Architecture, Construction Inspection
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 9
---	--

21. TITLE AND LOCATION <i>(City and State)</i> Tampa Palms (Tampa, FL)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
	On-Going	On-Going

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Tampa Palms	b. POINT OF CONTACT Jim Apthorp	c. POINT OF CONTACT TELEPHONE NUMBER (850) 251-5508
--	---	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT

Toxey Hall was responsible for designing and managing this large scale mixed-use development project. Tampa Palms is a 6,200-acre project that first began to define the "New Tampa" area. The City sized project included a master planned water distribution system and a master planned sanitary sewer system including approximately 20 pumping stations, including a highly complex dual triplex station with two 12-foot diameter wetwells. The stormwater system included approximately 120 ponds and was a particularly critical component due to the project's location adjacent to Trout Creek and the Hillsborough River. The amenities designed by Toxey and Bill included a golf course, golf course club house, several community "country clubs", multiple internal parks and related buildings, courts, playfields, etc. Of particular interest was the "Canoe Outpost" park on the Hillsborough River. This environmentally sensitive park included a canoe launch, hiking trails, picnic areas, boardwalks and a wildlife viewing area.



Tampa Palms continues to be a standard for Master Planned communities with its many neighborhood parks, interconnected trail system and use of native landscaping. Environmental services included wetland delineations and wetland impact permitting through the Corps of Engineers, DEP, SWFWMD and the Hillsborough County EPC. Mitigation design was performed, permitted and implemented.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
	*Heidt & Associates, Inc.	Tampa, FL	Civil Engineering, Landscape Architecture, Surveying
b.	(1) FIRM NAME *NOTE: The Principals of Clearview Land Design were the previous Owners of Heidt & Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

10/21/2025

33. NAME AND TITLE

Brian Surak, P.E., Senior Project Engineer

PINERY

COMMUNITY DEVELOPMENT DISTRICT

9D

Pinery Community Development District
Request for Qualifications – District Engineering Services

Competitive Selection Criteria

	Ability and Adequacy of Professional Personnel	Consultant's Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	TOTAL SCORE
WEIGHT FACTOR	25	25	20	15	5	5	5	100
NAME OF RESPONDENT								
1 Alliant Engineering, Inc.								
2 Clearview Land Design, P.L.								

 Board Member's Signature

 Date

PINERY

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2026-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located at:

LOCATION: _____

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

PINERY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PINERY

COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Pinery Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of November, 2025.

ATTEST:

PINERY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

PINERY COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION <i>TBD</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
December __, 2025	Regular Meeting	__:__ AM/PM
January __, 2026	Regular Meeting	__:__ AM/PM
February __, 2026	Regular Meeting	__:__ AM/PM
March __, 2026	Regular Meeting	__:__ AM/PM
April __, 2026	Regular Meeting	__:__ AM/PM
May __, 2026	Regular Meeting	__:__ AM/PM
June __, 2026	Regular Meeting	__:__ AM/PM
July __, 2026	Regular Meeting	__:__ AM/PM
August __, 2026	Regular Meeting	__:__ AM/PM
September __, 2026	Regular Meeting	__:__ AM/PM

PINERY

COMMUNITY DEVELOPMENT DISTRICT

12

ASSIGNMENT OF CONTRACTOR AGREEMENT
[SEVILLE PROJECT – PINERY CDD]


For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by all the parties hereto, SV Tampa Land LP (“Assignor”) does hereby transfer, assign and convey unto Pinery Community Development District (“District” or “Assignee”), all of the rights, interests, benefits and privileges of Assignor under that certain *Contractor Agreement*, dated October 9, 2025 (“Agreement”), by and between Assignor and RIPA & Associates (“Contractor”), providing for certain construction services related to the project known and identified as “Seville Project” (“Project”).

Assignee does hereby assume all obligations of Assignor under the Agreement arising or accruing after the date hereof. Contractor hereby consents to the assignment of the Agreement and all of Assignor’s rights, interests, benefits, privileges, and obligations to Assignee. Further, upon execution of this Assignment, the provisions set forth in **Exhibit “A”** hereto are incorporated in and made a part of the Agreement. In the event of any inconsistency, ambiguity, or conflict between any of the terms or conditions of the Agreement, as amended and assigned, and **Exhibit “A,”** the terms and conditions of **Exhibit “A”** shall prevail. Developer represents that the contract was publicly and competitively bid, and that the pricing is fair and reasonable, and consistent with market conditions. Further, Developer agrees to indemnify and defend the District in connection with any claims arising from the procurement process and assignment of the construction contract.

