

Meeting Date
05/22/18



AGENDA	
Section	PUBLIC HEARINGS
Item No.	TV.E

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	PUBLIC HEARING RE: REQUEST FROM THE SAVANNAHS HOMEOWNERS ASSOCIATION AT SYKES CREEK TO ESTABLISH THE SAVANNAHS AT SYKES CREEK COMMUNITY DEVELOPMENT DISTRICT (DISTRICT 2)
DEPT/OFFICE:	The Savannahs at Sykes Creek Homeowners' Association, Inc.

Requested Action:

It is requested that the Board consider approval of the applicant's request to establish The Savannahs at Sykes Creek Community Development District (CDD) less and except the portion of land to be conveyed to the County for mosquito control, and adopt the ordinance providing for the establishment of The Savannahs at Sykes Creek Community Development District less and except the portion of land to be conveyed to the County for mosquito control.

Summary Explanation & Background:

The Savannahs at Sykes Creek Homeowners' Association, Inc. has filed a petition to create a new community development district on approximately 150.76 acres located north of 528 at Hall Road in Brevard County, pursuant to Chapter 190, Florida Statutes. Since the proposed district encompasses less than 1,000 acres, the Brevard County Commissioners authorized by State Statutes to approve or deny the petition. The Statutes cite the following issues for consideration:

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 on 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 the 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.

The petition is attached for your information. The petitioner may present testimony at the public hearing addressing these issues.

FY 18/19 Fiscal Impact: Creation of the CDD will allow The Savannahs at Sykes Creek Homeowners' Association, Inc. to perform deferred maintenance and capital improvements to the golf course property which will sustain a public golf course, in a desirable setting, for use by the residents and guests of Brevard County, Florida.

Clerk to the Board Instructions: Chair to sign the ordinance, send certified copy to Department of State, and return a signed copy of the ordinance to

Exhibits Attached: Petition, Ordinance

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager
Frank Abbate

Assistant County Manager
John Denninghoff

Submitted by Sonia Bosinger, as attorney for The Savannahs at Sykes Creek Homeowners' Association, Inc.

Assistant County Manager
Jim Liesenfelt

Sonia Bosinger

Statutes. Since the proposed district encompasses less than 1,000 acres, the Brevard County Commissioners authorized by State Statutes to approve or deny the petition. The Statutes cite the following issues for consideration:

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 on 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 the 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.

The petition is attached for your information. The petitioner may present testimony at the public hearing addressing these issues.

CLERK TO THE BOARD INSTRUCTIONS:

Clerk to the Board Instructions: Chair to sign the ordinance, send certified copy to Department of State, and return a signed copy of the ordinance to the County Attorney's Office

ATTACHMENTS:

Description

- **Savannahs HOA Ordinance_maps_legal description**
- **Petition for Establishment Savannahs CDD**



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

May 23, 2018

Honorable Scott Ellis
Clerk
Board of County Commissioners
Brevard County
Post Office Box 999
Titusville, Florida 32781-0999

Attention: Ms. Deborah Thomas

Dear Mr. Ellis:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Brevard County Ordinance No. 2018-12, which was filed in this office on May 23, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

May 23, 2018

MEMORANDUM

TO: Eden Bentley, County Attorney

RE: Item IV.E., Ordinance Providing for the Establishment of Savannahs at Sykes Creek Community Development District

The Board of County Commissioners, in regular session on May 22, 2018, approved request from Savannahs Homeowners Association at Sykes Creek to establish the Savannahs at Sykes Creek Community Development District (CDD), less and except the portion of land to be conveyed to the County for Mosquito Control; and adopted Ordinance No. 18-12, providing for the establishment of the Savannahs at Sykes Creek CDD. Enclosed is a certified copy of the Ordinance.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

Encl. (1)

cc: Commissioner Barfield

ORDINANCE NO. 2018- 12

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT OVER THE REAL PROPERTY LEGALLY DESCRIBED IN EXHIBIT "2" TO THIS ORDINANCE COMPRISING APPROXIMATELY 168.07 +/- ACRES; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; ESTABLISHING THE NAME OF THE DISTRICT AS THE SAVANNAHS AT SYKES CREEK COMMUNITY DEVELOPMENT DISTRICT; DESIGNATING THE PURPOSE OF THE DISTRICT; DESIGNATING THE POWERS OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes to provide an alternative method to finance and manage basic services for community developments; and,

WHEREAS, The Savannahs at Sykes Creek Homeowners' Association, Inc., a Florida not-for-profit corporation, (the "Petitioner"), has petitioned Brevard County, Florida (the "County") to grant the establishment of The Savannahs at Sykes Creek Community Development District (the "District"); and,

WHEREAS, a public hearing was conducted by the Board of County Commissioners of Brevard County, Florida (the "Board") in accordance with the requirements and procedures of Section 190.005(1)(d), Florida Statutes, as amended and supplemented; and,

WHEREAS, the District will constitute a timely, efficient, responsive and economical way to deliver community development services; and,

WHEREAS, the creation of the District is consistent with all applicable goals, objectives and policies of the Brevard County Comprehensive Plan; and,

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functionally interrelated community; and,

WHEREAS, the creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District; and,

WHEREAS, the proposed services and facilities to be provided by the District will be compatible with the capacity and uses of the existing local and regional community development services and facilities; and,

WHEREAS, the area that will be served by the District is amenable to separate special district government; and,

WHEREAS, the District desires to levy special assessments on adjacent landowners of benefited land within the District and have the homeowners association levy
Officially filed with the Secretary of State on May 23, 2018

special assessments upon its owners to pay for infrastructure constructed by the District; and,

WHEREAS, the District shall acquire wastewater and stormwater management facilities in accordance with applicable standards and procedures of the Brevard County Water Resources Department and the Brevard County Regional Stormwater Utility Department; and,

WHEREAS, the District will not have any zoning or development permitting authority and the establishment of the District is not a development order; and,

WHEREAS, development of land within the District will be subject to all applicable land development regulations of Brevard County, Florida; and,

WHEREAS, the Board of County Commissioners held a public hearing on May 22nd, 2018 to consider the petition and decided that The Savannahs at Sykes Creek Community Development District is the best alternative means to provide certain basic public services to the community; and,

WHEREAS, the Board of County Commissioners finds that The Savannahs at Sykes Creek Community Development District shall have the powers described in Section 190.011, Florida Statutes, as amended and supplemented.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, as follows:

Section 1. The petition to establish The Savannahs at Sykes Creek Community Development District over the real property described in Exhibit "2" attached hereto, which was filed by The Savannahs at Sykes Creek Homeowners' Association, Inc. on May 11, 2018, and which Petition is on file at the Brevard County Planning and Development Department, is hereby granted.

Section 2. The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated as Exhibit "1".

Section 3. The initial members of the Board of Supervisors shall be as follows:

1. Cynthia Greene
2. Don Ray
3. Dan Schaller
4. Art Spurrell
5. Ken Smith

Section 4. The name of the District shall be "The Savannahs at Sykes Creek Community Development District".

Section 5. The District is created for the purposes set forth in and prescribed in the Petition.

Section 6. The Board hereby grants to The Savannahs at Sykes Creek Community Development District all general powers authorized pursuant to Section 190.011, Florida Statutes, as amended and supplemented and hereby finds that it is in the public interest of the citizens of the County to grant such general powers.

Section 7. The exclusive charter for the District shall be the uniform community development district charter set forth in sections 190.06 through 190.041, including the special powers provided by section 190.12, Florida Statutes (2003), as may be amended and supplemented.

Section 8. The District is solely responsible for the implementation of special assessments upon benefited property within the District's internal boundaries and shall provide notice of said special assessments to all prospective purchasers of said property.

Section 9. The District shall provide full disclosure of the public financing and maintenance of improvements undertaken by the District. This disclosure shall include a statement in bold print that special assessments imposed by the District will appear in the tax bill. This disclosure shall meet the requirement of Section 190.048, Florida Statutes, as amended and supplemented, and shall be included in every contract for sale and in every recorded deed.

Section 10. If any clause, or other part or application of this ordinance shall be held in any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so

not affecting the validity of the remaining portions or applications which shall remain in full force and effect.

Section 11. This ordinance shall take effect upon filing with the Department of State, per Section 125.66, Florida Statutes, as amended and supplemented.

DONE, ORDERED AND ADOPTED in regular session this 22nd day of May, 2018.

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



Rita Pritchett, Chair

As approved by the Board on May 22, 2018

Attest:



SCOTT ELLIS, CLERK

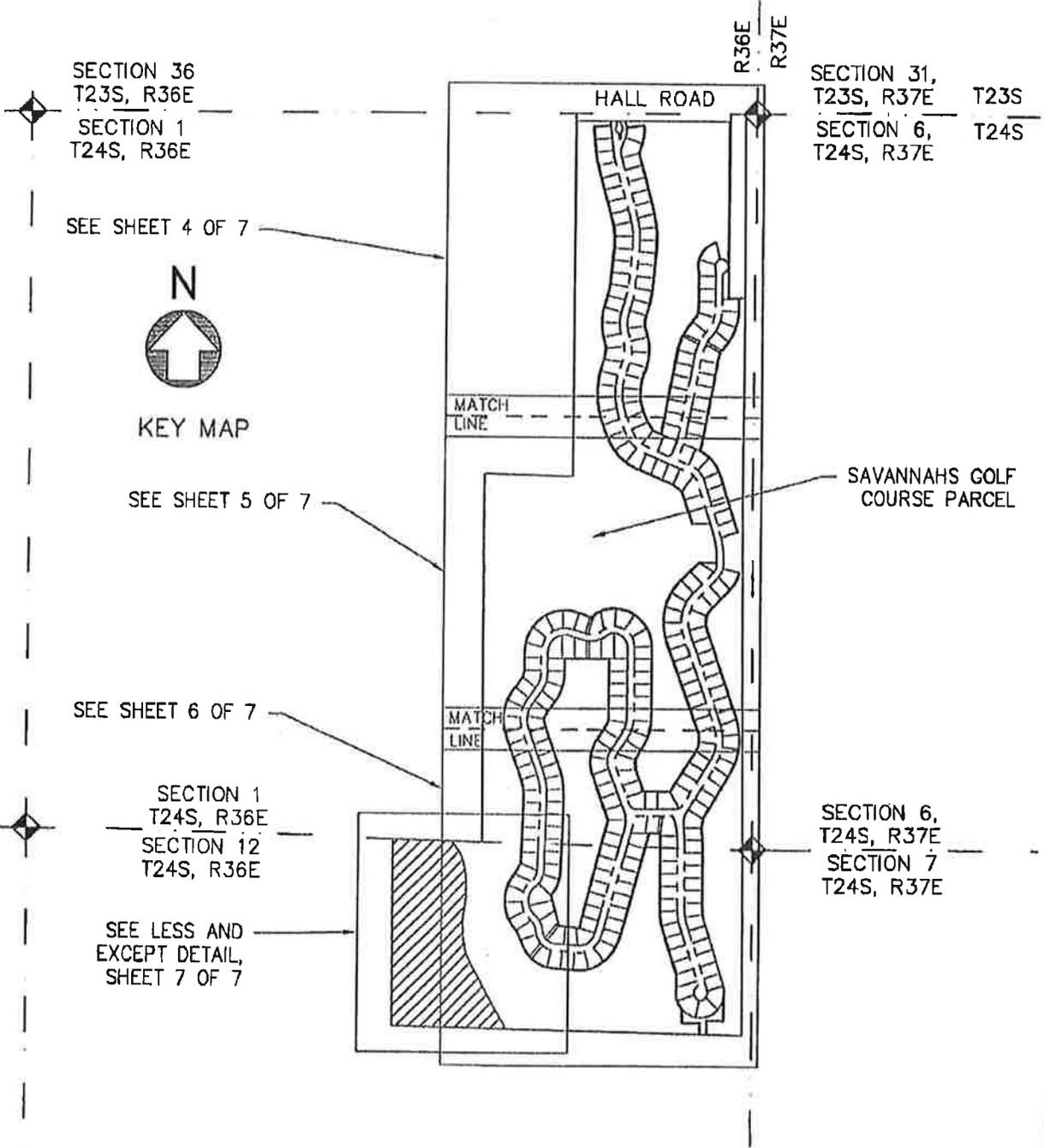
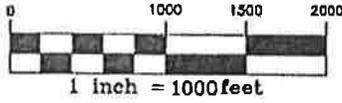
(SEAL)

EXHIBIT 1

KEY MAP
SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-OK-3, 24-36-01-75-A,
24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 1000'
PROJECT NO.:
18-04-082

SECTIONS 1 AND 12
TOWNSHIP 24 SOUTH
RANGE 36 EAST

EXHIBIT 2

LEGAL DESCRIPTION
SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-OK-3, 24-36-01-75-A,
 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
 24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
 PURPOSE: FEE SIMPLE CONVEYANCE

LEGAL DESCRIPTION: SAVANNAHS GOLF COURSE PARCEL (BY SURVEYOR)

A PARCEL OF LAND BEING TRACTS 3, 5, 7 AND A PORTION OF TRACT 6 OF THE SAVANNAHS P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 56 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH TRACTS A, B, C, D, AND E OF THE SAVANNAHS PHASE II P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 30, AND TOGETHER WITH TRACTS A AND B OF THE SAVANNAHS PHASE III P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37 PAGE 6, AND BEING LOCATED WITHIN THE EAST ONE-HALF OF SECTION 1 AND WITHIN THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA;

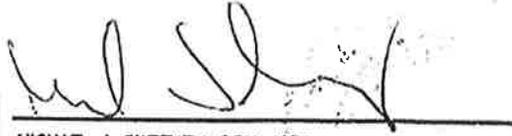
LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS WITHIN SAID TRACT 6:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 6, THENCE NORTH 00° 08' 26" WEST ALONG THE WEST LINE OF SAID TRACT 6, SAID LINE ALSO BEING THE WEST LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER FOR A DISTANCE OF 1332.80 FEET; THENCE SOUTH 88° 39' 51" EAST CONTINUING ALONG SAID WEST LINE OF TRACT 6 AND ALONG THE NORTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER FOR A DISTANCE OF 424.98 FEET; THENCE DEPARTING SAID WEST LINE AND SAID NORTH LINE, RUN SOUTH 45° 41' 36" EAST FOR A DISTANCE OF 47.93 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 338.25 FEET, A CENTRAL ANGLE OF 20° 45' 55", AND WHOSE LONG CHORD BEARS SOUTH 30° 26' 26" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 121.92 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 734.92 FEET, A CENTRAL ANGLE OF 11° 05' 07", AND WHOSE LONG CHORD BEARS SOUTH 08° 17' 28" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 141.97 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 04° 38' 03" EAST FOR A DISTANCE OF 29.83 FEET; THENCE SOUTH 00° 09' 29" WEST FOR A DISTANCE OF 93.45 FEET; THENCE SOUTH 08° 41' 39" WEST FOR A DISTANCE OF 154.09 FEET; THENCE SOUTH 00° 16' 07" EAST FOR A DISTANCE OF 50.59 FEET; THENCE SOUTH 02° 56' 49" EAST FOR A DISTANCE OF 86.93 FEET; THENCE SOUTH 09° 18' 23" EAST FOR A DISTANCE OF 87.66 FEET; THENCE SOUTH 17° 09' 34" EAST FOR A DISTANCE OF 27.73 FEET; THENCE SOUTH 25° 36' 54" EAST FOR A DISTANCE OF 109.13 FEET; THENCE SOUTH 26° 12' 37" EAST FOR A DISTANCE OF 31.43 FEET; THENCE SOUTH 31° 18' 17" EAST FOR A DISTANCE OF 52.06 FEET; THENCE SOUTH 27° 13' 44" EAST FOR A DISTANCE OF 53.18 FEET; THENCE SOUTH 29° 37' 13" EAST FOR A DISTANCE OF 237.85 FEET; THENCE SOUTH 30° 34' 22" EAST FOR A DISTANCE OF 48.01 FEET; THENCE SOUTH 28° 46' 14" EAST FOR A DISTANCE OF 78.73 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 6, SAID LINE ALSO BEING THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER; THENCE NORTH 88° 47' 47" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 837.33 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE SAVANNAHS GOLF COURSE PARCEL AS DESCRIBED ABOVE AND SHOWN HEREIN IS 150.76 ACRES (6,567,209 SQUARE FEET), MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM OR WAS NOT PROVIDED A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

PREPARED FOR:
 BREVARD COUNTY BOARD OF COUNTY
 COMMISSIONERS



MICHAEL J. SWEENEY, PSM 4870
 PROFESSIONAL SURVEYOR & MAPPER
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VERA, FLORIDA 32940
 PHONE: (321) 633-2080



DRAWN BY: R HENNING	CHECKED BY: M SWEENEY	PROJECT NO. 18-04-026			SECTIONS 1 AND 112 TOWNSHIP 24 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 5/11/18	SHEET: 1 OF 1				

EXHIBIT 2

SURVEYOR'S NOTES
SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID# 24-36-01-OK-3, 24-36-01-75-A, 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D, 24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,

PURPOSE: FEE SIMPLE CONVEYANCE

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0801 (NAD83(2011)) AND REFERENCED TO THE SOUTH LINE OF SAVANNAHS P.U.D., PER PLAT BOOK 35, PAGE 58 AS BEING NORTH 88°47'47" WEST
3. ONLY RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS ARE INDICATED HEREON. NO OWNERSHIP AND ENCUMBRANCE REPORT OR OTHER INFORMATION WAS FURNISHED TO THE SURVEYOR AND MAPPER.
4. REFERENCE MATERIALS:
 - a. OFFICIAL RECORDS BOOK 2976, PAGE 4792, OFFICIAL RECORDS BOOK 3189, PAGE 3791, AND OFFICIAL RECORDS BOOK 3199, PAGE 3793.
 - b. PLAT BOOK 35, PAGE 56; PLAT BOOK 36, PAGE 30; AND PLAT BOOK 37, PAGE 9 (REFERRED HEREIN AS SAID PLATS).
 - c. SPECIFIC PURPOSE SURVEY, MOSQUITO CONTROL BERM SOUTH OF HALL ROAD, PREPARED FOR BREVARD COUNTY MOSQUITO CONTROL, PREPARED BY BREVARD COUNTY SURVEYING AND MAPPING DIVISION, PROJECT NO. 17-02-032, FIELD DATE 7/27/17, LATEST REVISION 4/27/18.
5. EASEMENTS AND RIGHT OF WAYS:
 - a. A 100 FOOT WIDE FLORIDA, POWER & LIGHT EASEMENT PER OFFICIAL RECORDS BOOK 273, PAGE 377(SHOWN HEREIN).
 - b. PER SAID PLATS;
 - i. A 10 FOOT WIDE "P.U. & D.E." ALONG CERTAIN LOT LINES AS IDENTIFIED ON SAID PLATS (SHOWN HEREIN).
 - ii. "AN EASEMENT 7.50 FEET WIDE IS HEREBY RESERVED ALONG ALL FRONT, REAR, AND SIDE LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, UNLESS OTHERWISE SHOWN" (NOT SHOWN HEREIN).
 - iii. SPECIFICALLY PER PLAT BOOK 37, PAGE 8; A 20.0 FOOT INGRESS - EGRESS EASEMENT ACROSS TRACT C (SHOWN HEREIN).
 - c. PER OFFICIAL RECORDS BOOK 2660, PAGE 690 (AS REFERENCED WITHIN PLAT BOOK 37, PAGE 9); "THE SPOIL BANK ROAD LOCATED ADJOINING HALL ROAD AND THE BARGE CANAL IN MERRITT ISLAND, FLORIDA, AS SHOWN ON BREVARD COUNTY MAPS IS HEREBY DECLARED TO BE A PUBLIC ROAD AS A MATTER OF LAW." IT IS NOT KNOWN WHETHER THE SPOIL BANK ROAD IS IN THE SAME LOCATION AS THE MOSQUITO CONTROL BERM, HOWEVER IT APPEARS THE MOSQUITO CONTROL BERM ADJOINS HALL ROAD AND THE BARGE CANAL.
6. AREA CALCULATIONS:

THE SAVANNAHS PUD (PLAT BOOK 35, PAGE 56):
 TRACT 3: 898,748 SQUARE FEET
 TRACT 5: 978,302 SQUARE FEET
 REMAINDER OF TRACT 6 4,078,803 SQUARE FEET*
 TRACT 7 578,890 SQUARE FEET

THE SAVANNAHS PHASE II PUD (PLAT BOOK 36, PAGE 30):
 TRACT A: 4,824 SQUARE FEET
 TRACT B: 2,702 SQUARE FEET
 TRACT C: 2,528 SQUARE FEET
 TRACT D: 2,628 SQUARE FEET
 TRACT E: 16,006 SQUARE FEET

THE SAVANNAHS PHASE III PUD (PLAT BOOK 37, PAGE 9):
 TRACT A: 3,059 SQUARE FEET
 TRACT B: 2,721 SQUARE FEET

TOTAL 6,567,209 SQUARE FEET (150.76 ACRES)

AREA CALCULATIONS ARE BASED ON THE ACREAGE OF THE TRACTS AS STATED ON SAID RECORDED PLATS LESS AND EXCEPT THE AREA WEST OF THE EASTERLY LINE OF THE EXISTING MOSQUITO BERM.

