



**AVENIR  
COMMUNITY DEVELOPMENT  
DISTRICT**

**CITY OF PALM BEACH GARDENS  
LANDOWNERS' MEETING &  
REGULAR BOARD MEETING  
NOVEMBER 21, 2024  
12:30 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.avenircdd.org](http://www.avenircdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
Special District Services Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
Call-in #: 877-402-9753; 4411919  
**LANDOWNERS' MEETING**  
November 21, 2024  
2:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chairperson for Landowners' Meeting
- F. Election of Secretary for Landowners' Meeting
- G. Consider Approval of Minutes
  - 1. November 18, 2021 Board Meeting Minutes.....Page 5
- H. Election of Supervisors
  - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 7
  - 2. Nomination of Candidates
  - 3. Casting of Ballots.....Page 8
  - 4. Ballot Tabulations
- I. Certification of the Results
- J. Landowners' Comments
- K. Adjourn

**AVENIR COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF LANDOWNERS' MEETING & REGULAR BOARD MEETING**

**NOTICE IS HEREBY GIVEN** to all Landowners within the Avenir Community Development District (the "District") located within the City of Palm Beach Gardens in Palm Beach County, Florida, advising of a Regular Board Meeting and a Landowners' Meeting ("meeting" and/or "meetings") at **12:30 p.m.**, or as soon as may be heard, on **November 21, 2024**, in the Offices of Special District Services, Inc. located at The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410.

The primary purpose of the Landowners' Meeting is to elect one (1) Supervisor to the Board of Supervisors (the "Board") of the District. Each Landowner may vote in person or by written Proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410. Landowners or their designated Proxy shall be entitled to cast one vote per acre or fraction of an acre thereof per acre owned and located within the District. A copy of the Agendas for these meetings may be obtained from the District's website ([www.avenircdd.org](http://www.avenircdd.org)) or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of these meetings.

The purpose of the Regular Board Meeting is for the Board to consider any District business which may properly come before the Board.

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

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

Jason Pierman  
District Manager

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**[www.avenircdd.org](http://www.avenircdd.org)**

**PUBLISH: PALM BEACH POST 10/25/24 & 11/01/24**



## **SPECIAL DISTRICT (CDD) ELECTION PROCEDURES**

### 1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

### 2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

### 3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

### 4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

### 5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

#### 6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

#### 7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections\*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

\* At the final landowner election (*after the 6<sup>th</sup> or 10<sup>th</sup> year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

#### 8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

#### 9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

#### 10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

**AVENIR COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING  
NOVEMBER 18, 2021**

**A. CALL TO ORDER**

The Landowners' Meeting of the Avenir Community Development District was called to order at 2:00 p.m. in the offices of Special District Services, Inc., located in the Oaks Center at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which indicated that notice of the Landowners' Meeting had been published in the *Palm Beach Dailey Business Review* on October 22, 2021, and October 29, 2021, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance: Chairperson Virginia Cepero and Supervisors Daniel Lopez and Eduardo Stern and it was in order to proceed with the meeting.

Also in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Mr. Pierman explained that this Landowners' Election would be for Seats 1, 2 and 3, with the two candidates with the highest number of votes receiving four (4) year terms, and the third highest number of votes receiving a two (2) year term.

**D. CONSIDER ADOPTION OF ELECTION PROCEDURES**

Ms. Cepero approved the adoption of the election procedures.

**E. ELECTION OF CHAIRPERSON FOR LANDOWNERS' MEETING**

Ms. Cepero elected herself as Chairperson for the Landowners' Meeting.

**F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING**

Ms. Cepero elected Jason Pierman as Secretary for the Landowners' meeting.

**G. APPROVAL OF MINUTES**

**1. November 5, 2019, Landowners' Meeting**

Ms. Cepero approved the November 5, 2019, Landowners' Meeting, as presented.

**H. ELECTION OF SUPERVISORS**

**1. Determine Number of Voting Units Represented or Assigned by Proxy**



Mr. Pierman determined that the proxy presented by Ms. Cepero represented 100 voting units.

## **2. Nomination of Candidates**

Mr. Pierman opened the floor for nominations. Ms. Cepero nominated herself, Roberto Horowitz and Rodolfo Stern. Hearing no further nominations, Mr. Pierman closed the floor for nominations.

## **3. Casting of Ballots**

Mr. Pierman advised the landowner representative to cast her votes for the candidates.

## **4. Ballot Tabulations**

After tabulating the results, Mr. Pierman announced that Ms. Cepero and Mr. Horowitz had each received 100 votes, and Mr. Stern had received 99 votes. Mr. Pierman announced that Ms. Cepero and Mr. Horowitz would each receive 4-years terms for Seats 1 and 2, respectively; and Mr. Stern would receive a 2-year term for Seat 3.

## **I. CERTIFICATION OF RESULTS**

Mr. Pierman called for any objections to the results. Hearing none, Mr. Pierman certified the election results.

## **J. LANDOWNER COMMENTS**

There were no comments from the landowner.