Executed in multiple counterparts to be effective the 9th day of October, 2025.

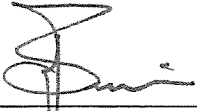
RIPA & ASSOCIATES

PINERY COMMUNITY DEVELOPMENT DISTRICT

By: 
Printed Name: Chris LaFace
Title: President

By: [SIGNATURE ON THE FOLLOWING PAGE]
Printed Name: _____
Title: Chairperson

SV TAMPA LAND LP

By: 
Printed Name: John Brian
Title: Authorized Signatory

ASSIGNMENT OF CONTRACTOR AGREEMENT
[SEVILLE PROJECT – PINERY CDD]


For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by all the parties hereto, SV Tampa Land LP (“Assignor”) does hereby transfer, assign and convey unto Pinery Community Development District (“District” or “Assignee”), all of the rights, interests, benefits and privileges of Assignor under that certain *Contractor Agreement*, dated October 01, 2025 (“Agreement”), by and between Assignor and RIPA & Associates (“Contractor”), providing for certain construction services related to the project known and identified as “Seville Project” (“Project”).


Assignee does hereby assume all obligations of Assignor under the Agreement arising or accruing after the date hereof. Contractor hereby consents to the assignment of the Agreement and all of Assignor’s rights, interests, benefits, privileges, and obligations to Assignee. Further, upon execution of this Assignment, the provisions set forth in **Exhibit “A”** hereto are incorporated in and made a part of the Agreement. In the event of any inconsistency, ambiguity, or conflict between any of the terms or conditions of the Agreement, as amended and assigned, and **Exhibit “A,”** the terms and conditions of **Exhibit “A”** shall prevail. Developer represents that the contract was publicly and competitively bid, and that the pricing is fair and reasonable, and consistent with market conditions. Further, Developer agrees to indemnify and defend the District in connection with any claims arising from the procurement process and assignment of the construction contract.

Executed in multiple counterparts to be effective the 9th day of October, 2025.

RIPA & ASSOCIATES

PINERY COMMUNITY DEVELOPMENT DISTRICT

By: 
Printed Name: Chris LaFace
Title: President

By: 
Printed Name: Bill Kempf
Title: Chairperson

SV TAMPA LAND LP

By: [SIGNATURE ON THE PREVIOUS PAGE]
Printed Name: _____
Title: Authorized Signatory

EXHIBIT A

ADDENDUM ("ADDENDUM") TO CONTRACT ("CONTRACT")
[SEVILLE PROJECT – PINERY CDD]

1. **ASSIGNMENT.** This Addendum applies to that certain *Contractor Agreement*, dated _____ 2025 ("**Contract**") between the Pinery Community Development District ("**District**") and Ripa & Associates ("**Contractor**"), which Contract was assigned to the District simultaneous with the execution of this Addendum. To the extent the terms of the Contract conflict with this Addendum, the terms of this Addendum shall control.

2. **PAYMENT AND PERFORMANCE BONDS; NO LIEN RIGHTS.** Before commencing the work, and consistent with the requirements of Section 255.05, Florida Statutes, the Contractor shall execute, deliver to the District, and record in the public records of Manatee County, Florida, a payment and performance bond with a surety insurer authorized to do business in this state as surety or, to the extent permitted by the District in its sole discretion, provide an alternative form of security as authorized under Section 255.05, Florida Statutes. The cost of such bond shall be added to Contractor's proposal and shall be invoiced to the District. Such bond and/or security shall be for the amount equal to the contract balance and shall be in effect for a full year from the time of completion of the project. Contractor agrees that the District is a local unit of special purpose government and not an "Owner" as defined in Section 713.01(23), Florida Statutes. Therefore, notwithstanding anything in the Contract to the contrary, there are no lien rights available to any person providing materials or services for improvements in connection with the project. Contractor shall notify any subcontractors, material suppliers or others claiming interest in the work of the existence of the payment and performance bond.

3. **INSURANCE.** In addition to the existing additional insureds under the Contract, the District, its officers, supervisors, agents, attorneys, engineers, managers, and representatives also shall be named as additional insureds under the insurance provided pursuant to the Contract. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

4. **LOCAL GOVERNMENT PROMPT PAYMENT ACT.** Notwithstanding any other provision of the Contract, all payments to the Contractor shall be made in a manner consistent with the Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. Contractor shall make payments due to subcontractors and materialmen and laborers within ten (10) days in accordance with the prompt payment provisions contained in Section 218.735(6), 218.735(7), and 218.74, Florida Statutes. All payments due and not made within the time prescribed by Section 218.735, Florida Statutes, bear interest at the rate of one percent (1%) per month on the unpaid balance in accordance with Section 218.735(9), *Florida Statutes*.

