



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.1.

11/6/2025

Subject:

Adoption of Petition to Establish Sun Terra Lakes Community Development District
Developer: Jen Florida 48, LLC (District 5)

Fiscal Impact:

The Establishment of the District itself would have minimal costs associated with it (monitoring, and receipt and review of reports).

While the Petition outlines certain expectations regarding the parties' (including the County) anticipated obligations (see Exhibit 6 of the Petition), this is done as a means to estimate future financial burdens and is not binding.

Dept/Office:

Planning and Development

Requested Action:

The applicant, Jen Florida 48, LLC, is petitioning the Board of County Commissioners to conduct a public hearing to adopt the attached ordinance, establishing the Sun Terra Lakes Community Development District, and, if so determined by the Board, to make the necessary findings as required by Chapter 190, Florida Statutes, to establish the District.

Summary Explanation and Background:

The applicant, Jen Florida 48, LLC, is seeking approval of the Establishment of Sun Terra Lakes Community Development District ("District") in compliance with the provisions of Chapter 190, Florida Statutes, providing for the authority of the District; providing for the establishment of the boundaries for the Sun Terra Lakes Community Development District; providing for the designation of the initial board members; providing for the District name; providing for statutory provisions governing the District; and providing for conflict and severability.

The proposed District is comprised of approximately 1,082.242 acres, generally located north and east of the Deer Run Subdivision, west of Babcock Road, and south of Willowbrook Street, more particularly described in the legal description attached as Exhibit A to the Ordinance. The applicant has proposed to establish the District to plan, finance, acquire, construct, operate and/or maintain infrastructure and community facilities which may be authorized by such District under Florida law, including, but not limited to, roadways, stormwater management, utilities (water, wastewater, and reuse water), hardscape/landscape/irrigation,

recreational amenities, and other infrastructure.

The following factors are to be considered by the Board in accordance with Section 190.005(1)(e), Florida Statutes, as required by Section 190.005(2)(c), Florida Statutes:

1. The petition is complete and meets the requirements of Section 190.005, Florida Statutes, and all statements contained within the petition are true and correct.
2. Establishment of the proposed District is not inconsistent with any applicable element or portion of the Brevard County Comprehensive Plan or the State Comprehensive Plan.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. The District is the best alternative available for delivering community development services and facilities to the area that will be serviced by the District.
5. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services, and facilities.
6. The area that will be served by the District is amenable to separate special-district government.

The establishment of the District will have minimal annual costs to the County pertaining to the receiving and reviewing of reports that the District is required to provide to the County, or any monitoring expenses the County may incur if a monitoring program is established.

While the Petition outlines certain estimates regarding the parties' (including the County) anticipated obligations (see Exhibit 6 of the Petition), this is done as a means to estimate the costs of constructing proposed services and are not binding under Section 190.005(1)(a)(6), Florida Statutes.

Clerk to the Board Instructions:

Please return a copy of the filed ordinance to Planning and Development, as well as the County Attorney's Office.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

November 7, 2025

MEMORANDUM

TO: Billy Prasad, Planning and Development Director Attn: Trina Gilliam

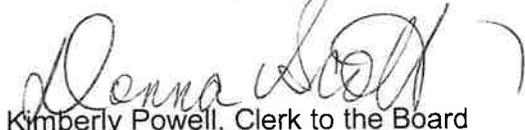
RE: Item H.1., Adoption of Petition to Establish Sun Terra Lakes Community Development District Developer: Jen Florida 48, LLC

The Board of County Commissioners, in regular session on November 6, 2025, conducted the public hearing and adopted Ordinance No. 25-20, establishing the Sun Terra Lakes Community Development District (CDD), with the specific understanding that any language contained in the petition, which designates ownership or maintenance responsibilities are non-binding, and shall not be used as a basis to argue that the Board has consented to any obligations to construct or maintain any infrastructure identified in the petition, including, but not limited to roadways. Enclosed is the fully-executed Ordinance.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

for: 
Kimberly Powell, Clerk to the Board

/ns

Encl. (1)

cc: Alice Randall, Zoning
County Attorney



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 10, 2025

Rachel Sadoff
County Clerk
Brevard County
Post Office Box 999
Titusville, FL 32781-0999

Dear Rachel Sadoff,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Brevard County Ordinance No. 25-20, which was filed in this office on November 7, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

ORDINANCE NO. 25-20

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, ESTABLISHING THE SUN TERRA LAKES COMMUNITY DEVELOPMENT DISTRICT LOCATED IN UNINCORPORATED BREVARD COUNTY AND CONTAINING APPROXIMATELY 1,082.242 ACRES; PROVIDING FOR THE AUTHORITY OF THE DISTRICT; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE SUN TERRA LAKES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL BOARD MEMBERS; PROVIDING FOR THE DISTRICT NAME; PROVIDING FOR STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jen Florida 48, LLC, a Florida limited liability company, has petitioned the Board of County Commissioners (“Board”) of Brevard County, Florida, a political subdivision of the State of Florida, to establish the Sun Terra Lakes Community Development District (“District”); and

WHEREAS, the Board of County Commissioners, after proper published notice has conducted a public hearing on November 6, 2025, on the petition and determined the following with respect to the factors to be considered in Section 190.005(1)(e), Florida Statutes, as required by Section 190.005(2)(c), Florida Statutes:

1. The petition is complete and meets the requirements of Section 190.005, Florida Statutes, and all statements contained within the petition are true and correct.
2. Establishment of the proposed District is not inconsistent with any applicable element or portion of the Brevard County Comprehensive Plan or the State Comprehensive Plan.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. The District is the best alternative available for delivering community development services and facilities to the area that will be serviced by the District.
5. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. The area that will be served by the District is amenable to separate special-district government.

WHEREAS, it is the policy of this State, as provided for in Section 190.002(2)(c), Florida Statutes, that the exercise by any independent district of its powers as set forth by uniform general law comply with all applicable governmental laws, rules, regulations, and policies governing planning and permitting of the development to be serviced by the district, to ensure that neither the establishment nor operation of such district is a development order under Chapter 380, Florida Statutes, and that the district so established does not have any zoning or permitting powers governing development; and

Officially filed with the Secretary of State on November 7, 2025.

WHEREAS, Section 190.004(3), Florida Statutes, provides that all governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Brevard County, Florida, as follows:

Section 1. Legislative Findings of Fact. The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. Authority of Ordinance. This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

Section 3. Establishment of the Sun Terra Lakes Community Development District. The Sun Terra Lakes Community Development District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

Section 4. Designation of Initial Board Members. The following five persons are herewith designated to be the initial members of the Board of Supervisors: Richard Jerman, Dan Edwards, Trina Dziewior, Christopher Gardner, and Denver Marlow.

Section 5. District Name. The community development district herein established shall henceforth be known as the "Sun Terra Lakes Community Development District."

Section 6. Statutory Provisions Governing the District. The Sun Terra Lakes Community Development District shall be governed by the provisions of Chapter 190, Florida Statutes, and all other applicable general and local law.

Section 7. Consent to Special Powers. Upon the effective date of this Ordinance, the Sun Terra Lakes Community Development District will be duly and legally authorized to exist and exercise all of its powers as set forth in Sections 190.011 and 190.012(1), (3) & (4), Florida Statutes, and as otherwise provided by law. Furthermore, pursuant to Section 190.005(2)(d) and Subsection 190.012(2), Florida Statutes, as amended, the Board of County Commissioners hereby consents to the exercise by the District Board of Supervisors of the special powers listed in Sections 190.012(2)(a) & (d), Florida Statutes.

Section 8. Administrative Correction of Scrivener's Errors. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the County Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the County Clerk.

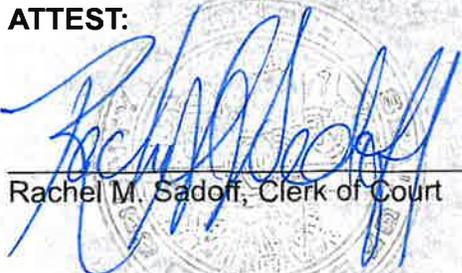
Section 9. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners' intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 10. Filing with the Department of State. The Clerk shall be and is hereby directed forthwith to send an electronic copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 11. Effective Date. This Ordinance shall become effective upon filing with the Florida Department of State.

DONE, ORDERED, AND ADOPTED, in regular session, this 6th day of November, 2025.

ATTEST:



Rachel M. Sadoff, Clerk of Court

**BOARD OF COUNTY
COMMISSIONERS OF BREVARD
COUNTY, FLORIDA**

By: 

Rob Feltner, Chairman

As approved by the Board on: 11/6/2025

EXHIBIT "A"

LEGEND/ABBREVIATIONS

- B.C.R. - BREVARD COUNTY RECORDS
- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- PG. - PAGE
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- R/W - RIGHT-OF-WAY
- R - RANGE
- T - TOWNSHIP

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°23'59"E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 37 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 21, 2023. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

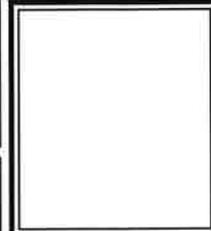
 DAVID P. LINDLEY, PSM
 STATE OF FLORIDA NO. 5005

THIS IS NOT A SURVEY

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-4452



DATE	8/25/2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	

SUNTERRA - BREVARD
 PARCEL 1
 SKETCH OF DESCRIPTION

DESCRIPTION:

BEING A PORTION OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 30 SOUTH, RANGE 37 EAST LYING IN BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 37 EAST; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SECTION 16, SOUTH 89°35'24" WEST, 50.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 16, SOUTH 89°35'24" WEST, 5372.81 FEET TO THE WEST ONE-QUARTER OF SAID SECTION 16; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 37 EAST, SOUTH 89°35'24" WEST, 2711.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17, NORTH 00°11'21" EAST, 2642.10 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 17; THENCE WESTERLY ALONG THE SOUTH LINE OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 37 EAST, SOUTH 89°31'23" WEST, 2642.79 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 8, NORTH 00°40'15" EAST, 2511.48 FEET TO A POINT 100.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 8; THENCE EASTERLY ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 8, NORTH 89°29'13" EAST, 2650.82 FEET; THENCE CONTINUE EASTERLY ALONG SAID PARALLEL LINE, NORTH 89°23'59" EAST, 2650.46 FEET TO A POINT 100.00 FEET SOUTH OF THE WEST ONE-QUARTER CORNER OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 37 EAST; THENCE EASTERLY ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 9, NORTH 89°23'59" EAST, 3415.39 FEET; THENCE SOUTH 89°04'27" EAST, 1941.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BABCOCK STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 423, PAGE 262 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°08'35" EAST, 2368.17 FEET; THENCE NORTH 90°00'00" WEST, 918.01 FEET; THENCE SOUTH 01°31'07" EAST, 1315.56 FEET; THENCE SOUTH 88°26'54" EAST, 873.58 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF BABCOCK STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°34'06" WEST, 1423.17 TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BREVARD COUNTY, FLORIDA AND CONTAINING 1082.242 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY

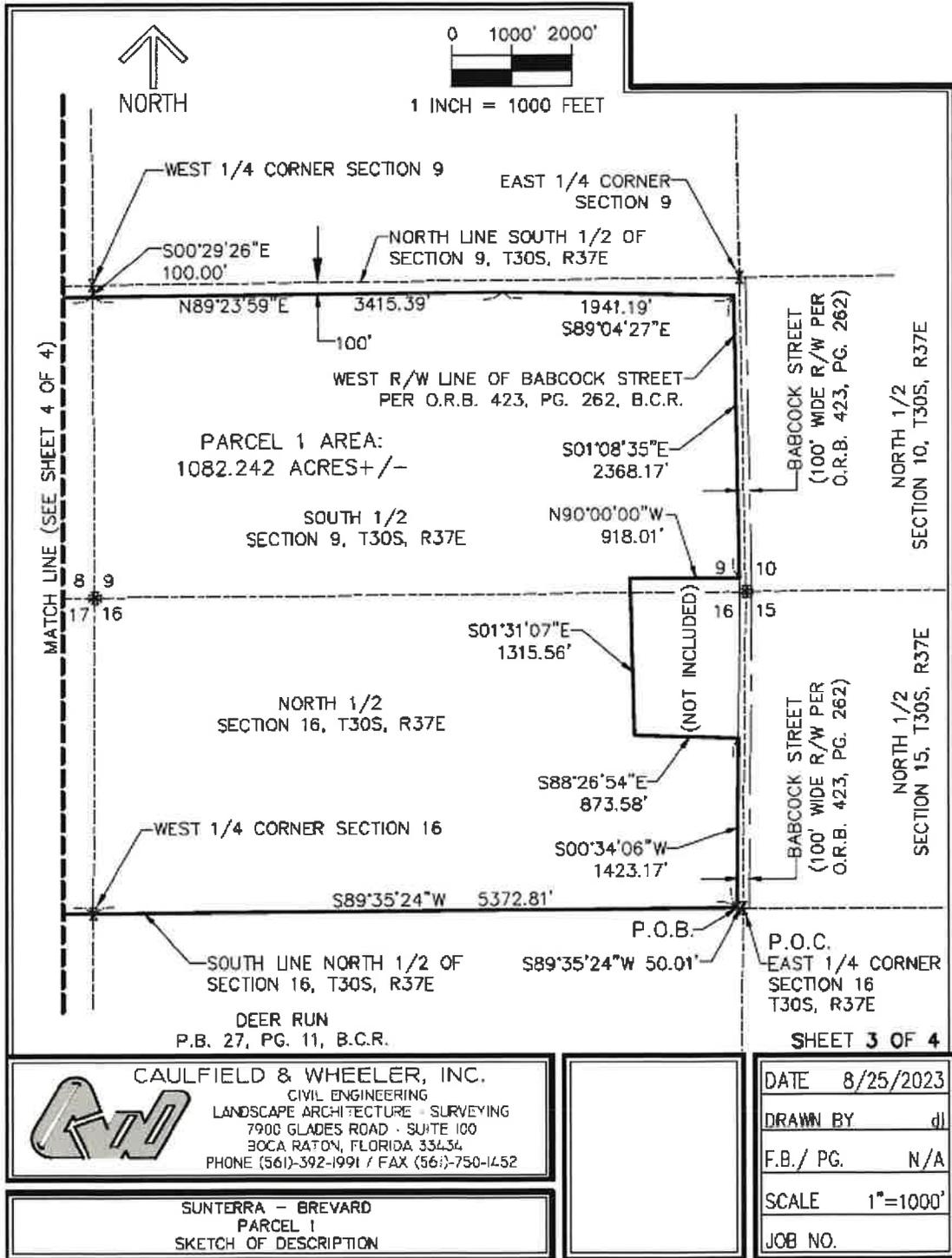
SHEET 2 OF 4

	CAULFIELD & WHEELER, INC.
	CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	8/25/2023
DRAWN BY	dj
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	

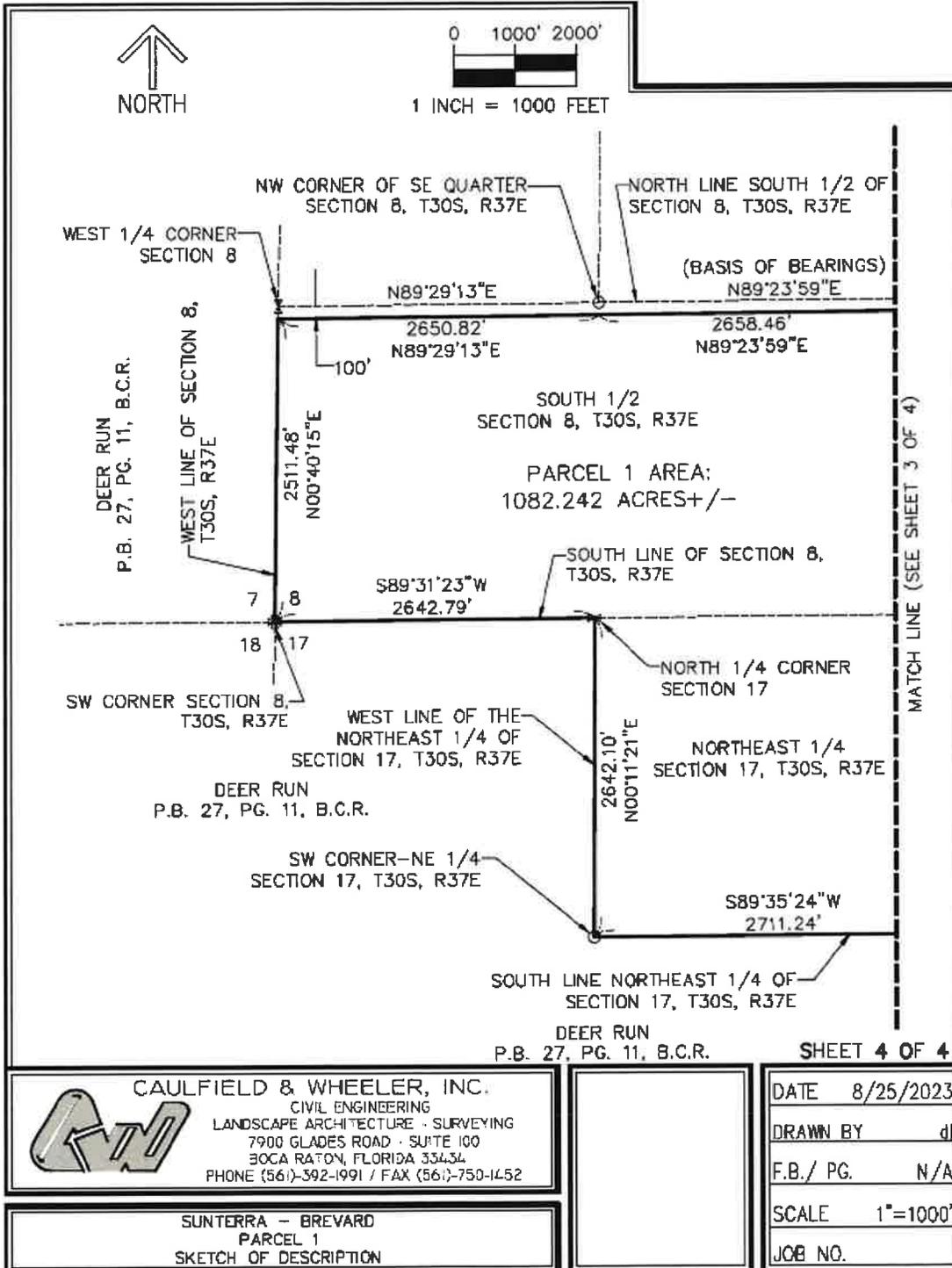
SUNTERRA - BREVARD
PARCEL 1
SKETCH OF DESCRIPTION



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

SUNTERRA - BREVARD
 PARCEL 1
 SKETCH OF DESCRIPTION

DATE	8/25/2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=1000'
JOB NO.	