## **K. ADJOURNMENT**

There being no further business to address, Ms. Cepero adjourned the Landowners' Meeting at 2:07 p.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

**LANDOWNER PROXY  
AVENIR  
COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Avenir Community Development District to be held on November 21, 2024 at 12:30 p.m. in the Special District Services Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description\***

**# of Acres**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

\* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2) (b), Florida Statutes (2024), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**TOTAL NUMBER OF AUTHORIZED VOTES: \_\_\_\_\_**

**Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.**

**If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)**

**BALLOT**

<b>BALLOT # _____</b>
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**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

**ELECTION OF BOARD SUPERVISORS**

**NOVEMBER 21, 2024**

The undersigned certifies that he/she is the owner (\_\_\_\_) or duly authorized **representative of lawful proxy of an owner** (\_\_\_\_) of land in the **Avenir Community Development District**, constituting \_\_\_\_\_ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

**Name of Candidate**

**Number of Votes**

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Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Street Address or Tax Parcel Id Number for your Real Property:

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**AGENDA**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
**REGULAR BOARD MEETING**  
November 21, 2024  
12:30 p.m.

- A. Call to Order
- B. Proof of Publication
- C. Consider Resignations and Appointments to Board Vacancies
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
  - Chairman
  - Vice Chairman
  - Secretary/Treasurer
  - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. October 24, 2024, Regular Board Meeting & Public Hearing Minutes
- J. Old Business
- K. New Business
  - 1. Consider Approval of Master Engineer's Report (2025 Bond Validation)
  - 2. Consider Resolution 2024-14 Authorizing Validation
  - 3. Consider Approval of Eight Supplemental Engineer's Report (Parcels A-10, A-11, A-21 Projects)
  - 4. Consider Approval of Master Special Assessment Methodology Report (Infrastructure Project Special Assessment Bonds for Assessment Area A-10 Parcel Project)
  - 5. Consider Resolution 2024-15 Declaring Special Assessments (Parcel A-10) (A Bonds)
  - 6. Consider Resolution 2024-16 Setting Public Hearing on the Levy of Non Ad-Valorem Assessments 170.07 FS (Parcel A-10) (A Bonds)
  - 7. Consider Resolution 2024-17 Declaring Special Assessments (Parcel A-10) (B Bonds)
  - 8. Consider Resolution 2024-18 Setting Public Hearing on the Levy of Non Ad-Valorem Assessments 170.07 FS (Parcel A-10) (B Bonds)
  - 9. Consider Approval of Master Special Assessment Methodology Report (Infrastructure Project Special Assessment Bonds for Assessment Area A-11 Parcel Project)
  - 10. Consider Resolution 2024-19 Declaring Special Assessments (Parcel A-11) (A Bonds)
  - 11. Consider Resolution 2024-20 Setting Public Hearing on the Levy of Non Ad-Valorem Assessments 170.07 F (Parcel A-11) (A Bonds)
  - 12. Consider Resolution 2024-21 Declaring Special Assessments (Parcel A-11) (B Bonds)
  - 13. Consider Resolution 2024-22 Setting Public Hearing on the Levy of Non Ad-Valorem Assessments 170.07 FS (Parcel A-11) (B Bonds)

14. Consider Approval of Master Special Assessment Methodology Report  
(Infrastructure Project Special Assessment Bonds for Assessment Area A-11 Parcel Project)
  15. Consider Resolution 2024-23 Declaring Special Assessments (Parcel A-21) (A Bonds)
  16. Consider Resolution 2024-24 Setting Public Hearing on the Levy of Non Ad-Valorem Assessments 170.07 FS (Parcel A-21) (A Bonds)
  17. Consider Resolution 2024-25 Declaring Special Assessments (Parcel A-21) (B Bonds)
  18. Consider Resolution 2024-26 Setting Public Hearing on the Levy of Non Ad-Valorem Assessments 170.07 FS (Parcel A-21) (B Bonds)
  19. Consider Resolution No. 2024-27 – Adopting a Fiscal Year 2023/2024 Amended Budget
  20. Consider Approval of Avenir Parcel B – Townhomes Plat
  21. Consider Approval of Additional Holiday Lighting Services Agreement (Holiday Landscape Lighting 2022) 2nd Amendment
  22. Consider Approval of Mulch Proposal (Arazoza)
  23. Consider Ratification of Midge Treatment (Superior)
  24. Consider Approval of Fish Stocking Proposal (Superior)
  25. Consider Approval of Land Swap Agreement 2024 (Pod 18)
  26. Consider Approval of 2<sup>nd</sup> Annual Avenir 5k (March 23, 2025)
  27. Consider Approval of Mitigation Maintenance Agreement Extension (EW Consultants)
  28. Consider Approval of Tree Replacements (Arazoza)
- L. Change Orders
1. Consider Approval of CO No. 20 (Phase Two Earthwork Contract) (\$289,271.30)
  2. Consider Approval of CO No. 1 (Pod 18 Roadway Improvement) (-\$1,194,768.00)
  3. Consider Approval of CO No. 5 (Town Center Bypass Road) (745,823.10)
- M. Clubhouse
1. Clubhouse Management Update
  2. Consider Ratification of Pressure Cleaning Proposal (D&ET)
- N. Administrative Matters
- O. Board Member Comments
- P. Adjourn

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune  
News Herald | The Palm Beach Post  
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Laura Archer  
Avenir CDD

2501 Burns RD # A  
Palm Beach Gardens FL 33410-5207

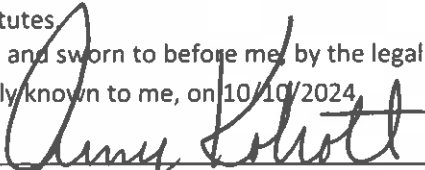
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

10/10/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/10/2024.