5. **INDEMNIFICATION.** Contractor's indemnification, defense, and hold harmless obligations under the Contract shall continue to apply to the original indemnitees and shall further include the District and its supervisors, consultants, agents, attorneys, managers, engineers and representatives. To the extent that a maximum limit for indemnification is required by law, and not otherwise set forth in

the Contract, the indemnification limit shall be the greater of the limits of the insurance amounts set forth in the Contract or Five Million Dollars (\$5,000,000), which amounts Contractor agrees are reasonable and enforceable, and were included as part of the bid and/or assignment documents. The Contractor's obligations hereunder are intended to be consistent with all provisions of applicable law, and to the extent found inconsistent by a court of competent jurisdiction, the Contract shall be deemed amended and/or reformed consistent with the intent of this paragraph and such that the obligations apply to the maximum limits of the law.

6. TAX EXEMPT DIRECT PURCHASES. The parties agree that the District may in its sole discretion elect to undertake a direct purchase of any or all materials incorporated into the work performed according to the Contract. In such event, the following conditions shall apply:

- a. The District represents to Contractor that the District is a governmental entity exempt from Florida sales and use tax, and has provided Contractor with a copy of its Consumer Exemption Certificate.
- b. The District may elect to implement a direct purchase arrangement whereby the District will directly acquire certain materials ("**Direct Purchase Materials**") necessary for the work directly from the suppliers to take advantage of District's tax exempt status.
- c. Prior to purchasing any materials, the Contractor shall contact the District to determine which materials will be treated as Direct Purchase Materials.
- d. The District shall issue a Certificate of Entitlement to each supplier of Direct Purchase Materials, and to the Contractor. Each Certificate of Entitlement will be in the format specified by Rule 12A-1.094(4)(c), Florida Administrative Code. Each Certificate of Entitlement shall have attached thereto the corresponding purchase order. Each Certificate of Entitlement shall affirm that (1) the attached purchase order is being issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works; (2) the vendor's invoice will be issued directly to the District; (3) payment of the vendor's invoice will be made directly by the District to the vendor from public funds; (4) the District will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the District assumes the risk of damage or loss at the time of purchase or delivery by the vendor. Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax exempt purchase by a governmental entity, then the governmental entity will be responsible for any tax, penalties and interest determined to be due.
- e. The District shall issue purchase orders directly to suppliers of Direct Purchase Materials. The District shall issue a separate Certificate of Entitlement for each purchase order. Such purchase orders shall require that the supplier provide the required shipping and handling insurance and provide for delivery F.O.B. jobsite. Corresponding change orders shall be executed at the time of the direct purchase to reflect the direct purchases made by the District and if the original contract contemplated sale of materials and installation by same person, the change order shall reflect sale of materials and installation by different legal entities.

- f. Upon delivery of the Direct Purchase Materials to the jobsite, the District shall inspect the materials and invoices to determine that they conform to the purchase order. If the materials conform, the District shall accept and take title to the Direct Purchase Materials.
- g. Suppliers shall issue invoices directly to the District. The District shall process invoices and issue payment directly to the suppliers from public funds.
- h. Upon acceptance of Direct Purchase Materials, the District shall assume risk of loss of same until they are incorporated into the project. Contractor shall be responsible for safeguarding all Direct Purchase Materials and for obtaining and managing all warranties and guarantees for all material and products.
- i. The District shall, at its option, maintain builder's risk insurance on the Direct Purchase Materials.

7. PUBLIC RECORDS. The Contractor agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Contract, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O 2300 GLADES

ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431 PHONE (561) 571-0010, AND E-MAIL CERBONEC@WHHASSOCIATIES.COM.

8. SOVEREIGN IMMUNITY. Nothing in the Contract shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other statute, and nothing in the Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

9. NOTICES. Notices provided to the District pursuant to the Contract shall be provided to the following individuals:

District: Pinery Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
101 W. College Ave
Tallahassee, Florida 32301
Attn: District Counsel

10. SCRUTINIZED COMPANIES STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement pursuant to Section 287.135(5), *Florida Statutes*, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit A**. If the Contractor is found to have submitted a false certification as provided in Section 287.135(5), *Florida Statutes*, or has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in the boycott of Israel, or has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, the District may immediately terminate the Contract.

11. PUBLIC ENTITY CRIMES STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement under Section 287.133(3)(a), *Florida Statutes*, regarding public entity crimes, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit B**.