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

SUNTERRA - BREVARD
 PARCEL 1
 SKETCH OF DESCRIPTION



DATE	8/25/2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=1000'
JOB NO.	

PETITION TO ESTABLISH SUN TERRA LAKES COMMUNITY DEVELOPMENT DISTRICT

Submitted by:

Tucker F. Mackie
Florida Bar No. 41023
Tucker.Mackie@kutakrock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Jen Florida 48, LLC (“Petitioner”), hereby petitions the Board of County Commissioners of Brevard County, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, to establish a Community Development District (“District”) with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the Brevard County, Florida (“County”), and covers approximately 1,082.242 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The proposed District is generally located north and east of the Deer Run Subdivision, west of Babcock Road, and south of Willowbrook Street. The sketch and metes and bounds description of the lands to be included within the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundary of the proposed District that are to be excluded from the proposed District.

3. Landowner Consent. Petitioner is the owner of one hundred percent (100%) of the real property located within the proposed District. Documentation of ownership and consent to the establishment of a community development district in accordance with Section 190.005, *Florida Statutes*, is contained in **Exhibit 3**.

5. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Richard Jerman
Address: 1750 W. Broadway, Suite 111
Oviedo, Florida 32765

Name: Dan Edwards
Address: 1750 W. Broadway, Suite 111
Oviedo, Florida 32765

Name: Trina Dziejior
Address: 1750 W. Broadway, Suite 111
Oviedo, Florida 32765

Name: Christopher Gardner
Address: 1750 W. Broadway, Suite 111
Oviedo, Florida 32765

Name: Denver Marlow
Address: 1750 W. Broadway, Suite 111
Oviedo, Florida 32765

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

6. Name. The name of the proposed District is Sun Terra Lakes Community Development District.

7. Future Land Uses. The existing and future general distribution, location and extent of the public and private land uses within the proposed District by land use plan element are shown in **Exhibit 4**. These proposed land uses are consistent with the County's Comprehensive Plan.

8. Major Water and Wastewater Facilities. A map of the lands within the proposed District showing the existing and proposed major trunk water mains, sewer interceptors, and the major outfall canals and drainage basins is attached to and incorporated with this Petition as **Exhibit 5**.

9. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for ownership and maintenance. The estimated costs of constructing the infrastructure serving land within the proposed District are also identified in **Exhibit 6**. It is anticipated that the District improvements would be constructed as a system of improvements serving all properties within the District. At present, these improvements are estimated to be made, acquired, constructed and/or installed between 2026 and 2030. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

10. Statement of Estimated Regulatory Costs. **Exhibit 7** is the Statement of Estimated Regulatory Costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agent. The authorized agent for Petitioner is Tucker F. Mackie. The Authorization of Agent is attached to this petition as **Exhibit 8**. Copies of all notices and correspondence should be sent to:

Tucker F. Mackie
Tucker.Mackie@kutakrock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)

12. This petition to establish Sun Terra Lakes Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with the applicable elements or portions of the effective State Comprehensive Plan or the County's Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community and will be developed in that manner.

c. The establishment of the proposed District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and maintenance of certain facilities within the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special district government.

WHEREFORE, Petitioner respectfully requests the Board of County Commissioners of Brevard County, Florida, to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural and educational uses and for security, including, but not limited to walls, fences, and electronic intrusion detection all as authorized and described by Section 190.012(2), *Florida Statutes*; and

d. grant such other relief as may be necessary or appropriate.

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RESPECTFULLY SUBMITTED, this 17th of April 2025.

KUTAK ROCK LLP



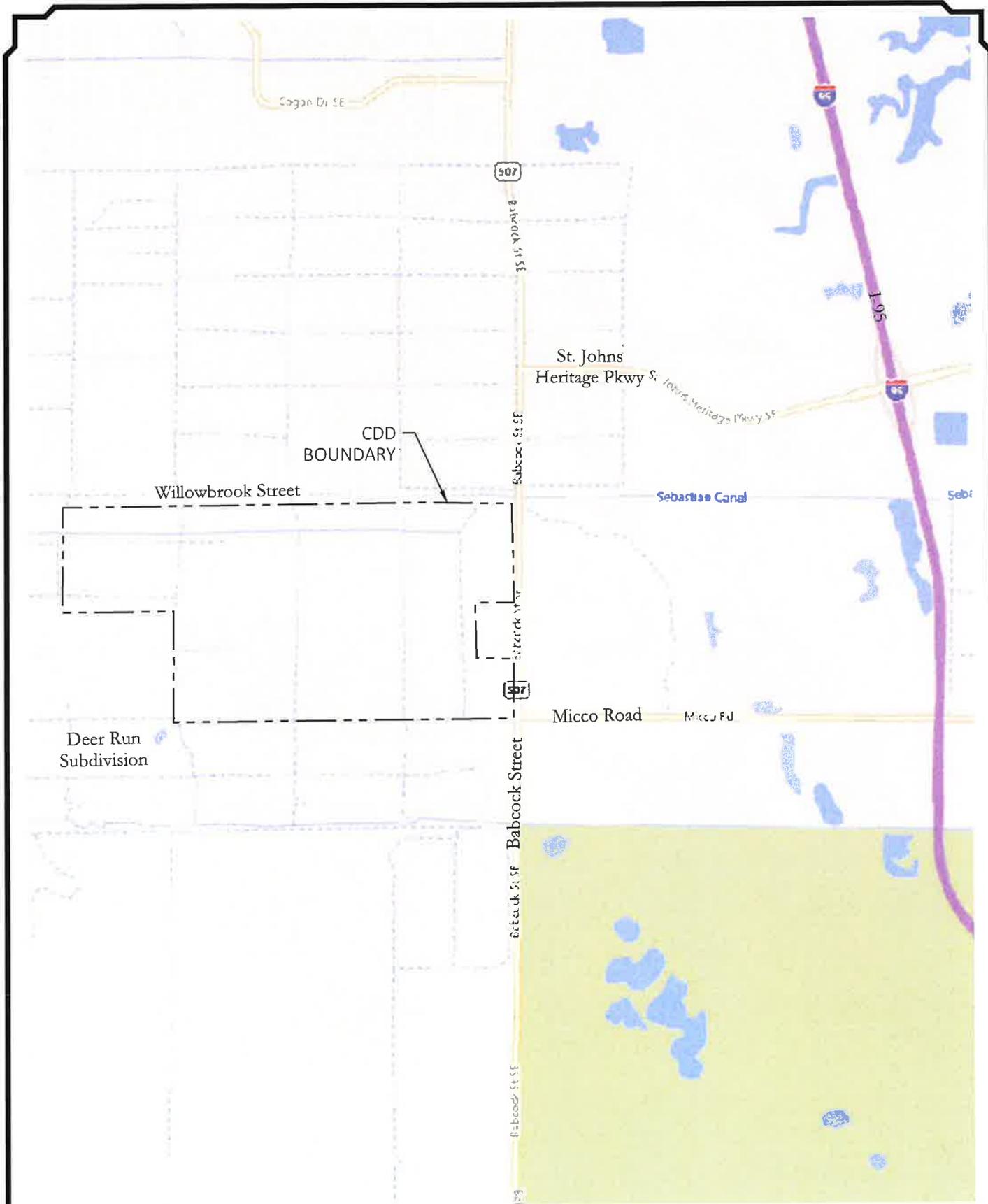
Tucker F. Mackie
Florida Bar No. 41023
Tucker.Mackie@kutakrock.com
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)

Attorney for Petitioner

LIST OF EXHIBITS

<u>Exhibit Number</u>	<u>Description</u>
1	General Location Map
2	Sketch and Metes and Bounds Legal Description
3	Consent and Joinder of Landowner
4	Future Land Use Map
5	Existing and Proposed Utilities Map
6	List of Facilities, O&M Responsibility, and Estimated Costs
7	Statement of Estimated Regulatory Costs (SERC)
8	Authorization of Agent

EXHIBIT 1
GENERAL LOCATION MAP



General Location Map

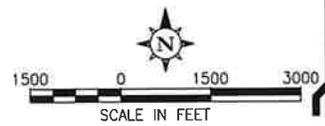
Sun Terra Lakes

POULOS & BENNETT

October 2024
P & B Job No: 23 081

3602 E. Livingston St.
Orlando, Florida 32803-4474 407.487.3594

www.poulosandbennett.com
Certificate of Authorization No. 28567



SCALE IN FEET

Exhibit 1

23-0025123-081 SUN TERRA - BREVARD CO WOOD USE (CARLEIGH & FLOYD) 03-13-081 CDD EX 1 - GENERAL LOCATION MAP

EXHIBIT 2
SKETCH AND METES AND BOUNDS LEGAL DESCRIPTION

LEGEND/ABBREVIATIONS

- B.C.R. – BREVARD COUNTY RECORDS
- L.B. – LICENSED BUSINESS
- O.R.B. – OFFICIAL RECORDS BOOK
- P.B. – PLAT BOOK
- P.O.C. – POINT OF COMMENCEMENT
- P.O.B. – POINT OF BEGINNING
- PG. – PAGE
- PSM – PROFESSIONAL SURVEYOR AND MAPPER
- R/W – RIGHT-OF-WAY
- R – RANGE
- T – TOWNSHIP

SURVEYOR’S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
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3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°23’59”E, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 37 EAST. RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 21, 2023. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

DAVID P. LINDLEY, PSM
STATE OF FLORIDA NO. 5005

THIS IS NOT A SURVEY

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	8/25/2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	23

SUNTERRA – BREVARD
PARCEL 1
SKETCH OF DESCRIPTION

DESCRIPTION:

BEING A PORTION OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 30 SOUTH, RANGE 37 EAST LYING IN BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 37 EAST; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SECTION 16, SOUTH 89°35'24" WEST, 50.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 16, SOUTH 89°35'24" WEST, 5372.81 FEET TO THE WEST ONE-QUARTER OF SAID SECTION 16; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 37 EAST, SOUTH 89°35'24" WEST, 2711.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 17, NORTH 00°11'21" EAST, 2642.10 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 17; THENCE WESTERLY ALONG THE SOUTH LINE OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 37 EAST, SOUTH 89°31'23" WEST, 2642.79 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 8, NORTH 00°40'15" EAST, 2511.48 FEET TO A POINT 100.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 8; THENCE EASTERLY ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 8, NORTH 89°29'13" EAST, 2650.82 FEET; THENCE CONTINUE EASTERLY ALONG SAID PARALLEL LINE, NORTH 89°23'59" EAST, 2658.46 FEET TO A POINT 100.00 FEET SOUTH OF THE WEST ONE-QUARTER CORNER OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 37 EAST; THENCE EASTERLY ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 9, NORTH 89°23'59" EAST, 3415.39 FEET; THENCE SOUTH 89°04'27" EAST, 1941.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BABCOCK STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 423, PAGE 262 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°08'35" EAST, 2368.17 FEET; THENCE NORTH 90°00'00" WEST, 918.01 FEET; THENCE SOUTH 01°31'07" EAST, 1315.56 FEET; THENCE SOUTH 88°26'54" EAST, 873.58 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF BABCOCK STREET; THENCE SOUTHERLY ALONG SAID SAID WEST RIGHT OF WAY LINE, SOUTH 00°34'06" WEST, 1423.17 TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BREVARD COUNTY, FLORIDA AND CONTAINING 1082.242 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY

SHEET 2 OF 4

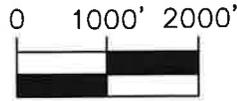


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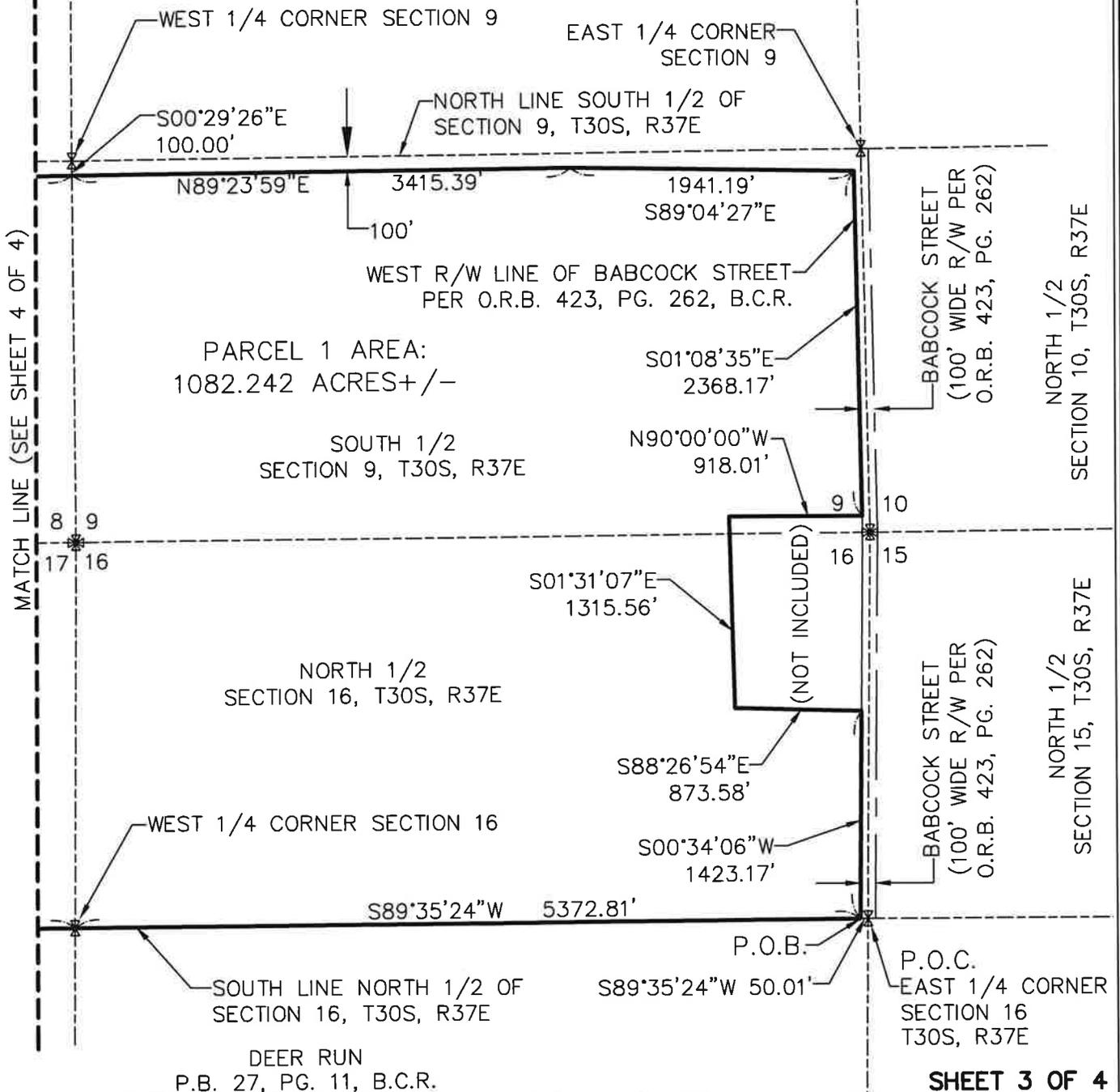


DATE	8/25/2023
DRAWN BY	dl
F.B. / PG.	N/A
SCALE	NONE
JOB NO.	

SUNTERRA - BREVARD
PARCEL 1
SKETCH OF DESCRIPTION



1 INCH = 1000 FEET



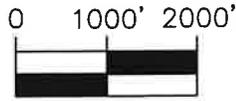
SHEET 3 OF 4



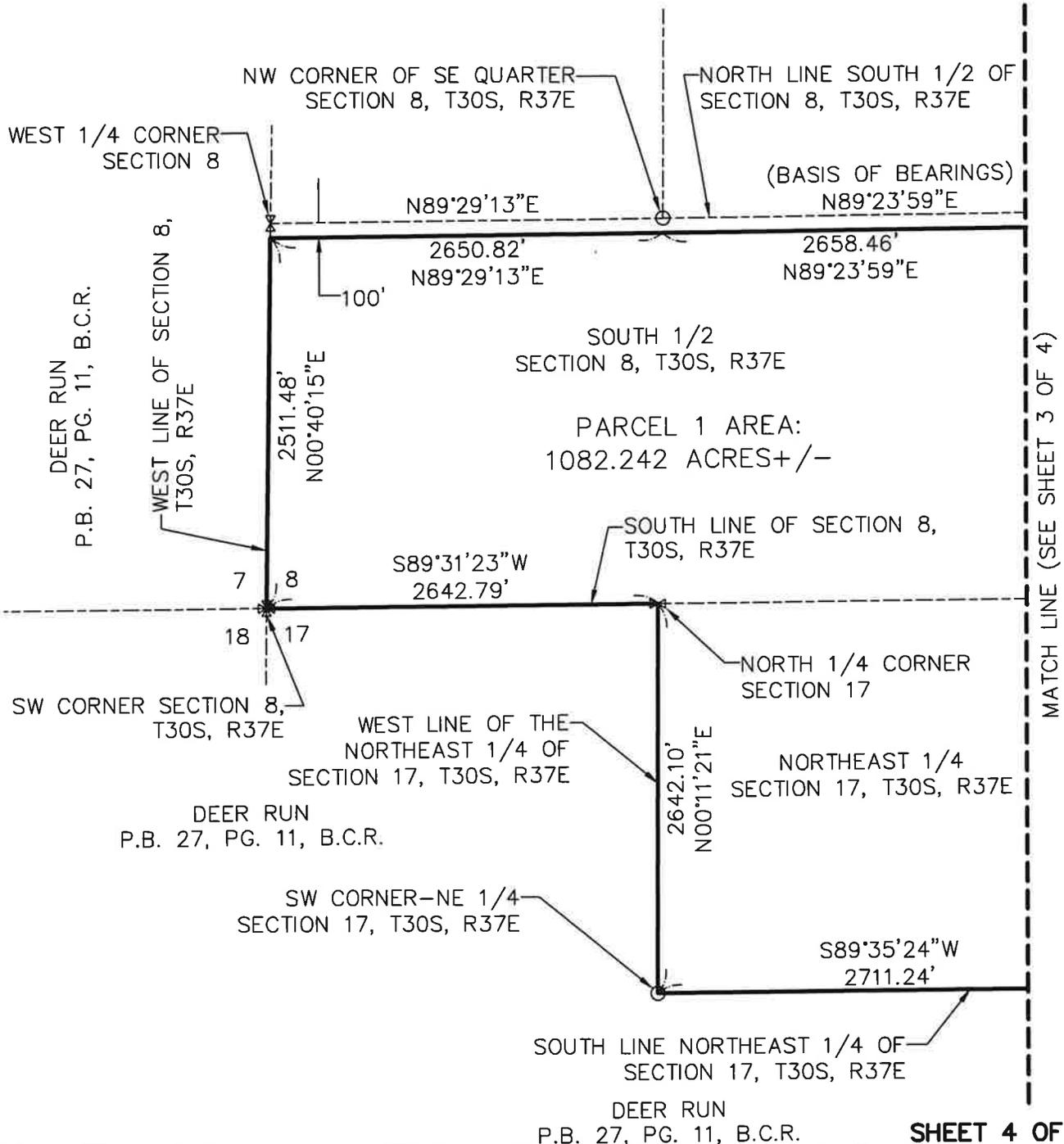
CAULFIELD & WHEELER, INC.
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DATE	8/25/2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=1000'
JOB NO.	