Legal Clerk



Notary, State of WI, County of Brown

10-25-26

My commission expires

Publication Cost: \$233.75  
Tax Amount: \$0.00  
Payment Cost: \$233.75  
Order No: 10649537 # of Copies:  
Customer No: 1348509 1  
PO #: meeting schedule

**THIS IS NOT AN INVOICE!**

Please do not use this form for payment remittance.

**RYAN SPELLER**  
Notary Public  
State of Wisconsin

AVENIR COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025  
REGULAR MEETING SCHEDULE  
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Avenir Community Development District will hold Regular Board Meetings at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 12:30 p.m. on the following dates:

- October 24, 2024
- November 21, 2024
- December 19, 2024
- January 23, 2025
- February 27, 2025
- March 27, 2025
- April 24, 2025
- May 22, 2025
- June 26, 2025
- July 24, 2025
- August 28, 2025
- September 25, 2025

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

AVENIR COMMUNITY  
DEVELOPMENT DISTRICT  
www.avenircdd.org Oct. 10, 2024  
No.10649537



ROBERTO HORWITZ  
550 Biltmore Way, Suite 1110 | Coral Gables, FL 33134

November 21, 2024

Jason Pierman  
District Manager  
Avenir Community Development District  
2501A Burns Road  
Palm Beach Gardens, FL 33410

Dear Mr. Pierman,

This letter confirms that I hereby resign from the Board of Supervisors of the Avenir Community Development District, effective as of November 21, 2024.

Sincerely,

  
Roberto Horwitz

Mitch Kay  
10070 Regency Way  
Palm Beach Gardens, FL 33412  
P: 561-901-2522 E: [mitch@wfpcc.com](mailto:mitch@wfpcc.com)

September 4, 2024

Mr. Jason Pierman  
Special District Services, Inc.  
2501A Burns Rd  
Palm Beach Gardens, FL 33410

Dear Jason,

I am writing to express my strong interest in joining the Avenir Community Development District (ACDD) Board. As someone who has been an active and visible participant in the community, I am familiar with the board's work and am eager to contribute to its continued success.

With a background in entrepreneurship and real estate, I have a proven track record of strategic planning, leadership, and community engagement. I successfully led the transformation and sale of a family housewares business and later founded Resource International, an independent consumer electronic television and digital display manufacturer, expanding it into various industries, including RV, Yacht, Cruise Lines, and other Hospitality sectors. Currently, as a real estate professional at Waterfront Properties and Club Communities, I provide clients with expert market insights and innovative marketing strategies.

My past roles as Director and President of the Trieste at Boca Raton Master Association HOA Board, along with my involvement in organizing the Regency at Avenir Turn Over Committee, have given me hands-on experience in governance, policy development, and representing resident interests.

I am excited for the potential opportunity to bring my skills and experience to the ACDD Board by contributing to the strategic goals of sustainable growth and enhanced community engagement. I look forward to the opportunity to support the board's efforts and work collaboratively to benefit the Avenir community.

Thank you for considering me for this position. I appreciate your time and look forward to the possibility of joining the ACDD Board and contributing to the team.

Sincerely,

Mitch Kay  
Avenir Resident



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# Mitch Kay

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10070 Regency Way, Palm Beach Gardens, FL 33412  
P: 561-901-2522 | E: mitch@wfpcc.com | [LinkedIn Profile](#)

## Professional Summary

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To leverage my extensive entrepreneurial background, real estate expertise, and proven leadership in community governance and operations to contribute to the Avenir Community Development District Board. I am committed to fostering sustainable growth, enhancing resident engagement, and driving innovative solutions that align with the community's long-term needs and goals.

## Selected HOA Experience

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- **Turn Over Committee Organizer** at Regency Avenir: 2024 - Current
- **President** on the Trieste at Boca Raton Master Association HOA Board: 2020 - 2021
- **Director** on the Trieste at Boca Raton Master Association HOA Board: 2018 - 2020

## Work Experience

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2020 – **Waterfront Properties & Club Communities** — Palm Beach Gardens, FL

Current **Real Estate Professional**

- Specialize in luxury real estate transactions with a leading agency in South Florida
- Provide specialized market insights and custom client services to first-time and seasoned property buyers and sellers

2000 – **Resource International / solé** — Boca Raton, FL

2019 **Founder**

- Established and scaled an independent consumer electronics television provider, expanding product lines into the marine, RV, international cruise line, and hospitality sectors
- Introduced new product categories including video walls, tablets, digital signage, cables, and brackets under the brand solé

1987 – **Whitney Design** — St. Louis, MO

2000 **Vice President of Sales**

- Led strategic growth and transformation of a family housewares manufacturing business resulting in a successful sale to investors
- Spearheaded a business segment spin-off, maximizing sale proceeds
- Managed national and key retail accounts, developed international markets, and contributed to strategic direction in new ventures

## Education

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**Syracuse University – Class of 1987**

Bachelor of Science: Sales & Marketing Education

## Skills

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- Corporate Leadership
- Community Governance
- Business Development
- Strategic Planning
- Real Estate Expertise
- Entrepreneurial Experience
- Sales and Marketing
- FAA-Licensed Commercial Drone Pilot

## Hobbies and Interests

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- Cycling
- Boating
- Cruise & Travel
- Concerts & Theater
- Community Engagement

Scot Workman

9965 Regency Way

Palm Beach Gardens, FL 33412

September 5, 2024

To Whom It May Concern,

My name is Scot Workman, and I reside at 9965 Regency Way, Palm Beach Gardens, FL, in the master-planned community of Avenir. I moved here in December 2022 from Long Island, New York, where I was involved in commercial and residential construction and real estate development for more than 45 years.