12. TRENCH SAFETY ACT STATEMENTS. Upon the Assignment, Contractor shall properly execute a Trench Safety Act Compliance Statement and a Trench Safety Act Compliance Cost Statement, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statements shall be substantially in the form of the attached **Exhibit C**.

13. CONSTRUCTION DEFECTS. PURSUANT TO SECTION 558.005, FLORIDA STATUTES, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

14. CONFIDENTIALITY. Given the District's status as a public entity, Section 20 of the Agreement does not apply to the Contract as it relates to the District and on a going forward basis.

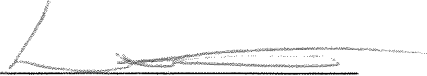
15. THIRD PARTY BENEFICIARY/ENFORCEMENT RIGHTS. The Parties agree that Cornerstone Land Company LLC shall retain the right to enforce the Contract for any claims relating to the payment of subcontractors and materialmen which were due and owing prior to the assignment of the Contract.

16. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

(Signatures on Next Page)


IN WITNESS WHEREOF, the parties hereto hereby acknowledge and agree to this Addendum.

RIPA & ASSOCIATES



Witness

Lori P. Katzman
Print Name of Witness

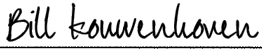


By: Chris Laface
Its: President

**PINERY COMMUNITY
DEVELOPMENT DISTRICT**

Witness

Print Name of Witness

Signed by:


By: AF359140186E421...
Its: Chairperson

- Exhibit A:** Scrutinized Companies Statement
- Exhibit B:** Public Entity Crimes Statement
- Exhibit C:** Trench Safety Act Statement

EXHIBIT A

SCRUTINIZED COMPANIES STATEMENT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Pinery Community Development District

by Chris LaFace, President
(print individual's name and title)

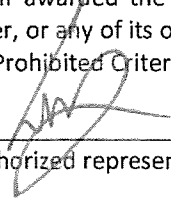
for Ripa & Associates
(print name of entity submitting sworn statement)

whose business address is

1409 Tech Blvd., Suite 1, Tampa, FL 33619

2. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, provides that a company that at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinize Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations in Cuba or Syria (together, "Prohibited Criteria"), is ineligible for, and may not bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.

3. Based on information and belief, at the time the entity submitting this sworn statement submits its proposal to the District, neither the entity, nor any of its officers, directors, executives, partners, shareholders, members, or agents meets any of the Prohibited Criteria. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, or any of its officers, directors, executives, partners, shareholders, members, or agents, meets any of the Prohibited Criteria.



Signature by authorized representative of Contractor

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29th day of September, 2025, by Chris LaFace, as President of RIPA & Associates. S/He is personally known to me or produced _____ as identification.

(Official Notary Seal)


Name: _____

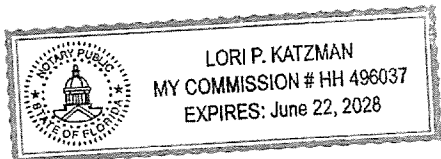


EXHIBIT B

PUBLIC ENTITY CRIMES STATEMENT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Pinery Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President for RIPA & Associates ("Contractor"), and am authorized to make this Sworn Statement on behalf of Contractor.
3. Contractor's business address is 1409 Tech Blvd., Suite 1, Tampa, FL 33619

-
4. Contractor's Federal Employer Identification Number (FEIN) is 59-3497167

(If the Contractor has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or,
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
8. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The

term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Contractor submitting this sworn statement. (Please indicate which statement applies.)

XX Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS PUBLIC ENTITY CRIME AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO HAS NOT RECEIVED A CONVICTION. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 29th day of September, 2025.

Subcontractor: Ripa & Associates

By: Chris LaFace

Title: President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29th day of September 2025, by Chris LaFace, President of Ripa & Associates, S/He is personally known to me or produced _____ as identification.

(Official Notary Seal)

[Signature]
Name: _____



EXHIBIT C

PINERY COMMUNITY DEVELOPMENT DISTRICT
TRENCH SAFETY ACT COMPLIANCE STATEMENT

INSTRUCTIONS

Because trench excavations on this project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, Florida Statutes, requires that construction on the project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. The Contractor is required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Contract Price.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

1. I understand that the Trench Safety Act requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
2. The estimated cost imposed by compliance with The Trench Safety Act will be:
Seventy Nine Thousand Five Hundred Twenty Five and No/100 Dollars
3. The amount listed above has been included within the Contract Price.

Dated this 25th day of September, 2025.

Contractor: Ripa & Associates

By: [Signature]

Title: _____

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29th day of September, 2025, by Chris LaFace, President of Ripa & Associate, S/He is personally known to me or produced _____ as identification.