SUNTERRA - BREVARD
 PARCEL 1
 SKETCH OF DESCRIPTION



1 INCH = 1000 FEET



SHEET 4 OF 4



CAULFIELD & WHEELER, INC.
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7900 GLADES ROAD - SUITE 100
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SUNTERA - BREVARD
PARCEL 1
SKETCH OF DESCRIPTION



DATE	8/25/2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=1000'
JOB NO.	26

EXHIBIT 3
CONSENT AND JOINDER OF LANDOWNER

Consent and Joinder of Landowner
to the Establishment of a Community Development District

The undersigned is the owner of certain lands more fully described in Exhibit A attached hereto and made a part hereof ("**Property**").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to the establishment of the Community Development District in substantially this form.

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

[signatures on following page]

Executed this 21ST day of APRIL 2025.

Witnessed:



Print Name: R O A Jern
Address: 1750 W. BROADWAY ST. SUITE 111
OWIEDO, FL 32765


Print Name: Courtney Edwards
Address: 8254 Loft Ave
Orlando, FL 32832

JEN FLORIDA 48, LLC,
a Florida limited liability company

By: 
Name: Dan Edwards
Title: Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21ST day of APRIL 2025, by DAN EDWARDS as VICE PRESIDENT, of Jen Florida 48, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.




NOTARY PUBLIC, STATE OF FLORIDA
Name: Trina D Dziejwior
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: **Property**

EXHIBITA

LEGEND/ABBREVIATIONS

- B.C.R. - BREVARD COUNTY RECORDS
- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- PG. - PAGE
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- R/W - RIGHT-OF-WAY
- R - RANGE
- T - TOWNSHIP

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
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Digitally signed by David
Lindley
Date: 2023.08.28 10:03:49
+04'00'
Adobe Acrobat version:
2017.011.30142

DAVID P. LINDLEY, PSM
STATE OF FLORIDA NO. 5005

THIS IS NOT A SURVEY

SHEET 1 OF 4

	CAULFIELD & WHEELER, INC. CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452
	SUNTERRA - BREVARD PARCEL 1 SKETCH OF DESCRIPTION



DATE	8/25/2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	

DESCRIPTION:

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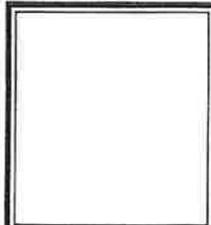
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SHEET 2 OF 4

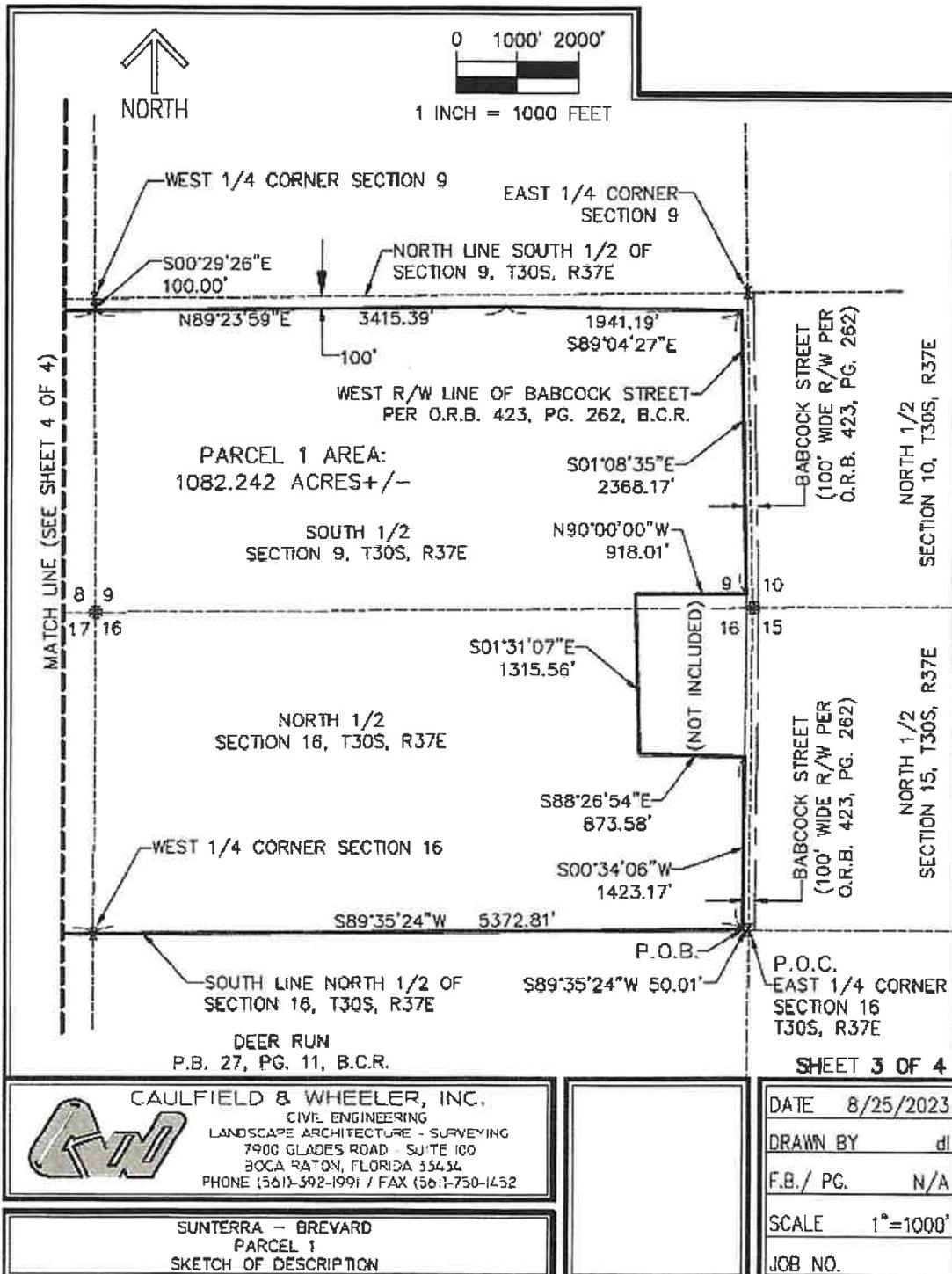


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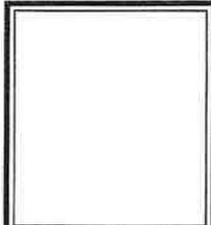
DATE	8/25/2023
DRAWN BY	dl
F.B. / PG.	N/A
SCALE	NONE
JOB NO.	

SUNTERRA - BREVARD
 PARCEL 1
 SKETCH OF DESCRIPTION

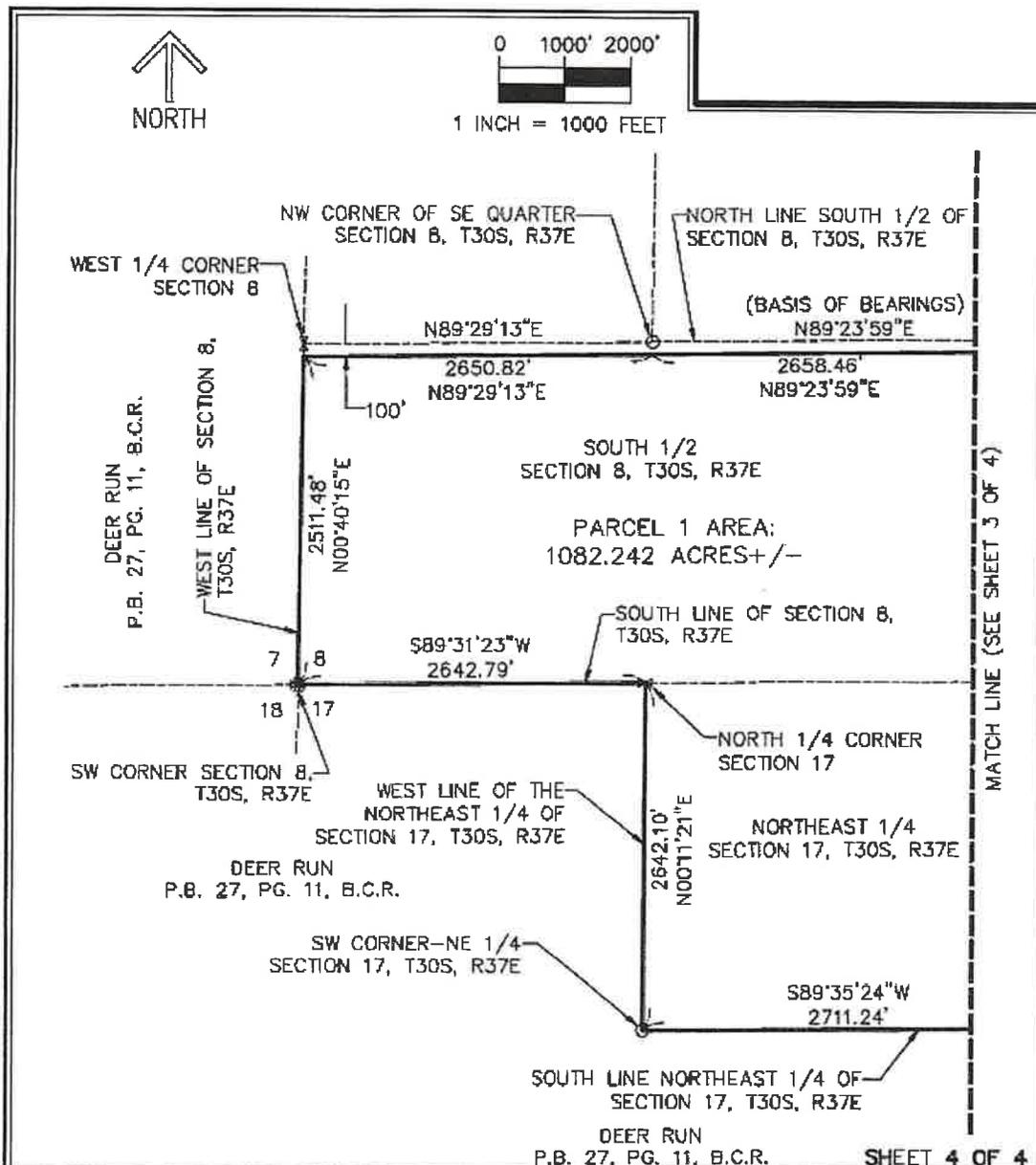



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SUNTERRA - BREVARD
 PARCEL 1
 SKETCH OF DESCRIPTION



DATE	8/25/2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=1000'
JOB NO.	



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-592-1991 / FAX (561)-750-1632



DATE	8/25/2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=1000'
JOB NO.	

SUNTERRA - BREVARD
 PARCEL 1
 SKETCH OF DESCRIPTION

EXHIBIT 4
FUTURE LAND USE MAP



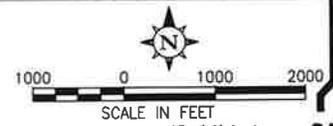
Future Land Use Map
Sun Terra Lakes

POULOS & BENNETT

October 2024
 P & B Job No.: 23-081

2602 E. Livingston St.
 Orlando, Florida 32803-407, 407.2394

www.poulosandbennett.com
 Certificate of Authorization No. 26567

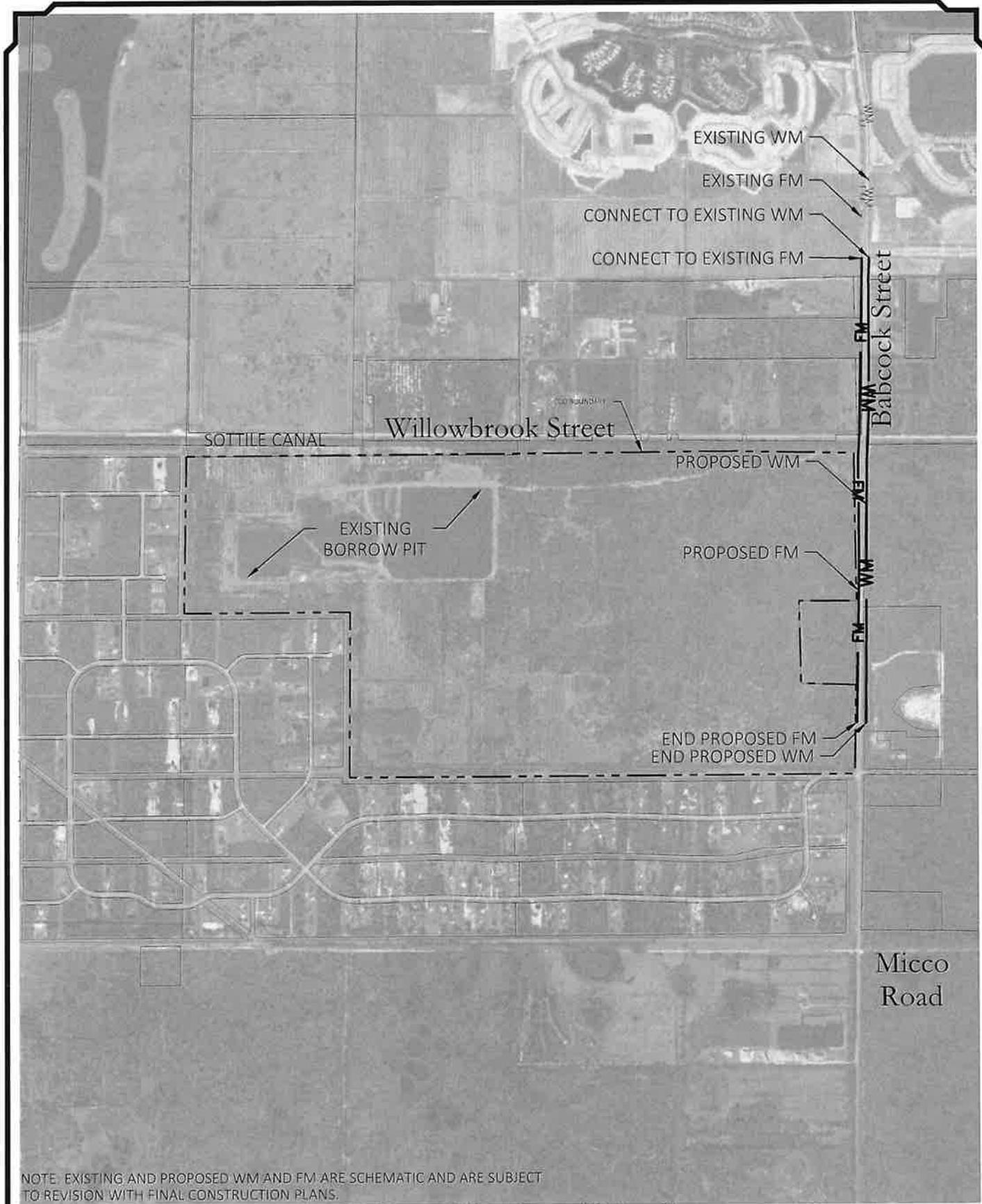


SCALE IN FEET

Exhibit 4

2/2023/23-081 SUN TERRA - BROWARD CO WISED USE/CD/UDM & FOS/CD/23-081 COO EX 5 - EXISTING AND FUTURE LAND USE

EXHIBIT 5
EXISTING AND PROPOSED UTILITIES MAP

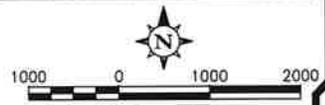


NOTE: EXISTING AND PROPOSED WM AND FM ARE SCHEMATIC AND ARE SUBJECT TO REVISION WITH FINAL CONSTRUCTION PLANS.