*(4,860,910 SQUARE FEET - 784,107 SQUARE FEET = 4,076,803 SQUARE FEET)

ABBREVIATIONS

BC = BEGIN CURVE
 FP&L = FLORIDA POWER & LIGHT
 N/F = NOW OR FORMERLY
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PI = POINT OF INTERSECTION
 PU & DE = PUBLIC UTILITY AND DRAINAGE EASEMENT
 R = RANGE OR RADIUS
 R/W = RIGHT OF WAY
 SEC = SECTION
 SQ FT = SQUARE FEET
 T = TOWNSHIP

LEGEND

-  = SAVANNAHS GOLF COURSE PARCEL
-  = LESS AND EXCEPT PARCEL
-  = SAVANNAHS GOLF COURSE BOUNDARY LINE
-  = SECTION LINE
-  = RIGHT OF WAY LINE
-  = PLAT, LOT OR TRACT LINE
-  = EASEMENT LINE (SEE SURVEYOR'S NOTES)



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
 SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
 VIERA, FLORIDA 32940
 PHONE: (321) 633-2080

SCALE:
 NOT APPLICABLE
 PROJECT NO.:
 18-04-082

SECTIONS 1 AND 12
 TOWNSHIP 24 SOUTH
 RANGE 38 EAST

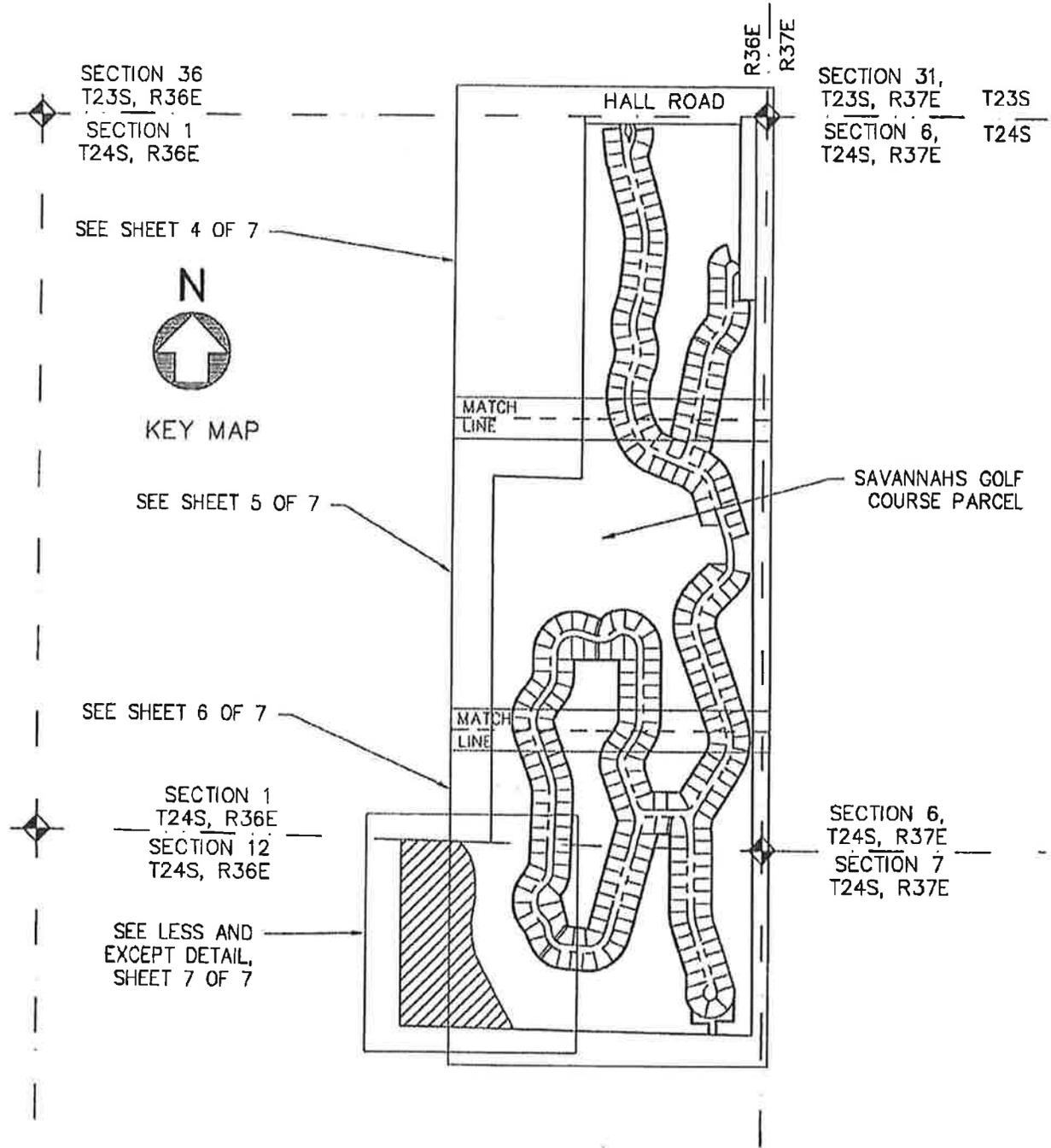
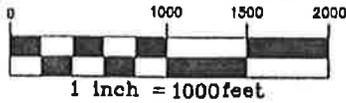
EXHIBIT 1

KEY MAP

SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-OK-3, 24-36-01-75-A,
 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
 24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
 PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



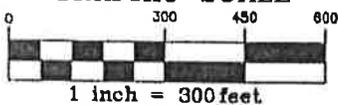
	PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VERA, FLORIDA 32940 PHONE: (321) 633-2080	SCALE: 1" = 1000' PROJECT NO.: 18-04-082	SECTIONS 1 AND 12 TOWNSHIP 24 SOUTH RANGE 36 EAST
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EXHIBIT 2

**SKETCH OF DESCRIPTION
SAVANNAHS GOLF COURSE PARCEL**

PARENT PARCELS ID#: 24-36-01-0K-3, 24-36-01-75-A,
24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



OWNERS: N/F TEEN MISSIONS INTERNATIONAL INC
PARCEL ID: 24-36-01-00-3
ORB 1511 PAGE 0918

SECTION 36
T23S, R36E
SECTION 1
T24S, R36E

50' WIDE
R/W PER
PB 35,
PAGE 56

NORTH LINE SEC 1
HALL ROAD

REMAINDER OF TRACT 6,
THE SAVANNAHS P.U.D.
PER PB 35, PAGE 56

TRACT 5, THE
SAVANNAHS P.U.D.
PER PB 35, PAGE 56

TRACT 3,
THE SAVANNAHS
P.U.D.
PER PB 35,
PAGE 56

OWNERS: N/F SAVANNAHS AT SYKES
CREEK HOMEOWNERS ASSOC INC (TRACT 4)
PARCEL ID: 24-36-01-0K-4
ORB 3209, PAGE 328

PARCEL ID: 24-36-01-00-9
ORB 22526, PAGE 2972

PARCEL ID: 24-36-12-00-03

SECTION 6, T24S, R37E

MATCH LINE
SEE SHEET 5 OF 7



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 833-2080

SCALE:
1" = 300'
PROJECT NO.:
18-04-082

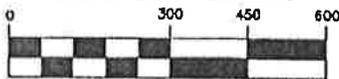
SECTIONS 1 AND 12
TOWNSHIP 24 SOUTH
RANGE 36 EAST

EXHIBIT 2

**SKETCH OF DESCRIPTION
SAVANNAHS GOLF COURSE PARCEL**

PARENT PARCELS ID#: 24-36-01-0X-3, 24-36-01-75-A,
24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



1 inch = 300 feet

MATCH LINE
SEE SHEET 4 OF 7



REMAINDER OF TRACT 6,
THE SAVANNAHS P.U.D.
PER PB 35, PAGE 56

TRACT A, THE
SAVANNAHS PHASE II
P.U.D.
PER PB 36, PAGE 30

TRACT B, THE
SAVANNAHS PHASE II
P.U.D.
PER PB 36, PAGE 30

TRACT 5, THE
SAVANNAHS P.U.D.
PER PB 35, PAGE 56

TRACT C, THE
SAVANNAHS PHASE II
P.U.D.
PER PB 36, PAGE 30

TRACT 7,
THE
SAVANNAHS
P.U.D.
PER PB 35,
PAGE 56

OWNERS: N/F TEEN MISSIONS INTERNATIONAL INC
PARCEL ID: 24-36-01-00-3
ORB 1511 PAGE 0918

MATCH LINE
SEE SHEET
6 OF 7

PACEL ID: 24-36-12-00-03
SECTION 6, T24S, R37E



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 300'
PROJECT NO.:
18-04-062

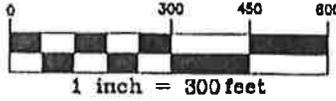
SECTIONS 1 AND 12
TOWNSHIP 24 SOUTH
RANGE 36 EAST

EXHIBIT 2

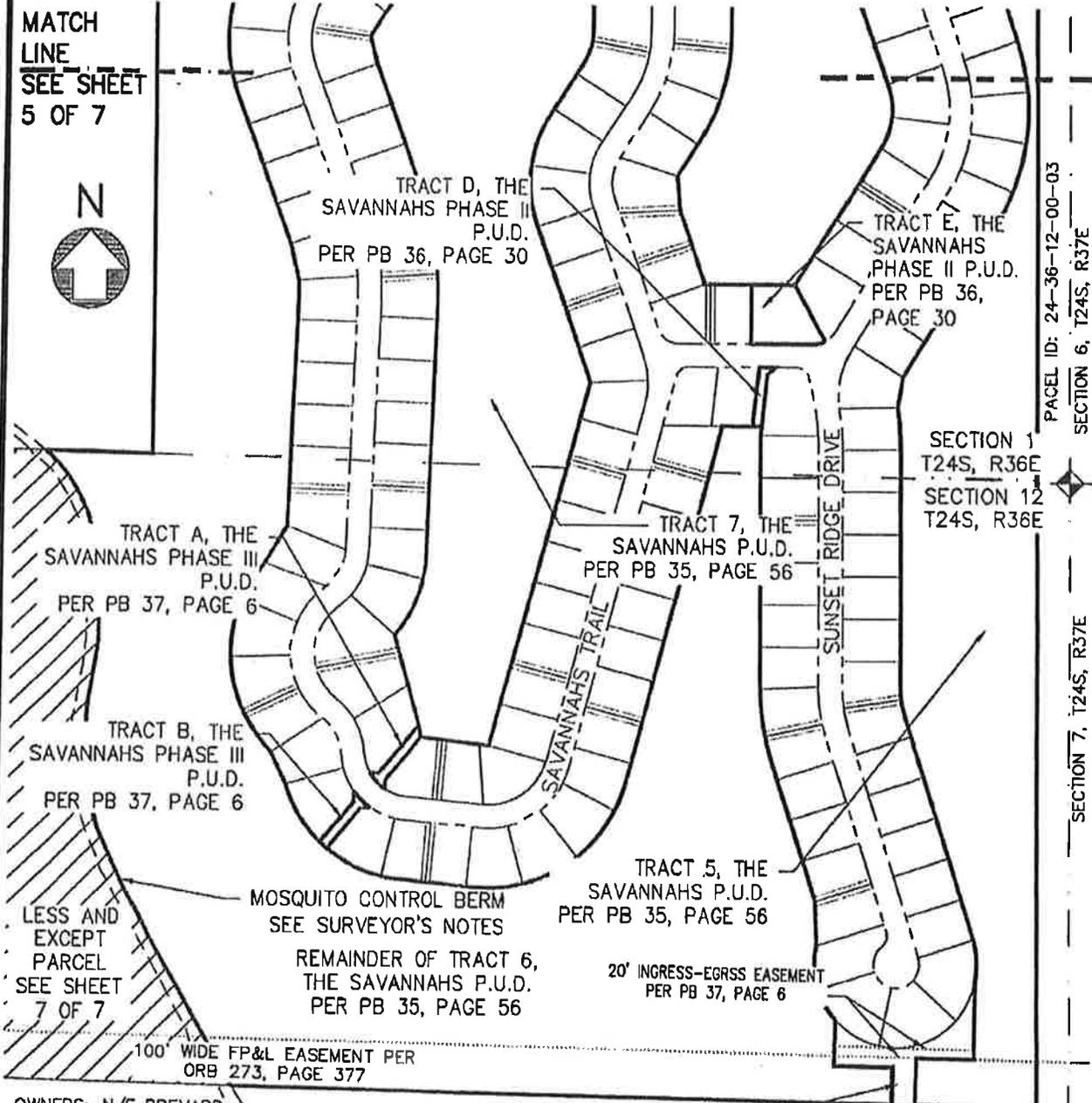
**SKETCH OF DESCRIPTION
SAVANNAHS GOLF COURSE PARCEL**

PARENT PARCELS ID#: 24-36-01-OK-3, 24-36-01-75-A,
24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



MATCH
LINE
SEE SHEET
5 OF 7



TRACT D, THE
SAVANNAHS PHASE II
P.U.D.
PER PB 36, PAGE 30

TRACT E, THE
SAVANNAHS
PHASE II P.U.D.
PER PB 36,
PAGE 30

TRACT A, THE
SAVANNAHS PHASE III
P.U.D.
PER PB 37, PAGE 6

TRACT 7, THE
SAVANNAHS P.U.D.
PER PB 35, PAGE 56

TRACT B, THE
SAVANNAHS PHASE III
P.U.D.
PER PB 37, PAGE 6

TRACT 5, THE
SAVANNAHS P.U.D.
PER PB 35, PAGE 56

LESS AND
EXCEPT
PARCEL
SEE SHEET
7 OF 7

MOSQUITO CONTROL BERM
SEE SURVEYOR'S NOTES

REMAINDER OF TRACT 6,
THE SAVANNAHS P.U.D.
PER PB 35, PAGE 56

20' INGRESS-EGRESS EASEMENT
PER PB 37, PAGE 6

100' WIDE FP&L EASEMENT PER
ORB 273, PAGE 377

OWNERS: N/F BREVARD
COUNTY
PARCEL ID:
24-36-12-00-2
ORB 3177, PAGE 329B

OWNERS: SAVANNAHS AT SYKESCREEK INC,
PARCEL ID: 24-36-12-0X-C (TRACT C)
PARCEL ID: 24-36-01-OK-4

OWNERS: N/F BREVARD COUNTY
PARCEL ID: 24-36-12-00-3
ORB 3177, PAGE 3301

PACEL ID: 24-36-12-00-03
SECTION 6, T24S, R37E

SECTION 7, T24S, R37E

SECTION 1
T24S, R36E
SECTION 12
T24S, R36E



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 300'
PROJECT NO.:
18-04-082

SECTIONS 1 AND 12
TOWNSHIP 24 SOUTH
RANGE 36 EAST

PETITION
TO
THE BREVARD COUNTY COMMISSION OF THE COUNTY OF BREVARD, FLORIDA

SUBMITTAL FOR THE ESTABLISHMENT OF THE
SAVANNAHS AT SYKES CREEK HOMEOWNERS' ASSOCIATION COMMUNITY
DEVELOPMENT DISTRICT

THE SAVANNAHS AT SYKES CREEK HOMEOWNERS' ASSOCIATION (the "Owner") hereby submits to the County of Brevard, Florida (the "County"), pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, the documents establishing The Savannahs at Sykes Creek Community Development District (hereinafter "CDD" or "District") with respect to land described herein. The Owner submits:

1. Owner. THE SAVANNAHS AT SYKES CREEK HOMEOWNERS' ASSOCIATION, INC. has its principal place of business at 137 S. Courtenay Pkwy #683 Merritt Island, FL 32952.

2. Location and Size. The property to be included within the District is located entirely within Brevard County, Florida and is depicted on the sketch attached to and incorporated with this Submittal as **Exhibit 1**. The site is generally located on the Savannahs at Sykes Creek Golf Course north of 528 at Hall Road. The proposed District covers approximately 168.07 +/- acres of land. The metes and bounds description of the external boundaries of the District is included with this Submittal as **Exhibit 2**.

3. Landowner Consent. Owner owns one hundred percent (100%) of the real property located within the District. The written consent is attached to and incorporated with this Submittal as **Exhibit 3**.

4. Name. The name of the proposed District will be The Savannahs at Sykes Creek Community Development District.

5. Initial Board Members. The names and addresses of those designated to be the five (5) initial members of the Board of Supervisors of the District, all of whom are residents of the State of Florida and citizens of the United States, are as follows:

- i. Name: Cynthia Greene
- ii. Address: 4088 Sand Ridge Drive, Merritt Island, FL 32953
Relationship to Owner: Adjacent landowner
- iii. Name: Don Ray
Address: 4235 Savannahs Trail, Merritt Island, FL 32953
Relationship to Owner: Adjacent landowner

*IVE
Attachment*
* DO NOT SEND WITH
ORDINANCE; NOT
MENTIONED IN ORD.

- iv. Name: Dan Schaller
Address: 3635 Savannahs Trail, Merritt Island, FL 32953
Relationship to Owner: Adjacent landowner
- v. Name: Art Spurrell
Address: 3680 Savannahs Trail, Merritt Island, FL 32953
Relationship to Owner: Adjacent landowner
- vi. Name: Ken Smith
Address: 4072 Sand Ridge Drive, Merritt Island, FL 32953
Relationship to Owner: Adjacent landowner

6. Major Water and Wastewater Facilities. A map of the lands within the proposed District showing the existing major trunk water mains, sewer interceptors and the major outfall canals and drainage basins is attached to and incorporated with this Submittal as **Exhibit 4**.

7. District Facilities and Services. The District presently expects to finance, construct, install, and maintain improvements of the District's facilities to benefit the lands within the District. Attached to and incorporated with the Submittal, **Exhibit 5** describes the type of facilities and the estimated costs associated with Phase 1. This is a good faith estimate. Actual construction timetables and expenditures may 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.

8. Existing Zoning and Future Land Use. The existing zoning for lands within the proposed District is attached to and incorporated with this Submittal as **Exhibit 6**. The proposed future general distribution, location, and extent of the public and private land uses within and surrounding the District, as designated on the current County of Brevard Future Land Use Map is also attached hereto and incorporated with this Submittal as **Exhibit 7**.

9. Statement of Estimated Regulatory Costs. A Statement of Estimated Regulatory Costs (hereinafter "SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes, is attached to and incorporated with this Submittal as **Exhibit 8**.

10. Authorized Agent. The Owner is authorized to do business in Florida. The authorized agent for the Owner is Sonia Bosinger. A signed Authorization of Agent is attached as **Exhibit 9** and copies of all correspondence and official notices should be sent to the address of the Authorized Agent.

11. Powers Requested. The District is seeking and hereby requests the right to exercise all powers provided for in Section 190.011, Florida Statutes, including the power of eminent domain as outlined in Section 190.011(11), Florida Statutes, and all special powers

outlined in Section 190.012, Florida Statutes. The full text of the powers requested herein is set forth in **Attachment No. 1** attached hereto.

12. Justification Statement. The property within the District is amenable to operating as an independent special district for the following reasons:

- a. All statements contained in this Submittal are true and correct.
- b. The District and all land uses and services planned therein are not inconsistent with applicable elements or portions of the effective County of Brevard Comprehensive Land Use Plan, as amended, or any applicable element of the state comprehensive plan.
- c. The area of land within the proposed District is part of a unified plan of development known as "Savannahs at Sykes Creek Golf Course." The land to be included in the District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated development.
- d. The proposed District will be the best alternative available for delivering community development services to the area to be served because (i) the District provides a mechanism for delivering those services and facilities in a manner that does not financially impact persons residing outside of the District and (ii) the District provides a responsible perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities in the future.
- e. The District's community development services and facilities will be compatible with the capacity and use of existing local and regional community development services and facilities, as is evidenced by the County of Brevard Comprehensive Plan, will allow for a more efficient use of resources, and will provide a perpetual entity capable of making provisions for the operation and maintenance of the District services and facilities.
- f. For the foregoing reasons, the area to be served by the proposed District is amenable to separate special district government.

WHEREFORE, Owner respectfully requests the County of Brevard to:

1. Consent to the establishment of the Savannahs at Sykes Creek Community Development District pursuant to Chapter 190, Florida Statutes; and
2. Consent to the District's exercise of its statutory powers requested herein, as those powers are set forth in Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 11th day of May, 2018.

By: 

Sonia Bosinger
Attorney for Owner
Florida Bar #55450
1900 Hickory Street, Suite B
Melbourne, FL 32901
(321) 351-1899

Exhibit 1

Survey

Exhibit 2

Metes and Bounds Legal Description

Exhibit 3

Written Consent of 100% of Landowners

Exhibit 4

Existing Water Mains, Sewer Interceptors, and Outfalls

Exhibit 5

Estimated Cost of Constructing Proposed Services

Exhibit 6

Zoning Map

Exhibit 7

Future Land Use Map

Exhibit 8

Statement of Estimated Regulatory Costs

Exhibit 9

Authorization of Owner

Attachment No. 1

Florida Statutes Section 190.011 and 190.012

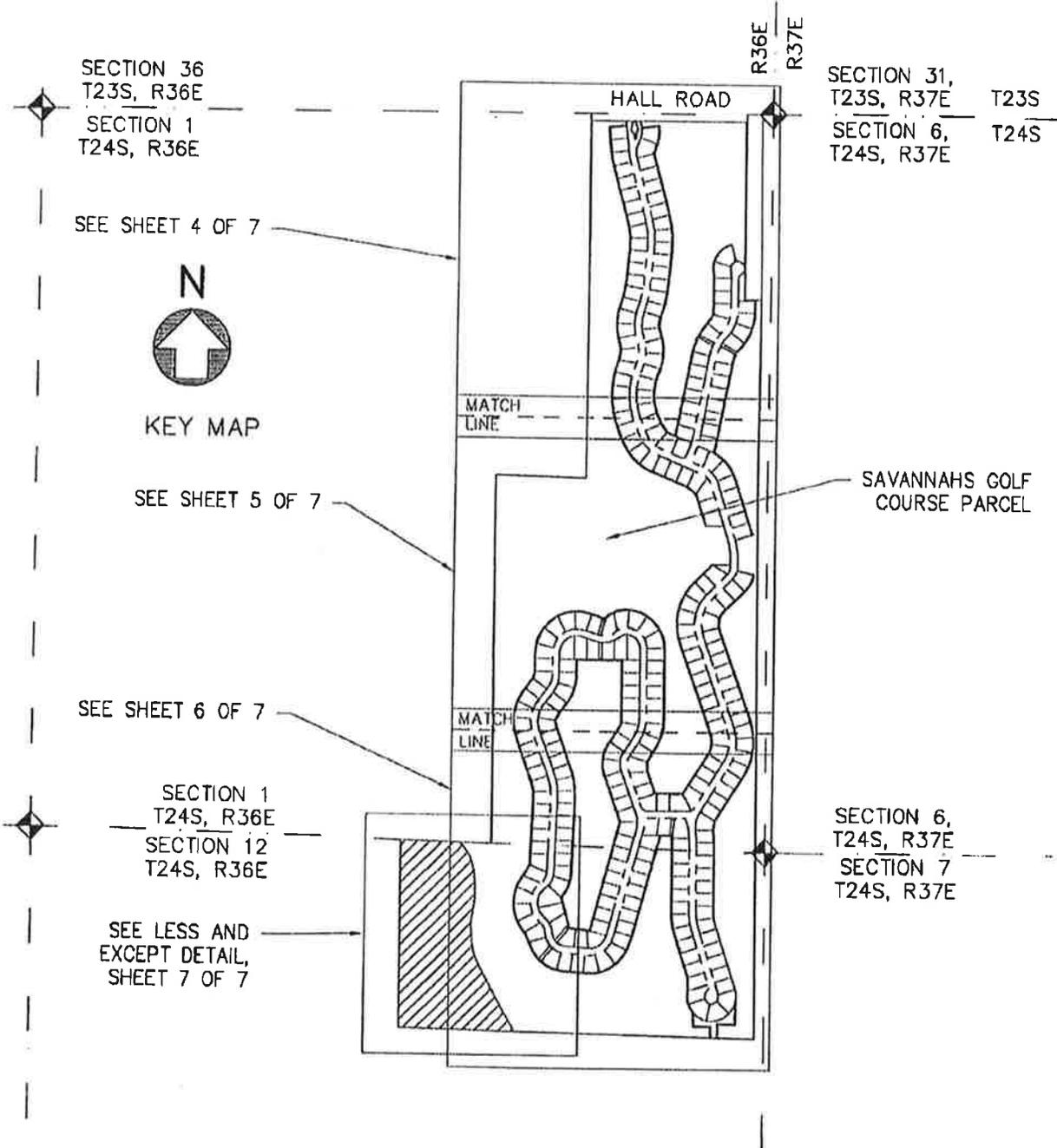
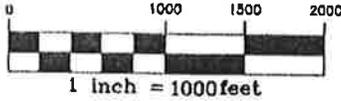
EXHIBIT 1

KEY MAP

SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-OK-3, 24-36-01-75-A,
 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
 24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
 PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



	PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VERA, FLORIDA 32940 PHONE: (321) 633-2080	SCALE: 1" = 1000' PROJECT NO.: 18-04-082	SECTIONS 1 AND 12 TOWNSHIP 24 SOUTH RANGE 36 EAST
	SEE LESS AND EXCEPT DETAIL, SHEET 7 OF 7		

EXHIBIT 2

LEGAL DESCRIPTION
SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-0K-3, 24-36-01-75-A,
 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
 24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
 PURPOSE: FEE SIMPLE CONVEYANCE

LEGAL DESCRIPTION: SAVANNAHS GOLF COURSE PARCEL (BY SURVEYOR)

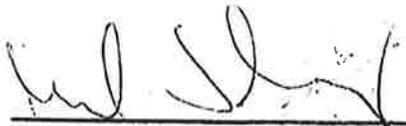
A PARCEL OF LAND BEING TRACTS 3, 5, 7 AND A PORTION OF TRACT 6 OF THE SAVANNAHS P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 56 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH TRACTS A, B, C, D, AND E OF THE SAVANNAHS PHASE II P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 30, AND TOGETHER WITH TRACTS A AND B OF THE SAVANNAHS PHASE III P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37 PAGE 6, AND BEING LOCATED WITHIN THE EAST ONE-HALF OF SECTION 1 AND WITHIN THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS WITHIN SAID TRACT 6:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 6, THENCE NORTH 00° 06' 26" WEST ALONG THE WEST LINE OF SAID TRACT 6, SAID LINE ALSO BEING THE WEST LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER FOR A DISTANCE OF 1332.80 FEET; THENCE SOUTH 88° 39' 51" EAST CONTINUING ALONG SAID WEST LINE OF TRACT 6 AND ALONG THE NORTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER FOR A DISTANCE OF 424.98 FEET; THENCE DEPARTING SAID WEST LINE AND SAID NORTH LINE, RUN SOUTH 45° 41' 36" EAST FOR A DISTANCE OF 47.93 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 338.25 FEET, A CENTRAL ANGLE OF 20° 45' 55", AND WHOSE LONG CHORD BEARS SOUTH 30° 26' 26" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 121.92 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 734.92 FEET, A CENTRAL ANGLE OF 11° 05' 07", AND WHOSE LONG CHORD BEARS SOUTH 08° 17' 28" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 141.97 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 04° 38' 03" EAST FOR A DISTANCE OF 29.83 FEET; THENCE SOUTH 00° 09' 29" WEST FOR A DISTANCE OF 93.45 FEET; THENCE SOUTH 08° 41' 39" WEST FOR A DISTANCE OF 154.09 FEET; THENCE SOUTH 00° 16' 07" EAST FOR A DISTANCE OF 50.59 FEET; THENCE SOUTH 02° 56' 49" EAST FOR A DISTANCE OF 86.93 FEET; THENCE SOUTH 09° 18' 23" EAST FOR A DISTANCE OF 87.66 FEET; THENCE SOUTH 17° 09' 34" EAST FOR A DISTANCE OF 27.73 FEET; THENCE SOUTH 25° 36' 54" EAST FOR A DISTANCE OF 109.13 FEET; THENCE SOUTH 26° 12' 37" EAST FOR A DISTANCE OF 31.43 FEET; THENCE SOUTH 31° 18' 17" EAST FOR A DISTANCE OF 52.06 FEET; THENCE SOUTH 27° 13' 44" EAST FOR A DISTANCE OF 53.18 FEET; THENCE SOUTH 29° 37' 13" EAST FOR A DISTANCE OF 237.85 FEET; THENCE SOUTH 30° 34' 22" EAST FOR A DISTANCE OF 48.01 FEET; THENCE SOUTH 28° 46' 14" EAST FOR A DISTANCE OF 78.73 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 6, SAID LINE ALSO BEING THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER; THENCE NORTH 88° 47' 47" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 837.33 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE SAVANNAHS GOLF COURSE PARCEL AS DESCRIBED ABOVE AND SHOWN HEREIN IS 150.76 ACRES (6,567,209 SQUARE FEET), MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM OR WAS NOT PROVIDED A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.



PREPARED FOR:
 BREVARD COUNTY BOARD OF COUNTY
 COMMISSIONERS

MICHAEL J. SWEENEY, PSM 4870
 PROFESSIONAL SURVEYOR & MAPPER
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VERA, FLORIDA 32940
 PHONE: (321) 633-2080



DRAWN BY: R HENNING	CHECKED BY: M SWEENEY	PROJECT NO. 18-04-028			SECTIONS 1 AND 112 TOWNSHIP 24 SOUTH RANGE 36 EAST
		REVISIONS	DATE	DESCRIPTION	
DATE: 5/11/18	SHEET: 1 OF 1				

EXHIBIT 2

SURVEYOR'S NOTES

SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-OK-3, 24-36-01-75-A, 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D, 24-36-01-75-E, 24-36-12-OK-A, 24-36-12-OK-B,

PURPOSE: FEE SIMPLE CONVEYANCE

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901 (NAD83(2011)) AND REFERENCED TO THE SOUTH LINE OF SAVANNAHS P.U.D., PER PLAT BOOK 35, PAGE 56 AS BEING NORTH 88°47'47" WEST
3. ONLY RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS ARE INDICATED HEREON. NO OWNERSHIP AND ENCUMBRANCE REPORT OR OTHER INFORMATION WAS FURNISHED TO THE SURVEYOR AND MAPPER.
4. REFERENCE MATERIALS:
 - a. OFFICIAL RECORDS BOOK 2976, PAGE 4792, OFFICIAL RECORDS BOOK 3199, PAGE 3791, AND OFFICIAL RECORDS BOOK 3199, PAGE 3793.
 - b. PLAT BOOK 35, PAGE 56; PLAT BOOK 36, PAGE 30; AND PLAT BOOK 37, PAGE 9 (REFERRED HEREIN AS SAID PLATS).
 - c. SPECIFIC PURPOSE SURVEY, MOSQUITO CONTROL BERM SOUTH OF HALL ROAD, PREPARED FOR BREVARD COUNTY MOSQUITO CONTROL, PREPARED BY BREVARD COUNTY SURVEYING AND MAPPING DIVISION, PROJECT NO. 17-02-032, FIELD DATE 7/27/17, LATEST REVISION 4/27/18.
5. EASEMENTS AND RIGHT OF WAYS:
 - a. A 100 FOOT WIDE FLORIDA, POWER & LIGHT EASEMENT PER OFFICIAL RECORDS BOOK 273, PAGE 377(SHOWN HEREIN).
 - b. PER SAID PLATS:
 - i. A 10 FOOT WIDE "P.U. & D.E." ALONG CERTAIN LOT LINES AS IDENTIFIED ON SAID PLATS (SHOWN HEREIN).
 - ii. "AN EASEMENT 7.50 FEET WIDE IS HEREBY RESERVED ALONG ALL FRONT, REAR, AND SIDE LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, UNLESS OTHERWISE SHOWN" (NOT SHOWN HEREIN).
 - iii. SPECIFICALLY PER PLAT BOOK 37, PAGE 6; A 20.0 FOOT INGRESS - EGRESS EASEMENT ACROSS TRACT C (SHOWN HEREIN).
 - c. PER OFFICIAL RECORDS BOOK 2660, PAGE 690 (AS REFERENCED WITHIN PLAT BOOK 37, PAGE 9); THE SPOIL BANK ROAD LOCATED ADJOINING HALL ROAD AND THE BARGE CANAL IN MERRITT ISLAND, FLORIDA, AS SHOWN ON BREVARD COUNTY MAPS IS HEREBY DECLARED TO BE A PUBLIC ROAD AS A MATTER OF LAW. IT IS NOT KNOWN WHETHER THE SPOIL BANK ROAD IS IN THE SAME LOCATION AS THE MOSQUITO CONTROL BERM, HOWEVER IT APPEARS THE MOSQUITO CONTROL BERM ADJOINS HALL ROAD AND THE BARGE CANAL.

6. AREA CALCULATIONS:

THE SAVANNAHS PUD (PLAT BOOK 35, PAGE 56):

TRACT 3: 898,748 SQUARE FEET
 TRACT 5: 978,302 SQUARE FEET
 REMAINDER OF TRACT 6 4,076,803 SQUARE FEET*
 TRACT 7 578,890 SQUARE FEET

THE SAVANNAHS PHASE II PUD (PLAT BOOK 36, PAGE 30):

TRACT A: 4,824 SQUARE FEET
 TRACT B: 2,702 SQUARE FEET
 TRACT C: 2,528 SQUARE FEET
 TRACT D: 2,628 SQUARE FEET
 TRACT E: 16,006 SQUARE FEET

THE SAVANNAHS PHASE III PUD (PLAT BOOK 37, PAGE 9):

TRACT A: 3,059 SQUARE FEET
 TRACT B: 2,721 SQUARE FEET

TOTAL 6,567,209 SQUARE FEET (150.76 ACRES)

AREA CALCULATIONS ARE BASED ON THE ACREAGE OF THE TRACTS AS STATED ON SAID RECORDED PLATS LESS AND EXCEPT THE AREA WEST OF THE EASTERLY LINE OF THE EXISTING MOSQUITO BERM.

*(4,860,910 SQUARE FEET - 784,107 SQUARE FEET = 4,076,803 SQUARE FEET)

ABBREVIATIONS

- BC = BEGIN CURVE
- FP&L = FLORIDA POWER & LIGHT
- N/F = NOW OR FORMERLY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- PU & DE = PUBLIC UTILITY AND DRAINAGE EASEMENT
- R = RANGE OR RADIUS
- R/W = RIGHT OF WAY
- SEC = SECTION
- SQ FT = SQUARE FEET
- T = TOWNSHIP

LEGEND

-  = SAVANNAHS GOLF COURSE PARCEL
-  = LESS AND EXCEPT PARCEL
-  = SAVANNAHS GOLF COURSE BOUNDARY LINE
-  = SECTION LINE
-  = RIGHT OF WAY LINE
-  = PLAT, LOT OR TRACT LINE
-  = EASEMENT LINE (SEE SURVEYOR'S NOTES)



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
 SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
 VIERA, FLORIDA 32940
 PHONE: (321) 633-2080

SCALE: NOT APPLICABLE
 PROJECT NO.: 18-04-082

SECTIONS 1 AND 12
 TOWNSHIP 24 SOUTH
 RANGE 36 EAST

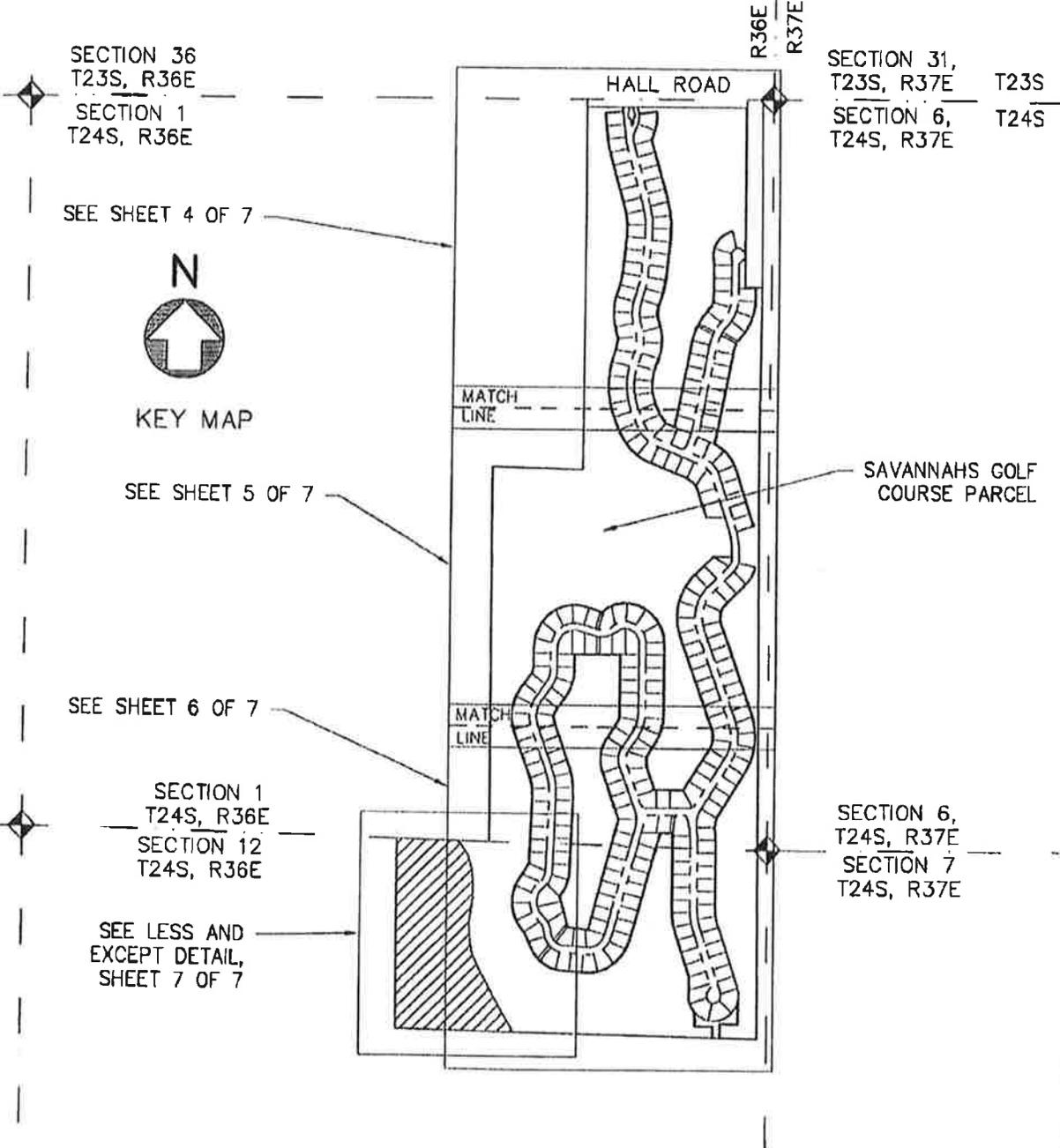
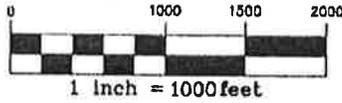
EXHIBIT 2

KEY MAP

SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID# 24-36-01-OK-3, 24-36-01-75-A,
 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
 24-36-01-75-E, 24-36-12-OK-A, 24-36-12-OK-B,
 PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



	PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VERA, FLORIDA 32940 PHONE: (321) 633-2080	SCALE: 1" = 1000' PROJECT NO.: 18-04-082	SECTIONS 1 AND 12 TOWNSHIP 24 SOUTH RANGE 36 EAST
	SEE LESS AND EXCEPT DETAIL, SHEET 7 OF 7		

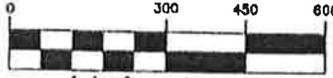
EXHIBIT 2

SKETCH OF DESCRIPTION

SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-0K-3, 24-36-01-75-A,
24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



1 inch = 300 feet



OWNERS: N/F TEEN MISSIONS INTERNATIONAL INC
PARCEL ID: 24-36-01-00-3
ORB 1511 PAGE 0918

SECTION 36
T23S, R36E

SECTION 1
T24S, R36E

50' WIDE
R/W PER
PB 35,
PAGE 56

NORTH LINE SEC 1

HALL ROAD

R/W LINE

TRACT 3,
THE
SAVANNAHS
P.U.D.
PER PB 35,
PAGE 56

OWNERS: N/F SAVANNAHS AT SYKES
CREEK HOMEOWNERS ASSOC INC (TRACT 4)
PARCEL ID: 24-36-01-0K-4
ORB 3209, PAGE 328

PARCEL ID: 24-36-01-00-9
ORB 22526, PAGE 2972

REMAINDER OF TRACT 6,
THE SAVANNAHS P.U.D.
PER PB 35, PAGE 56

TRACT 5, THE
SAVANNAHS P.U.D.
PER PB 35, PAGE 56

SECTION 6, T24S, R37E

PARCEL ID: 24-36-12-00-03

MATCH LINE
SEE SHEET 5 OF 7



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
MIAMI, FLORIDA 32940
PHONE: (321) 833-2080

SCALE:
1" = 300'
PROJECT NO.:
18-04-082

SECTIONS 1 AND 12
TOWNSHIP 24 SOUTH
RANGE 36 EAST

EXHIBIT 2

SKETCH OF DESCRIPTION

SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-0K-3, 24-36-01-75-A,
24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



1 inch = 300 feet

MATCH LINE
SEE SHEET 4 OF 7



REMAINDER OF TRACT 6,
THE SAVANNAHS P.U.D.
PER PB 35, PAGE 56

TRACT A, THE
SAVANNAHS PHASE II
P.U.D.
PER PB 36, PAGE 30

TRACT B, THE
SAVANNAHS PHASE II
P.U.D.
PER PB 36, PAGE 30

TRACT 5, THE
SAVANNAHS P.U.D.
PER PB 35, PAGE 56

TRACT C, THE
SAVANNAHS PHASE II
P.U.D.
PER PB 36, PAGE 30

TRACT 7,
THE
SAVANNAHS
P.U.D.
PER PB 35,
PAGE 56

OWNERS: N/F TEEN MISSIONS INTERNATIONAL INC
PARCEL ID: 24-36-01-00-3
ORB 1511 PAGE 0918

MATCH LINE
SEE SHEET
6 OF 7

PACEL ID: 24-36-12-00-03
SECTION 6, T24S, R37E

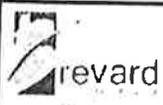
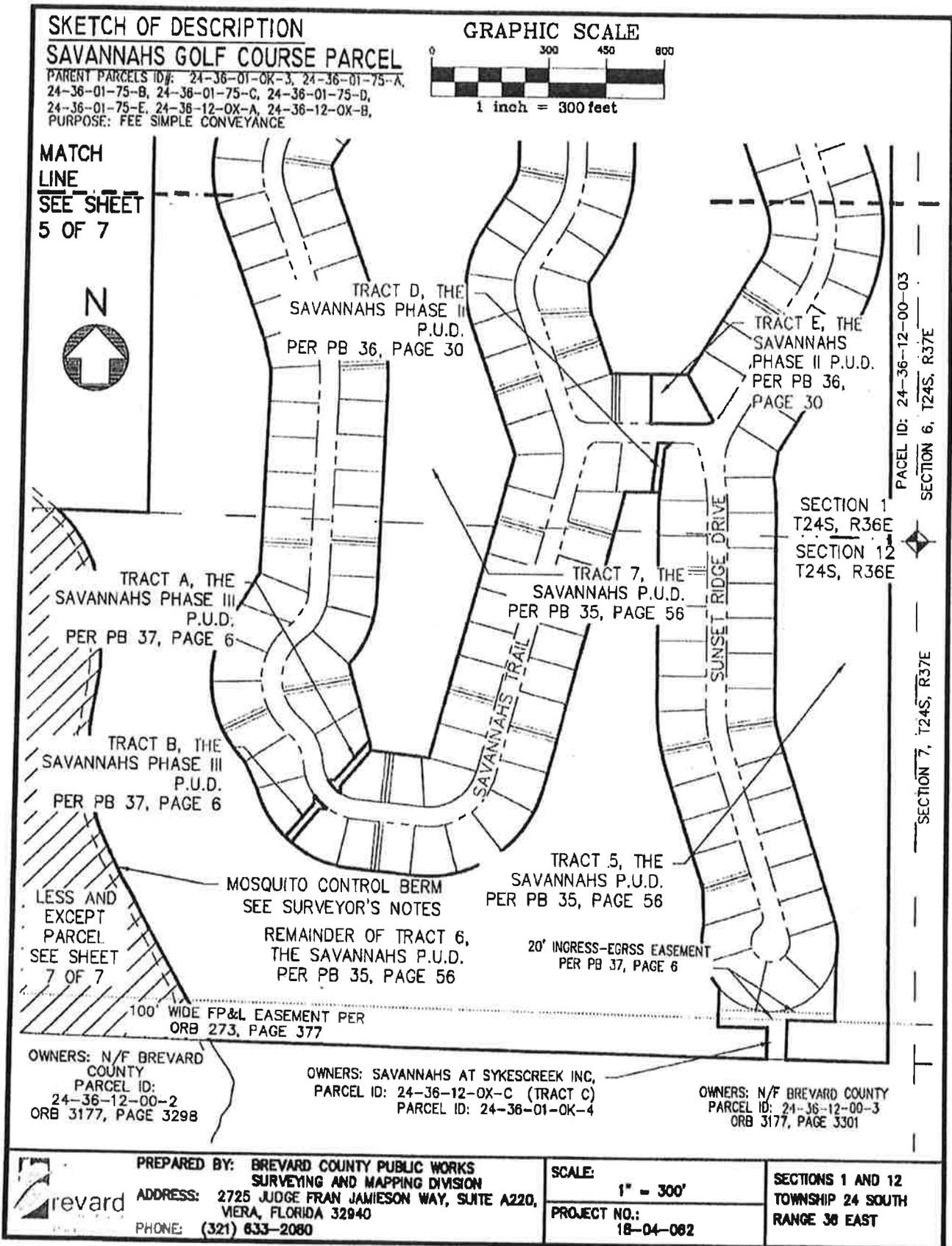


PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
PHONE: (321) 833-2080

SCALE:
1" = 300'
PROJECT NO.:
18-04-082

SECTIONS 1 AND 12
TOWNSHIP 24 SOUTH
RANGE 38 EAST

EXHIBIT 2



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
 SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
 VERA, FLORIDA 32940
 PHONE: (321) 633-2080

SCALE: 1" = 300'
 PROJECT NO.: 18-04-082

SECTIONS 1 AND 12
 TOWNSHIP 24 SOUTH
 RANGE 36 EAST

EXHIBIT 2

**SKETCH OF DESCRIPTION
LESS AND EXCEPT PARCEL**

GRAPHIC SCALE



PARENT PARCELS ID# 24-36-01-0K-3, 24-36-01-75-A,
24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
PURPOSE: FEE SIMPLE CONVEYANCE

OWNERS: N/F TEEN MISSIONS INTERNATIONAL INC
PARCEL ID: 24-36-01-00-3
ORB 1511 PAGE 0918

WEST LINE OF TRACT 6
PER PB 35, PAGE 56,

NORTH LINE OF THE N 1/2 OF
THE NE 1/4, SEC 12

NORTH LINE OF
SEC 12
SOUTH LINE SEC 1



S88°39'51"E 424.98'
R=338.25'
DELTA=020°45'55"
L=122.59'
CHORD BEARING=S30°26'26"E
CHORD LENGTH=121.92'

S45°41'36"E
47.93'

R=734.92
DELTA=011°05'07"
L=142.19'
CHORD BEARING=S8°17'28"E
CHORD LENGTH=141.97'

MOSQUITO CONTROL BERM
SEE SURVEYOR'S NOTES

S04°38'03"E
29.83'

S00°09'29"W
93.45'

S08°41'39"W
154.09'

S00°16'07"E
50.59'

S02°56'49"E
86.93'

S09°18'23"E
87.66'

WEST LINE OF
TRACT 6 PER PB
35, PAGE 56,
WEST LINE N 1/2,
NE 1/4, SEC 12

S17°09'34"E
27.73'

S25°36'54"E
109.13'

S26°12'37"E
31.43'

S31°18'17"E
52.06'

LESS AND EXCEPT PARCEL
784,107 SQ FT
18.00 ACRES

S27°13'44"E
53.18'

TRACT B PER
PB 37, PAGE 6

POINT OF BEGINNING
LESS AND EXCEPT PARCEL
SOUTHWEST CORNER TRACT 6 PER THE
SAVANNAHS P.U.D., PB 35, PAGE 56

S29°37'13"E
237.85'

100' WIDE FP&L
EASEMENT PER
ORB 273, PAGE 377

S30°34'22"E
48.01'

S28°46'14"E
78.73'

N88°47'47"W 837.33'

SOUTH LINE OF TRACT 6 PER PB 35, PAGE 56,
SOUTH LINE OF THE N 1/2, NE 1/4, SEC 12

OWNERS: N/F BREVARD COUNTY
PARCEL ID: 24-36-12-00-2
ORB 3177, PAGE 3298

OWNERS: N/F BREVARD COUNTY
PARCEL ID: 24-36-12-00-3
ORB 3177, PAGE 3301

OWNERS: N/F BREVARD COUNTY
PARCEL ID: 24-36-12-00-250
ORB 3177, PAGE 3298



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 200'
PROJECT NO.:
18-04-002

SECTIONS 1 AND 12
TOWNSHIP 24 SOUTH
RANGE 36 EAST

Exhibit 3
Written Consent of 100% of Landowners

EXHIBIT 3
LANDOWNER CONSENT

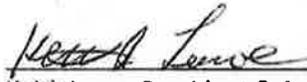
The undersigned owns one hundred percent (100%) of the lands that are the subject of the Petition attached hereto and incorporated herein (the "Property").