(Official Notary Seal)

[Signature]

Name: _____



**PINERY COMMUNITY DEVELOPMENT DISTRICT
TRENCH SAFETY ACT COMPLIANCE COST STATEMENT**

INSTRUCTIONS

Because trench excavations on this Project are expected to be in excess of 5 feet, Florida’s Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that the Contractor submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Contract Price. This form must be certified in the presence of a notary public or other officer authorized to administer oaths. By executing this statement, Contractor acknowledges that included in the various items of its Contract Price are costs for complying with the Florida Trench Safety Act. The Contractor further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity	Unit Cost ¹	Item Total Cost
Trench Box Safety/Sloping	79,2525	\$1.00	\$79,525.00
Project Total			\$79,525.00

Dated this 29th day of September, 2025.

Contractor: Ripa & Associates

By: _____

Title: Chris LaFace, President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29th day of September, 2025, by Chris LaFace, President of Ripa & Associates
S/He [] is personally known to me or [] produced _____ as identification.

(Official Notary Seal)



Name: _____

¹ Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

**CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF
ASSIGNMENT AND RELEASE
[SEVILLE PROJECT – PINERY CDD]**

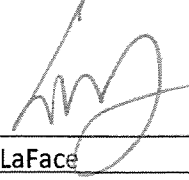
For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RIPA & Associates (“**Contractor**”), hereby agrees as follows:

- (i) The *Contractor Agreement* (“**Contractor Agreement**”) between SV Tampa Land LP and Contractor dated October 2, _____, 2025, has been assigned to the Pinery Community Development District (“**District**”). Contractor acknowledges and accepts such assignment and its validity.
- (ii) Contractor represents and warrants that Contractor has furnished and recorded a performance and payment bond for the outstanding balance of the Contractor Agreement in accordance with Section 255.05, *Florida Statutes*, and has notified any subcontractors, material suppliers or others claiming interest in the work of the existence of the bond.
- (iii) Contractor represents and warrants that all payments to any subcontractors or materialmen under the Contractor Agreement, if any, are current, there are no past-due invoices for payment due to the Contractor under the Contractor Agreement, and there are no outstanding disputes under the Contractor Agreement.
- (iv) Contractor hereby releases and waives any claim it may have against the District as a result of or in connection with such assignment.

[CONTINUED ON NEXT PAGE]

Executed this 29th day of September, 2025.

RIPA & ASSOCIATES



By: Chris LaFace
Its: President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of September, 2025, by Chris LaFace, as President for RIPA & Associates. S/He [] is personally known to me or [] produced _____ as identification.

(Official Notary Seal)



Name: _____



PINERY

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**PINERY
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**PINERY
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash	\$ 5,851	\$ -	\$ 5,851
Due from Landowner	11,854	1,710	13,564
Prepaid expense	5,000	-	5,000
Total assets	<u>22,705</u>	<u>1,710</u>	<u>24,415</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 8,832	\$ 1,710	\$ 10,542
Due to Landowner	-	3,562	3,562
Landowner advance	9,326	-	9,326
Total liabilities	<u>18,158</u>	<u>5,272</u>	<u>23,430</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	4,745	-	4,745
Unearned revenue	5,000	-	5,000
Total deferred inflows of resources	<u>9,745</u>	<u>-</u>	<u>9,745</u>
Fund balances:			
Restricted for:			
Debt service	-	(3,562)	(3,562)
Unassigned	<u>(5,198)</u>	<u>-</u>	<u>(5,198)</u>
Total fund balances	<u>(5,198)</u>	<u>(3,562)</u>	<u>(8,760)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 22,705</u>	<u>\$ 1,710</u>	<u>\$ 24,415</u>

**PINERY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 8,297	\$ 17,612	\$ 60,748	29%
Total revenues	<u>8,297</u>	<u>17,612</u>	<u>60,748</u>	29%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	12,000	16,000	75%
Legal	1,427	3,768	25,000	15%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	333	0%
Telephone	16	100	100	100%
Postage	-	-	500	0%
Printing & binding	42	250	250	100%
Legal advertising	3,328	4,174	7,500	56%
Annual special district fee	-	-	175	0%
Insurance	1,260	1,260	5,500	23%
Contingencies/bank charges	151	1,258	1,500	84%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>8,224</u>	<u>22,810</u>	<u>60,748</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	73	(5,198)	-	
Fund balances - beginning	(5,271)	-	-	
Fund balances - ending	<u>\$ (5,198)</u>	<u>\$ (5,198)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**These items will be realized the year after the issuance of bonds.