Existing & Proposed Water, Sewer, and Drainage Map

Sun Terra Lakes

POULOS & BENNETT



SCALE IN FEET

April 2025
P & B Job No.: 23-081

2602 E. Livingston St.
Orlando, Florida 32803-4074 407-2394

www.poulosandbennett.com
Certificate of Authorization No. 28367

Exhibit 5

E:\2023\23-081 SUN TERRA - BROWARD CO WQED USE\CD01\CD01\23-081 CD0 EX 5 - EXISTING UTILITIES

EXHIBIT 6
LIST OF FACILITIES, O&M RESPONSIBILITY, AND ESTIMATED COSTS

PROPOSED SUN TERRA LAKES FACILITIES & ESTIMATED COSTS CHART			
Improvement	Estimated Cost**	Financing / Construction Entity	Final Owner / Maintenance Entity
Stormwater Management System	\$24.9 M	CDD	CDD
Roadways	\$32.2 M	CDD	County will own, operate and maintain the two spine roads from Babcock westward. The CDD will own, operate and maintain the internal roadways.
Water, Wastewater, and Reuse Systems	\$37.5 M	CDD	City
Undergrounding of Conduit (Electric, Gas, Street Lights)	\$2.6 M	CDD	CDD
Hardscaping, Landscape, Irrigation	\$7.5 M	CDD	CDD
Recreational Amenities	\$10.0 M	CDD	CDD
Conservation Areas	N/A	CDD	CDD
Offsite Improvements*	\$4.0 M	CDD	County or City (Int. Improvements) City (Utilities)
Professional Services	\$4.0 M	N/A	N/A
10% Contingency	\$12.3 M	N/A	N/A
TOTAL	\$135.0 M		

*Offsite Improvements include Intersection Improvements & Signalization and Potable Watermain & Forcemain Extensions.

**All costs subject to change. Moreover, the developer reserves the right to finance any of the above improvements, and transfer them to a homeowners' association for ownership and operation.

*** Timetable:

- Phase 1&2: Start Q3 2026 – Buildout 2028
- Phase 3&4: Start 2027 – Buildout 2030

- Phase 5&6: Start 2030 – Buildout 2033
- Phases 7&8: Start 2032 – Buildout 2034
- Phase 9&10: Start 2033 – Buildout 2037

EXHIBIT 7
STATEMENT OF ESTIMATED REGULATORY COSTS

Sun Terra Lakes

COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

Jul 24, 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.whassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Sun Terra Lakes Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 1,082.242 +/- acres of land located within Brevard County, Florida (the "County") and is projected to contain approximately 3,241 residential dwelling units, which will make up the Sun Terra Lakes development (the "Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the District establishment) as follows:

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

1.2 Overview of the Sun Terra Lakes Community Development District

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master planned residential development currently anticipated to contain a total of approximately 3,241 residential dwelling units. Tables 1 and 2 under Section 5.0 detail the improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

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

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

1.3 Requirements for Statement of Estimated Regulatory Costs

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

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

productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

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

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

(d) A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable based upon standard business practices, and include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Brevard County, according to the Census 2020, has a population of 606,612; therefore, it is not defined as a small county for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to

understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

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

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

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

2.0 An economic analysis showing whether the ordinance directly or indirectly:

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

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

Further, the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by State of Florida or Brevard County governments staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Brevard County and the marginal impact of one more CDD will be negligible if any.

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

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the

approximately 1,082.242 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 3,241 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

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

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

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

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any

expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

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

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

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

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

a. The State of Florida

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

b. Brevard County, Florida

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than

any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

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

d. Future Property Owners

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

The proposed District will serve land that comprises an approximately 1,082.242 +/- acre master planned residential development currently anticipated to contain a total of approximately 3,241 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 11,344 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

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

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

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

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

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of Brevard County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate

strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

Brevard County, Florida

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

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

4.2 Impact on State and Local Revenues

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

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

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

The review of the petition to establish the District will be funded by a payment of a filing fee of \$26,000 to the County. This payment will be made voluntarily by the Petitioner, who is the same as/affiliated with the owners of land proposed to be included within the boundaries of the District and subject to the ordinance establishing the District. Once the filing fee is paid, an annual Special District fee of \$175 will also be paid by the District to the State per provisions of Section 189.018,

Florida Statutes. With regard to capital equipment necessary for the provision of public infrastructure and services, Table 1 below outlines the good faith estimates of same, while Table 2 below outlines the entities responsible for the ownership and maintenance of different categories of public infrastructure and services. Please note that while the Transactional Costs of the public infrastructure and services are not readily identifiable at this time, they are reasonably expected to be similar to those that would be needed under an alternative public infrastructure and services (such as those discussed in Section 7.0) or should the infrastructure and services be provided under a fully private alternative delivery mechanism in absence of a public option.

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

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$134,970,000.00 in Infrastructure Costs. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District’s infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**Sun Terra Lakes COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Stormwater Management System	CDD	CDD	CDD
Roadways	CDD	County will own, operate and maintain the two spine roads from Babcock westward. The CDD will own, operate and maintain the internal roadways.	County will own, operate and maintain the two spine roads from Babcock westward. The CDD will own, operate and maintain the internal roadways.
Water, Wastewater, and Reuse Systems	CDD	City and/or County	City and/or County
Undergrounding of Conduit (Electric, Gas, Street Lights)	CDD	CDD	CDD

Hardscaping, Landscape, Irrigation	CDD	CDD	CDD
Recreational Amenities	CDD	CDD	CDD
Conservation Areas	CDD	CDD	CDD
Offsite Improvements	CDD	County or City (Int. Improvements City (Utilities)	County or City (Int. Improvements City (Utilities)

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

Table 2

**Sun Terra Lakes COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Stormwater Management System	\$24,900,000.00
Roadways	\$32,200,000.00
Water, Wastewater, and Reuse Systems	\$37,500,000.00
Undergrounding of Conduit (Electric, Gas, Street Lights)	\$2,600,000.00
Hardscaping, Landscape, Irrigation	\$7,500,000.00
Recreational Amenities	\$10,000,000.00
Conservation Areas	-
Offsite Improvements	\$4,000,000.00
Professional Services	\$4,000,000.00
Contingency (10%)	\$12,270,000.00
Total	\$134,970,000.00

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

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

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

enhance the quality of infrastructure and services.

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

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

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

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

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

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

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

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

Further, the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by owners, officers, operators, and managers of small businesses to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Brevard County and small businesses will be able to bid on District work, not unlike bidding on work for communities which are not CDDs, thus making the marginal impact negligible if any.

Brevard County has a population of 606,612 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the Sun Terra Lakes development will not produce any marginal effects that would be different from

those that would have occurred if the Project was developed without a community development district established for it by the County. This conclusion extends to the reasonable expectation that the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by Brevard County government staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Brevard County and the marginal impact of one more CDD will be negligible if any.

7.0 Any additional useful information.

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

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

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

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

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

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

the CDD has the ability to enter into interlocal agreements with other units of government.

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

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

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

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

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

EXHIBIT 8
AUTHORIZATION OF AGENT

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Tucker F. Mackie of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for Jen Florida 48, LLC, a Florida limited liability company, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Brevard County, Florida, to establish a Community Development District pursuant to Chapter 190, *Florida Statutes*. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

JEN FLORIDA 48, LLC,
a Florida limited liability company



Print Name: Bill A. Jensen



By: Dan Edwards
Its: Vice President



Print Name: Courtney Edwards

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of APRIL 2025, by DAN EDWARDS as VICE-PRESIDENT of Jen Florida 48, LLC, a Florida limited liability company, who appeared before me this day in person, and who is either personally known to me or produced _____ as identification.




NOTARY PUBLIC, STATE OF FLORIDA

Name: Trina D Dziejwior
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

July 30, 2025

Via Certified Mail and Electronic Mail

Trina Gilliam, Planning and Zoning Manager
Department of Planning and Development
E-Mail: Trina.Gilliam@brevardfl.gov
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

***Re: Response to Brevard County Comments to Petition to Establish SunTerra Lakes
Community Development District – Application 25ZM00001***

Dear Ms. Gilliam:

As you are aware, my firm serves as counsel for the petitioner, Jen Florida 48, LLC (the “Petitioner”), in connection with the Petition to Establish (the “Petition”) the proposed SunTerra Community Development District (the “Proposed District”). We are in receipt of your letter dated June 19, 2025, containing Brevard County’s comments to the Petition (the “Letter”). Please allow this correspondence to serve as a response to each of the substantive comments detailed in the Letter which have been transcribed below.

Additionally, at the time of the filing of the Petition, the Statement of Estimated Regulatory Costs (“SERC”) submitted with the Petition as Exhibit 7 was in compliance with the requirements of Chapter 120, *Florida Statutes*. However, following the filing of the Petition, the Governor signed SB 108 into law which revised the information required to be included in all SERCs as of July 1, 2025. Enclosed herein, please find a revised SERC which comports with these new requirements.

Brevard County Comments and Petitioner Responses

Fire Marshal, Doug Carter:

“Document does not include Brevard County's cost for a new fire station and fire apparatus. This is estimated to be \$7.3 million in today's dollars. This does not include land for the station which is being provided by Sun Terra.”

PETITIONER RESPONSE:

Section 190.005(a), *Florida Statutes*, sets forth the required information to be provided in a petition to establish a community development district. With respect to

KUTAKROCK

July 30, 2025

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costs, the petition is required to set forth “the proposed timetable for construction of the district services and the estimated cost of constructing the proposed services.” Accordingly, the cost of the fire station and fire apparatus were not included in the List of Facilities, O&M Responsibility, and Estimated Costs set forth in Exhibit 6 to the Petition as those improvements are not associated with services to be provided by the Proposed District. Further, the Petitioner intentionally excluded the lands upon which the fire station is proposed to be located from the Proposed District boundaries. The current proposed location of the fire station is within the area identified on Exhibit 4 as “Community Commercial,” which is being excluded from the Proposed District boundaries.

Finally, the stated legislative intent at the time of enactment of Chapter 190, *Florida Statutes* (which governs the establishment of community development districts throughout the State), was to provide for an alternative method to manage and finance basic services of community development. The Florida Legislature was explicit that a community development district once established does NOT have, nor can it exercise, ANY zoning or development permitting power and that the creation of a community development district is NOT a development order. Rather, the underlying development within the boundaries of the Proposed District is, and will continue to be, subject to all applicable planning and permitting laws, rules, regulations and policies controlling the development of the land to be serviced by the Proposed District.

Planning Comments – Trina Gilliam, Planning and Zoning Manager:

“A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district. – Location of Fire Station as a private use is not designated in the plan as noted in F.S. 190.005. Establishment of district.”

PETITIONER RESPONSE:

See response to comments received from Fire Marshal, Doug Carter, above.

“The CDD refers to roadways being owned by and maintained by the County. How was it determined that the County would own and maintain the roadways?”

PETITIONER RESPONSE:

The reference to County ownership and maintenance of the roadways in Exhibit 6 to the Petition stems from Note 20 to the Land Use Tables, Waivers and Details sheet from the Planned Unit Development for Sun Terra Lakes (“PDP”) approved by the County. Note 20 (the excerpt of which is enclosed herein) provided for “Right-of-Way Design” and states that Rights-of-Way shall be public. While no gated roadways were proposed along the spine road, the Note further provides that “[i]f any gates are to be

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proposed off of spine roads, they will be subject to staff approval and will be private rights-of-way.” As of the date of this response, the Petitioner is not proposing any gates off of the spine roads.

“How were the estimated costs of construction determined?”

PETITIONER RESPONSE:

As previously stated herein, the estimated costs of the facilities identified in the List of Facilities, O&M Responsibility, and Estimated Costs set forth in Exhibit 6 to the Petition represent only those public facilities that may be provided by the Proposed District that serve the underlying development. Facilities and services to be provided by other entities are not included in the estimated costs.

The estimated costs are based upon input from Poulos & Bennett, LLC, stemming from its opinion and interpretation of best available information related to both the underlying development and current market conditions in the construction industry; however, costs will vary based on final site planning, final engineering, approvals from regulatory agencies and economic factors. In establishing the Proposed District, the County is not approving or authorizing the construction of the listed facilities at the costs identified.

Public Works Engineering – Rachel Gerena, Engineering Manager:

“This project design is not far enough along for staff to access the cost associated with required improvements.

The County has not yet approved any plat committing the internal roads as publicly dedicated to the County.”

PETITIONER RESPONSE:

As previously stated, the reference to County ownership and maintenance of the roadways in Exhibit 6 to the Petition stems from Note 20 to the Land Use Tables, Waivers and Details sheet from the PDP approved by the County. The Petitioner sought to maintain consistency between the PDP and the Petition, however ultimate County acceptance of any roadways within the Proposed District for ownership, operation and maintenance will be subject to all applicable planning and permitting laws, rules, regulations and policies controlling the development of the land to be serviced by the Proposed District, including those specific to platting.

Traffic Engineering William Johnson, Engineer III:

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“Traffic Engineering do not have enough information to properly comment on impacts and mitigation to the transportation network system. Therefore, Traffic cannot comment on costs at the time. The system cost to the infrastructure have not been specifically addressed for the transportation network system.”

PETITIONER RESPONSE:

See response to comments received from Public Works Engineering, Rachel Gerena, above.

The Petitioner hopes this response adequately responds to the comments detailed in the Letter. If you have any questions regarding any response above, or any other questions regarding the Petition or Proposed District, please do not hesitate to reach out to me at the number and email address written above. If there are no additional questions, please let us know how we can facilitate the scheduling of the public hearing on the Petition before the Board of County Commissioners.

Sincerely,

Tucker F. Mackie

cc: Richard Jerrman, Jen Florida 48, LLC
Dan Edwards, Jen Florida 48, LLC
J. Andrew Ivey, Poulos & Bennett, LLC
Daniel Rom, Wrathell, Hunt & Associates, LLC

Enclosures:

Revised SERC
Excerpt from PDP

Sun Terra Lakes

COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

Jul 24, 2025



Provided by

Wrathell, Hunt and Associates, LLC

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STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Sun Terra Lakes Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 1,082.242 +/- acres of land located within Brevard County, Florida (the "County") and is projected to contain approximately 3,241 residential dwelling units, which will make up the Sun Terra Lakes development (the "Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the District establishment) as follows:

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

1.2 Overview of the Sun Terra Lakes Community Development District

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master planned residential development currently anticipated to contain a total of approximately 3,241 residential dwelling units. Tables 1 and 2 under Section 5.0 detail the improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

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

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

1.3 Requirements for Statement of Estimated Regulatory Costs

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

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

productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

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

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

(d) A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable based upon standard business practices, and include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Brevard County, according to the Census 2020, has a population of 606,612; therefore, it is not defined as a small county for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to

understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

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

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

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

2.0 An economic analysis showing whether the ordinance directly or indirectly:

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

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

Further, the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by State of Florida or Brevard County governments staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Brevard County and the marginal impact of one more CDD will be negligible if any.

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

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the

approximately 1,082.242 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 3,241 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

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

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

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

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any

expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

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

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

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

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

a. The State of Florida

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

b. Brevard County, Florida

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than

any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

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

d. Future Property Owners

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

The proposed District will serve land that comprises an approximately 1,082.242 +/- acre master planned residential development currently anticipated to contain a total of approximately 3,241 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 11,344 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

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

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

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

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

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of Brevard County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate

strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

Brevard County, Florida

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

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

4.2 Impact on State and Local Revenues

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

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

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

The review of the petition to establish the District will be funded by a payment of a filing fee of \$26,000 to the County. This payment will be made voluntarily by the Petitioner, who is the same as/affiliated with the owners of land proposed to be included within the boundaries of the District and subject to the ordinance establishing the District. Once the filing fee is paid, an annual Special District fee of \$175 will also be paid by the District to the State per provisions of Section 189.018,

Florida Statutes. With regard to capital equipment necessary for the provision of public infrastructure and services, Table 1 below outlines the good faith estimates of same, while Table 2 below outlines the entities responsible for the ownership and maintenance of different categories of public infrastructure and services. Please note that while the Transactional Costs of the public infrastructure and services are not readily identifiable at this time, they are reasonably expected to be similar to those that would be needed under an alternative public infrastructure and services (such as those discussed in Section 7.0) or should the infrastructure and services be provided under a fully private alternative delivery mechanism in absence of a public option.

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

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$134,970,000.00 in Infrastructure Costs. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District’s infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**Sun Terra Lakes COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Stormwater Management System	CDD	CDD	CDD
Roadways	CDD	County	County
Water, Wastewater, and Reuse Systems		City and/or County	City and/or County
Undergrounding of Conduit (Electric, Gas, Street Lights)	CDD	CDD	CDD
Hardscaping, Landscape, Irrigation	CDD	CDD	CDD
Recreational Amenities	CDD	CDD	CDD
Conservation Areas	CDD	CDD	CDD

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

Table 2

**Sun Terra Lakes COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Stormwater Management System	\$24,900,000.00
Roadways	\$32,200,000.00
Water, Wastewater, and Reuse Systems	\$37,500,000.00
Undergrounding of Conduit (Electric, Gas, Street Lights)	\$2,600,000.00
Hardscaping, Landscape, Irrigation	\$7,500,000.00
Recreational Amenities	\$10,000,000.00
Conservation Areas	-
Offsite Improvements	\$4,000,000.00
Professional Services	\$4,000,000.00
Contingency (10%)	\$12,270,000.00
Total	\$134,970,000.00

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

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

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

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

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

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

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

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

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

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

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

Further, the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by owners, officers, operators, and managers of small businesses to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Brevard County and small businesses will be able to bid on District work, not unlike bidding on work for communities which are not CDDs, thus making the marginal impact negligible if any.

Brevard County has a population of 606,612 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the Sun Terra Lakes development will not produce any marginal effects that would be different from those that would have occurred if the Project was developed without a community development district established for it by the County. This conclusion extends to the reasonable expectation that the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs

resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by Brevard County government staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Brevard County and the marginal impact of one more CDD will be negligible if any.

7.0 Any additional useful information.

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

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

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

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

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

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

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

alternative in favor of the proposed ordinance.

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

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

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

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



LEGEND

- Project Boundary
- Phase
- 2' Multi-Use Trail
- Recreation
- Active Recreation
- Active Recreation
- Wetland
- Impervious Water
- Stormwater
- Levee (Active Recreation)
- Fut/Active Sport
- Light to Gas



Development Data

Phase 10: 100 units, 100,000 sq ft, 100,000 sq ft of impervious surface, 100,000 sq ft of recreation area, 100,000 sq ft of stormwater storage, 100,000 sq ft of wetland, 100,000 sq ft of levee, 100,000 sq ft of fut/active sport, 100,000 sq ft of light to gas.

Phase 9: 100 units, 100,000 sq ft, 100,000 sq ft of impervious surface, 100,000 sq ft of recreation area, 100,000 sq ft of stormwater storage, 100,000 sq ft of wetland, 100,000 sq ft of levee, 100,000 sq ft of fut/active sport, 100,000 sq ft of light to gas.