I am writing this letter to recommend Mitch Kay, who I understand is seeking a position on the supervisory board for the Avenir C.D.D. I have known Mitch both personally and professionally for the past year and a half as a neighbor in Regency. I cannot think of a more qualified person for a seat on the board. Mitch has organized many successful events for our community and is always polite and courteous to our fellow neighbors. He is consistently willing to lend a helping hand to any neighbor in need.

On a professional level, I have referred many friends to Mitch for his real estate services, and they could not be more pleased with his professionalism and knowledge. I believe Mitch has the qualities and expertise needed to contribute significantly to the success of Avenir. I fully endorse Mitch Kay to serve on the board for Avenir.

Sincerely,

Scot Workman

WATERFRONT  PROPERTIES  
AND CLUB COMMUNITIES

September 4, 2024

Mr. Jason Pierman, District Manager  
And Board Supervisors  
Special District Services, Inc.  
2501A Burns Rd.  
Palm Beach Gardens, FL 33410

Dear Mr. Pierman and Board Supervisors,

It is with great enthusiasm that I recommend Mitch Kay for consideration for the Avenir Community Development District Supervisory Board. As the Managing Partner of Waterfront Properties & Club Communities, one of North Palm Beach's leading real estate agencies, I have had the pleasure of observing Mitch's dedication and capabilities firsthand.

Mitch brings a diverse and valuable set of skills to our industry, with a strong background in both real estate and business development. His ability to quickly grasp the complexities of the local market, combined with his commitment to community engagement, makes him a standout professional. Mitch's approach to real estate is marked by integrity, strategic thinking, and a genuine desire to serve the community.

Though relatively new to our team, Mitch has already demonstrated a proactive attitude and an eagerness to contribute meaningfully. His insights and fresh perspective are aligned with the values that drive our success at Waterfront Properties. I am confident that these qualities will translate into impactful contributions as a member of the Avenir Community Development District Supervisory Board.

Mitch is precisely the kind of leader and team player that will bring innovative solutions and a collaborative spirit to the board. His commitment to excellence and his ability to navigate complex challenges are traits that will undoubtedly serve the Avenir community well.

Sincerely,



Rob Thomson  
Managing Partner  
Waterfront Properties & Club Communities

August 29, 2024

To Whom It May Concern,

It is my pleasure to write this letter of recommendation for Mitch Kay, a business professional and community leader whose integrity, strategic thinking, and commitment to excellence set him apart. I have known Mitch for many years, both as a business partner and a friend, and his unwavering dedication to his work has always been apparent.

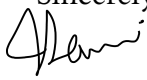
As the former Vice President of Purchasing for Carnival Cruise Lines, I was responsible for sourcing televisions for our entire fleet, a challenging task due to the high usage and demanding environment. Mitch reached out to me persistently, determined to introduce his company, Resource International. Despite our initial reliance on major brands, Mitch's determination and deep understanding of our needs caught my attention. His persistence was not just about making a sale; it was about truly understanding and solving our unique challenges at scale.

When I first met Mitch at an industry trade show, Mitch's enthusiasm and passion for business were hard to miss. His proposal to supply televisions for our crew berths was compelling, offering not only competitive pricing and quality products but also a warranty and support program tailored specifically to our industry. Mitch demonstrated a clear grasp of the operational dynamics of a large public corporation, and his team's readiness to address our concerns made Resource International a trusted and valued supplier to our business for well over a decade. Mitch has always credited me with giving him an opportunity, but in reality, he earned every bit of success through his outstanding performance and integrity.

What started as a professional relationship has developed into a lasting friendship built on mutual respect and trust. Whenever we get together, Mitch is eager to chat about business and share developments in the real estate market. It's evident to me that Mitch's story is one of hard work, passion, and a relentless pursuit of excellence.

I wholeheartedly recommend Mitch Kay for the role of ACDD Board Supervisor, and any role with the ACDD that requires a strategic mind, a problem-solver, and a dedicated leader. His unique blend of professionalism, innovation, and personal integrity makes him a standout candidate, and I am confident he will bring tremendous value to any board or organization.

Sincerely,



Joe Lavi

## **Craig S. Distel, Esq., B.C.S.**

Email: [cdistel@mcdonaldhopkins.com](mailto:cdistel@mcdonaldhopkins.com) – Tel: (561) 847-2353

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### **EXPERIENCE**

#### **McDonald Hopkins, LLC, West Palm Beach, FL**

Partner

October 2022 – Present

Associate Attorney

November 2017 – September 2022

Devote practice to construction law, including representation of developers, contractors, and subcontractors in construction defect claims, lien claims, and contract negotiations.