**PINERY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>1,710</u>	<u>3,562</u>
Total expenditures	<u>1,710</u>	<u>3,562</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (1,710)	 (3,562)
 Fund balances - beginning	 <u>(1,852)</u>	 <u>-</u>
Fund balances - ending	<u>\$ (3,562)</u>	<u>\$ (3,562)</u>

PINERY

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
PINERY COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

The Board of Supervisors of the Pinery Community Development District held a Special Meeting on October 9, 2025 at 11:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present:

Bill Kouwenhoven	Chair
David Langhout	Assistant Secretary
Robert Bosarge	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Jere Earlywine (via telephone)	District Counsel
Nick Perillo (via telephone)	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:30 a.m. Supervisors Kouwenhoven, Langhout and Bosarge were present. Supervisor Young and Supervisor-Elect Brian were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to John Brian [Seat 3] (the following to be provided under separate cover)

This item will remain on the agenda until John Brian is sworn in.

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

40 **FOURTH ORDER OF BUSINESS**

Ratification of Resolution 2025-33, Electing and Removing Certain Officers of the District, and Providing for an Effective Date

41
42
43
44
45

This item was deferred.

46 **FIFTH ORDER OF BUSINESS**

Presentation of Revised Master Engineer’s Report

47
48
49

Mr. Earlywine stated that this and the next two agenda items coincide with the new Development Plan and decision to increase the unit count, identify the lots by certain product types and to reassign the Equivalent Residential Unit (ERU) weightings based on front footage, which is contemplated under Florida Statutes and is easier to justify for the assessments. The only changes made from the original Engineer’s Report is to the unit count and the product types, as reflected in Table 1 on Page 3. The new Capital Improvement Plan (CIP) envisions 3,138 single-family dwelling units. Approving this and the next item, in substantial form, restarts the Master Assessment process. The intent is to finish it in November, around the same time of the bond issue, and is subject to obtaining the site work permits.

On MOTION by Mr. Bosarge and seconded by Mr. Langhout, with all in favor, the Revised Master Engineer’s Report dated October 2025, in substantial form, was approved.

61
62

63 **SIXTH ORDER OF BUSINESS**

Presentation of Amended and Restated Master Special Assessment Methodology Report

64
65
66

Ms. Cerbone reviewed Tables 1 through 5 of the Amended and Restated Master Special Assessment Methodology Report, which represents the same data set forth in the Revised Master Engineer’s Report, including the Development Plan, Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation and Overall Bond Apportionment and Assessment Apportionment. The proposed financing plan provides for the issuance of bonds in the principal amount of \$275,920,000 to finance CIP costs of \$201,244,900.

On MOTION by Mr. Bosarge and seconded by Mr. Kouwenhoven, with all in favor, the Amended and Restated Master Special Assessment Methodology Report dated October 9, 2025, in substantial form, was approved.

73
74
75
76
77

78 SEVENTH ORDER OF BUSINESS

79 Consideration of Resolution 2026-05,
80 Declaring Special Assessments; Designating
81 the Nature and Location of the Proposed
82 Improvements; Declaring the Total
83 Estimated Cost of the Improvements, the
84 Portion to Be Paid by Assessments, and the
85 Manner and Timing in Which the
86 Assessments are to Be Paid; Designating
87 the Lands Upon which the Assessments
88 Shall Be Levied; Providing for an
89 Assessment Plat and a Preliminary
90 Assessment Roll; Addressing the Setting of
91 Public Hearings; Providing for Publication
92 of this Resolution; and Addressing
93 Conflicts, Severability and an Effective
94 Date

95 Discussion ensued regarding finalizing the dates of the Public Hearing, closing on the
96 bonds and releasing bond funds for the first pay application for site work.

97 **On MOTION by Mr. Bosarge and seconded by Mr. Kouwenhoven, with all in**
98 **favor, Resolution 2026-05, Declaring Special Assessments; Designating the**
99 **Nature and Location of the Proposed Improvements; Declaring the Total**
100 **Estimated Cost of the Improvements, the Portion to Be Paid by Assessments,**
101 **and the Manner and Timing in Which the Assessments are to Be Paid;**
102 **Designating the Lands Upon which the Assessments Shall Be Levied; Providing**
103 **for an Assessment Plat and a Preliminary Assessment Roll; Addressing the**
104 **Setting of Public Hearings for November 18, 2025 or November 19, 2025 at**
105 **10:00 a.m., subject to availability, at the Greater Hernando County Chamber of**
106 **Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604; Providing for**
107 **Publication of this Resolution; and Addressing Conflicts, Severability and an**
108 **Effective Date, was adopted.**