SUN TERRA LAKES

Project Name

APPLICANT	POULOS & BERNETT
DESIGNER	POULOS & BERNETT
DATE	APR 25, 2024
SCALE	AS SHOWN
PROJECT NO.	2024-001
PROJECT ADDRESS	10000 SUN TERRA LAKES DRIVE, BREVARD COUNTY, FL 32909

Jurisdiction: Brevard County, FL

Project No.: 2024-001

LAND USE PLAN

Scale: C2.00



POULOS & BERNETT, INC.
 10000 SUN TERRA LAKES DRIVE, SUITE 100
 BREVARD COUNTY, FL 32909
 TEL: 321-639-1111
 WWW.POULOSANDBERNETT.COM

POULOS & BERNETT

Poulos & Bennett, LLC
 10000 Sun Terra Lakes Drive, Suite 100
 Brevard County, FL 32909
 Tel: 321-639-1111

BACKGROUND PROVIDED BY APPLICANT

BACKGROUND ON COMMUNITY DEVELOPMENT DISTRICTS:

Florida law (section 190.005(2), Florida Statutes) authorizes the establishment of a community development district (CDD) by the Brevard County Board of County Commissioners (Board). Only a county commission may establish a CDD in an unincorporated area with a size of less than 2,500 acres.

CDDs serve their property owners and residents as independent units of local special-purpose government. They operate independently of the county government and the Board in the provision of certain services. While CDDs operate as units of local government, they still do not have all of the powers of a local government. For example, they do not have police powers, zoning, or permitting authority.

A CDD serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law (Chapter 190, Florida Statutes) for the use and enjoyment of the general public. Only property owners within the CDD are assessed through the CDD for these improvements within its boundaries.

Some of the powers of a CDD include the ability to create, operate, and maintain water management systems, water supplies, sewers, wastewater systems, effluent disposal systems, bridges, culverts, and roads within the district. With the consent of the Board, a CDD may also exercise additional special powers, such as plan, establish, acquire, construct, or reconstruct, enlarge, or extend, equip, operate, and maintain additional systems and facilities for parks and recreation; facilities for recreational, cultural, and educational uses; and security for guardhouses, fences and gates, electronic instruction systems, and patrol cars.

The statutory purpose of a CDD is to plan, finance, construct, and/or acquire, operate and maintain community-wide infrastructure in large, planned community developments. As stated in Section 190.002, Florida Statutes, the Legislature found that "...an independent district can constitute a timely, efficient, effective, responsive and economic way to deliver these basic services, thereby providing a solution to the state's planning, management, and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." A CDD is not a substitute for the local general-purpose government unit, i.e. the city or county in which the CDD lies.

It is a financing mechanism; it is not empowered to adopt a comprehensive plan, building code, or land development code, or regulate land use, zoning, or land development. A CDD lacks the powers of permitting, zoning, police, and many other authorities possessed by general purpose governments. Future operation and maintenance of District-owned facilities and infrastructure will be funded through maintenance assessments levied against all benefited properties within the District.

A CDD is controlled by a board of supervisors initially elected by the landowners within the CDD and ultimately elected by qualified electors within the boundaries of the CDD.

STAFF'S FINDINGS & RECOMMENDATIONS:

On April 17, 2025, Jen Florida 48, LCC ("Petitioner"), petitioned the Board of County Commissioners of Brevard County, Florida ("County") to establish the Sun Terra Lakes Community Development District ("District"). The authorized agent for Petitioner is Tucker F. Mackie of Kutak Rock LLP. The current property owner within the District is the Petitioner. The attached General Location Map generally depicts the approximate 1,082.242 acre site generally located north and east of the Deer Run Subdivision, west of Babcock Road, and south of Willowbrook Street. The District is proposed to fund infrastructure to support 3,241 residential dwelling units and associated uses.

With respect to development approvals for the underlying development granted by the County Board, both a Large Scale Plan Amendment changing the future land use designation from RES 1:2.5 to RES 4 and a change in zoning from GU & AU to PUD were approved in September of 2004. A Binding Development Plan was also entered into between the County and Petitioner on October 3, 2024 and planned development project approval has been obtained through the County.

The proposed total infrastructure cost estimate for the District is \$135,000,000 to include stormwater management system, roadways, water, wastewater, and reuse systems, undergrounding of conduit, hardscaping, landscape and irrigation, recreational amenities, conservation areas, and offsite improvements (including intersection improvements and signalization and potable watermain and forcemain extensions), within a proposed construction timetable of 2026 to 2037. Of the \$135,000,000 of estimated eligible infrastructure costs, a portion will be funded through the issuance of municipal bonds issued by the proposed District that will be secured by assessments levied on the benefiting lands solely within the proposed District boundaries. The Petitioner will be responsible for all costs that are not funded by the District. Pursuant to Chapter 190, Florida Statutes, the eligible infrastructure cost estimates are to be submitted in good faith, but are not binding, and may be subject to change.

The assessments levied by the District are in addition to all applicable ad valorem taxes that are levied by the County and other taxing authorities. The District will be structured financially to be independent as intended by the Florida Legislature and will not require any additional subsidies from the County or the State of Florida. The District will take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance improvements undertaken by the District. Such disclosure will be in accordance with Section 190.009, Florida Statutes, and will be provided to all existing and prospective residents of the District.

Sun Terra Lakes District Preliminary Cost Estimate

The development within the District is projected to occur over an estimated 12-year period, 2026 through 2037. In accordance with Section 190.012, Florida Statutes, the District will be empowered to construct, manage, and finance the community infrastructure and service improvements, which include the following improvements and professional services and fees anticipated to be associated with the improvements.

(1)	Stormwater Management System	\$24,900,000
(2)	Roadways	\$32,200,000
(3)	Water, Wastewater, and Reuse Systems	\$37,500,000
(4)	Undergrounding of Conduit	\$2,600,000
(5)	Hardscaping, Landscape, and Irrigation	\$7,500,000
(6)	Recreational Amenities	\$10,000,000
(7)	Conservation Areas	N/A
(8)	Offsite Improvements	\$4,000,000
(9)	Professional Services	\$4,000,000
(10)	10% Contingency	<u>\$12,300,000</u>
Total Cost Estimate		\$135,000,000

District Proposed Infrastructure Ownership & Maintenance Responsibilities

<u>Facilities/Systems</u>	<u>Proposed Ownership and Maintenance Entity</u>
Stormwater Management System	CDD
Roadways	County will own, operate and maintain the two spine roads from Babcock westward. The CDD will own, operate and maintain the internal roadways.
Water, Wastewater, and Reuse Systems	City
Undergrounding of Conduit	CDD
Hardscaping, Landscape, and Irrigation	CDD
Recreational Amenities	CDD
Conservation Areas	CDD
Offsite Improvements	County or City (Intersection Improvements); City (Utilities)

The Petitioner has designated the following individuals to serve as the initial members of the Board of Supervisors of the District until such time that an election can be held to establish the Board of Supervisors: Richard Jerman, Dan Edwards, Trina Dziejwior, Christopher Gardner, and Denver Marlow. The County and its citizens are not involved in the management or financial responsibilities of the District. The Petitioner has provided consent documenting that 100 percent of the real property included within the District boundaries is in their control, as required by Chapter 190, Florida Statutes. The

developer will incur substantial costs if the proposed District is approved. These costs can be attributed to the planning and creation of the District, management and technical assistance, construction of infrastructure, and operation and maintenance associated with that infrastructure. As an independent special district, the government body of the District establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose government entity whose boundaries include the District. The District landowners control the entity which provides services and levies the funds to pay for them. City and or County-owned property is independent of the District jurisdiction.

Creation of the District does not impact ad valorem taxing authority of the County, and the County does not incur any obligations for the debt payments of the District, pursuant to the provisions of Section 190.002(3), Florida Statutes. Approval of the District provides that the development pays for itself as it occurs and, therefore, furthers the concurrency requirement of the Comprehensive Plan.

Pursuant to Florida Statutes, the petition is required to contain eight elements:

1. A metes and bounds description of the external boundaries of the district. Any real property within the external boundaries of the district which is to be excluded from the district shall be specifically described, and the last known address of all owners of such real property shall be listed. The petition shall also address the impact of the proposed district on any real property within the external boundaries of the district which is to be excluded from the district;
2. The written consent to the establishment of the district by all landowners whose real property is to be included in the district or documentation demonstrating that the petitioner has control by deed, trust agreement, contract, or option of 100 percent of the real property to be included in the district, and when real property to be included in the district is owned by a governmental entity and subject to a ground lease as described in section 190.003(14), Florida Statutes, the written consent by such governmental entity;
3. A designation of five persons to be the initial members of the board of supervisors, who shall serve in that office until replaced by elected members as provided in section 190.006, Florida Statutes;
4. The proposed name of the district;
5. A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence;
6. Based upon available data, the proposed timetable for construction of the district services and the estimated cost of constructing the proposed services. These estimates shall be submitted in good faith but are not binding and may be subject to change;

7. A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use plan element of the effective local government comprehensive plan of which all mandatory elements have been adopted by the applicable general-purpose local government in compliance with the Community Planning Act; and,

8. A statement of estimated regulatory costs in accordance with the requirements of s. 120.541, Florida Statutes, which the petitioner has prepared and is attached. The petitioner concludes that, once the proposed District is established, the annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

STATUTORY LEGAL STANDARD FOR ESTABLISHMENT OF COMMUNITY DEVELOPMENT DISTRICT:

Chapter 190, Florida Statutes, established six criteria that a petition must meet to merit approval for the establishment of a CDD. The six criteria include:

1. Whether all statements contained within the petition have been found to be true and correct.
2. Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
3. Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.
5. Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. Whether the area that will be served by the district is amenable to separate special-district government.

**BEFORE THE COUNTY COMMISSION
BREVARD COUNTY, FLORIDA**

IN RE: A Petition to Establish the Sun Terra Lakes)
 Community Development District)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF Palm Beach

I, Daniel Rom (“Affiant”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Daniel Rom and I am a District Manager of Wrathell, Hunt & Associates, LLC.
3. The prepared written, pre-filed testimony consisting of eight (8) pages, submitted under my name to the County Commission of Brevard County relating to the Petition to Establish (“Petition”) the Sun Terra Lakes Community Development District (“District”) and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing, my oral answers would be substantially the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning my work are accurately set forth in my pre-filed testimony.
6. My pre-filed testimony addresses the various managerial, operational and financial aspects related to the Petition.
7. No corrections or amendments to my pre-filed testimony are required.

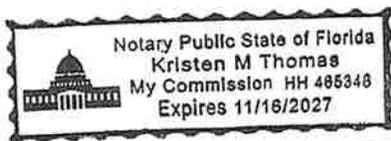
Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 14th day of July 2025.

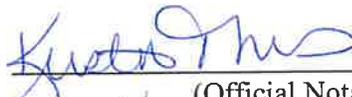


Daniel Rom

SWORN TO and SUBSCRIBED before me by means of physical presence or online notarization, this 14th day of July 2025 by the Affiant.



[notary seal]



(Official Notary Signature)

Name: Kristen Thomas

Personally Known

OR Produced Identification _____

Type of Identification _____

1 **TESTIMONY OF DANIEL ROM FOR THE ESTABLISHMENT**
2 **OF THE SUN TERRA LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 **1. Please state your name and business address.**

5
6 My name is Daniel Rom. My business address is 2300 Glades Road, Suite 410W, Boca
7 Raton, Florida 33431.
8

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

10
11 I am a District Manager of Wrathell, Hunt & Associates, LLC.
12

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

14
15 Wrathell, Hunt and Associates, LLC, is a management and financial consulting firm. The
16 firm provides four (4) types of general services to its clients:
17

- 18 (1) Management and Financial Accounting Services for Community
- 19 Development Districts
- 20 (2) Economic studies including Statement of Estimated Regulatory Costs, sales
- 21 tax, and assessment analysis
- 22 (3) Long Term Strategic Planning for clients
- 23 (4) Preparation of Special Assessment Methodologies
- 24

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

26
27 Yes. I work with a number of public sector clients that include community development
28 districts ("CDDs") across the state. I also work with various private companies as well.
29

30 **5. Please describe your educational background.**

31 Bachelor's in Consumer Studies, Business Administration and Management, 2010 from
32 The Ohio State University
33

34
35 **6. Please describe your work with CDDs in Florida.**

36 I've been District Manager of over 40 CDDs in Florida over 5.5 years and have been
37 involved in development/presentation of around 40 methodologies.
38

39
40 **7. What has been your role with respect to the proposed Sun Terra Lakes Community**
41 **Development District ("Proposed District") establishment proceeding?**
42

43 My firm serves as a financial, economic, and management consultant relating to the
44 establishment of the proposed District. Specifically, we prepared Exhibit 9, the Statement
45 of Estimated Regulatory Costs ("SERC"), of the Petition to Establish ("Petition") the
46 Proposed District.

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DISTRICT MANAGEMENT

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

CDDs are governed by a five-member Board of Supervisors (“Board”). These Board members are initially appointed by the establishment entity in its ordinance. Within 90 days of the establishment of the CDD, a new board is elected by the landowner in the CDD. The Board is the governing body of the CDD. The Board employs a district manager, who supervises the district’s services, facilities, and administrative functions. The Board annually considers and, after public notice and hearing, adopts a budget. The CDD submits a copy of the proposed budget to the applicable local general-purpose government for review and optional comment prior to its adoption each year.

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

Yes, there are.

10. **Please describe these requirements and safeguards.**

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

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

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

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

11. **Please describe in general terms how a CDD operates financially.**

1 In the early stages, particularly when a CDD is formed in mid-year, the CDD's operating
2 funds may be funded by a "funding agreement" between the CDD and the
3 landowner/developer in lieu of assessments that the CDD might have imposed on property
4 within the CDD.
5

6 In order to provide long term financing of capital projects, CDDs often issue bonds. All
7 bonds issued by CDDs must be secured by a trust agreement, and any bond maturing over
8 a period of more than five years must be validated and confirmed by court decree pursuant
9 to Chapter 75, *Florida Statutes*. The CDD also may borrow funds on a long or short-term
10 basis.
11

12 Debt may be retired by the district through non-ad valorem or special assessments imposed
13 on benefited properties, or rates, fees, and charges imposed on users of CDD facilities and
14 services. By law, debt of the CDD cannot become debt of any other government (city,
15 county or state), without that government's consent.
16

17 **12. What alternatives, other than CDDs, are you familiar with that might be available to**
18 **provide community infrastructure for the lands within the Proposed District?**
19

20 In my opinion there are two alternatives that might provide community infrastructure such
21 as the roads, utilities, drainage, and other improvements contemplated for the Proposed
22 District. First, the general-purpose local government could finance the improvements
23 utilizing special assessments and general funds. Alternatively, the developer could provide
24 infrastructure through private means, including private financing if available. As discussed
25 later in my testimony, neither of these alternatives is preferable to the use of the CDD
26 concept.
27

28 **13. Do you have an opinion, as someone experienced in district management and**
29 **operations, as to whether the Proposed District is the best available alternative for**
30 **delivering community services and facilities to the areas that will be served by the**
31 **Proposed District?**
32

33 Yes. For this project, the Proposed District is the best alternative available for delivering
34 the proposed services and facilities to the area that will be served. These improvements
35 include but are not limited to stormwater management system, roadways, water,
36 wastewater, and reuse systems, undergrounding of conduit, landscape, hardscape, and
37 irrigation, recreational amenities, conservation areas, and offsite improvements.
38

39 **14. What is the basis for your opinion?**
40

41 Brevard County ("County") could finance the roadway and drainage improvements
42 utilizing special assessments or general funds. The developer and/or a homeowner's
43 association could provide these facilities, as well as the water and sewer facilities, through
44 private financing.
45

1 In evaluating these alternatives, it is important to consider whether the alternative can
2 provide focused services, can effectively and efficiently manage and maintain the facilities,
3 and whether the alternative can secure low cost, long-term public financing. The County
4 clearly provides the long-term perspective and is a stable and relatively low cost source of
5 financing and provider of services at sustained levels. However, the County has substantial
6 demands over a broad geographical area that places a heavy management delivery load on
7 its staff. In addition, if dependent district financing were used, the County would be
8 responsible for all administrative aspects of the dependent district. By using a dependent
9 district mechanism, the County would be increasing its responsibility, and hence liability,
10 for the variety of actions that will take place in the Sun Terra Lakes development. By
11 contrast, a CDD can be created to provide focused attention to a specific area in a cost-
12 effective manner. It also allows the County to focus staff time, finances, and other
13 resources elsewhere and does not burden the general body of taxpayers in the County with
14 the debt associated with this growth.
15

16 The other alternative is the use of private means – either through a property owner’s
17 association or through the developer, or both in combination. This combination can clearly
18 satisfy the high demand for focused service and facilities and managed delivery. However,
19 only a public entity can assure a long-term perspective, act as a stable provider of services
20 and facilities, qualify as a lower cost source of financing and pay for services at sustained
21 levels. Property owners’ associations lack the ability to effectively finance these types of
22 improvements. Their ability to assure adequate funds for sustained high levels of
23 maintenance is less than with a CDD.
24

25 Furthermore, neither the developer nor a POA would be required to conduct all actions
26 relating to the provision of these improvements in the “Sunshine” as a CDD must, or abide
27 by other public access requirements that are incumbent upon a CDD and its Board. Also,
28 provision and long term operation and maintenance of these improvements, particularly
29 the recreation and drainage activities, by a CDD ensures that residents have guaranteed
30 access to the body or entity making decisions about these facilities, and in fact will one day
31 sit as the five member Board making the decisions that impact their community directly.
32

33 A CDD is an independent, special-purpose unit of local government designed to focus its
34 attention on providing the best long-term service to its specific benefited properties and
35 residents. It has limited power and a limited area of jurisdiction. The Proposed District
36 will be governed by its own Board and managed by those whose sole purpose is to provide
37 the Proposed District long term planning, management and financing of these services and
38 facilities. This long-term management capability extends to the operation and maintenance
39 of the facilities owned by the Proposed District. Further, the sources for funding and
40 manner of collection of funds will assure that the Proposed District’s facilities will be
41 managed at the sustained levels of quality desired by residents well into the future.
42

- 43 **15. As someone experienced in district management, is the area to be included within the**
44 **Proposed District of sufficient size, compactness, and sufficiently contiguous to be**
45 **developable as one functional, interrelated community?**
46