- Represent clients in real estate litigation cases including landlord tenant. Assisted client in claim arising out of unpaid rent and conversion of company property.
- Represent design professional in construction defect and fraud claim arising out of defective specifications, improper approval of pay applications, and improper approval of deficient work.
- Defend window manufacturer in lawsuit arising out of purchase of defunct company, debtor's attempts to avoid repayment obligations, and associated counterclaims.
- Represent large national company in non-compete and internet defamation claim against former employee who instituted an online "smear campaign."
- Represent electrical contractor in several construction defect claims related to large condominium projects in South Florida.
- Represent homeowner association in construction defect action, including management of Chapter 558 claims process.
- Represent subcontractors in multi-million dollar Federal Construction Project delay claims
- Draft and assert claims against bonds for public and private project for amounts in excess of \$10 million.
- Draft and argue dispositive motions for matters related to construction and data privacy claims.
- Draft and negotiate construction contracts for single-family home construction, commercial development projects, and condominium renovations with emphasis on indemnification provisions, liability limitations, insurance coverage issues, and provisions governing changes to contractor scopes of work. Construction contracts including those based on the AIA standard forms and custom contract documents.
- Negotiate construction contract for hotel complex in Delray Beach, Florida. Contract addressing use of Contractor Controlled Insurance Programs and Owner Controlled Insurance Programs that have recently become popular for Florida construction projects. Value of the project exceeded \$100 million.
- Negotiate construction contract for \$15 million + luxury beachfront home in Palm Beach, Florida.
- Negotiate multiple contracts for \$1.5 million + luxury beachfront homes in Palm Beach, Florida
- Negotiate several concrete restoration and window replacement contracts for client with condominium associations with values between \$300,000 and \$2,500,000.
- Draft claim denial letters, settlement agreements, and other documentation associated with changes to construction projects.
- Draft blog posts for developing blockchain and fin-tech practice group and regular contributor to construction blog.
- Defend client against bar complaint seeking permanent disbarment for social media activity during personal litigation over three-day bench trial.
- Defend client against defamation claim associated with tweets posted during divorce. Claims centered on photographs and statements posted online
- Member of firm Pro Bono Committee, 2018 – 2019, 2019 – 2020, 2020 – 2021, and 2021 – 2022 fiscal years
- Member of firm Professional Development Committee, 2022 – 2023 fiscal year
- Supervise and train junior associates

#### **Cole, Scott, & Kissane P.A., West Palm Beach, FL**

September 2013 – November 2017

Associate Attorney,

- Devoted practice to construction law, including representation of developers, contractors, and subcontractors in construction defect, contract, and lien claims.
- Represented design professionals in complex construction defect claims.
- Represented general contractors/developers as Third-Party Plaintiff in complex construction defect actions.
- Argued complex motions in multi-party construction defect claims.
- Represented defendants in personal injury claims.
- Deposed plaintiffs, defendants, and consultants in complex, multi-party construction cases
- Defended clients against FDUTPA, fraud, and negligent misrepresentation claims
- Drafted and argued dispositive motions.
- Analyzed coverage issues associated with third-party and multi-party defect claims.
- Defend country club and homeowners' association in lawsuit regarding devise of membership certificate. Obtained judgment in client's favor following bench trial.

- Published article in *The Lawyer Issue* regarding effect of exculpatory provisions in contracts on the construction industry.
- Contributed annually to construction blog.
- Supervised and trained junior associate.

**EDUCATION**

**University of Miami School of Law**, Coral Gables, FL, Juris Doctor, *cum laude*, May 2013  
Law Journal: *University of Miami International & Comparative Law Review*, Articles Editor 2012 – 2013

Activities: Member of Phi Delta Phi Legal Honors Fraternity, Completion of University of Miami Pro Bono Challenge

**The George Washington University**, Washington, DC, Bachelor of Arts: International Affairs, *cum laude*, May 2010, Minor in Economics

Honors: Elliott School for International Affairs Special Honors; Presidential Academic Scholarship (4 years), Dean’s List (2 semesters)

Activities: Study Abroad, Universidad Autonoma Madrid, Madrid, Spain, 2009; Mentor, Guides to Personal Success mentor program; Treasurer, Pi Kappa Alpha Fraternity (managed and allocated over \$130,000 during the 2008 calendar year).

**PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS**

- Board Certified in Construction Law by the Florida Bar August 2020
- Florida Bar / Southern District of Florida / Middle District of Florida
- Palm Beach County Bar Association
  - Member of Membership Committee and Judicial Relations Committee 2015 – 2016
  - Member of Construction Law Committee and Professionalism Committee 2017 – 2021
  - Presented Continuing Legal Education course on Florida Lien Law September 2018
  - Presented Continuing Legal Education course on condominium association and homeowner association construction claims September 2019
- Member of Palm Beach County planning committee for Construction Association of South Florida 2019 – 2020
- Perrin National Construction Defect Conference
  - Panelist on Construction Issues in a Post-Surfside World November 2021
- Co-Chair, Board of Directors George Washington University South Florida Alumni Association 2018 – 2022
- Member – Gold Coast Builders Association 2022 – 2023

**AVENIR COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
OCTOBER 24, 2024**

**A. CALL TO ORDER**

The October 24, 2024, Regular Board Meeting of the Avenir Community Development District (the “District”) was called to order at 12:34 p.m. in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which indicated that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 13, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance: Chairperson Virginia Cepero and Supervisors Daniel Lopez and Rosa Schechter and it was in order to proceed with the meeting.