The undersigned has caused this Petition to be submitted and requests that the County of Brevard consider formation of The Savannahs at Sykes Creek Community Development District in accordance with the provisions of Fla. Stat. §190 and as provided in the foregoing Petition. As the owner of the Property that will comprise The Savannahs at Sykes Creek Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, this written consent is required to authorize formation of The Savannahs at Sykes Creek Community Development District.

The undersigned hereby agrees to execute any documentation necessary or convenient to evidence this consent during the County's consideration of the Petition to form The Savannahs at Sykes Creek Community Development District.

Executed this 13 day of May, 2018.

SAVANNAHS AT SYKES CREEK HOMEOWNERS' ASSOCIATION, INC.
A Florida Not-for-Profit Corporation


Keith Lowe, President & Authorized Signor

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 13 day of May, 2018, by Keith Lowe, as President of The Savannahs at Sykes Creek Homeowners' Association, Inc. He is personally known to me or has produced personally known as identification and did not take an oath.


Notary Public
Type, print or stamp name
My commission expires:

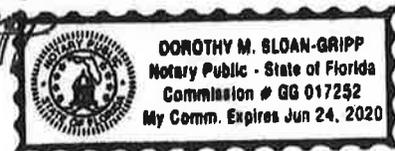
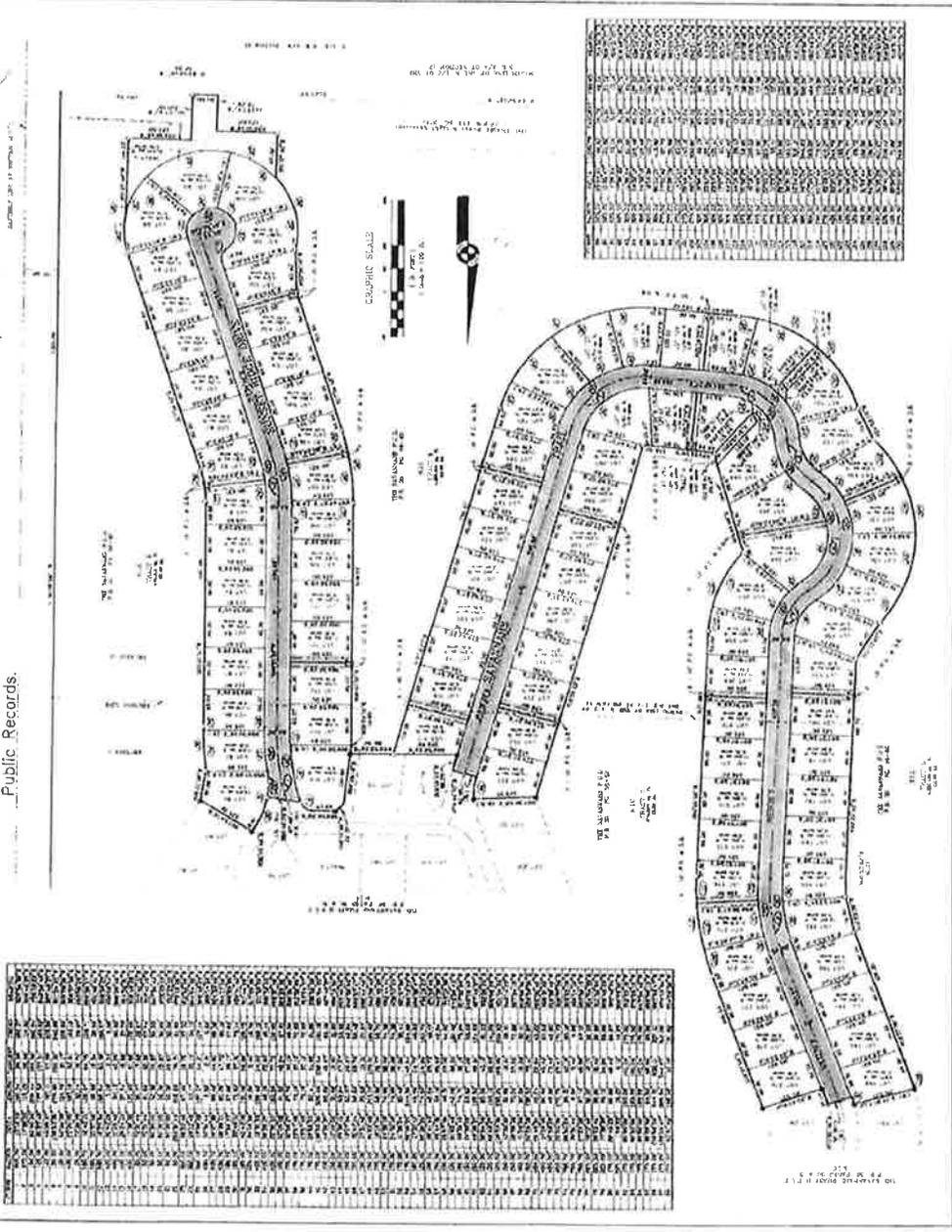


Exhibit 4
Existing Water Mains, Sewer Interceptors, and Outfalls

THE SAVANNAHS PHASE III P.U.D.

PLAT BOOK 307 PAGE 7

A subdivision lying in Sections 1 & 12, Township 24 South, Range 36 East, being a partial replat of Tract B of "THE SAVANNAHS P.U.D.", as recorded in Plat Book 35, Pages 56 thru 62, inclusive of Brevard County, Florida
Public Records.



Brevard County Plat Book 307
Page 7

THE SAVANNAHS P.U.D.

A Subdivision lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida.

PLAT BOOK 25 PAGE 52
SHEET 1 OF 2
SECTION 12, TWP. 24 S., RANGE 36 E.

THE SAVANNAHS P.U.D.
has been established and approved by the Board of County Commissioners, Brevard County, Florida, on this 15th day of August, 1955.

W. G. HARRIS, Chairman
J. W. HARRIS, Secretary
M. J. HARRIS, Treasurer

Attest:
J. W. HARRIS, Secretary

W. G. HARRIS, Chairman

M. J. HARRIS, Treasurer

Attest:
J. W. HARRIS, Secretary

W. G. HARRIS, Chairman

M. J. HARRIS, Treasurer

Attest:
J. W. HARRIS, Secretary

W. G. HARRIS, Chairman

M. J. HARRIS, Treasurer

Attest:
J. W. HARRIS, Secretary

W. G. HARRIS, Chairman

M. J. HARRIS, Treasurer

Attest:
J. W. HARRIS, Secretary

W. G. HARRIS, Chairman

M. J. HARRIS, Treasurer

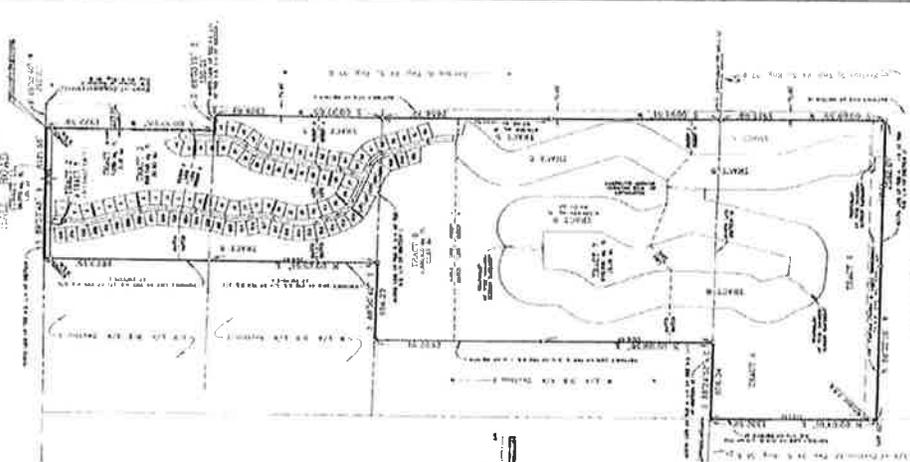
Attest:
J. W. HARRIS, Secretary

W. G. HARRIS, Chairman

M. J. HARRIS, Treasurer

Attest:
J. W. HARRIS, Secretary

W. G. HARRIS, Chairman



SECTION 12, TWP. 24 S., RANGE 36 E.

1. The Savannahs P.U.D. is a subdivision of land lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida, and is bounded on the north by the line of the Savannahs P.U.D., on the south by the line of the Savannahs P.U.D., on the east by the line of the Savannahs P.U.D., and on the west by the line of the Savannahs P.U.D.

2. The Savannahs P.U.D. is a subdivision of land lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida, and is bounded on the north by the line of the Savannahs P.U.D., on the south by the line of the Savannahs P.U.D., on the east by the line of the Savannahs P.U.D., and on the west by the line of the Savannahs P.U.D.

3. The Savannahs P.U.D. is a subdivision of land lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida, and is bounded on the north by the line of the Savannahs P.U.D., on the south by the line of the Savannahs P.U.D., on the east by the line of the Savannahs P.U.D., and on the west by the line of the Savannahs P.U.D.

4. The Savannahs P.U.D. is a subdivision of land lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida, and is bounded on the north by the line of the Savannahs P.U.D., on the south by the line of the Savannahs P.U.D., on the east by the line of the Savannahs P.U.D., and on the west by the line of the Savannahs P.U.D.

5. The Savannahs P.U.D. is a subdivision of land lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida, and is bounded on the north by the line of the Savannahs P.U.D., on the south by the line of the Savannahs P.U.D., on the east by the line of the Savannahs P.U.D., and on the west by the line of the Savannahs P.U.D.

6. The Savannahs P.U.D. is a subdivision of land lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida, and is bounded on the north by the line of the Savannahs P.U.D., on the south by the line of the Savannahs P.U.D., on the east by the line of the Savannahs P.U.D., and on the west by the line of the Savannahs P.U.D.

7. The Savannahs P.U.D. is a subdivision of land lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida, and is bounded on the north by the line of the Savannahs P.U.D., on the south by the line of the Savannahs P.U.D., on the east by the line of the Savannahs P.U.D., and on the west by the line of the Savannahs P.U.D.

8. The Savannahs P.U.D. is a subdivision of land lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida, and is bounded on the north by the line of the Savannahs P.U.D., on the south by the line of the Savannahs P.U.D., on the east by the line of the Savannahs P.U.D., and on the west by the line of the Savannahs P.U.D.

9. The Savannahs P.U.D. is a subdivision of land lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida, and is bounded on the north by the line of the Savannahs P.U.D., on the south by the line of the Savannahs P.U.D., on the east by the line of the Savannahs P.U.D., and on the west by the line of the Savannahs P.U.D.

10. The Savannahs P.U.D. is a subdivision of land lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida, and is bounded on the north by the line of the Savannahs P.U.D., on the south by the line of the Savannahs P.U.D., on the east by the line of the Savannahs P.U.D., and on the west by the line of the Savannahs P.U.D.

Mossman Engineering Group, Inc.
1111 N. W. 11th St., Ft. Lauderdale, Fla.
Phone: 544-1111

PLAT BOOK 25 PAGE 52
SHEET 1 OF 2
SECTION 12, TWP. 24 S., RANGE 36 E.

THE SAVANNAHS P.U.D.
has been established and approved by the Board of County Commissioners, Brevard County, Florida, on this 15th day of August, 1955.

W. G. HARRIS, Chairman
J. W. HARRIS, Secretary
M. J. HARRIS, Treasurer

Attest:
J. W. HARRIS, Secretary

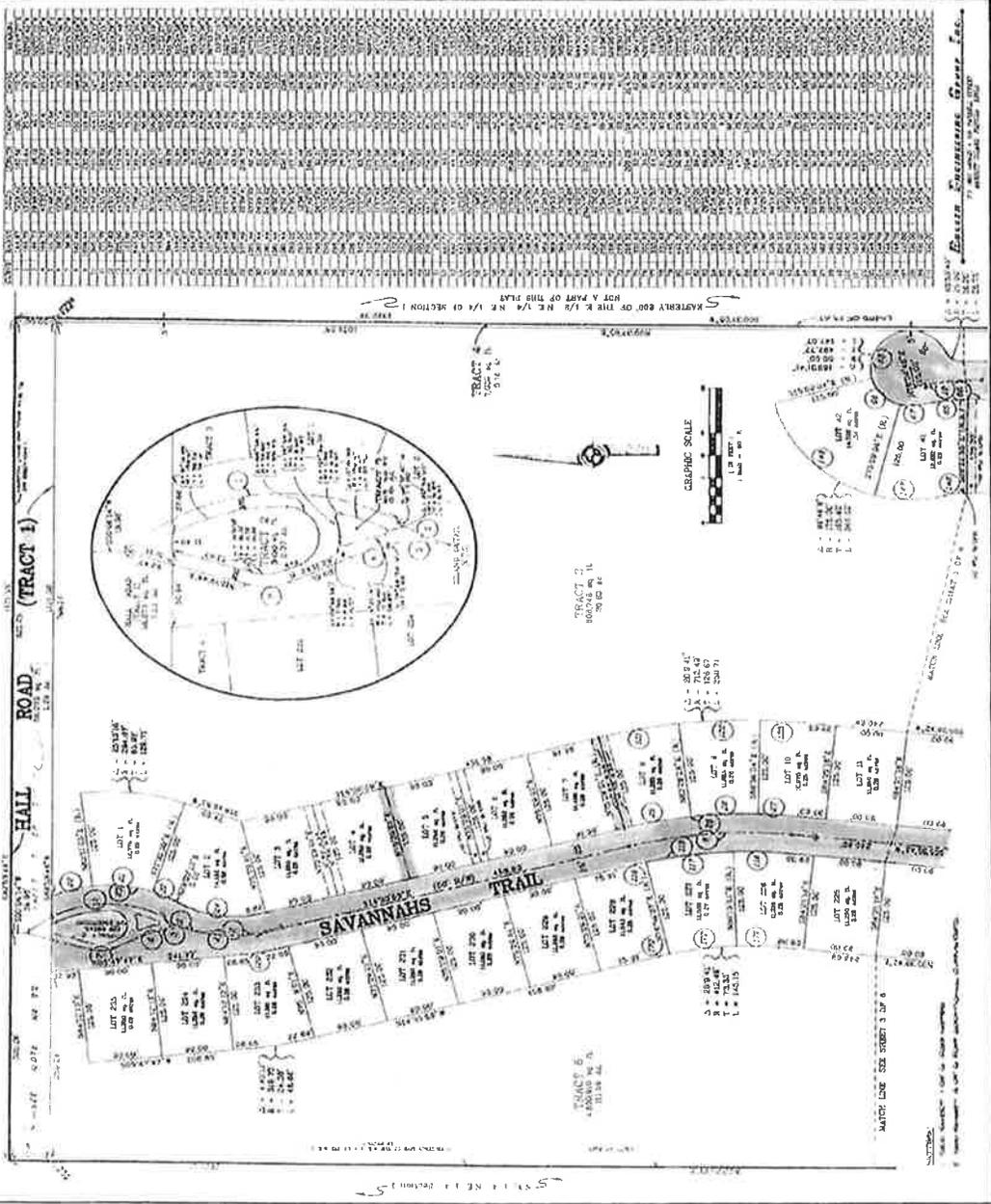
W. G. HARRIS, Chairman

M. J. HARRIS, Treasurer

Attest:
J. W. HARRIS, Secretary

THE SAVANNAHS R.U.D.

A Subdivision lying in Sections 1 and 12, Township 24 South, Range 35 East, of Brevard County, Florida



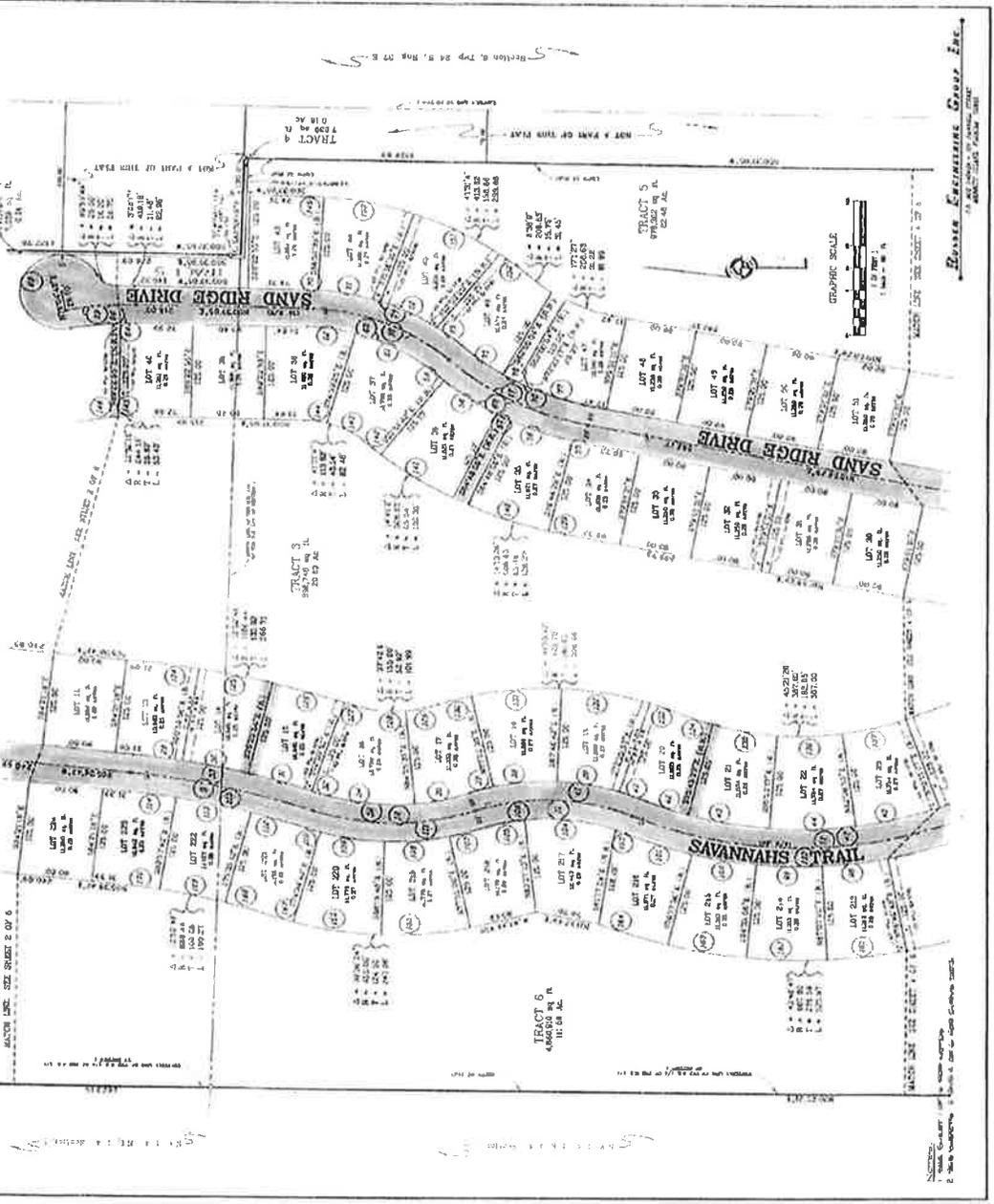
PREPARED BY
DAVID SCHEIDTKE ENGINEERS, P.A.
 1111 W. UNIVERSITY AVENUE
 SUITE 200
 GAITHERSBURG, MD 20878
 TEL: (301) 251-1111
 FAX: (301) 251-1112

Brevard County Maintained
 Golf Course Maintained
 HOA Maintained

PLAT BOOK 102-2 PAGE 27
 SHEET 1 OF 2
 SECTION 122 TOP 28LS. RANGE 38E

THE SAVANNAHS R.U.D.