1 Yes. From a management perspective, the area to be included within the Proposed District
2 is of sufficient size, compactness and is sufficiently contiguous to be developable as one
3 functional, interrelated community.
4

5 **16. What does the term “functionally interrelated community” mean?**
6

7 Local governments provide developments with the criteria for the elements of
8 infrastructure to provide for the facilities and services, including stormwater drainage,
9 water, sewer, and other facilities and services. Functional unification means that each
10 provided facility and service has a mutual reinforcing relationship to one another, with each
11 facility and service designed to contribute to the development and maintenance of the
12 community as a whole. Each facility and service must meet the growth and development
13 of the community, so a management capability and a funding source are required for each
14 service and facility. Thus, each of these necessary facilities and services must be
15 integrated, unified, and connected into a long-range plan.
16

17 **17. What is the basis for your opinion?**
18

19 First, the lands to be included within the Proposed District have sufficient infrastructure
20 needs to be developable as a functionally interrelated community. Second, this necessary
21 infrastructure can be provided by the Proposed District in a cost-effective manner based
22 upon the specific design of the community. Furthermore, the use of one development plan
23 whose infrastructure is implemented by a CDD to provide the community services and
24 facilities will ensure that the proposed improvements are provided and maintained in an
25 efficient, functional and integrated manner.
26

27 The lands within the Proposed District will consist of approximately 1,082.242 acres of
28 land. The purpose of this statutory requirement is to ensure successful and efficient
29 delivery of services and facilities to the property. Based upon my previous experience with
30 special districts, the Proposed District is suitably configured to maximize the timely and
31 cost efficient delivery of the necessary services and facilities.
32

33 **18. Do you have an opinion, as someone experienced in district management and
34 operations, as to whether the area that will be served by the Proposed District is
35 amenable to separate special district government?**
36

37 Yes.
38

39 **19. What is your opinion?**
40

41 The Proposed District is of sufficient size, compactness and contiguity. Therefore, the area
42 to be served by the Proposed District is well suited to separate special district governance.
43

44 **20. What is the basis for your opinion?**
45

1 Two criteria are needed to evaluate a land area as amenable to separate special district
2 government. One, does the land area have need for the facilities and services and will its
3 owners and residents benefit from facilities that the special district could provide? Two, is
4 the land area of sufficient size, sufficiently compact and sufficiently contiguous to be the
5 basis for a functional interrelated community?
6

7 Under both criteria, the Proposed District is a planned community of sufficient size with a
8 need for the facilities and improvements that are presently expected to be provided by the
9 Proposed District. As described in the Petition, the Proposed District will construct and
10 maintain certain needed facilities and services. Other facilities and improvements may be
11 constructed by the Proposed District and ultimately maintained by the County. Based on
12 my experience, CDDs of this size are large enough to effectively provide and manage
13 services. From a management and operations perspective, the land area is well suited to
14 the provision of the proposed services and facilities.
15

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

20
21 Yes.

- 22
23 **22. What is your opinion?**
24

25 The proposed services and facilities of the Proposed District are not incompatible with the
26 capacity and uses of existing local or regional community development services and
27 facilities.
28

- 29 **23. What is the basis for your opinion?**
30

31 Petitioner presently expects the Proposed District to finance and construct stormwater
32 management system, roadways, water, wastewater, and reuse systems, undergrounding of
33 conduit, landscape, hardscape, and irrigation, recreational amenities, conservation areas,
34 and offsite improvements. None of the facilities expected to be provided by the Proposed
35 District presently exist. There will be no overlap or incompatibility because the facilities
36 and improvements expected to be provided by the Proposed District do not exist today.
37

38 **ECONOMICS AND FINANCING**

- 39
40 **24. Are you familiar with the Petition filed by Jen Florida 48, LLC (“Petitioner”), to**
41 **establish the Proposed District?**
42

43 Yes, I have reviewed the petition and all of the attached exhibits. Specifically, we prepared
44 Petition Exhibit 7, which is the SERC, a requirement of Chapter 190, *Florida Statutes*.
45

1 **25. Based on your review of Petition Exhibit 7 (Statement of Estimated Regulatory**
2 **Costs), are there any updates that need to be made at this time?**

3
4 No updates are necessary at this time.

5
6 **26. What exactly is a Statement of Estimated Regulatory Costs (“SERC”)?**

7
8 It is a requirement under Section 120.541(2), *Florida Statutes*, which has been incorporated
9 into the law on establishment of CDDs.

10
11 **27. In general terms, please summarize the economic analyses presented in the SERC.**

12
13 An understanding of the SERC requires the recognition of the scope of review and
14 evaluation for the establishment of a CDD as set out in Chapter 190, *Florida Statutes*.
15 Section 190.002(2)(d), *Florida Statutes*, states “that the process of establishing such a
16 district pursuant to uniform general law [must] be fair and based only on factors material
17 to managing and financing the service-delivery function of the district, so that any matter
18 concerning permitting or planning of the development is not material or relevant.” Thus,
19 the scope of the economic analysis included in the SERC addresses only the establishment
20 of the Proposed District, and not the planning or development of the property itself.

21
22 The economic analysis sets out the assumptions about the development within the Proposed
23 District and the anticipated infrastructure to be provided by it. The analysis addresses each
24 of the potentially affected parties defined in the statute and evaluates the impact of the
25 Proposed District on each such group.

26
27 The Proposed District is a limited and highly specialized unit of local government. It is a
28 special-purpose unit of local government with a single objective: the provision and
29 maintenance of infrastructure and services for a planned new community. Its economic
30 benefits exceed its economic cost to Petitioner, the County, and to all subsequent
31 purchasers and landowners of the community - in short, to all affected parties.

32
33 Once the Proposed District is established, there are no direct costs to the County. While
34 the Proposed District will provide certain reports and budgets to the County for its
35 discretionary review, there are no requirements that it incur any obligations or expense
36 associated with its review. In addition, to the extent the Proposed District utilizes the
37 services of the Property Appraiser or Tax Collector under the provisions of Chapter 197,
38 *Florida Statutes*, to collect its assessments the Proposed District must pay the
39 administrative costs associated with those services.

40
41 It is important to note that under Chapter 190, *Florida Statutes*, the debt of the Proposed
42 District cannot become the debt of the County or the State of Florida. Since the Proposed
43 District will be an independent unit of government and will issue its own bonds, the
44 Proposed District will not have any affect on the bonding capacity of the County or the
45 State of Florida.

1 **28. Please describe briefly the data and methodology used in preparing the SERC and**
2 **related analyses.**

3
4 The data for the analysis came from the landowner, other experts working on the Petition,
5 and from the Petition itself. The methodology is standard economic impact assessment.

6
7 **29. From an economic and financial perspective, do you have an opinion regarding the**
8 **financial viability and feasibility of the Proposed District?**

9
10 Yes, I do.

11
12 **30. What is that opinion?**

13
14 In my opinion, based on my experience with other CDDs, the Proposed District is expected
15 to be financially viable and feasible.

16
17 **31. Does this conclude your testimony?**

18
19 Yes, it does.
20

**BEFORE THE COUNTY COMMISSION
BREVARD COUNTY, FLORIDA**

IN RE: A Petition to Establish the Sun Terra Lakes)
 Community Development District)
_____)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

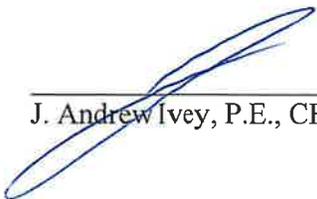
STATE OF FLORIDA
COUNTY OF ORANGE

I, J. Andrew Ivey (“Affiant”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is J. Andrew Ivey and I am a project manager with Poulos & Bennett, LLC, and a Florida Professional Engineer.
3. The prepared written, pre-filed testimony consisting of eight (8) pages submitted under my name to the County Commission of Brevard County relating to the Petition to Establish (“Petition”) the Sun Terra Lakes Community Development District (“District”) and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning land development and the construction of public infrastructure as a professional engineer and related matters are accurately set forth in my pre-filed testimony.
6. No corrections or amendments to my pre-filed testimony are required.

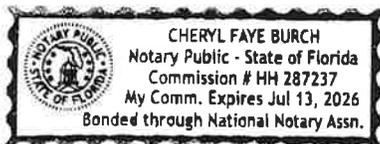
Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 7 day of July 2025.



J. Andrew Ivey, P.E., CFM

SWORN TO and SUBSCRIBED before me by means of physical presence or online notarization, this 7th day of July 2025 by the Affiant.



[notary seal]

Cheryl Burch

(Official Notary Signature)
Name: Cheryl Burch

Personally Known X

OR Produced Identification _____
Type of Identification _____

1 **TESTIMONY OF J. ANDREW IVEY, P.E., CFM, FOR ESTABLISHMENT OF**
2 **SUN TERRA LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 **1. Please state your name and business address.**

5
6 My name is J. Andrew Ivey, P.E., CFM, and my business address is 2602 E. Livingston
7 Street, Orlando, Florida 32803.
8

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

10
11 I am employed by Poulos & Bennett, LLC, as a project manager.
12

13 **3. How long have you held that position?**

14
15 I have held that position for approximately three (3) years.
16

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

19
20 I graduated in 2012 from the University of Central Florida with a Bachelor of Science in
21 Environmental Engineering.
22

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

24
25 Yes. I am a licensed professional engineer in the State of Florida. My license number is
26 86607. I am also a Certified Floodplain Manager, certified by the American Society of
27 Floodplain Managers, certificate number US-17-10066.
28

29 **6. Are you a member of any professional associations?**

30
31 I am a member of the American Society of Floodplain Managers.
32

33 **7. Have you been involved in any developments of the type and nature contemplated**
34 **within the proposed Sun Terra Lakes Community Development District (“District”)?**

35
36 Yes.
37

38 **8. Are you familiar with the Petition to Establish the Sun Terra Lakes Community**
39 **Development District (“Petition”) filed by Jen Florida 48, LLC (“Petitioner”), seeking**
40 **the establishment of the proposed District?**

41
42 Yes, I have reviewed the Petition and exhibits.
43

44 **9. Are you generally familiar with the geographical area, type, and scope of development**
45 **and the available services and facilities in the vicinity of the proposed District?**

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Yes, I am.

10. Which documents did you prepare or have others prepared under your supervision?

Exhibits 1, 2, 4, 5, and 6 attached to the Petition.

11. Do any of those exhibits require any change or correction?

No.

12. Are Exhibits 1, 2, 4, 5, and 6 to the Petition true and correct?

Yes, to the best of my knowledge.

13. In general, what do Exhibits 1, 2, 4, 5, and 6 to the Petition demonstrate?

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

Exhibit 2 is a sketch and metes and bounds description of the boundaries of the Proposed District.

Exhibit 4 contains a map depicting the future general distribution, location and extent of the public and private land uses within the proposed District by the future land use plan element.

Exhibit 5 is a map showing existing and proposed water, sewer, and drainage serving the lands within and around the proposed District.

Exhibit 6 provides a list of facilities the proposed District anticipates it will provide, identifying the estimated costs for constructing the facilities and the anticipated owner and entity responsible for ultimate maintenance.

14. What capital facilities are presently expected to be provided by the District?

Based on information provided by Petitioner and as more fully described in Petition Exhibit 6, it is presently expected that the District will construct or acquire stormwater management system, roadways, water, wastewater, and reuse systems, undergrounding of conduit, landscape, hardscape, and irrigation, recreational amenities, conservation areas, and offsite improvements.

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

1
2 Yes, based on my experience, the proposed District is of sufficient size, compactness and
3 contiguity to be developed as one functional interrelated community.
4

5 **16. What is the basis for your opinion?**
6

7 For many reasons the proposed District facilities can be provided in an efficient, functional
8 and integrated manner.
9

10 First, there are sufficient, significant infrastructure needs for the area within the proposed
11 District to allow development as a functionally interrelated community.
12

13 Second, the specific design of the community allows infrastructure to be provided in a cost-
14 effective manner. The land included within the proposed District area is sufficiently
15 contiguous, which facilitates an efficient and effective planned development.
16

17 Third, the provision of services and facilities through the use of one development plan
18 provides a contiguous and homogenous method of providing services to lands throughout
19 the District.
20

21 **17. In your opinion, you said the proposed District is sufficiently compact and contiguous**
22 **to be developable as a functionally interrelated community. Would you please explain**
23 **what you mean when stating that the proposed District is of sufficient compactness?**
24

25 The District will encompass approximately 1,082.242 acres and will provide a range of
26 residential and residential-support land uses that require the necessary elements of
27 infrastructure including stormwater management system, roadways, water, wastewater,
28 and reuse systems, undergrounding of conduit, landscape, hardscape, and irrigation,
29 recreational amenities, conservation areas, offsite improvements, and other improvements
30 described in the Petition. The proposed District will have sufficient overall residential
31 density to require all the above-mentioned necessary elements of infrastructure of a
32 comprehensive community. These facilities and services require adequate planning,
33 design, financing, construction, and maintenance to provide the community with
34 appropriate infrastructure. The preferred method of developing land, especially for higher
35 density residential uses, is for the development to be spatially compact. This augments the
36 District's ability to construct and maintain improvements, and provide services, in a cost-
37 efficient manner.
38

39 **18. As a professional engineer, do you have an opinion as to whether the Proposed District**
40 **is the best alternative to provide the proposed community development services and**
41 **facilities to the area that will be served?**
42

43 Yes.
44

45 **19. What is your opinion?**

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

20. What is the basis of your opinion?

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

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

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

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

22. Based on your experience, do you have an opinion as to whether the services and facilities to be provided by the proposed District will be incompatible with the capacities and uses of existing local and regional community facilities and services?

Yes. It is my opinion that the proposed services and facilities of the proposed District will not be incompatible with the capacity and uses of existing local or regional community development services and facilities.

- 1 **23. What is the basis for your opinion?**
2
3 Currently, none of the planned infrastructure improvements that the proposed District plans
4 to provide exist on the subject property in a manner that is useful to the proposed
5 development. Each of the elements of infrastructure for the necessary services and
6 facilities will connect into the County’s existing, surrounding systems according to criteria,
7 review and approval of the County; there will be no incompatibility issue.
8
- 9 **24. Based on your experience, do you have an opinion as to whether the area to be**
10 **included within the proposed District is amenable to being served by a separate**
11 **special district government?**
12
13 Yes. In my opinion, and to the best of my knowledge, the area identified in the petition is
14 amenable to being served by a separate special district government.
15
- 16 **25. What is the basis for your opinion?**
17
18 The proposed District is limited in purpose and the infrastructure improvements to be
19 provided by the proposed District are limited in scope. This infrastructure is expected to
20 directly benefit the development and may be adequately served by a special district
21 government. In addition, special district governance provides a mechanism whereby long-
22 term maintenance obligations can be satisfied by the persons primarily using the facilities
23 and services.
24
- 25 **26. In the course of your work in Florida, have you had an opportunity to work with the**
26 **State Comprehensive Plan found in Chapter 187, *Florida Statutes*?**
27
28 Yes, I have often referred to the State Comprehensive Plan in rendering consultation to
29 clients.
30
- 31 **27. In the course of your work in Florida, have you had an opportunity to review local**
32 **government comprehensive plans?**
33
34 Yes.
35
- 36 **28. What types of land development projects have you worked on that involved analyzing**
37 **consistency with the state and local comprehensive plans?**
38
39 All commercial, industrial and residential projects my firm is involved with must be
40 consistent with the State and Local Comprehensive Plans prior to design and permitting.
41
- 42 **29. Do you have an opinion, as someone familiar with the State Comprehensive Plan, as**
43 **to whether the establishment of the proposed District is inconsistent with any**
44 **applicable element or portion of the state comprehensive plan?**
45

1 Yes.

2
3 **30. What is that opinion?**

4
5 It is my opinion that the establishment of the District is not inconsistent with any applicable
6 element or portion of the state comprehensive plan.

7
8 **31. What is the basis for that opinion?**

9
10 I have reviewed, from a planning perspective, applicable portions of the State
11 Comprehensive Plan that relate to the establishment of a community development district.

12
13 The State of Florida Comprehensive Plan, (Chapter 187, F.S.), "provides long-range policy
14 guidance for the orderly social, economic, and physical growth of the state." The State
15 Plan sets forth 25 subjects, goals, and numerous policies. Three subjects are particularly
16 relevant, from a planning perspective, to the establishment of the District: No. 15- Land
17 Use, No. 20- Governmental Efficiency, and No. 25- Plan Implementation.

18
19 **32. What is Subject 15 and why is it relevant?**

20
21 Subject 15 recognizes the importance of locating development in areas that have the fiscal
22 abilities and service capacity to accommodate growth. It is relevant because community
23 development districts are designed to provide infrastructure services and facilities in a
24 fiscally responsible manner to the areas that can accommodate development. The proposed
25 District is not inconsistent with this goal because the District will have the fiscal capability
26 to provide the specified services and facilities in this growth area. In particular, Policy 1
27 promotes efficient development activities in areas that will have the capacity to service
28 new populations and commerce. The proposed District will be a vehicle to provide a high
29 quality of infrastructure facilities and services in an efficient and focused manner at
30 sustained levels over the long-term life of the community.

31
32 **33. What is Subject 20 and why is it relevant?**

33
34 This goal recognizes the importance of Florida governments economically and efficiently
35 providing the amount and quality of services required by the public. The establishment of
36 the proposed district would economically and efficiently provide the infrastructure,
37 facilities and services necessary for community development within its boundaries.

38
39 **34. You also mentioned Subject 25. What is this and why is it relevant?**

40
41 This subject calls for systematic planning capabilities to be integrated into all levels of
42 government throughout the state, with particular emphasis on improving inter-
43 governmental coordination and maximizing citizen involvement. The proposed District
44 will be able to finance and construct (and in some cases operate and maintain) the

1 contemplated infrastructure improvements as authorized under Chapter 190, F.S., subject
2 to and not inconsistent with the local government comprehensive plan and land
3 development regulations. Citizen involvement is maximized since District Board meetings
4 are publicly advertised, open to the public and all District property owners and residents
5 can be involved in the provision of the improvements. Additionally, establishment of the
6 District will enhance governmental coordination since Section 189.08, F.S., requires the
7 District to file public facilities reports with the County, and to annually update such reports
8 to the extent there are any changes, which reports and updates the County may rely upon
9 in any revisions to its local comprehensive plan.