Also in attendance were Jason Pierman of Special District Services, Inc.; District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; District Engineer Carlos Ballbe of Ballbe & Associates (via phone); Developer Rep. Tanya McConnell; and Clubhouse Reps Rick Salvatore and Patrice Chiaramonte.

Also present were District residents Mitchell Kay (in person) and Gregg Brant (via phone).

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

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

Mr. Brant addressed the Board concerning residents abusing the tennis court guest policy. He described an incident where guests brought more than their allowed number of guests and expressed concern over availability and wear-and-tear of the courts.

**F. APPROVAL OF MINUTES**

**1. August 22, 2024, Public Hearing & Regular Board Meeting**

The minutes of the August 22, 2024, Public Hearing & Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously approving the minutes of the August 22, 2024, Public Hearing & Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

**G. PUBLIC HEARING**

**1. Proof of Publication**

Proof of publication was presented which indicated that notice of the Public Hearing had been published in *The Palm Beach Post* on October 9, 2024, and October 16, 2024, as legally required.

**2. Receive Public Comment on Amending Clubhouse Rates**

Mr. Pierman explained that the only change was an increase in non-resident patron rates and noted that no members of the public were in attendance.

**3. Consider Resolution No. 2024-13 – Amending Clubhouse Rates**

Resolution No. 2024-13 was presented, entitled:

**RESOLUTION NO. 2024-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT INCREASING THE ANNUAL MEMBER CLUB FEE; APPROVING THE AVENIR COMMUNITY DEVELOPMENT DISTRICT FEE SCHEDULE FY 2023/2024; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Lopez, seconded by Ms. Schechter and passed unanimously adopting Resolution No. 2024-13, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

**H. OLD BUSINESS**

There were no Old Business items to come before the Board.

**I. NEW BUSINESS**

**1. Discussion Regarding Storm Cleanup (Insurance & FEMA)**

Mr. Pierman noted that tornado cleanup was well underway and that vendors were keeping track of their expenses so we can determine if insurance and FEMA claims are needed.

**2. Consider Ratification of Temporary Clubhouse Access for Regency Residents**

Mr. Pierman explained that, after the tornado, Regency staff had asked if their residents could use the CDD clubhouse, due to theirs being damaged. Following the Chair's direction, clubhouse staff worked with Regency staff and agreed that Regency residents would have access Monday through Friday from 8:00 a.m. to 8:00 p.m. and that Regency would provide staffing to help accommodate their residents.

A **motion** was made by Mr. Lopez, seconded by Ms. Schechter and unanimously passed ratifying the decision allowing Regency residents to utilize the clubhouse until theirs has been repaired.

**3. Discussion Regarding HOA Meeting Room Access**



Mr. Pierman explained that several HOAs had inquired about utilizing the CDD Clubhouse for HOA meetings at no charge. Following discussion, Mr. Pawelczyk suggested that an agreement be created to allow HOA access, subject to availability.

A **motion** was made by Ms. Schechter, seconded by Mr. Lopez and unanimously passed authorizing staff to create an agreement allowing HOAs to utilize the clubhouse at no cost.

#### **4. Consider Award of Contract for Pod 21 Lift Station Project**

Mr. Ballbe explained that the District advertised an RFP for the Pod 21 Lift Station project in June, and there were two responses: Centerline (\$2,588,760) and Jackson Land Development (\$3,050,627). Mr. Ballbe recommended that the Board award the contract to Centerline.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and unanimously passed awarding the Pod 21 Lift Station project to Centerline.

#### **5. Consider Landscaping Proposals (Arazoza)**

Mr. Pierman explained that upon taking over the District landscaping, Arazoza identified several projects that needed to be completed, and presented those proposals.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously approving the several Arazoza identified projects, as presented.

#### **6. Reconsider Approval of Arazoza Brothers' Landscape Install 2<sup>nd</sup> Amendment 2024**

Mr. Pierman explained that this amendment had previously been approved, but the documentation listed an incorrect dollar amount. This item is a record-keeping item, approving the agreement with the correct dollar amount.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and passed unanimously approving the Arazoza Brothers' Landscape Install 2<sup>nd</sup> Amendment 2024, as presented.

#### **7. Consider Request for Additional Fountain (Akel)**

Mr. Pierman explained that the attached proposal was for an additional fountain requested by Akel. Following discussion, staff directed Mr. Ballbe to review the need for the additional fountain.

#### **8. Discussion Regarding Board Appointment**

Mr. Pierman explained that, at the November meeting, there would be one vacant seat that must be filled by a qualified elector residing within the District. To date, two residents have expressed interest, and have sent resumes, which are included for the Board's information in preparation for the November meeting.

### **J. CHANGE ORDERS**

#### **1. Consider CO No. 8 – Northlake Phase 2 (Cheatham) – (\$226,441.20)**

Mr. Ballbe explained that Change Order No. 8 was for additional work in the amount of \$226,441.20 due to plan changes.

A **motion** was made by Ms. Cepero, seconded by Mr. Lopez and passed unanimously approving Change Orders 1-11, as presented.