111 EIGHTH ORDER OF BUSINESS

112 Presentation of First Supplemental
113 Engineer’s Report

- 114 Mr. Perillo presented the First Supplemental Engineer’s Report. He noted the following:
- 115 ➤ The Report details the infrastructure CIP for 684 lots within the first phase of the CIP, to
116 be known as the 2025 Project, also known as the Assessment Area One Project.
 - 117 ➤ Infrastructure improvements include public roadways, water/wastewater, stormwater
118 system/public earthwork, gopher tortoise mitigation, hardscape/landscape/irrigation and
119 incremental cost of undergrounding conduit, along with professional services and contingency.
 - 120 ➤ The total estimated cost for the Series 2025 Project is \$31,481,538.

121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161

On MOTION by Mr. Bosarge and seconded by Mr. Kouwenhoven, with all in favor, the First Supplemental Engineer’s Report, in substantial form, was approved.

NINTH ORDER OF BUSINESS

Presentation of First Supplemental Assessment Methodology Report

Ms. Cerbone presented the First Supplemental Assessment Methodology Report dated October 9, 2025. She reviewed the Appendix tables outlining the Development Plan, Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, Cost Allocation and Assessment Apportionment. She noted the following:

- The information on the number of acres to be developed on Page 3 was omitted and will be inserted into the Report.
- Assessment Area One envisions 684 single-family dwelling units.
- The District intends to issue Series 2025 Bonds, in the estimated principal amount of \$33,560,000 to fund an estimated \$28,200,934.37 in CIP costs, with the balance of the CIP costs anticipated to be contributed by the Developer or by future bonds.

Mr. Earlywine stated that the ERU factors are based on the new Master Assessment Methodology Report; the Methodology Report, in final form, will be presented in November.

On MOTION by Mr. Bosarge and seconded by Mr. Kouwenhoven, with all in favor, the First Supplemental Assessment Methodology Report, in substantial form, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Delegating to the Chairman of the Board of Supervisors of Pinery Community Development District (The "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Pinery Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One) (The "Series 2025 Bonds"), as a Single Series of Bonds Under the Master Trust Indenture in Order to Finance the Assessment Area One Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and

162 Authorizing the Chairman to Accept the
 163 Bond Purchase Contract for the Series 2025
 164 Bonds; Approving a Negotiated Sale of the
 165 Series 2025 Bonds to the Underwriter;
 166 Approving the Forms of the Master Trust
 167 Indenture and First Supplemental Trust
 168 Indenture and Authorizing the Execution
 169 and Delivery Thereof by Certain Officers of
 170 the District; Appointing a Trustee, Paying
 171 Agent and Bond Registrar for the Series
 172 2025 Bonds; Approving the Form of the
 173 Series 2025 Bonds; Approving the Form of
 174 and Authorizing the Use of the Preliminary
 175 Limited Offering Memorandum and
 176 Limited Offering Memorandum Relating to
 177 the Series 2025 Bonds; Approving the Form
 178 of the Continuing Disclosure Agreement
 179 Relating to the Series 2025 Bonds;
 180 Authorizing Certain Officers of the District
 181 to Take All Actions Required and to
 182 Execute and Deliver all Documents,
 183 Instruments and Certificates Necessary in
 184 Connection with the Issuance, Sale and
 185 Delivery of the Series 2025 Bonds;
 186 Authorizing the Vice Chairman and
 187 Assistant Secretaries to Act in the Stead of
 188 the Chairman or the Secretary, as the Case
 189 May Be; Specifying the Application of the
 190 Proceeds of the Series 2025 Bonds;
 191 Authorizing Certain Officers of the District
 192 to Take All Actions and Enter Into All
 193 Agreements Required in Connection With
 194 the Acquisition and Construction of the
 195 Assessment Area One Project; and
 196 Providing an Effective Date
 197

198 Ms. Wilhelm presented Resolution 2026-01, known as the Delegated Award Resolution,
 199 which accomplishes the following:

200 ➤ Sets forth certain parameters for the Series 2025 bonds, including granting the Chair or
 201 the Board the authority to execute a Bond Purchase Contract without the need for a Special
 202 Meeting provided the terms are within the parameters set forth.

203 ➤ Approves certain forms of the Exhibits attached to the Resolution in substantial form
 204 needed to market, price and sell the bonds, the Purchase Contract, Master and First

205 Supplemental Trust Indenture, Preliminary Limited Offering Memorandum, and Continuing
206 Disclosure Agreement

207 ➤ Authorizes the Series 2025 principal amount of bonds not exceeding \$40,000,000 to
208 finance a portion of the CIP costs referred to as Assessment Area One.