10
11 **35. Are there any other subjects within the State Comprehensive Plan which are**
12 **relevant?**

13
14 Yes. Subject 17, which addresses public facilities, is also relevant. The goal of Subject 17
15 is to finance new facilities in a timely, orderly and efficient manner. In particular, Policy
16 3 states that the cost of new public facilities should be allocated to existing and future
17 residents on the basis of the benefits received. Policy 6 also encourages the identification
18 and implementation of innovative but fiscally sound and cost-effective techniques for
19 financing public facilities. Establishment of the proposed district will further this goal and
20 related policies.

21
22 **36. Do you have an opinion as to whether the District will be inconsistent with any portion**
23 **or element of the Brevard County Comprehensive Plan adopted pursuant to Chapter**
24 **163, Florida Statutes?**

25
26 Yes, I do.

27
28 **37. What is your opinion?**

29
30 It is my opinion that the District will not be inconsistent with any applicable element or
31 portion of the Brevard County Comprehensive Plan.

32
33 **38. What is the basis for your opinion?**

34
35 My opinion is based upon years of experience reviewing comprehensive plans (including
36 for purposes of this project the current Brevard County Comprehensive Plan) and there not
37 being any provisions that would render a CDD inconsistent. Furthermore, Chapter 190,
38 *Florida Statutes*, prohibits any CDD from acting in a way that is inconsistent with the local
39 government's comprehensive plan, the exercising of any power must be done with the
40 comprehensive plan in mind.

41
42 It is my opinion, therefore, that with respect to the establishment of the proposed District,
43 the proposed District will not be inconsistent with any applicable element or portion of the
44 Brevard County Comprehensive Plan.

1 39. Does this conclude your testimony?

2

3 Yes.

**BEFORE THE COUNTY COMMISSION
BREVARD COUNTY, FLORIDA**

IN RE: A Petition to Establish the Sun Terra Lakes)
 Community Development District)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF Sumner

I, Dan Edwards (“Affiant”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Dan Edwards and I am employed by Sun Terra Communities V LLC.
3. The prepared written, pre-filed testimony consisting of Six (6) pages, submitted under my name to the County Commission of Brevard County relating to the establishment of the Sun Terra Lakes Community Development District (“District”) and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing my oral answers would be the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning the Petition, its exhibits, and the reasons for establishing the District are accurately set forth in my pre-filed testimony.
6. My pre-filed testimony addresses the various statutory requirements and an overview of the proposed development within the proposed District.
7. No other corrections or amendments to my pre-filed testimony are required.

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

Executed this 7th day of July 2025.



SWORN TO and SUBSCRIBED before me by means of physical presence or online notarization, this 7th day of July 2025 by the Affiant.



[notary seal]



(Official Notary Signature)
Name: Trina D Dziewior
Personally Known
OR Produced Identification _____
Type of Identification _____

1 **TESTIMONY OF DAN EDWARDS FOR THE ESTABLISHMENT OF THE**
2 **SUN TERRA LAKES COMMUNITY DEVELOPMENT DISTRICT**

3
4 **1. Please state your name and business address.**

5
6 My name is Dan Edwards and my business address is 1750 W. Broadway St. Ste. 111
7 Oviedo, FL 32765.

8
9 **2. By whom are you employed and in what capacity?**

10
11 I am the Co-Manager of Sun Terra Communities V LLC, which is a partner in the
12 development of the Sun Terra Lakes project.

13
14 **3. Briefly summarize your duties, responsibilities and qualifications.**

15
16 Developer partner for the project with 20 years of real estate development experience.

17
18 **4. Who is the petitioner in this proceeding?**

19
20 The petitioner is Jen Florida 48, LLC (“Petitioner”).

21
22 **5. Are you familiar with the Petition to Establish (“Petition”) the Sun Terra Lakes**
23 **Community Development District (“Proposed District”) filed by the Petitioner?**

24
25 Yes. I reviewed the Petition and accompanying documents.

26
27 **6. Are there any changes or corrections to any of the documents attached to the Petition**
28 **at this time?**

29
30 No, not at this time.

31
32 **7. Please generally describe each of the documents attached to the Petition.**

33
34 The Petition describes the Petitioner’s request for establishment of a community
35 development district. Attached to the Petition are the following exhibits:

36
37 Exhibit 1 is a map showing the general location in which the Proposed District is located.

38
39 Exhibit 2 is a sketch and metes and bounds description of the boundaries of the Proposed
40 District.

41
42 Exhibit 3 is a consent of the landowner to the CDD establishment, executed by Jen Florida
43 48, LLC, which represents the consent of one hundred percent (100%) of the owners of the
44 lands to be included within the District.

1 Exhibit 4 contains a map depicting the future general distribution, location and extent of
2 the public and private land uses within the proposed District by the future land use plan
3 element.

4
5 Exhibit 5 is a map showing existing and proposed water, sewer, and drainage serving the
6 lands within and around the proposed District.

7
8 Exhibit 6 provides a list of facilities the proposed District anticipates it will provide,
9 identifying the estimated costs for constructing the facilities and the anticipated owner and
10 entity responsible for ultimate maintenance.

11
12 Exhibit 7 is the Statement of Estimated Regulatory Costs prepared by Wrathell, Hunt &
13 Associates, LLC.

14
15 Exhibit 8 is an authorization of agent form which authorizes Tucker F. Mackie to act as the
16 agent for the Petitioner during these proceedings.

17
18 **8. Were these documents attached to the Petition prepared by you or under your
19 supervision?**

20
21 Yes.

22
23 **9. To the best of your knowledge, is the general location map identified as Exhibit 1 to
24 the Petition a true and accurate depiction of the general location of the Proposed
25 District?**

26
27 Yes.

28
29 **10. To the best of your knowledge is the metes and bounds description included in Exhibit
30 2 to the Petition a true and accurate recitation of the land area to be included within
31 the Proposed District?**

32
33 Yes.

34
35 **11. To the best of your knowledge, is Exhibit 3 to the Petition a true and accurate copy of
36 the consent obtained from the owners of one hundred percent (100%) of the lands to
37 be included within the proposed District?**

38
39 Yes.

40
41 **12. To the best of your knowledge, is the map included in Exhibit 4 a true and accurate
42 depiction of the future general distribution, location and extent of public and private
43 land uses within the proposed District?**

44
45 Yes.

46

1 13. To the best of your knowledge, is the map included in Exhibit 5 a true and accurate
2 depiction of the existing and proposed utilities serving the lands within and around
3 the proposed District?
4

5 Yes.
6

7 14. To the best of your knowledge, does the Exhibit 6 truly and accurately list the facilities
8 and services that the proposed District is expected to finance, fund, construct, acquire
9 and/or install, as well as the estimated construction costs and anticipated owner and
10 entity responsible for operation and maintenance thereof?
11

12 Yes.
13

14 15. To the best of your knowledge, is Exhibit 7 a true and accurate copy of the Statement
15 of Estimated Regulatory Costs?
16

17 Yes.
18

19 16. To the best of your knowledge, is Exhibit 8 a true and accurate copy of the
20 Authorization of Agent form?
21

22 Yes.
23

24 17. Are the contents of the Petition and the exhibits attached to it, as described herein,
25 true and correct to the best of your knowledge?
26

27 Yes.
28

29 18. Are you familiar with the area that is to be included within the Proposed District?
30

31 Yes, I am familiar with the general area and the site specifically.
32

33 19. Approximately how large is the Proposed District in acres?
34

35 The Proposed District is located entirely within the unincorporated limits of the Brevard
36 County ("County"), Florida, and covers approximately 1,082.242 acres of land.
37

38 20. What steps were taken with respect to filing the Petition with the County Commission
39 of the Brevard County?
40

41 On April 17, 2025, the Petitioner formally filed the Petition and Exhibits with the County
42 through the County's online portal. A filing and processing fee was also paid to the County.
43

44 21. Who are the five persons designated in the Petition to serve as the initial Board of
45 Supervisors?
46

1 The five persons are Richard Jerman, Trina Dziejwior, Christopher Gardner, Denver
2 Marlow, and myself.

3
4 **22. Do you know each of these persons personally?**

5
6 Yes, and I am one of the nominated supervisors.

7
8 **23. Are each of the persons designated to serve as the initial Board of Supervisors**
9 **residents of the State of Florida and citizens of the United States?**

10
11 Yes, they are.

12
13 **24. Are there residential units planned for development within the Proposed District?**

14
15 Yes. There are approximately 3,241 residential dwelling units currently planned for
16 development within the Proposed District.

17
18 **25. Would you please describe the proposed timetable for development of land within the**
19 **Proposed District?**

20
21 The proposed timetable for the construction of infrastructure to develop the land is
22 expected to occur from 2026 to 2030.

23
24 **26. Would you generally describe the services and facilities you currently expect the**
25 **Proposed District to provide?**

26
27 The Petitioner presently intends for the Proposed District to participate in the acquisition
28 or construction of certain improvements including but not limited to stormwater
29 management system, roadways, water, wastewater, and reuse systems, undergrounding of
30 conduit, landscape, hardscape, and irrigation, recreational amenities, conservation areas,
31 and offsite improvements. Capital costs of these improvements, including associated
32 contingencies and professional fees, will be borne by the Proposed District. The
33 Petitioner's good faith estimation of the costs associated with the acquisition or
34 construction of such improvements is itemized in Exhibit 6 to the Petition.

35
36 **27. In general, what financing methods does the Petitioner propose for the Proposed**
37 **District to pay for the anticipated facilities and services?**

38
39 The Petitioner presently expects that the Proposed District will finance certain services and
40 improvements through the issuance of tax-exempt bonds. The debt issued by the Proposed
41 District is expected to be retired by "non-ad valorem" or "special" assessments on
42 benefitted property within the Proposed District. Ongoing maintenance and operational
43 activities are expected to be funded by maintenance assessments.

44
45 **28. Who will be responsible for paying the Proposed District's assessments?**
46

1 Only property owners within the Proposed District will be responsible for paying
2 assessments. We do not expect the Proposed District to issue general obligation debt which
3 pledges its full faith and credit.
4

5 **29. Will these Proposed District debts be an obligation of the Brevard County or the State**
6 **of Florida?**
7

8 No. Florida law provides that community development district debt cannot become the
9 obligation of a county, a city, or the state without the consent of that government.
10

11 **30. Why is the Petitioner seeking to have a community development district established**
12 **for this area?**
13

14 According to information provided by the Florida Department of Commerce, there are
15 more than 1000 active community development districts (“CDD(s)”) in Florida. CDDs are
16 an efficient, effective way to provide infrastructure and have become accepted in the
17 marketplace of homebuyers.
18

19 From our perspective, the establishment of a CDD is logical for this project. It is a long-
20 term, stable, financially-secure entity. The Proposed District is a structured, formal entity,
21 with the legal ability to respond to future changes in the circumstances and desires of its
22 residents. Under Florida law, the Proposed District has access to the county tax collection
23 mechanisms which helps ensure that the facilities will be maintained. In that sense, to us,
24 it is preferable to a property owners’ association.
25

26 Additionally, a CDD has the ability to enter into interlocal agreements with other
27 government entities. These allow a CDD to work with other government entities to
28 complete projects that benefit residents within the CDD boundaries while also assisting
29 local governments in completing infrastructure necessary to serve growth.
30

31 In addition, the Proposed District has the financial capability to assist in the provision of
32 necessary capital improvements sooner than might otherwise be the case. The County,
33 developers, builders, and residents will all benefit from these improvements in terms of
34 access, traffic flow, safety, and general property enhancement.
35

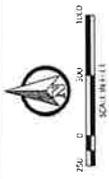
36 Additionally, a CDD is the entity preferred by many regulatory agencies, including many
37 water management districts, to operate and maintain the stormwater management and other
38 similar systems. This is because the CDD is a perpetual entity, operating in open meetings,
39 with the financial ability to ensure that the maintenance of these important environmental
40 facilities and amenities is accomplished.
41

42 Given the nature of this project, in my opinion, a CDD is a logical, prudent, and desirable
43 way to ensure this needed infrastructure is maintained.
44

45 **31. Does this conclude your testimony?**
46

1
2

Yes.



LEGEND

- Project Boundary
- 1" = 20' Multiple View
- Residential
- Active Recreation
- Working
- Impervious Wetland
- Stormwater
- Low (Future-Reservoir)
- Future-Reservoir
- Right-of-Way

DATE	DESCRIPTION	BY
1-2-2024	Initial Review	PL
2-15-2024	Initial Review	PL
1-25-2024	Initial Review	PL
1-27-2024	Initial Review	PL
2-27-2024	Initial Review	PL

Sun Terra Lakes

Project Name: **Sun Terra Lakes**
 Prepared By: **Hevandi County, PL**
 Land Use Plan

Project No.: **C2.00**



PAULOS & BENATTI, LLC
 Paulos & Benatti, LLC
 7800 N. W. 10th Street, Suite 1110
 Fort Lauderdale, FL 33309
 Phone: 954.578.8888
 Fax: 954.578.8889
 www.paulosandbenatti.com



Development Data

1. Project Name: Sun Terra Lakes
 2. Project Location: Hevandi County, Florida
 3. Project Area: 100.00 Acres
 4. Project Description: Residential development consisting of 100 lots, each approximately 1.00 acre in size. The lots are arranged in a grid pattern with winding roads and water features. The development includes a mix of residential uses, including single-family detached homes and townhomes. The project is located in an area with a mix of residential and commercial uses. The project is situated on a large tract of land that is currently undeveloped. The project is located in an area with a mix of residential and commercial uses. The project is situated on a large tract of land that is currently undeveloped. The project is located in an area with a mix of residential and commercial uses. The project is situated on a large tract of land that is currently undeveloped.



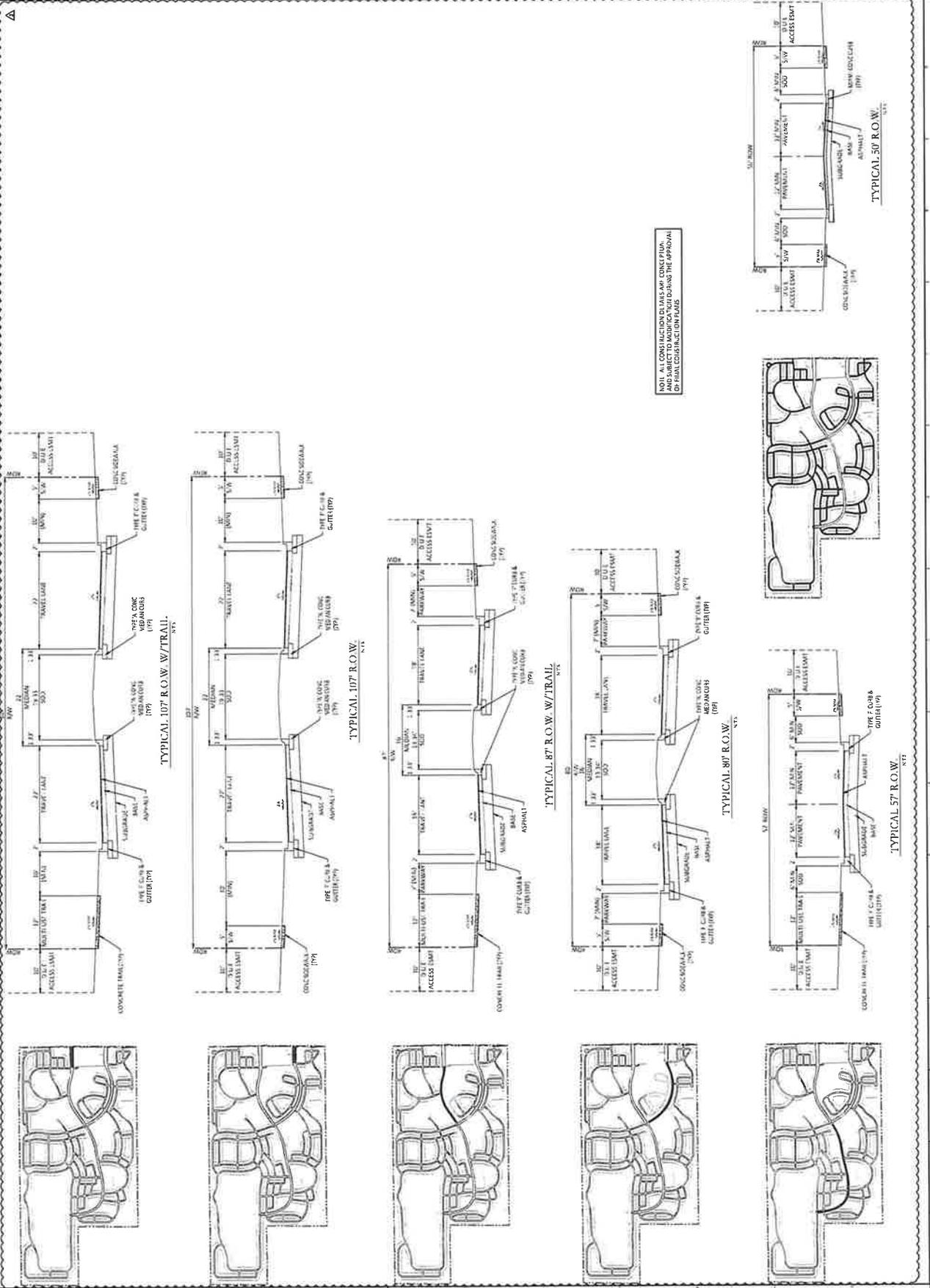
LEGEND

- Phase Boundary
- Phase
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Phase 8
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- Phase 10
- Phase 11
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- Phase 98
- Phase 99
- Phase 100