**2. Consider Ratification of Northlake Phase 1 CO No. 6 (Cheatham) – (\$41,663.00)**

Mr. Ballbe explained that Change Order No 6 was for additional work in the amount of \$41,663.00 due to plan changes.

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and unanimously passed approving both change orders above, as presented.

**K. CONSENT AGENDA**

1. **Consider Ratification of Pod 10 Plat**
2. **Consider Ratification of Pod 11 Plat**
3. **Consider Ratification of Pod 21 Plat**
4. **Consider Ratification of Walgreens Drainage Easement Dedication**
5. **Consider Ratification of Bypass Road Public Utility Easement**
6. **Consider Ratification of Avenir Town Center Phase 1 Easements (FPU)**
7. **Consider Approval of FPL Lighting Agreement – Northlake Pkwy**
8. **Consider Ratification of Avenir Bypass Road – FPL Backbone (SPF Underground Agreement)**
9. **Consider Ratification of Town Center Bypass Road Public Utility Easement**
10. **Consider Acceptance of CSX Easement**

A **motion** was made by Ms. Cepero, seconded by Ms. Schechter and unanimously passed approving Consent Agenda items 1-10, as presented above.

**L. CLUBHOUSE**

**1. Clubhouse Management Update**

Mr. Salvatore gave an update on the access control project, noting that we were just waiting for the access control vendor to schedule the work. He also presented a quote for three additional tables and chairs in the clubhouse card room. Following discussion, a **motion** was made by Mr. Lopez, seconded by Ms. Cepero and unanimously passed approving the purchase.

Ms. Chiaramonte reviewed the events held since the last meeting and previewed the Halloween party and golf cart contest.

**2. Consider Landscaping Proposal (Arazoza)**

Mr. Pierman presented proposals from Arazoza for work to be done in the clubhouse area.

A **motion** was made by Ms. Cepero, seconded by Ms. Lopez and unanimously passed approving the proposals.

**M. ADMINISTRATIVE MATTERS**

Mr. Pawelczyk noted that the land swap where the District received additional land from the developer, which reconciled the plat versus what was conveyed, had been completed. He also went over the Coconut Boulevard extension project that moves the railroad crossing, for which the deed had just been approved. Mr. Pawelczyk noted that because the project had not yet been funded by bonds, he would work with the developer and the District to begin the project as long as the developer agrees to fund it as a backup. Following discussion, a **motion** was made by Mr. Lopez, seconded by Ms. Cepero and unanimously passed authorizing Mr. Pawelczyk to draft a funding agreement for the developer to fund the project and then be reimbursed by the District before the next meeting, if needed.

**N. BOARD MEMBER COMMENTS**

Mr. Pierman reminded the Board to complete their ethics training before the end of the year and also noted that the Regular and Landowner meetings would be held on November 21<sup>st</sup>.

**O. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Schechter, seconded by Ms. Cepero and passed unanimously adjourning the Regular Board Meeting at 1:31 p.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

**AVENIR  
COMMUNITY DEVELOPMENT  
DISTRICT**



**AVENIR**

**MASTER ENGINEER'S REPORT  
(2025 VALIDATION)**

*Prepared for:*

Board of Supervisors  
**AVENIR Community Development District**

*Prepared by:*



**BALLBÉ & ASSOCIATES, INC.**  
3564 N. Ocean Boulevard  
Fort Lauderdale, FL 33308  
(954) 491-7811

*Project Number:*

201622

November 18, 2024

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**LIST OF EXHIBITS**

Exhibit 1	Location Map / CDD Boundary
Exhibit 2	Avenir Parcel Alta/ACSM Lan Title Survey
Exhibit 3	CDD Boundary Legal Description
Exhibit 4	City of Palm Beach Gardens Ordinance 3-2016 approving Land Use
Exhibit 5	City of Palm Beach Gardens Ordinance 4-2016 approving Land Use
Exhibit 6	City of Palm Beach Gardens Master Plan Conversion Administrative Approval Letter
Exhibit 7	Avenir Master Plan
Exhibit 8	Avenir Master Plan Site Data
Exhibit 9	Avenir Master Plan Land Use Designation Summary
Exhibit 10	Avenir Development Standards
Exhibit 11	City of Palm Beach Gardens Ordinance 17-2016 approving CDD
Exhibit 12	Final Judgment (Case No. 2017-CA-003946)

## **PART I: INTRODUCTION**

The District is located in the City of Palm Beach Gardens (the "City"), Palm Beach County, Florida and was established pursuant to Chapter 190, Florida Statutes, for the development of the public infrastructure and required public improvements to service a mixed-use Planned Community Development (the "Development") and to provide for the acquisition, financing, long term administration and management of such public infrastructure improvements.

This Master Engineer's Report (the "Report") was prepared by Ballbé & Associates, Inc. (the "District Engineer") on behalf of the Avenir Community Development District Board of Supervisors (the "Board"), the governing body of the Avenir Community Development District (the "District" or "CDD") to provide an overview of the current property condition, a description of the proposed improvements with its corresponding estimated construction cost and to increase the Development's valuation. Also, this Report summarizes the extent, nature, cost and benefits of the proposed infrastructure improvements for the Development, as more particularly described herein.

Information provided in this Report was obtained by the District Engineer who has considered and in certain instances relied upon opinions, information and documentation prepared or supplied by others, which may have included public officials, public entities and representatives of Avenir Development, LLC, Special District Services, Inc. (the "District Manager") and other professionals and contractors.