A Subdivision lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida

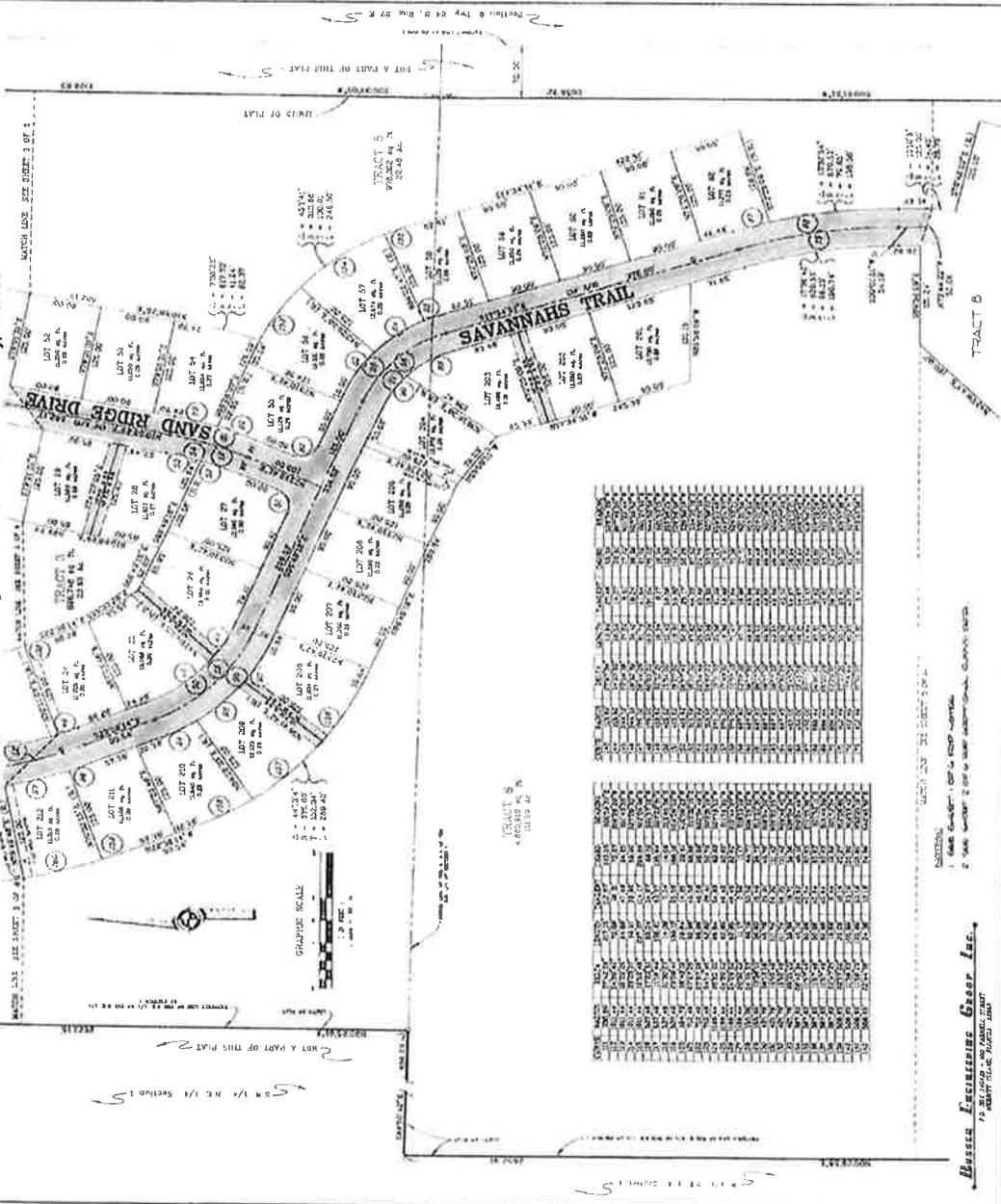


HOOPER ENGINEERING GROUP, INC.
 1000 S. W. 10TH AVENUE, SUITE 100
 BOCA RATON, FLORIDA 33432

PLAT BOOK PAGE
SHEET 1 OF 2
SECTION 11, TWP. 33 S., RANGE 36 E.

THE SAVANNAHS R.U.D.

A Subdivision lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida

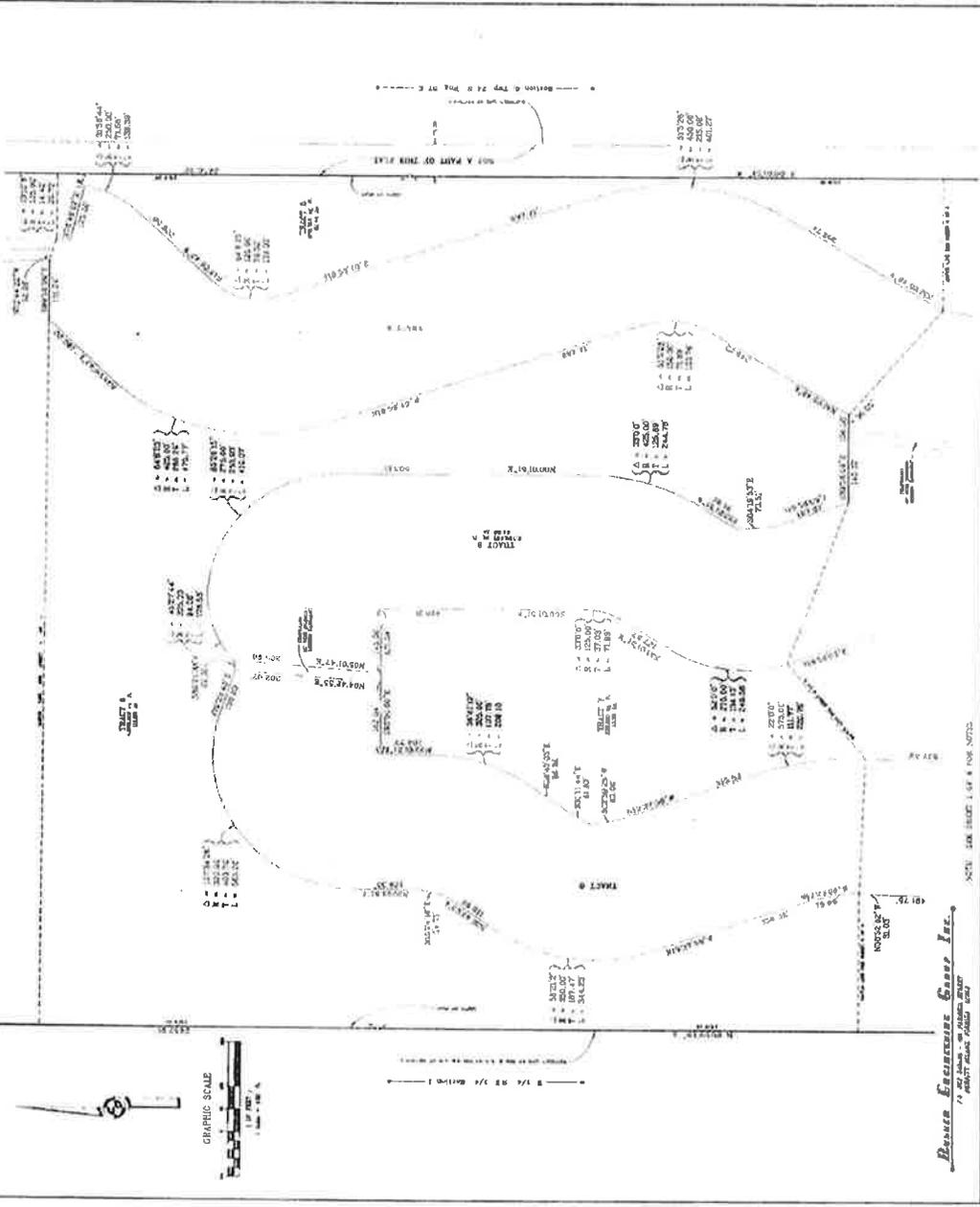


Hesser Engineering Group Inc.
12000 W. U.S. 90, SUITE 100
DADE CITY, FLORIDA 32839

PLAT BOOK PAGE 32
 SHEET NO. 1
 SECTION 12, TWP 24 S., RANGE 36 E.

THE SAVANNAHS P.U.D.

A Subdivision lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida



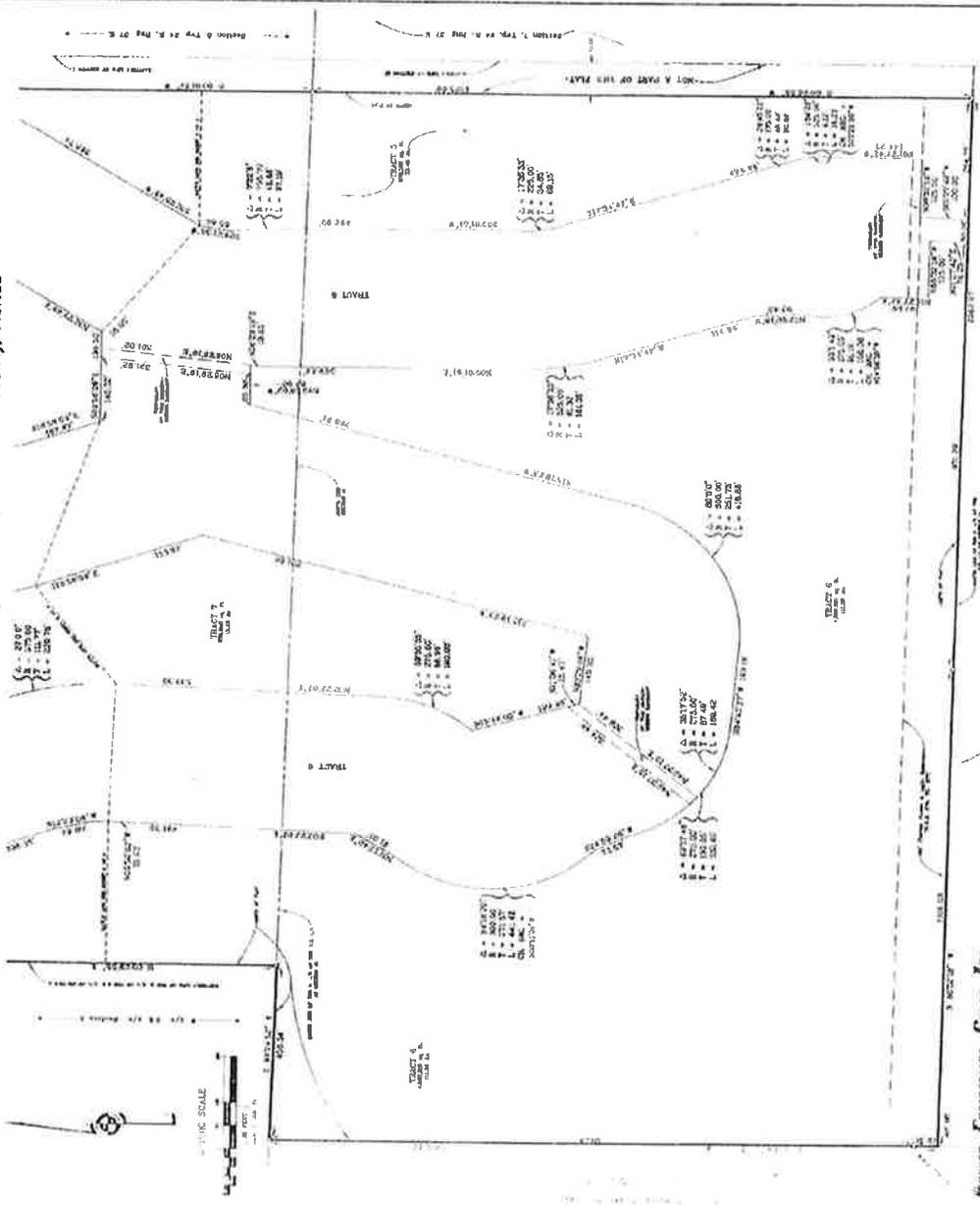
Banner Engineering Co., Inc.
 111 N. W. 1st St., Ft. Lauderdale, Fla.
 1937

NOTE: SEE SHEET 1 OF 8 FOR DETAILS.

PLAT BOOK 22 PAGE 11
 SHEET 6 OF 7
 SECTION 12, TWP. 24 S., RANGE 36 E.

THE SAVANNAHS R.U.D.

A Subdivision lying in Sections 1 and 12, Township 24 South, Range 36 East, of Brevard County, Florida

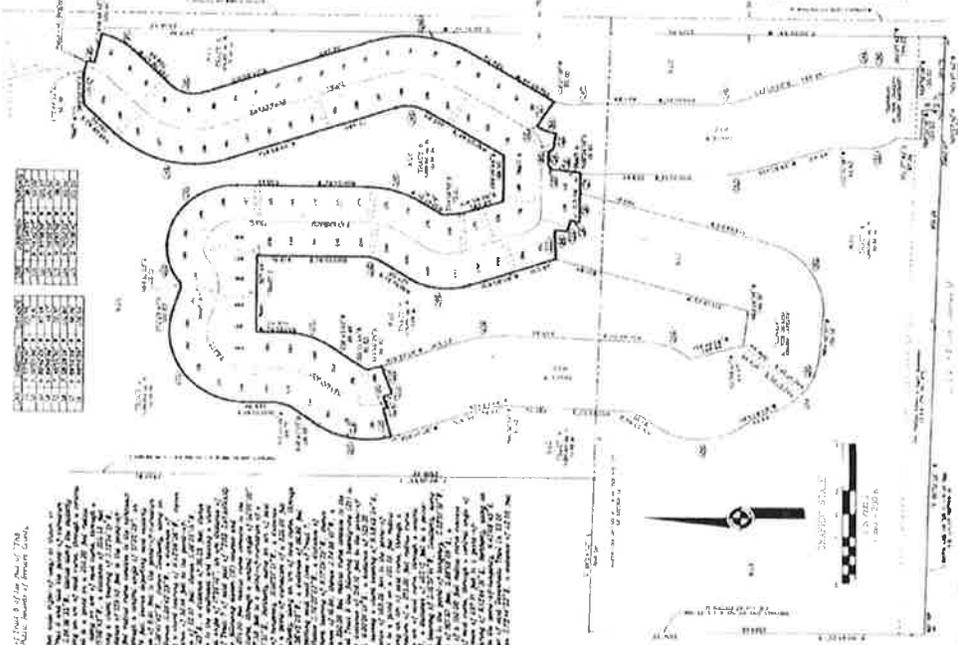


ENGINEER **Ernestine Cooner, Inc.**
 14 S.W. 14th St., Miami, Fla.
 1927
 NOTE: SEE SHEETS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

THE SAVANNAHS PHASE II P.U.D.

A subdivision lying in Section 1, Township 24 South, Range 36 East, being a partial replat of Tract 8 of "THE SAVANNAHS P.U.D.", as recorded in Plat Book 35, Pages 56 thru 62, Inclusive, of Brevard County, Florida.

Surveyed and shown in Plat Book 35, Pages 56 thru 62, Inclusive, of Brevard County, Florida.



LOT NO.	ACRES	OWNER
1	1.00	...
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PLAT BOOK 35 PAGE 56
SECTION 1, TWP 24 S, RANGE 36 E

THE SAVANNAHS PHASE II P.U.D.
A subdivision lying in Section 1, Township 24 South, Range 36 East, being a partial replat of Tract 8 of "THE SAVANNAHS P.U.D.", as recorded in Plat Book 35, Pages 56 thru 62, Inclusive, of Brevard County, Florida.

APPROVED FOR RECORDATION
BY THE COUNTY COMMISSIONER
DATE: AUGUST 1, 1989

APPROVED FOR RECORDATION
BY THE COUNTY COMMISSIONER
DATE: AUGUST 1, 1989

APPROVED FOR RECORDATION
BY THE COUNTY COMMISSIONER
DATE: AUGUST 1, 1989

APPROVED FOR RECORDATION
BY THE COUNTY COMMISSIONER
DATE: AUGUST 1, 1989

APPROVED FOR RECORDATION
BY THE COUNTY COMMISSIONER
DATE: AUGUST 1, 1989

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BY THE COUNTY COMMISSIONER
DATE: AUGUST 1, 1989

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BY THE COUNTY COMMISSIONER
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BY THE COUNTY COMMISSIONER
DATE: AUGUST 1, 1989

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BY THE COUNTY COMMISSIONER
DATE: AUGUST 1, 1989

APPROVED FOR RECORDATION
BY THE COUNTY COMMISSIONER
DATE: AUGUST 1, 1989

APPROVED FOR RECORDATION
BY THE COUNTY COMMISSIONER
DATE: AUGUST 1, 1989

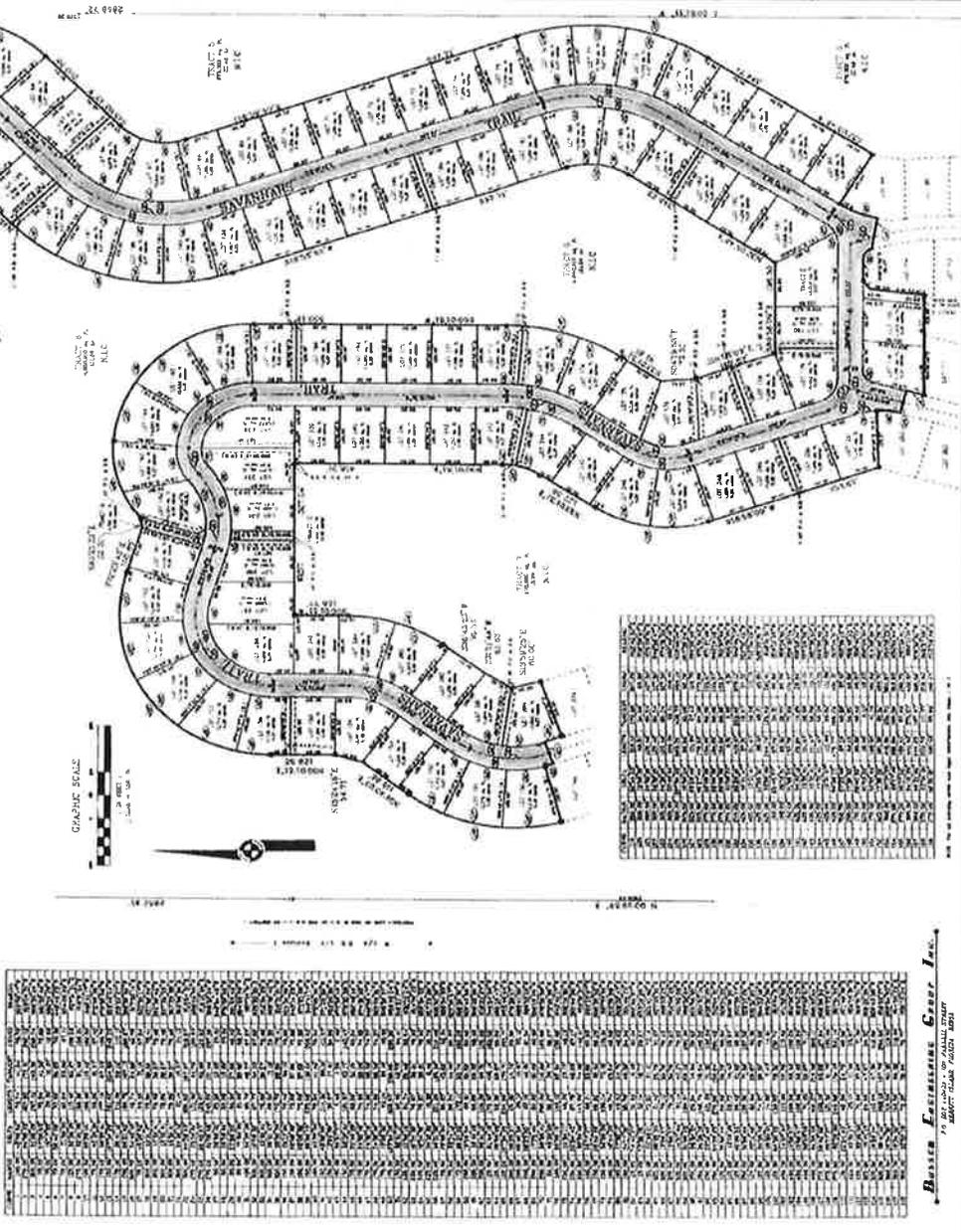
APPROVED FOR RECORDATION
BY THE COUNTY COMMISSIONER
DATE: AUGUST 1, 1989

Bonus Enterprises Group, Inc.
10000 W. US Highway 1
P.O. Box 10000
Melbourne, Florida 32901

THE SAVANNAHS PHASE II P.U.D.

PLAT BOOK 32 PAGE 3
SHEET 2 OF 3
SECTION 1, TWP. 24 S., RANGE 36 E.

A subdivision lying in Section 1, Township 24 South, Range 36 East, being a partial replat of Tract 8 of "THE SAVANNAHS P.U.D.", as recorded in Plat Book 35, Pages 56 thru 62, inclusive of Brevard County, Florida.



BUSSEY ENGINEERING CENTER, INC.
175 BAYWOOD AVE., PALM BEACH, FLORIDA 33480
SUBMIT PLANS FOR REVIEW

*Brevard County Maintained
Said Route Maintained*

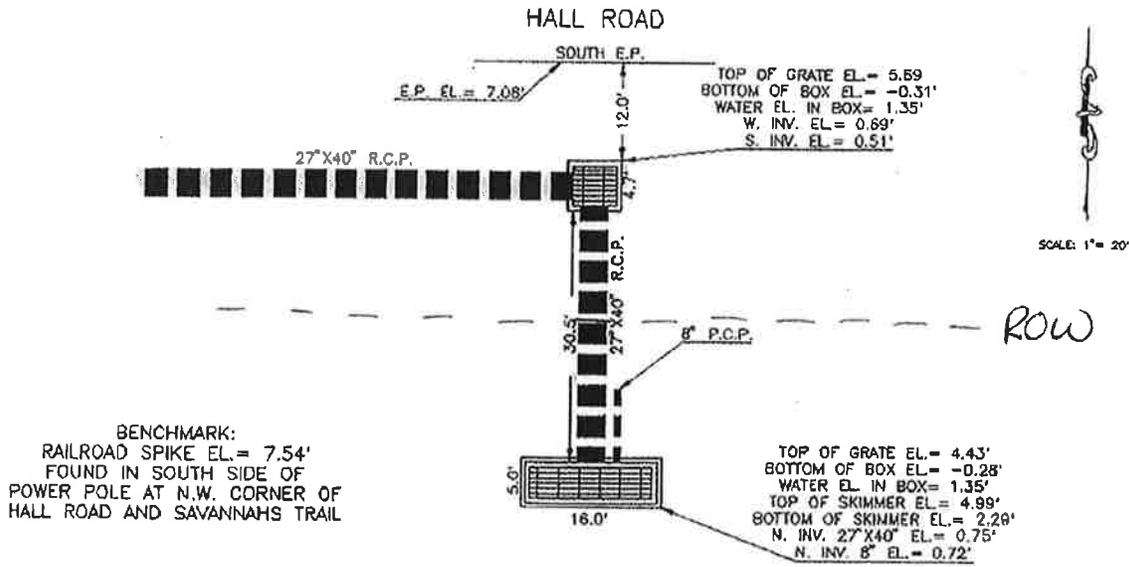
The Savannahs

Brevard County Maintenance:

- All pipes and structures under the public roadways
- Lot line pipes that serve roadway drainage (Lot line pipes listed below)
 - Between Lots 4 & 5
 - Between Lots 7 & 8
 - Between Lots 14 & 15
 - Between Lots 20 & 21
 - Between Lots 25 & 26
 - Between Lots 28 & 29
 - Between Lots 36 & 35
 - Between Lots 40 & 41
 - Between Lots 102 & 103
 - Between Lots 106 & 107
 - Between Lots 111 & 112
 - Between Lots 117 & 118
 - Between Lots 123 & 124
 - Between Lots 134 & 135
 - Between Lots 139 & 140
 - Between Lots 155 & 156
 - Between Lots 161 & 162
 - Between Lots 167 & 168
 - Between Lots 172 & 173
 - Between Lots 177 & 178
 - Between Lots 179 & 180
 - Between Lots 183 & 184
 - Between Lots 189 & 190
 - Between Lots 198 & 199
 - Between Lots 202 & 203
 - Between Lots 208 & 209
 - Between Lots 236 & 288
 - Between Lots 243 & 244
 - Between Lots 249 & 250
 - Between Lots 253 & 254
 - Between Lots 258 & 259
 - Between Lots 262 & 263
 - Between Lots 265 & 266
 - Between Lots 269 & 270
 - Between Lots 274 & 275
 - Between Lots 280 & 281

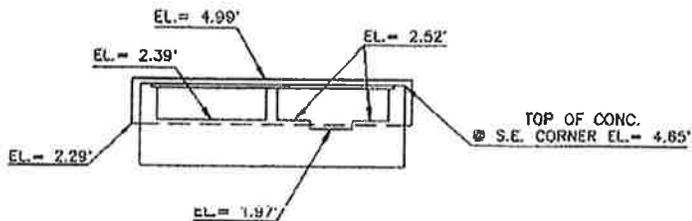
SECTION 1, TOWNSHIP 24 SOUTH, RANGE 36 EAST

SKETCH OF EXISTING ELEVATIONS



Brevard County Maintained

Golf Course Maintained



SOUTH STRUCTURE
SIDE VIEW/ SOUTH SIDE
SCALE: 1" = 10'

NOTES:

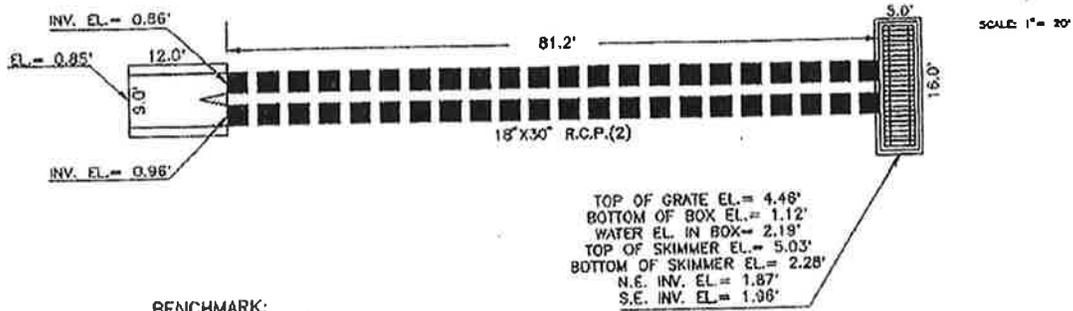
- 1) FIELD WORK COMPLETED 8/7/97
- 2) LOCATION OF STRUCTURE NOT FIELD VERIFIED.