Phase	Number of Units	Phase Area (sq ft)	Phase Perimeter (ft)	Phase Volume (cu ft)	Phase Density (units/acre)	Phase Height (ft)	Phase Orientation	Phase Access	Phase Egress	Phase Notes
PHASE 1	100	10,000	1,000	100,000	100	10	North	East	West	
PHASE 2	200	20,000	2,000	200,000	200	20	South	West	East	
PHASE 3	300	30,000	3,000	300,000	300	30	East	North	South	
PHASE 4	400	40,000	4,000	400,000	400	40	West	South	North	
PHASE 5	500	50,000	5,000	500,000	500	50	North	West	East	
PHASE 6	600	60,000	6,000	600,000	600	60	South	East	West	
PHASE 7	700	70,000	7,000	700,000	700	70	East	North	South	
PHASE 8	800	80,000	8,000	800,000	800	80	West	South	North	
PHASE 9	900	90,000	9,000	900,000	900	90	North	West	East	
PHASE 10	1,000	100,000	10,000	1,000,000	1,000	100	South	East	West	
PHASE 11	1,100	110,000	11,000	1,100,000	1,100	110	East	North	South	
PHASE 12	1,200	120,000	12,000	1,200,000	1,200	120	West	South	North	
PHASE 13	1,300	130,000	13,000	1,300,000	1,300	130	North	West	East	
PHASE 14	1,400	140,000	14,000	1,400,000	1,400	140	South	East	West	
PHASE 15	1,500	150,000	15,000	1,500,000	1,500	150	East	North	South	
PHASE 16	1,600	160,000	16,000	1,600,000	1,600	160	West	South	North	
PHASE 17	1,700	170,000	17,000	1,700,000	1,700	170	North	West	East	
PHASE 18	1,800	180,000	18,000	1,800,000	1,800	180	South	East	West	
PHASE 19	1,900	190,000	19,000	1,900,000	1,900	190	East	North	South	
PHASE 20	2,000	200,000	20,000	2,000,000	2,000	200	West	South	North	
PHASE 21	2,100	210,000	21,000	2,100,000	2,100	210	North	West	East	
PHASE 22	2,200	220,000	22,000	2,200,000	2,200	220	South	East	West	
PHASE 23	2,300	230,000	23,000	2,300,000	2,300	230	East	North	South	
PHASE 24	2,400	240,000	24,000	2,400,000	2,400	240	West	South	North	
PHASE 25	2,500	250,000	25,000	2,500,000	2,500	250	North	West	East	
PHASE 26	2,600	260,000	26,000	2,600,000	2,600	260	South	East	West	
PHASE 27	2,700	270,000	27,000	2,700,000	2,700	270	East	North	South	
PHASE 28	2,800	280,000	28,000	2,800,000	2,800	280	West	South	North	
PHASE 29	2,900	290,000	29,000	2,900,000	2,900	290	North	West	East	
PHASE 30	3,000	300,000	30,000	3,000,000	3,000	300	South	East	West	
PHASE 31	3,100	310,000	31,000	3,100,000	3,100	310	East	North	South	
PHASE 32	3,200	320,000	32,000	3,200,000	3,200	320	West	South	North	
PHASE 33	3,300	330,000	33,000	3,300,000	3,300	330	North	West	East	
PHASE 34	3,400	340,000	34,000	3,400,000	3,400	340	South	East	West	
PHASE 35	3,500	350,000	35,000	3,500,000	3,500	350	East	North	South	
PHASE 36	3,600	360,000	36,000	3,600,000	3,600	360	West	South	North	
PHASE 37	3,700	370,000	37,000	3,700,000	3,700	370	North	West	East	
PHASE 38	3,800	380,000	38,000	3,800,000	3,800	380	South	East	West	
PHASE 39	3,900	390,000	39,000	3,900,000	3,900	390	East	North	South	
PHASE 40	4,000	400,000	40,000	4,000,000	4,000	400	West	South	North	
PHASE 41	4,100	410,000	41,000	4,100,000	4,100	410	North	West	East	
PHASE 42	4,200	420,000	42,000	4,200,000	4,200	420	South	East	West	
PHASE 43	4,300	430,000	43,000	4,300,000	4,300	430	East	North	South	
PHASE 44	4,400	440,000	44,000	4,400,000	4,400	440	West	South	North	
PHASE 45	4,500	450,000	45,000	4,500,000	4,500	450	North	West	East	
PHASE 46	4,600	460,000	46,000	4,600,000	4,600	460	South	East	West	
PHASE 47	4,700	470,000	47,000	4,700,000	4,700	470	East	North	South	
PHASE 48	4,800	480,000	48,000	4,800,000	4,800	480	West	South	North	
PHASE 49	4,900	490,000	49,000	4,900,000	4,900	490	North	West	East	
PHASE 50	5,000	500,000	50,000	5,000,000	5,000	500	South	East	West	
PHASE 51	5,100	510,000	51,000	5,100,000	5,100	510	East	North	South	
PHASE 52	5,200	520,000	52,000	5,200,000	5,200	520	West	South	North	
PHASE 53	5,300	530,000	53,000	5,300,000	5,300	530	North	West	East	
PHASE 54	5,400	540,000	54,000	5,400,000	5,400	540	South	East	West	
PHASE 55	5,500	550,000	55,000	5,500,000	5,500	550	East	North	South	
PHASE 56	5,600	560,000	56,000	5,600,000	5,600	560	West	South	North	
PHASE 57	5,700	570,000	57,000	5,700,000	5,700	570	North	West	East	
PHASE 58	5,800	580,000	58,000	5,800,000	5,800	580	South	East	West	
PHASE 59	5,900	590,000	59,000	5,900,000	5,900	590	East	North	South	
PHASE 60	6,000	600,000	60,000	6,000,000	6,000	600	West	South	North	
PHASE 61	6,100	610,000	61,000	6,100,000	6,100	610	North	West	East	
PHASE 62	6,200	620,000	62,000	6,200,000	6,200	620	South	East	West	
PHASE 63	6,300	630,000	63,000	6,300,000	6,300	630	East	North	South	
PHASE 64	6,400	640,000	64,000	6,400,000	6,400	640	West	South	North	
PHASE 65	6,500	650,000	65,000	6,500,000	6,500	650	North	West	East	
PHASE 66	6,600	660,000	66,000	6,600,000	6,600	660	South	East	West	
PHASE 67	6,700	670,000	67,000	6,700,000	6,700	670	East	North	South	
PHASE 68	6,800	680,000	68,000	6,800,000	6,800	680	West	South	North	
PHASE 69	6,900	690,000	69,000	6,900,000	6,900	690	North	West	East	
PHASE 70	7,000	700,000	70,000	7,000,000	7,000	700	South	East	West	
PHASE 71	7,100	710,000	71,000	7,100,000	7,100	710	East	North	South	
PHASE 72	7,200	720,000	72,000	7,200,000	7,200	720	West	South	North	
PHASE 73	7,300	730,000	73,000	7,300,000	7,300	730	North	West	East	
PHASE 74	7,400	740,000	74,000	7,400,000	7,400	740	South	East	West	
PHASE 75	7,500	750,000	75,000	7,500,000	7,500	750	East	North	South	
PHASE 76	7,600	760,000	76,000	7,600,000	7,600	760	West	South	North	
PHASE 77	7,700	770,000	77,000	7,700,000	7,700	770	North	West	East	
PHASE 78	7,800	780,000	78,000	7,800,000	7,800	780	South	East	West	
PHASE 79	7,900	790,000	79,000	7,900,000	7,900	790	East	North	South	
PHASE 80	8,000	800,000	80,000	8,000,000	8,000	800	West	South	North	
PHASE 81	8,100	810,000	81,000	8,100,000	8,100	810	North	West	East	
PHASE 82	8,200	820,000	82,000	8,200,000	8,200	820	South	East	West	
PHASE 83	8,300	830,000	83,000	8,300,000	8,300	830	East	North	South	
PHASE 84	8,400	840,000	84,000	8,400,000	8,400	840	West	South	North	
PHASE 85	8,500	850,000	85,000	8,500,000	8,500	850	North	West	East	
PHASE 86	8,600	860,000	86,000	8,600,000	8,600	860	South	East	West	
PHASE 87	8,700	870,000	87,000	8,700,000	8,700	870	East	North	South	
PHASE 88	8,800	880,000	88,000	8,800,000	8,800	880	West	South	North	
PHASE 89	8,900	890,000	89,000	8,900,000	8,900	890	North	West	East	
PHASE 90	9,000	900,000	90,000	9,000,000	9,000	900	South	East	West	
PHASE 91	9,100	910,000	91,000	9,100,000	9,100	910	East	North	South	
PHASE 92	9,200	920,000	92,000	9,200,000	9,200	920	West	South	North	
PHASE 93	9,300	930,000	93,000	9,300,000	9,300	930	North	West	East	
PHASE 94	9,400	940,000	94,000	9,400,000	9,400	940	South	East	West	
PHASE 95	9,500	950,000	95,000	9,500,000	9,500	950	East	North	South	
PHASE 96	9,600	960,000	96,000	9,600,000	9,600	960	West	South	North	
PHASE 97										

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Sun Terra Lakes

Brevard County, FL
 Project Name
 LAND USE TABLES,
 WAIVERS, & DETAILS

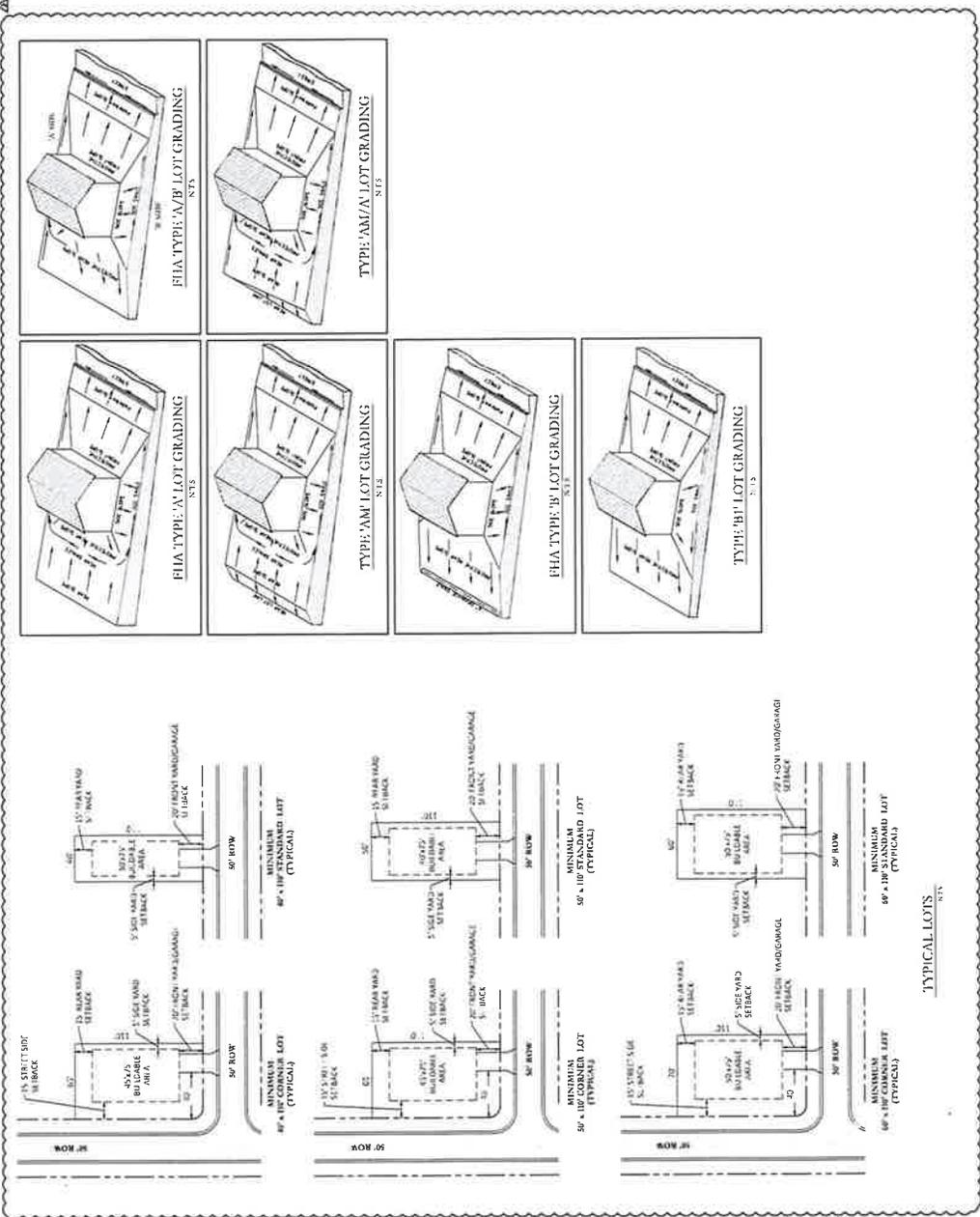
C4.01



James W. Pollock
 State of Florida
 License No. 12543
 Date: 04/22/2024

FOULDS & BUNNETT

Foulds & Bennett, LLC
 14000 US Highway 1, Suite 100
 Palm Beach Gardens, Florida 33418
 Phone: 561-991-1111
 Fax: 561-991-1112
 Email: info@fouldsbennett.com



Project Name: Sun Terra Lakes

Project Location: Brevard County, FL

Project No.: C4.02

Scale: 1/8" = 1'-0"

Drawn By: [Name]

Checked By: [Name]

Approved By: [Name]

Date: [Date]

Sun Terra Lakes

Project Name: Sun Terra Lakes

Project Location: Brevard County, FL

Project No.: C4.02

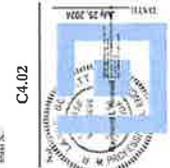
Scale: 1/8" = 1'-0"

Drawn By: [Name]

Checked By: [Name]

Approved By: [Name]

Date: [Date]



POULOS & BENNETT

Professional Engineer

State of Florida

License No. 12500

Exp. 12/31/2024

1000 E. ...

...

NOTICE OF PUBLIC HEARING
By the Board of County Commissioners for Brevard County, Florida
to Consider a Petition to Establish the
Sun Terra Lakes Community Development District

DATE: **November 6, 2025**

TIME: **5:00 p.m.**

LOCATION: **Commission Chambers**
 2725 Judge Fran Jamieson Way
 Viera, Florida 32940

In compliance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held by the Board of County Commissioners for Brevard County, Florida, to consider an ordinance to grant a petition to establish the Sun Terra Lakes Community Development District (“District”). The proposed District is comprised of approximately 1,082.242 acres, generally located north and east of the Deer Run Subdivision, west of Babcock Road, and south of Willowbrook Street. The petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and/or maintain infrastructure and community facilities which may be authorized by such District under Florida law, including but not limited to, roadways, stormwater management, utilities (water, wastewater, and reuse water), hardscape/landscape/irrigation, recreational amenities, and other infrastructure.

Copies of the petition and the proposed ordinance are open to public inspection at the County Manager’s Office, 2725 Judge Fran Jamieson Way, Viera, Florida 32940, during regular business hours. For more information, call (321) 633-2001.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general-purpose local government, who wish to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or unit of general-purpose local government may need to insure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. At least forty-eight (48) hours in advance of the public hearing, please contact the County Manager, at (321) 633-2001; TDD: 1-800-955-8771.

AFFIDAVIT OF PUBLICATION

David Wilbourn
Kutak Rock LLP
107 W College AVE
Tallahassee FL 32301-7707

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

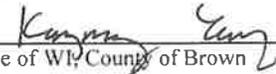
BRE Brevard Florida 10/09/2025, 10/16/2025, 10/23/2025,
Today 10/30/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/30/2025



Legal Clerk



Notary, State of WI, County of Brown

9-3-29

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KONGMENG YANG
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NOTICE OF PUBLIC HEARING
 By the Board of County Commissioners for Brevard County, Florida
 to Consider a Petition to Establish the
 Sun Terra Lakes Community Development District

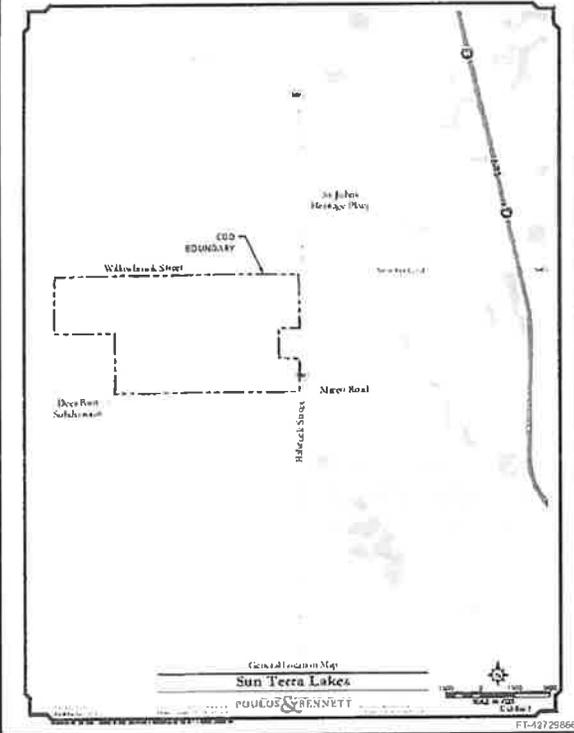
DATE: November 6, 2025
TIME: 5:00 p.m.
LOCATION: Commission Chambers
 2725 Judge Fran Jamieson Way
 Viera, Florida 32940

In compliance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held by the Board of County Commissioners for Brevard County, Florida, to consider an ordinance to grant a petition to establish the Sun Terra Lakes Community Development District ("District"). The proposed District is comprised of approximately 1,082,242 acres, generally located north and east of the Deer Run Subdivision, west of Babcock Road, and south of Willowbrook Street. The petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and/or maintain infrastructure and community facilities which may be authorized by such District under Florida law, including but not limited to, roadways, stormwater management, utilities (water, wastewater, and reuse water), hardscape/landscape/irrigation, recreational amenities, and other infrastructure.

Copies of the petition and the proposed ordinance are open to public inspection at the County Manager's Office, 2725 Judge Fran Jamieson Way, Viera, Florida 32940, during regular business hours. For more information, call (321) 633-2001.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general-purpose local government, who wish to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or unit of general-purpose local government may need to insure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. At least forty-eight (48) hours in advance of the public hearing, please contact the County Manager, at (321) 633-2001; TDD: 1-800-955-8771.



Board Meeting Date

11-6-25

Item Number: H.1.

Motion By: TA

Second By: KA

Nay By: _____

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	
Commissioner Adkinson	3	✓	
Commissioner Altman	5	✓	
Chairman Feltner	4	✓	