209 ➤ Sets forth that the interest rate on the Series 2025 bonds shall not exceed the maximum
210 statutory rate, the principal installments cannot exceed 30 years and the compensation to the
211 Underwriter is 2% of the aggregate face amount of the Series 2025 bonds.

On MOTION by Mr. Bosarge and seconded by Mr. Kouwenhoven, with all in favor, Resolution 2026-01, Delegating to the Chairman of the Board of Supervisors of Pinery Community Development District (The "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Pinery Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One) (The "Series 2025 Bonds"), as a Single Series of Bonds Under the Master Trust Indenture in Order to Finance the Assessment Area One Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver all Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection With the Acquisition and Construction of the Assessment Area One Project; and Providing an Effective Date, was adopted.

212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240

241
242
243
244
245
246
247
248

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s

249 Report and a Supplemental Assessment
 250 Report; Delegating Authority to Prepare
 251 Final Reports and Update this Resolution;
 252 Confirming the Maximum Assessment Lien
 253 Securing the Bonds; Addressing the
 254 Allocation and Collection of the
 255 Assessments Securing the Bonds;
 256 Addressing Prepayments; Addressing True-
 257 Up Payments; Providing for the
 258 Supplementation of the Improvement Lien
 259 Book; and Providing for Conflicts,
 260 Severability and an Effective Date
 261

262 This item was deferred.

263

264 **TWELFTH ORDER OF BUSINESS** Consideration of Issuer’s Counsel
 265 Documents
 266

267 Mr. Earlywine presented the following:

- 268 **A. True-Up Agreement**
- 269 **B. Completion Agreement**
- 270 **C. Collateral Assignment**
- 271 **D. Declaration of Consent**
- 272 **E. Disclosure of Public Finance**
- 273 **F. Notice of Special Assessments**

274 On MOTION by Mr. Bosarge and seconded by Mr. Kouwenhoven, with all in
 275 favor, the True-Up Agreement, Completion Agreement, Collateral Assignment,
 276 Declaration of Consent, Disclosure of Public Finance and Notice of Special
 277 Assessments, all in substantial form, were approved.

278
279

280 **THIRTEENTH ORDER OF BUSINESS** Consideration of Acquisition Agreement
 281

282 On MOTION by Mr. Bosarge and seconded by Mr. Kouwenhoven, with all in
 283 favor, the Acquisition Agreement, in substantial form, was approved.

284
285

286 **FOURTEENTH ORDER OF BUSINESS** Consideration of Assignment of Site Work
 287 Contract
 288

289 On MOTION by Mr. Bosarge and seconded by Mr. Kouwenhoven, with all in
 290 favor, the Assignment of Site Work Contractor Agreement, was approved.

291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332

FIFTEENTH ORDER OF BUSINESS

Consideration of Assignment of Construction Contract

This item is a duplicate and/or part of the Agreement approved in the Fourteenth Order of Business.

SIXTEENTH ORDER OF BUSINESS

Authorization of Request for Qualifications (RFQ) for Engineering Services

On MOTION by Mr. Bosarge and seconded by Mr. Langhout, with all in favor, the RFQ for Engineering Services; the Competitive Selection Criteria and authorizing Staff to advertise the RFQ package, were approved.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was deferred.

NINETEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statement as of August 31, 2025

On MOTION by Mr. Bosarge and seconded by Mr. Langhout, with all in favor, Unaudited Financial Statement as of August 31, 2025, were accepted.

TWENTIETH ORDER OF BUSINESS

Approval of August 19, 2025 Public Hearings and Regular Meeting Minutes

333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368

On MOTION by Mr. Bosarge and seconded by Mr. Langhout, with all in favor, the August 19, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWENTY-FIRST ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine noted the steps being taken to be able to release the bond funds on the same date as the bond issuance.

B. District Engineer (Interim): Clearview Land Design

There was nothing further to report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **Property Insurance on Vertical Assets**

This item is a reminder to secure property insurance once the CDD has vertical assets that need to be insured.

- **Form 1 Submission and Ethics Training**

Ms. Cerbone asked that new Board Members contact her if they did not receive a link from the Florida Commission on Ethics to file Form 1.

- **Goals and Objectives Reporting**

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be held on November 18, 2025 at 11:00 a.m.

TWENTY-SECOND ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-THIRD ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bosarge and seconded by Mr. Langhout, with all in favor, the meeting adjourned at 11:57 a.m.

369
370
371
372

Secretary/Assistant Secretary

Chair/Vice Chair