DATE: 8/9/97
PROJECT NUMBER: 97-06-109
DRAWN BY: J. SMITH
CHECK BY: D. J. SMITH
SCALE: 1" = 20'
SHEET: 1 OF 2
FIELD BOOK: 295
PAGE: 10-13
SECTION: 1, TOWNSHIP 24 SOUTH, RANGE 36 EAST

**BREVARD COUNTY
PUBLIC WORKS
SURVEY DEPARTMENT**
2725 JUDGE FRAN JAMIESON WAY
BUILDING A, SUITE 254
VIERA, FL. 32940

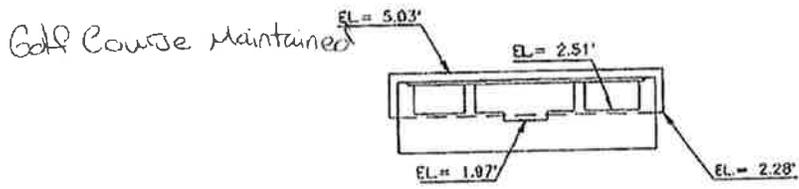
SECTION 1, TOWNSHIP 24 SOUTH, RANGE 36 EAST

SKETCH OF EXISTING ELEVATIONS
OF CONTROL STRUCTURE
ON WEST BOUNDARY OF
PROJECT 5,780± S. OF HALL RD.



BENCHMARK:
RAILROAD SPIKE EL. = 7.54'
FOUND IN SOUTH SIDE OF
POWER POLE AT N.W. CORNER OF
HALL ROAD AND SAVANNAHS TRAIL

TOP OF GRATE EL. = 4.46'
BOTTOM OF BOX EL. = 1.12'
WATER EL. IN BOX = 2.19'
TOP OF SKIMMER EL. = 5.03'
BOTTOM OF SKIMMER EL. = 2.28'
N.E. INV. EL. = 1.87'
S.E. INV. EL. = 1.06'



SIDE VIEW
EAST SIDE LOOKING WEST
SCALE: 1" = 10'

NOTES:

- 1) FIELD WORK COMPLETED 8/7/97
- 2) LOCATION OF STRUCTURE NOT FIELD VERIFIED.

DATE: 8/9/97
PROJECT NUMBER: 97-08-189
DRAWN BY: B. J. SHIPMAN
CHECKED BY: B. J. SHIPMAN
SCALE: 1" = 10'
SHEET: 2 OF 2
FIELD BOOK: 288 PAGE: 10-13
SECTION: 1, TOWNSHIP 24 SOUTH, RANGE 36 EAST
REVISION:

BREVARD COUNTY
PUBLIC WORKS
SURVEY DEPARTMENT
2725 JUDGE FRAN JAMIESON WAY
BUILDING A, SUITE 254
VIERA, FL 32940
PHONE (407)833-2078

Exhibit 5
Estimated Cost of Constructing Proposed Services

District Facilities and Services

<u>Facility</u>	<u>Ownership & Maintenance</u>	<u>Funded By</u>
Landscaping	CDD	CDD
Stormwater System	CDD & County	CDD & County
Electric	Utility Provider	CDD
Gray Water	Utility Provider	CDD
Legal	CDD	CDD
Irrigation System	CDD	CDD
Clubhouse Building	CDD	CDD
Greens Maintenance	CDD	CDD
Golf Course Equipment	CDD	CDD
Clubhouse food service & equipment	CDD	CDD
Lake maintenance	CDD	CDD
Restroom	CDD	CDD
Accounting	CDD	CDD
Management	CDD	CDD
Parking Lot	CDD	CDD
Improvements	CDD	CDD
All other deferred maintenance	CDD	CDD

Summary of Infrastructure Cost

Annual Infrastructure Category & Cost

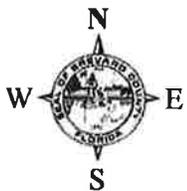
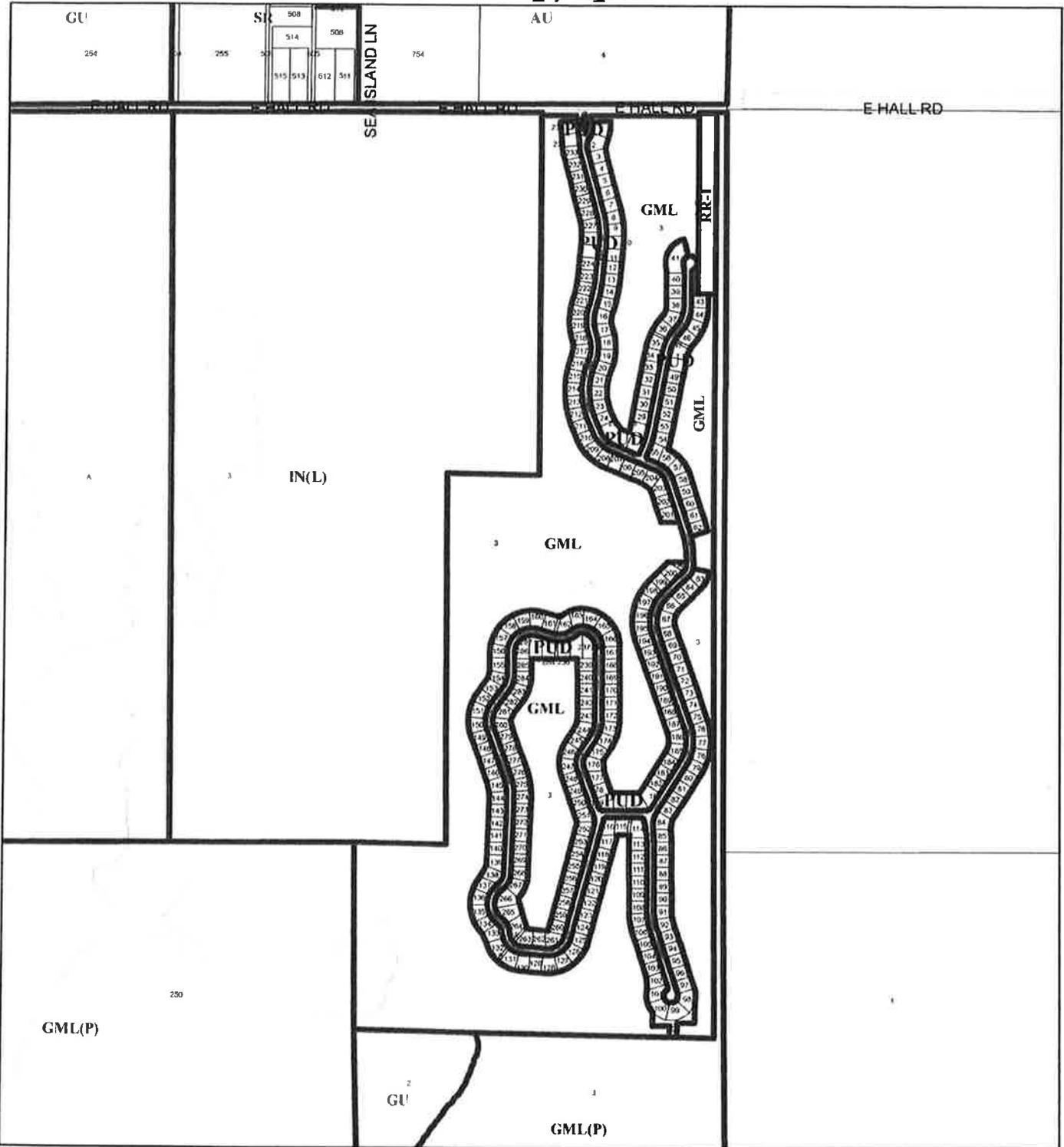
Landscaping \$15,000.00
Stormwater System Unknown
Electric \$25,000.00
Gray Water \$500.00
Legal \$10,000.00
Irrigation System \$210,000.00
Clubhouse Building \$17,500.00
Greens Maintenance \$410,000.00
Equipment \$60,000.00
Clubhouse food service & equipment \$22,000.00
Lake maintenance \$24,000.00
Restroom \$6,000.00
Accounting \$12,000.00
Management \$180,000.00
Parking Lot \$5,000.00
Improvements \$350,000.00
Other deferred maintenance \$640,000.00

Exhibit 6
Zoning Map

Exhibit 7
Future Land Use Map

ZONING MAP

The Savannahs at Sykes Creek
savannahs_sykes_creek



1:12,000 or 1 inch = 1,000 feet

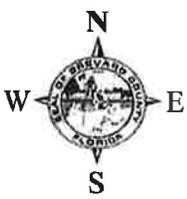
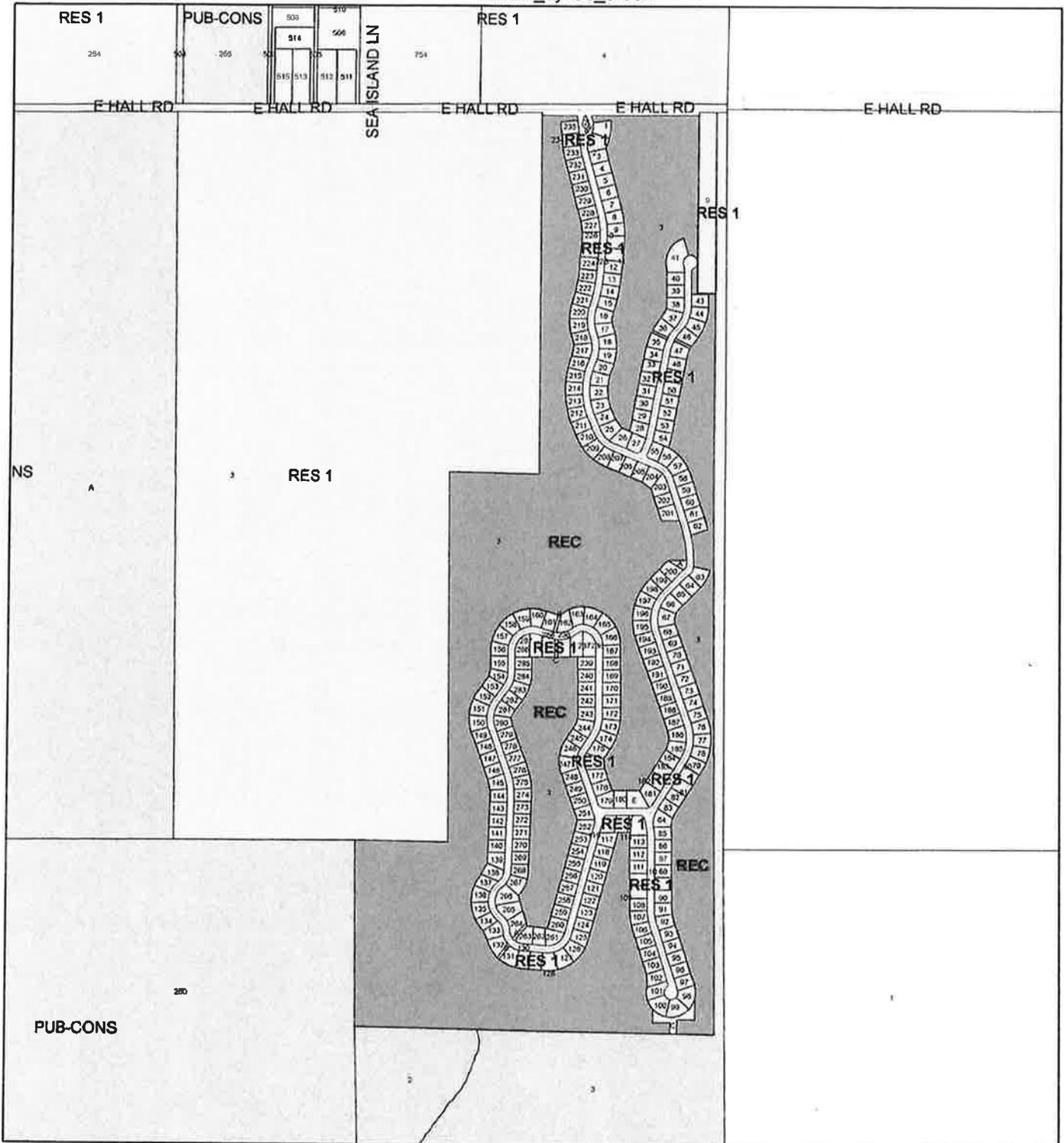
 Parcels

 Zoning

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

FUTURE LAND USE MAP

The Savannahs at Sykes Creek
savannahs_sykes_creek



1:12,000 or 1 inch = 1,000 feet

 Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by Brevard County Information Technology Department - GIS Section Date: 4/11/2018

Exhibit 8
Statement of Estimated Regulatory Costs

1.0 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish The Savannahs at Sykes Creek Community Development District ("District"). The proposed District will comprise approximately 168.07 +/- acres of land located north of 528 at Hall Road in Brevard County, Florida (the "County") and contains a public golf course. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

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

1.1 Overview of The Savannahs at Sykes Creek Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operations and maintenance of same to a public golf course within the boundaries of the District.

A Community Development District ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, F.S., to plan, finance, construct, operate and maintain community-wide infrastructure in large, 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, construction, operating and maintaining public infrastructure for developments, such as The Savannahs at Sykes Creek.

1.2 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2014), defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
 - 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 - 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Brevard County with Census 2010 population of

543,376 is not defined as a small County for the purposes of this requirement.)

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

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

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

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

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

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

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

The sole reason for the establishment of the District is to provide public facilities and services to support a public golf course. The improvement of the approximately 168.07 +/- acre parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation.

Establishment of the District will allow it 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 for public use for a golf course. The provision of District's infrastructure and the subsequent development of the private land will generate private economic activity, private economic growth, private investment and employment, and job creation, as well as public recreation and welfare. The District will use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, will use private firms to operate and maintain such infrastructure/provide services to the landowners and

guests of the District. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by private sector alone, the fact that the establishment of the District is initiated by the private developer means that such 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 the economic growth, likely private sector job 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 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, 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. Similarly 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 under a "lowest responsive/ responsible bid" method, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District in its purchasing decisions will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

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

The establishment of the District will not increase any regulatory costs of the State or the County by virtue that the District will be one of many already existing similar districts within the State and also one of a few already existing similar districts in the County. 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 the likelihood of additional transaction costs, and all initial prospective buyers must have such additional transaction costs disclosed to them prior to sale, as required by State law and County ordinance establishing the District, such increases should be considered voluntary, self-imposed, and as a tradeoff for the

services and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated to not exceed \$10,000,000.

3.0 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 ordinance.

The proposed District will serve land that comprises an approximately 168.07 +/- acre public golf course. There is only one landowner, The Savannahs at Sykes Creek Homeowners' Association, Inc. 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.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance establishing the District 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 enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed establishment of the District. The District as established on the proposed land, will encompass under 1,000 acres, therefore, the Brevard County is the establishing entity under 190.005(2), F.S. The modest 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 very small, 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 189.412, 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 1,000 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 much 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. 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 County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

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

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other local government. In accordance with State law, debts of the District are strictly its own responsibility.

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

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District, the homeowners of The Savannahs at Sykes Creek Homeowners' Association, Inc., and a line of credit from Brevard County.

Table 2 illustrates the estimates of the capital facilities outlined in Table 1. The cost estimates are shown in Table 2. Total costs for those facilities, which may be provided, are estimated to be approximately \$1,987,000.00 over the first year and over \$1,000,000.00 for subsequent years. District may levy non-ad valorem special assessment (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 properties in the District that may benefit from the District's infrastructure program as outlined in Table 2. Alternatively, the homeowners of The Savannahs at Sykes Creek Homeowners' Association may be specially assessed to pay for the costs of these facilities.

Table 1:

District Facilities and Services

<u>Facility</u>	<u>Ownership & Maintenance</u>	<u>Funded By</u>
Landscaping	CDD	CDD
Stormwater System	CDD & County	CDD & County

Electric	Utility Provider	CDD
Gray Water	Utility Provider	CDD
Legal	CDD	CDD
Irrigation System	CDD	CDD
Clubhouse Building	CDD	CDD
Greens Maintenance	CDD	CDD
Golf Course Equipment	CDD	CDD
Clubhouse food service & equipment	CDD	CDD
Lake maintenance	CDD	CDD
Restroom	CDD	CDD
Accounting	CDD	CDD
Management	CDD	CDD
Parking Lot	CDD	CDD
Improvements	CDD	CDD
All other deferred maintenance	CDD	CDD

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

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

Table 2

Annual Infrastructure Category & Cost

Landscaping \$15,000.00
Stormwater System Unknown
Electric \$25,000.00
Gray Water \$500.00

Legal	\$10,000.00
Irrigation System	\$210,000.00
Clubhouse Building	\$17,500.00
Greens Maintenance	\$410,000.00
Equipment	\$60,000.00
Clubhouse food service & equipment	\$22,000.00
Lake maintenance	\$24,000.00
Restroom	\$6,000.00
Accounting	\$12,000.00
Management	\$180,000.00
Parking Lot	\$5,000.00
Improvements	\$350,000.00
Other deferred maintenance	\$640,000.00

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the public golf course 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, the adjacent residents to the District and the public will receive a higher level of public services

which in most instances will be sustained over longer periods of time than would otherwise be the case.

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

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

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

Consequently, a Community Development District 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. This affords small businesses the opportunity to bid on District work.

Brevard County has a population of 543,376 according to the Census 2010 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S.

7.0 Any additional useful information.

In relation to the question of whether the proposed The Savannahs at Sykes Creek 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 the independent CDD, the County could establish a dependent Special 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 Special District is not the best alternative for providing public facilities and services to The Savannahs at Sykes Creek Community Development District. 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. Continuing to administer a public golf course is burdensome and the County has made it known

it intends to remove itself from the golf course business.

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 Savannahs at Sykes Creek development would take their grievances and desires to the County Commission meetings.

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

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

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 Savannahs at Sykes Creek Community Development District.

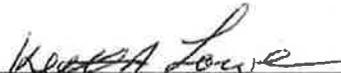
Exhibit 9
Authorization of Owner

EXHIBIT 9
NOTARIZED AUTHORIZATION OF AGENT

I, Keith Lowe, as President of The Savannahs at Sykes Creek Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation hereby authorize Sonia Bosinger of Arias Bosinger, PLLC to act as agent for The Savannahs at Sykes Creek Homeowners' Association, Inc. with regard to any and all matters pertaining to the Petition to establish The Savannahs at Sykes Creek Community Development District pursuant to Fla. Stat. § 190. This authorization shall remain in effect until revoked in writing.

Executed this 13 day of May, 2018.

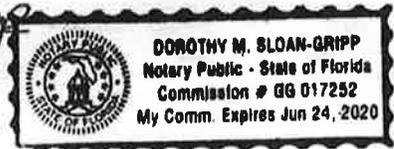
SAVANNAHS AT SYKES CREEK HOMEOWNERS' ASSOCIATION, INC.
A Florida Not-for-Profit Corporation


Keith Lowe, President & Authorized Signor

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 13 day of May, 2018, by Keith Lowe, as President of The Savannahs at Sykes Creek Homeowners' Association, Inc. He is personally known to me or has produced personally known as identification and did not take an oath.


Notary Public
Type, print or stamp name
My commission expires:



Attachment No. 1

Florida Statutes Section 190.011 and 190.012

Select Year: 2017 ▼ Go

The 2017 Florida Statutes

Title XIII

Chapter 190

[View Entire Chapter](#)

PLANNING AND DEVELOPMENT

COMMUNITY DEVELOPMENT DISTRICTS

190.011 General powers.—The district shall have, and the body may exercise, the following powers:

(1) To sue and be sued in the name of the district; to adopt and use a seal and authorize the use of a facsimile thereof; to acquire, by purchase, gift, devise, or otherwise, and to dispose of, real and personal property, or any estate therein; and to make and execute contracts and other instruments necessary or convenient to the exercise of its powers.

(2) To apply for coverage of its employees under the state retirement system in the same manner as if such employees were state employees, subject to necessary action by the district to pay employer contributions into the state retirement fund.

(3) To contract for the services of consultants to perform planning, engineering, legal, or other appropriate services of a professional nature. Such contracts shall be subject to public bidding or competitive negotiation requirements as set forth in s. [190.033](#).

(4) To borrow money and accept gifts; to apply for and use grants or loans of money or other property from the United States, the state, a unit of local government, or any person for any district purposes and enter into agreements required in connection therewith; and to hold, use, and dispose of such moneys or property for any district purposes in accordance with the terms of the gift, grant, loan, or agreement relating thereto.

(5) To adopt rules and orders pursuant to the provisions of chapter 120 prescribing the powers, duties, and functions of the officers of the district; the conduct of the business of the district; the maintenance of records; and the form of certificates evidencing tax liens and all other documents and records of the district. The board may also adopt administrative rules with respect to any of the projects of the district and define the area to be included therein. The board may also adopt resolutions which may be necessary for the conduct of district business.

(6) To maintain an office at such place or places as it may designate within a county in which the district is located or within the boundaries of a development of regional impact or a Florida Quality Development, or a combination of a development of regional impact and a Florida Quality Development, which includes the district, which office must be reasonably accessible to the landowners. Meetings pursuant to s. [189.015\(3\)](#) of a district within the boundaries of a development of regional impact or Florida Quality Development, or a combination of a development of regional impact and a Florida Quality Development, may be held at such office.

(7)(a) To hold, control, and acquire by donation, purchase, or condemnation, or dispose of, any public easements, dedications to public use, platted reservations for public purposes, or any reservations for those purposes authorized by this act and to make use of such easements, dedications, or reservations for any of the purposes authorized by this act.

(b) When real property in the district is owned by a governmental entity and subject to a ground lease as described in s. [190.003\(14\)](#), to collect ground rent from landowners pursuant to a contract with such governmental entity and to contract with the county tax collector for collection of such ground rent using the procedures authorized in s. [197.3631](#), other than the procedures contained in s. [197.3632](#).

(8) To lease as lessor or lessee to or from any person, firm, corporation, association, or body, public or private, any projects of the type that the district is authorized to undertake and facilities or property of any nature for the use of the district to carry out any of the purposes authorized by this act.

(9) To borrow money and issue bonds, certificates, warrants, notes, or other evidence of indebtedness as hereinafter provided; to levy such tax and special assessments as may be authorized; and to charge, collect, and enforce fees and other user charges.

(10) To raise, by user charges or fees authorized by resolution of the board, amounts of money which are necessary for the conduct of the district activities and services and to enforce their receipt and collection in the manner prescribed by resolution not inconsistent with law.

(11) To exercise within the district, or beyond the district with prior approval by resolution of the governing body of the county if the taking will occur in an unincorporated area or with prior approval by resolution of the governing body of the municipality if the taking will occur within a municipality, the right and power of eminent domain, pursuant to the provisions of chapters 73 and 74, over any property within the state, except municipal, county, state, and federal property, for the uses and purposes of the district relating solely to water, sewer, district roads, and water management, specifically including, without limitation, the power for the taking of easements for the drainage of the land of one person over and through the land of another.

(12) To cooperate with, or contract with, other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by this act.

(13) To assess and impose upon lands in the district ad valorem taxes as provided by this act.

(14) To determine, order, levy, impose, collect, and enforce special assessments pursuant to this act and chapter 170. Such special assessments may, in the discretion of the district, be collected and enforced pursuant to the provisions of ss. [197.3631](#), [197.3632](#), and [197.3635](#), chapter 170, or chapter 173.

(15) To exercise all of the powers necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by this act.

(16) To exercise such special powers as may be authorized by this act.

History.—s. 2, ch. 80-407; s. 8, ch. 84-360; s. 46, ch. 89-169; s. 4, ch. 91-308; s. 38, ch. 99-378; s. 1, ch. 2003-39; s. 7, ch. 2007-160; s. 5, ch. 2009-142; s. 69, ch. 2014-22.

Select Year: 2017 ▼ Go

The 2017 Florida Statutes

[Title XIII](#)

[Chapter 190](#)

[View Entire Chapter](#)

PLANNING AND DEVELOPMENT

COMMUNITY DEVELOPMENT DISTRICTS

190.012 Special powers; public improvements and community facilities.—The district shall have, and the board may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included therein, any or all of the following special powers relating to public improvements and community facilities authorized by this act:

(1) To finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for the following:

(a) Water management and control for the lands within the district and to connect some or any of such facilities with roads and bridges.

(b) Water supply, sewer, and wastewater management, reclamation, and reuse or any combination thereof, and to construct and operate connecting intercepting or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system.

(c) Bridges or culverts that may be needed across any drain, ditch, canal, floodway, holding basin, excavation, public highway, tract, grade, fill, or cut and roadways over levees and embankments, and to construct any and all of such works and improvements across, through, or over any public right-of-way, highway, grade, fill, or cut.

(d)1. District roads equal to or exceeding the applicable specifications of the county in which such district roads are located; roads and improvements to existing public roads that are owned by or conveyed to the local general-purpose government, the state, or the Federal Government; street lights; alleys; landscaping; hardscaping; and the undergrounding of electric utility lines. Districts may request the underground placement of utility lines by the local retail electric utility provider in accordance with the utility's tariff on file with the Public Service Commission and may finance the required contribution.

2. Buses, trolleys, transit shelters, ridesharing facilities and services, parking improvements, and related signage.

(e) Investigation and remediation costs associated with the cleanup of actual or perceived environmental contamination within the district under the supervision or direction of a competent governmental authority unless the covered costs benefit any person who is a landowner within the district and who caused or contributed to the contamination.

(f) Conservation areas, mitigation areas, and wildlife habitat, including the maintenance of any plant or animal species, and any related interest in real or personal property.

(g) Any other project within or without the boundaries of a district when a local government issued a development order pursuant to s. [380.06](#) or s. [380.061](#) approving or expressly requiring the construction or funding of the project by the district, or when the project is the subject of an agreement between the district and a governmental entity and is consistent with the local government comprehensive plan of the local government within which the project is to be located.

(h) Any other project, facility, or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the district.

(2) After the local general-purpose government within the jurisdiction of which a power specified in this subsection is to be exercised consents to the exercise of such power by the district, the district shall have the

power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

(a) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses.

(b) Fire prevention and control, including fire stations, water mains and plugs, fire trucks, and other vehicles and equipment.

(c) School buildings and related structures and site improvements, which may be leased, sold, or donated to the school district, for use in the educational system when authorized by the district school board.

(d) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; except that the district may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the district boundaries. However, this paragraph does not prohibit a district from contracting with a towing operator to remove a vehicle or vessel from a district-owned facility or property if the district follows the authorization and notice and procedural requirements in s. 715.07 for an owner or lessee of private property. The district's selection of a towing operator is not subject to public bidding if the towing operator is included in an approved list of towing operators maintained by the local government that has jurisdiction over the district's facility or property.

(e) Control and elimination of mosquitoes and other arthropods of public health importance.

(f) Waste collection and disposal.

(3) To adopt and enforce appropriate rules following the procedures of chapter 120, in connection with the provision of one or more services through its systems and facilities.

(4)(a) To adopt rules necessary for the district to enforce certain deed restrictions pertaining to the use and operation of real property within the district and outside the district pursuant to an interlocal agreement under chapter 163 if within another district or, if not within another district, with the consent of the county or municipality in which the deed restriction enforcement is proposed to occur. For the purpose of this subsection, the term "deed restrictions" means those covenants, conditions, restrictions, compliance mechanisms, and enforcement remedies contained in any applicable declarations of covenants and restrictions that govern the use and operation of real property and, for which covenants, conditions, and restrictions, there is no homeowners' association or property owner's association having respective enforcement powers unless, with respect to a homeowners' association whose board is under member control, the association and the district agree in writing to enforcement by the district. The district may adopt by rule all or certain portions of the deed restrictions that:

1. Relate to limitations, prohibitions, compliance mechanisms, or enforcement remedies that apply only to external appearances or uses and are deemed by the district to be generally beneficial for the district's landowners and for which enforcement by the district is appropriate, as determined by the district's board of supervisors; or
2. Are consistent with the requirements of a development order or regulatory agency permit.

(b) The board may vote to adopt such rules only when all of the following conditions exist:

1. The district was in existence on the effective date of this subsection, or is located within a development that consists of multiple developments of regional impact and a Florida Quality Development.
2. For residential districts, the majority of the board has been elected by qualified electors pursuant to the provisions of s. 190.006.
3. For residential districts, less than 25 percent of residential units are in a homeowners' association.
4. The declarant in any applicable declarations of covenants and restrictions has provided the board with a written agreement that such rules may be adopted. A memorandum of the agreement shall be recorded in the public records.

(c) Within 60 days after such rules take effect, the district shall record a notice of rule adoption stating generally what rules were adopted and where a copy of the rules may be obtained. Districts may impose fines for violations of such rules and enforce such rules and fines in circuit court through injunctive relief.

(d) The owners of property located outside the boundary of the district shall elect an advisor to the district board pursuant to paragraph (e). The sole responsibilities of the district board advisor are to review enforcement actions proposed by the district board against properties located outside the district and make recommendations

relating to those proposed actions. Before the district board may enforce its rules against any owner of property located outside the district, the district board shall request the district board advisor to make a recommendation on the proposed enforcement action. The district board advisor must render a recommendation within 30 days after receiving a request from the district board or is deemed to have no objection to the district board's proposed decision or action.

(e)1. Whenever an interlocal agreement is entered into pursuant to paragraph (a), a district board advisor seat shall be created for one elected landowner whose property is within the jurisdiction of the governmental entity entering into the interlocal agreement but not within the boundaries of the district. The district board advisor shall be elected by landowners whose land is subject to enforcement by the district but whose land is not within the boundaries of the district. The district board advisor shall be elected for a 2-year term. The first election for a district board advisor shall be within 90 days after the effective date of the interlocal agreement between the district and the government entity.

2. The election of the district board advisor shall occur at a meeting of eligible landowners. The district shall publish notice of the meeting and election once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the parties to the interlocal agreement. The notice must include instructions on how all landowners may participate in the election and how to obtain a proxy form. The last day of publication may not be less than 14 days or more than 28 days before the date of the election. The landowners, when assembled at the meeting, shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

3. At the meeting, each landowner is entitled to cast one vote per acre of land owned by him or her and located within the district for each person to be elected. A landowner may vote in person or by proxy in writing. Each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy need not be notarized. A fraction of an acre shall be treated as 1 acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots may not be aggregated for purposes of determining the number of voting units held by a landowner or a landowner's proxy.

4. If a vacancy occurs in the district advisor seat, a special landowner election shall be held within 60 days after the vacancy using the notice, proxy, and acreage voting provisions of this subsection.

History.—s. 2, ch. 80-407; s. 51, ch. 83-217; s. 9, ch. 84-360; s. 47, ch. 89-169; s. 8, ch. 93-51; s. 39, ch. 99-378; s. 15, ch. 2000-317; s. 47, ch. 2000-364; s. 33, ch. 2004-345; s. 30, ch. 2004-353; s. 8, ch. 2007-160; s. 9, ch. 2009-142; s. 2, ch. 2016-94.

ORDINANCE NO. 2018- 12

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT OVER THE REAL PROPERTY LEGALLY DESCRIBED IN EXHIBIT "2" TO THIS ORDINANCE COMPRISING APPROXIMATELY 168.07 +/- ACRES; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; ESTABLISHING THE NAME OF THE DISTRICT AS THE SAVANNAHS AT SYKES CREEK COMMUNITY DEVELOPMENT DISTRICT; DESIGNATING THE PURPOSE OF THE DISTRICT; DESIGNATING THE POWERS OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes to provide an alternative method to finance and manage basic services for community developments; and,

WHEREAS, The Savannahs at Sykes Creek Homeowners' Association, Inc., a Florida not-for-profit corporation, (the "Petitioner"), has petitioned Brevard County, Florida (the "County") to grant the establishment of The Savannahs at Sykes Creek Community Development District (the "District"); and,

WHEREAS, a public hearing was conducted by the Board of County Commissioners of Brevard County, Florida (the "Board") in accordance with the requirements and procedures of Section 190.005(1)(d), Florida Statutes, as amended and supplemented; and,

WHEREAS, the District will constitute a timely, efficient, responsive and economical way to deliver community development services; and,

WHEREAS, the creation of the District is consistent with all applicable goals, objectives and policies of the Brevard County Comprehensive Plan; and,

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functionally interrelated community; and,

WHEREAS, the creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District; and,

WHEREAS, the proposed services and facilities to be provided by the District will be compatible with the capacity and uses of the existing local and regional community development services and facilities; and,

WHEREAS, the area that will be served by the District is amenable to separate special district government; and,

WHEREAS, the District desires to levy special assessments on adjacent landowners of benefited land within the District and have the homeowners association levy
Officially filed with the Secretary of State on May 23, 2018

special assessments upon its owners to pay for infrastructure constructed by the District; and,

WHEREAS, the District shall acquire wastewater and stormwater management facilities in accordance with applicable standards and procedures of the Brevard County Water Resources Department and the Brevard County Regional Stormwater Utility Department; and,

WHEREAS, the District will not have any zoning or development permitting authority and the establishment of the District is not a development order; and,

WHEREAS, development of land within the District will be subject to all applicable land development regulations of Brevard County, Florida; and,

WHEREAS, the Board of County Commissioners held a public hearing on May 22nd, 2018 to consider the petition and decided that The Savannahs at Sykes Creek Community Development District is the best alternative means to provide certain basic public services to the community; and,

WHEREAS, the Board of County Commissioners finds that The Savannahs at Sykes Creek Community Development District shall have the powers described in Section 190.011, Florida Statutes, as amended and supplemented.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, as follows:

Section 1. The petition to establish The Savannahs at Sykes Creek Community Development District over the real property described in Exhibit "2" attached hereto, which was filed by The Savannahs at Sykes Creek Homeowners' Association, Inc. on May 11, 2018, and which Petition is on file at the Brevard County Planning and Development Department, is hereby granted.

Section 2. The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated as Exhibit "1".

Section 3. The initial members of the Board of Supervisors shall be as follows:

1. Cynthia Greene
2. Don Ray
3. Dan Schaller
4. Art Spurrell
5. Ken Smith

Section 4. The name of the District shall be "The Savannahs at Sykes Creek Community Development District".

Section 5. The District is created for the purposes set forth in and prescribed in the Petition.

Section 6. The Board hereby grants to The Savannahs at Sykes Creek Community Development District all general powers authorized pursuant to Section 190.011, Florida Statutes, as amended and supplemented and hereby finds that it is in the public interest of the citizens of the County to grant such general powers.

Section 7. The exclusive charter for the District shall be the uniform community development district charter set forth in sections 190.06 through 190.041, including the special powers provided by section 190.12, Florida Statutes (2003), as may be amended and supplemented.

Section 8. The District is solely responsible for the implementation of special assessments upon benefited property within the District's internal boundaries and shall provide notice of said special assessments to all prospective purchasers of said property.

Section 9. The District shall provide full disclosure of the public financing and maintenance of improvements undertaken by the District. This disclosure shall include a statement in bold print that special assessments imposed by the District will appear in the tax bill. This disclosure shall meet the requirement of Section 190.048, Florida Statutes, as amended and supplemented, and shall be included in every contract for sale and in every recorded deed.

Section 10. If any clause, or other part or application of this ordinance shall be held in any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so

not affecting the validity of the remaining portions or applications which shall remain in full force and effect.

Section 11. This ordinance shall take effect upon filing with the Department of State, per Section 125.66, Florida Statutes, as amended and supplemented.

DONE, ORDERED AND ADOPTED in regular session this 22nd day of May, 2018.

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



Rita Pritchett, Chair

As approved by the Board on May 22, 2018

Attest:



SCOTT ELLIS, CLERK

(SEAL)

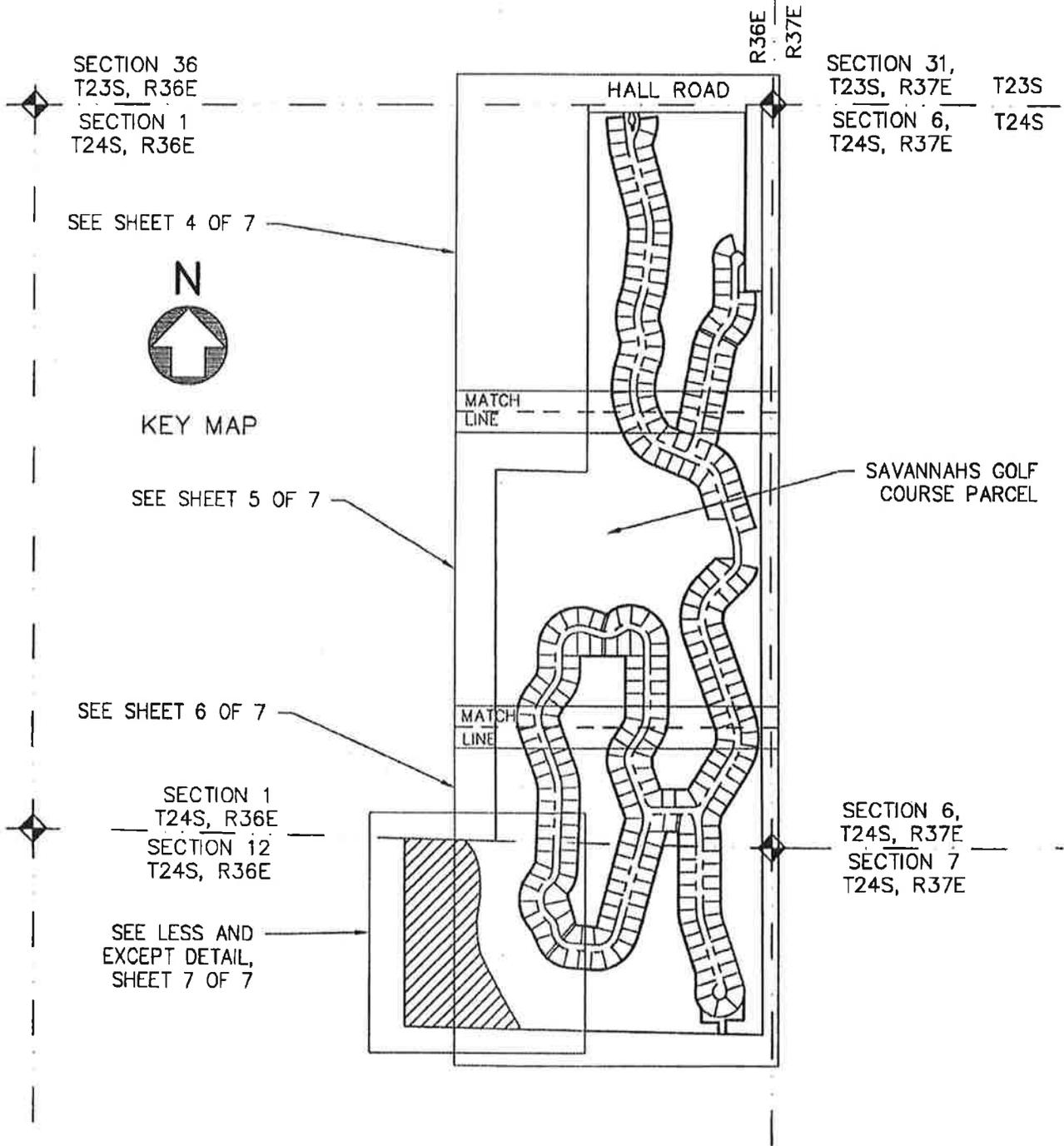
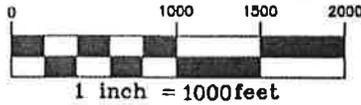
EXHIBIT 1

KEY MAP

SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-OK-3, 24-36-01-75-A,
 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
 24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
 PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



	PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VERA, FLORIDA 32940 PHONE: (321) 633-2080	SCALE: 1" = 1000' PROJECT NO.: 18-04-062	SECTIONS 1 AND 12 TOWNSHIP 24 SOUTH RANGE 36 EAST
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EXHIBIT 2

LEGAL DESCRIPTION
SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-OK-3, 24-36-01-75-A,
 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
 24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
 PURPOSE: FEE SIMPLE CONVEYANCE

LEGAL DESCRIPTION: SAVANNAHS GOLF COURSE PARCEL (BY SURVEYOR)

A PARCEL OF LAND BEING TRACTS 3, 5, 7 AND A PORTION OF TRACT 6 OF THE SAVANNAHS P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 56 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH TRACTS A, B, C, D, AND E OF THE SAVANNAHS PHASE II P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 30, AND TOGETHER WITH TRACTS A AND B OF THE SAVANNAHS PHASE III P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37 PAGE 6, AND BEING LOCATED WITHIN THE EAST ONE-HALF OF SECTION 1 AND WITHIN THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA;

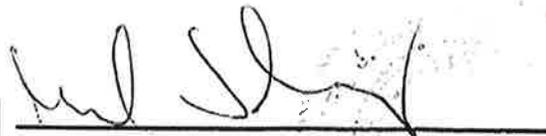
LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS WITHIN SAID TRACT 6:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 6, THENCE NORTH 00° 06' 26" WEST ALONG THE WEST LINE OF SAID TRACT 6, SAID LINE ALSO BEING THE WEST LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER FOR A DISTANCE OF 1332.80 FEET; THENCE SOUTH 88° 39' 51" EAST CONTINUING ALONG SAID WEST LINE OF TRACT 6 AND ALONG THE NORTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER FOR A DISTANCE OF 424.98 FEET; THENCE DEPARTING SAID WEST LINE AND SAID NORTH LINE, RUN SOUTH 45° 41' 36" EAST FOR A DISTANCE OF 47.93 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 338.25 FEET, A CENTRAL ANGLE OF 20° 45' 55", AND WHOSE LONG CHORD BEARS SOUTH 30° 26' 26" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 121.92 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 734.92 FEET, A CENTRAL ANGLE OF 11° 05' 07", AND WHOSE LONG CHORD BEARS SOUTH 08° 17' 28" EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 141.97 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 04° 38' 03" EAST FOR A DISTANCE OF 29.83 FEET; THENCE SOUTH 00° 09' 29" WEST FOR A DISTANCE OF 93.45 FEET; THENCE SOUTH 08° 41' 39" WEST FOR A DISTANCE OF 154.09 FEET; THENCE SOUTH 00° 16' 07" EAST FOR A DISTANCE OF 50.59 FEET; THENCE SOUTH 02° 56' 49" EAST FOR A DISTANCE OF 86.93 FEET; THENCE SOUTH 09° 18' 23" EAST FOR A DISTANCE OF 87.66 FEET; THENCE SOUTH 17° 09' 34" EAST FOR A DISTANCE OF 27.73 FEET; THENCE SOUTH 25° 36' 54" EAST FOR A DISTANCE OF 109.13 FEET; THENCE SOUTH 26° 12' 37" EAST FOR A DISTANCE OF 31.43 FEET; THENCE SOUTH 31° 18' 17" EAST FOR A DISTANCE OF 52.06 FEET; THENCE SOUTH 27° 13' 44" EAST FOR A DISTANCE OF 53.18 FEET; THENCE SOUTH 29° 37' 13" EAST FOR A DISTANCE OF 237.85 FEET; THENCE SOUTH 30° 34' 22" EAST FOR A DISTANCE OF 48.01 FEET; THENCE SOUTH 28° 46' 14" EAST FOR A DISTANCE OF 78.73 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 6, SAID LINE ALSO BEING THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER; THENCE NORTH 88° 47' 47" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 837.33 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE SAVANNAHS GOLF COURSE PARCEL AS DESCRIBED ABOVE AND SHOWN HEREIN IS 150.76 ACRES (6,567,209 SQUARE FEET), MORE OR LESS.

UNLESS OTHERWISE INDICATED, ALL PUBLIC RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE ABOVE DESCRIBED LANDS IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM OR WAS NOT PROVIDED A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

PREPARED FOR:
 BREVARD COUNTY BOARD OF COUNTY
 COMMISSIONERS



MICHAEL J. SWEENEY, PSM 4870
 PROFESSIONAL SURVEYOR & MAPPER
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
 PHONE: (321) 633-2080



DRAWN BY: R HENNING	CHECKED BY: M SWEENEY	PROJECT NO. 18-04-028		SECTIONS 1 AND 112 TOWNSHIP 24 SOUTH RANGE 36 EAST	
DATE: 5/11/18	SHEET: 1 OF 1	REVISIONS	DATE		DESCRIPTION

EXHIBIT 2

SURVEYOR'S NOTES
SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-OK-3, 24-36-01-75-A,
 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
 24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,

PURPOSE: FEE SIMPLE CONVEYANCE

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A SURVEY BUT ONLY A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREIN.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901 (NAD83(2011)) AND REFERENCED TO THE SOUTH LINE OF SAVANNAHS P.U.D., PER PLAT BOOK 35, PAGE 56 AS BEING NORTH 88°47'47" WEST
3. ONLY RIGHTS OF WAY AND EASEMENTS SHOWN ON APPLICABLE RECORD PLATS ARE INDICATED HEREON. NO OWNERSHIP AND ENCUMBRANCE REPORT OR OTHER INFORMATION WAS FURNISHED TO THE SURVEYOR AND MAPPER.
4. REFERENCE MATERIALS:
 - a. OFFICIAL RECORDS BOOK 2976, PAGE 4792, OFFICIAL RECORDS BOOK 3199, PAGE 3791, AND OFFICIAL RECORDS BOOK 3199, PAGE 3793.
 - b. PLAT BOOK 35, PAGE 56; PLAT BOOK 36, PAGE 30; AND PLAT BOOK 37, PAGE 9 (REFERRED HEREIN AS SAID PLATS).
 - c. SPECIFIC PURPOSE SURVEY, MOSQUITO CONTROL BERM SOUTH OF HALL ROAD, PREPARED FOR BREVARD COUNTY MOSQUITO CONTROL, PREPARED BY BREVARD COUNTY SURVEYING AND MAPPING DIVISION, PROJECT NO. 17-02-032, FIELD DATE 7/27/17, LATEST REVISION 4/27/18.
5. EASEMENTS AND RIGHT OF WAYS:
 - a. A 100 FOOT WIDE FLORIDA, POWER & LIGHT EASEMENT PER OFFICIAL RECORDS BOOK 273, PAGE 377(SHOWN HEREIN).
 - b. PER SAID PLATS;
 - i. A 10 FOOT WIDE "P.U. & D.E." ALONG CERTAIN LOT LINES AS IDENTIFIED ON SAID PLATS (SHOWN HEREIN).
 - ii. "AN EASEMENT 7.50 FEET WIDE IS HEREBY RESERVED ALONG ALL FRONT, REAR, AND SIDE LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, UNLESS OTHERWISE SHOWN"(NOT SHOWN HEREIN).
 - iii. SPECIFICALLY PER PLAT BOOK 37, PAGE 6; A 20.0 FOOT INGRESS - EGRESS EASEMENT ACROSS TRACT C (SHOWN HEREIN).
 - c. PER OFFICIAL RECORDS BOOK 2660, PAGE 690 (AS REFERENCED WITHIN PLAT BOOK 37, PAGE 9); "THE SPOIL BANK ROAD LOCATED ADJOINING HALL ROAD AND THE BARGE CANAL IN MERRITT ISLAND, FLORIDA, AS SHOWN ON BREVARD COUNTY MAPS IS HEREBY DECLARED TO BE A PUBLIC ROAD AS A MATTER OF LAW." IT IS NOT KNOWN WHETHER THE SPOIL BANK ROAD IS IN THE SAME LOCATION AS THE MOSQUITO CONTROL BERM, HOWEVER IT APPEARS THE MOSQUITO CONTROL BERM ADJOINS HALL ROAD AND THE BARGE CANAL.
6. AREA CALCULATIONS:

THE SAVANNAHS PUD (PLAT BOOK 35, PAGE 56):
 TRACT 3: 898,748 SQUARE FEET
 TRACT 5: 978,302 SQUARE FEET
 REMAINDER OF TRACT 6 4,076,803 SQUARE FEET*
 TRACT 7 578,890 SQUARE FEET

THE SAVANNAHS PHASE II PUD (PLAT BOOK 36, PAGE 30):
 TRACT A: 4,824 SQUARE FEET
 TRACT B: 2,702 SQUARE FEET
 TRACT C: 2,528 SQUARE FEET
 TRACT D: 2,628 SQUARE FEET
 TRACT E: 16,006 SQUARE FEET

THE SAVANNAHS PHASE III PUD (PLAT BOOK 37, PAGE 9):
 TRACT A: 3,059 SQUARE FEET
 TRACT B: 2,721 SQUARE FEET

TOTAL 6,567,209 SQUARE FEET (150.76 ACRES)

AREA CALCULATIONS ARE BASED ON THE ACREAGE OF THE TRACTS AS STATED ON SAID RECORDED PLATS LESS AND EXCEPT THE AREA WEST OF THE EASTERLY LINE OF THE EXISTING MOSQUITO BERM.
 *(4,860,910 SQUARE FEET - 784,107 SQUARE FEET = 4,076,803 SQUARE FEET)

ABBREVIATIONS

BC = BEGIN CURVE
 FP&L = FLORIDA POWER & LIGHT
 N/F = NOW OR FORMERLY
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PI = POINT OF INTERSECTION
 PU & DE = PUBLIC UTILITY AND DRAINAGE EASEMENT
 R = RANGE OR RADIUS
 R/W = RIGHT OF WAY
 SEC = SECTION
 SQ FT = SQUARE FEET
 T = TOWNSHIP

LEGEND

-  = SAVANNAHS GOLF COURSE PARCEL
-  = LESS AND EXCEPT PARCEL
-  = SAVANNAHS GOLF COURSE BOUNDARY LINE
-  = SECTION LINE
-  = RIGHT OF WAY LINE
-  = PLAT, LOT OR TRACT LINE
-  = EASEMENT LINE (SEE SURVEYOR'S NOTES)



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
 SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
 VERA, FLORIDA 32940
 PHONE: (321) 833-2080

SCALE:
 NOT APPLICABLE
 PROJECT NO.:
 18-04-082

SECTIONS 1 AND 12
 TOWNSHIP 24 SOUTH
 RANGE 36 EAST

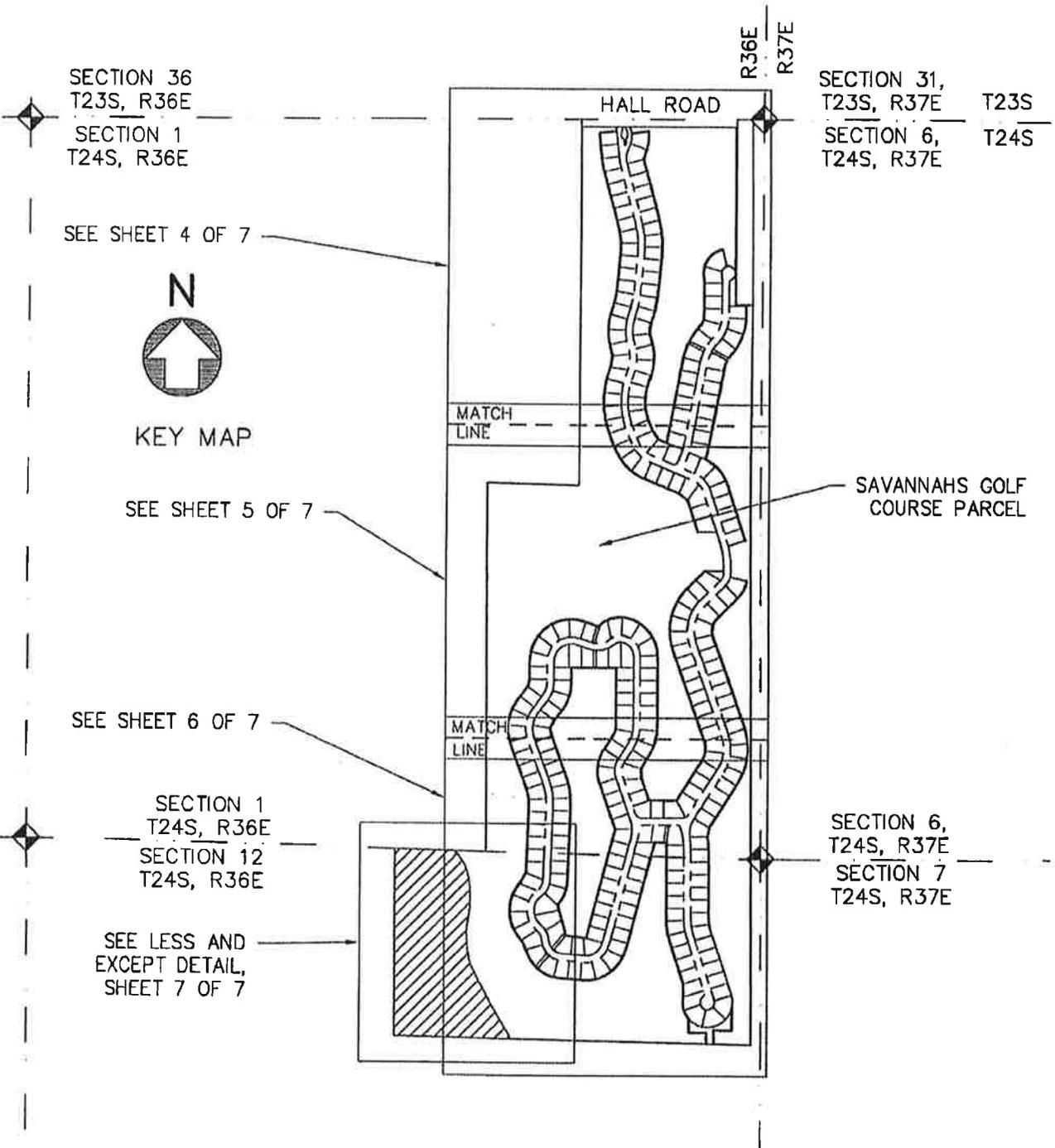
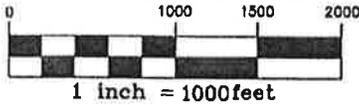
EXHIBIT 1

KEY MAP

SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-0K-3, 24-36-01-75-A,
 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
 24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
 PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
 SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
 VIERA, FLORIDA 32940
 PHONE: (321) 633-2080

SCALE:
 1" = 1000'
 PROJECT NO.:
 18-04-082

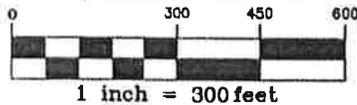
SECTIONS 1 AND 12
 TOWNSHIP 24 SOUTH
 RANGE 36 EAST

EXHIBIT 2

**SKETCH OF DESCRIPTION
SAVANNAHS GOLF COURSE PARCEL**

PARENT PARCELS ID#: 24-36-01-0K-3, 24-36-01-75-A,
24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



OWNERS: N/F TEEN MISSIONS INTERNATIONAL INC
PARCEL ID: 24-36-01-00-3
ORB 1511 PAGE 0918

SECTION 36
T23S, R36E

SECTION 1
T24S, R36E

50' WIDE
R/W PER
PB 35,
PAGE 56

NORTH LINE SEC 1

HALL ROAD

R/W LINE

TRACT 3,
THE SAVANNAHS
P.U.D.
PER PB 35,
PAGE 56

OWNERS: N/F SAVANNAHS AT SYKES
CREEK HOMEOWNERS ASSOC INC (TRACT 4)
PARCEL ID: 24-36-01-0K-4
ORB 5209, PAGE 328

PARCEL ID: 24-36-01-00-9
ORB 22526, PAGE 2972

SECTION 6, T24S, R37E

REMAINDER OF TRACT 6,
THE SAVANNAHS P.U.D.
PER PB 35, PAGE 56

TRACT 5, THE
SAVANNAHS P.U.D.
PER PB 35, PAGE 56

SAND RIDGE DRIVE

PARCEL ID: 24-36-12-00-03

MATCH LINE
SEE SHEET 5 OF 7



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
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PHONE: (321) 833-2080

SCALE:
1" = 300'
PROJECT NO.:
18-04-082

SECTIONS 1 AND 12
TOWNSHIP 24 SOUTH
RANGE 36 EAST

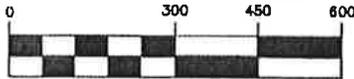
EXHIBIT 2

SKETCH OF DESCRIPTION

SAVANNAHS GOLF COURSE PARCEL

PARENT PARCELS ID#: 24-36-01-0K-J, 24-36-01-75-A, 24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D, 24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B, PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



1 inch = 300 feet

MATCH LINE
SEE SHEET 4 OF 7



REMAINDER OF TRACT 6,
THE SAVANNAHS P.U.D.
PER PB 35, PAGE 56

TRACT A, THE
SAVANNAHS PHASE II
P.U.D.
PER PB 36, PAGE 30

TRACT B, THE
SAVANNAHS PHASE II
P.U.D.
PER PB 36, PAGE 30

TRACT 5, THE
SAVANNAHS P.U.D.
PER PB 35, PAGE 56

TRACT C, THE
SAVANNAHS PHASE II
P.U.D.
PER PB 36, PAGE 30

TRACT 7,
THE
SAVANNAHS
P.U.D.
PER PB 35,
PAGE 56

OWNERS: N/F TEEN MISSIONS INTERNATIONAL INC
PARCEL ID: 24-36-01-00-3
ORB 1511 PAGE 0918

MATCH LINE
SEE SHEET
6 OF 7

PACEL ID: 24-36-12-00-03
SECTION 6, T24S, R37E



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PHONE: (321) 633-2080

SCALE:
1" = 300'
PROJECT NO.:
18-04-062

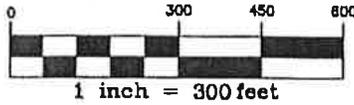
SECTIONS 1 AND 12
TOWNSHIP 24 SOUTH
RANGE 36 EAST

EXHIBIT 2

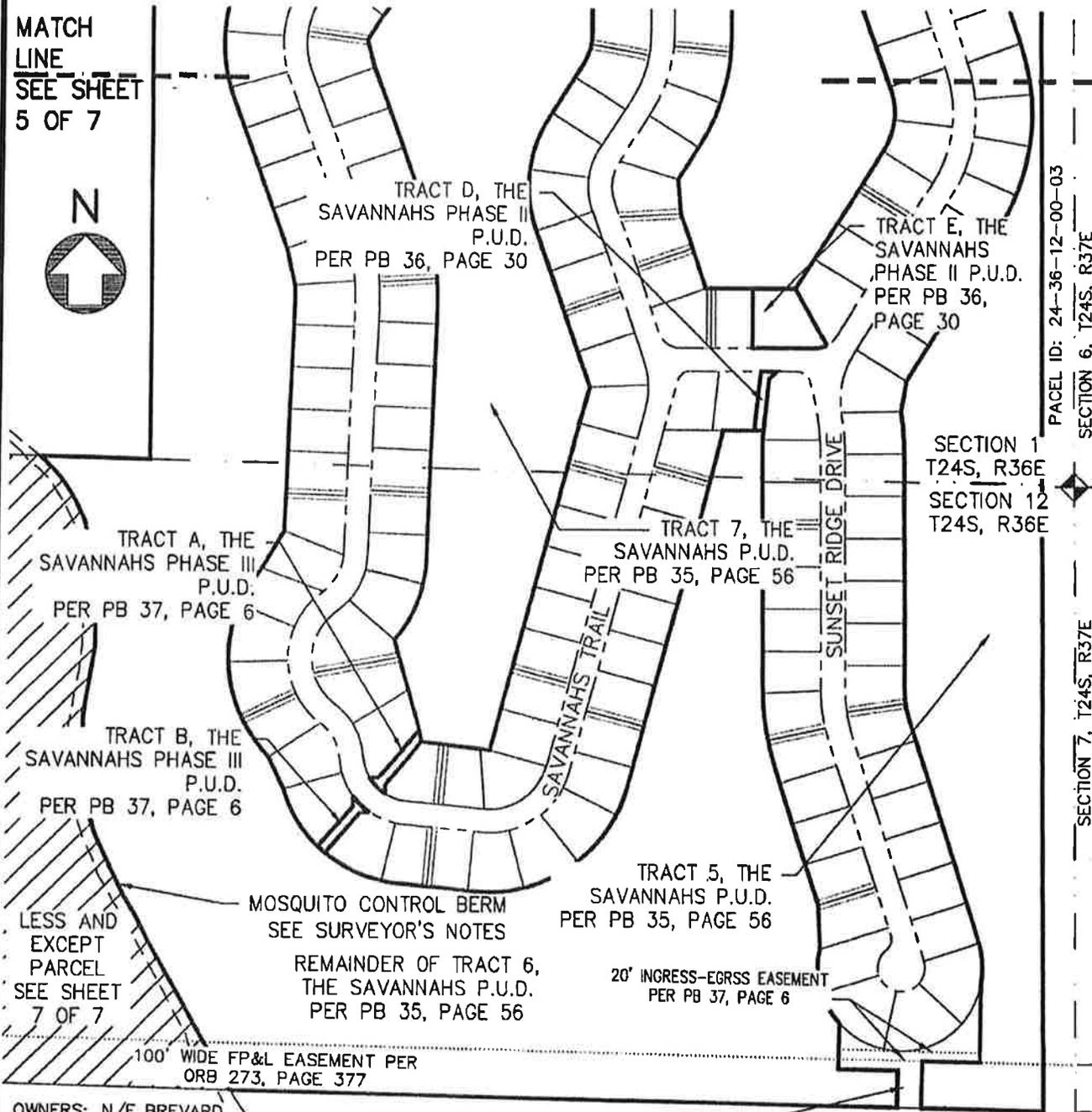
**SKETCH OF DESCRIPTION
SAVANNAHS GOLF COURSE PARCEL**

PARENT PARCELS ID#: 24-36-01-OK-3, 24-36-01-75-A,
24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
PURPOSE: FEE SIMPLE CONVEYANCE

GRAPHIC SCALE



MATCH
LINE
SEE SHEET
5 OF 7



OWNERS: N/F BREVARD
COUNTY
PARCEL ID:
24-36-12-00-2
ORB 3177, PAGE 3298

OWNERS: SAVANNAHS AT SYKESCREEK INC,
PARCEL ID: 24-36-12-0X-C (TRACT C)
PARCEL ID: 24-36-01-OK-4

OWNERS: N/F BREVARD COUNTY
PARCEL ID: 24-36-12-00-3
ORB 3177, PAGE 3301



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SURVEYING AND MAPPING DIVISION
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VIERA, FLORIDA 32940
PHONE: (321) 633-2080

SCALE:
1" = 300'
PROJECT NO.:
18-04-082

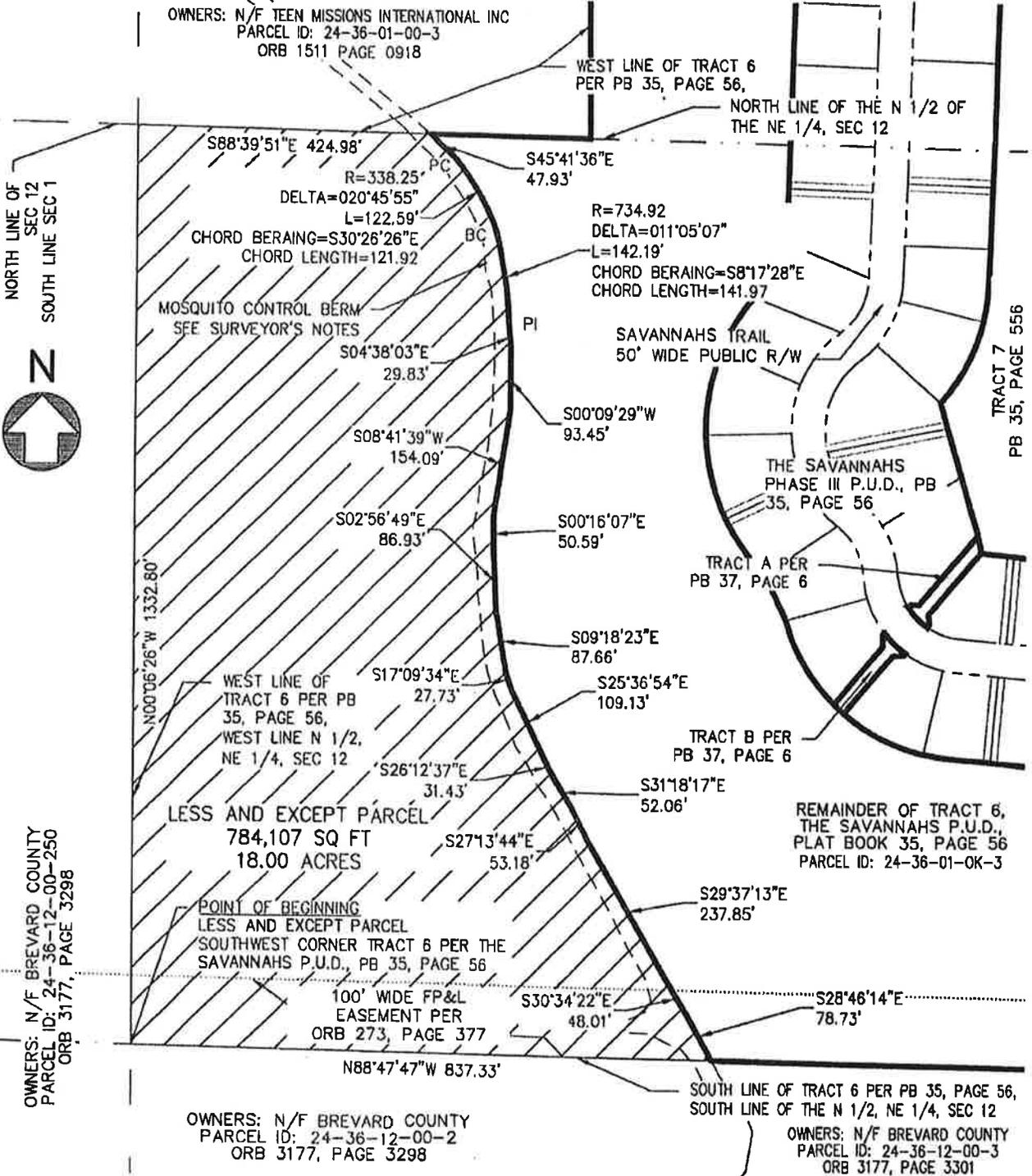
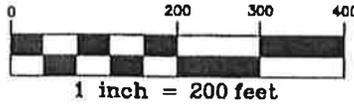
SECTIONS 1 AND 12
TOWNSHIP 24 SOUTH
RANGE 38 EAST

EXHIBIT 2

**SKETCH OF DESCRIPTION
LESS AND EXCEPT PARCEL**

GRAPHIC SCALE

PARENT PARCELS ID#: 24-36-01-0K-3, 24-36-01-75-A,
24-36-01-75-B, 24-36-01-75-C, 24-36-01-75-D,
24-36-01-75-E, 24-36-12-0X-A, 24-36-12-0X-B,
PURPOSE: FEE SIMPLE CONVEYANCE



PREPARED BY: BREVARD COUNTY PUBLIC WORKS
SURVEYING AND MAPPING DIVISION
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PHONE: (321) 633-2080

SCALE:
1" = 200'
PROJECT NO.:
18-04-082

SECTIONS 1 AND 12
TOWNSHIP 24 SOUTH
RANGE 36 EAST