On June 21, 2017 the District obtained a Final Judgment issued by the Circuit Court of the 15<sup>th</sup> Judicial Circuit of Palm Beach County, Florida (Case No. 2017-CA-003946) validating the Avenir Community Development District special assessment bonds, in the aggregate principal amount of not to exceed **\$360,000,000** refer to Attached Exhibit 12 (the "Prior Validation"). In light of the increased costs of the public infrastructure described herein, the Board is currently seeking to increase the validation of the special assessment bonds in the aggregate principal amount of not to exceed to **\$150,000,000** (the "New Validation"). The remaining Prior Validation amount and the New Validation amount will be used to fund such increase in cost.

**PART II: GENERAL PROPERTY INFORMATION**

**A. Location**

The District is located in the City, more particularly described as being situated North of Northlake Boulevard, South of Beeline Highway, East of Grapeview Boulevard and West of Stonewall Drive. The land lies the following sections:

<b>Township, Range</b>	<b>Section Number</b>
Township 42 South Range 41 East	4,8,9,10,14,15,16,17
Township 41 South Range 41 East	28,23
<b>Total District Area =</b>	<b>2,427.50 Acres</b>

For a depiction of the District's boundary please refer to *Exhibit 1*.

Access to the property is readily available from the Florida Turnpike as follows:

- Exit at the FL-710/Beeline Highway exit (Exit #107)
- Turn right on Jog Road
- Turn left on Northlake Boulevard to the property
- Approximately 6.25 miles from the Turnpike exit

**B. Legal Description**

Please refer to Exhibit 2 to reference the Avenir Parcel Alta/CSM Land Title Survey and Exhibit 3 to reference the District's boundary metes and bounds legal description.



**C. General Information**

The Avenir Development within the boundaries of the District consists of approximately 2,427.50 acres. The City approved the changes in land use and zoning designation for the Development on May 5, 2016 as follows:

<b>Ordinance Number</b>	<b>Description</b>
Ordinance 3-16	Change Land Use Designation to Mixed Use Development (MXD)
Ordinance 4-16	Change Zoning to Planned Community Development (PCD)
Ordinance 4-16	Avenir Development Standards – Exhibit 10
Ordinance 17-2016	City of Palm Beach Gardens Ordinance establishing

Please refer to the attached exhibits for the following miscellaneous information:

Exhibit 4	City of Palm Beach Gardens Ordinance 3-2016 approving Land Use
Exhibit 5	City of Palm Beach Gardens Ordinance 4-2016 approving Land Use
Exhibit 6	City of Palm Beach Gardens Master Plan Conversion Administrative Approval Letter
Exhibit 7	Avenir Master Plan
Exhibit 8	Avenir Master Plan Site Data
Exhibit 9	Avenir Master Plan Land Use Designation Summary
Exhibit 10	Avenir Development Standards
Exhibit 11	City of Palm Beach Gardens Ordinance 17-2016 establishing CDD

Please find below the Avenir PCD master plan land use density and designation approved by the City of Palm Beach Gardens on October 23, 2023:

<b>Land Use Category</b>	<b>Unit</b>
Single Family Residential	2,840 Dwelling units
Age Restricted	960 Dwelling units
Multi-Family	250 Dwelling units
Commercial	400,000 S.F.
Medical Office	200,000 S.F.
Professional Office	1,800,000 S.F.
Hotel	300 Rooms
Park (land dedication)	55 Acres
Police/Fire/City Annex (land dedication)	15 Acres
Civic/Recreation (land dedication)	60 Acres
Elementary School	600 Students
Agricultural	10.39 Acres

The District's property consists of approximately 2,427.50 gross acres which are subdivided into several parcels for the uses specified above, along with the required roadways, lakes and landscape buffers depicted in the master plan. The site has been cleared of vegetation and has been filled to grade.

**D. Community Development District General Information**

Pursuant to Chapter 190, *Florida Statutes*, the City of Palm Beach Gardens approved the petition to establish the District on January 5, 2017 by Ordinance No. 17-2016. According to the Ordinance, *“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.”*

The District's area consists of approximately **2,427.50 acres** and all lands are contiguous. A portion of the public improvements, community facilities and basic infrastructure needed to serve the Avenir Development will be funded and constructed by the District in accordance with the estimated construction cost and schedule provided herein. Improvements will include but are not limited to following basic categories (Collectively the “Projects”):

1. Wasterwater collection system
2. Water distribution system
3. Surface water management and drainage system
4. Wetlands mitigation and conservation
5. Roadway improvements
6. Open space and recreation
7. Landscaping, irrigation, entrance features, hardscapes
8. Differential cost of undergrounding electric utilities

### **PART III: PLANNED IMPROVEMENTS**

Following is a brief summary of the anticipated public infrastructure improvements, constituting the Projects, to be constructed for the benefit of the District:

#### **A. Wastewater Collection System**

These components of the Projects are located within the Seacoast Utility Authority ("SUA") sewer service area. Subject to prevailing fees, charges, policies and practices, SUA proposes to provide sanitary sewer service collection, distribution and treatment. Currently, SUA does not have the facilities in place to service the site and therefore, will be providing service thru the existing Interlocal Agreement between Palm Beach County and Seacoast Utility Authority for the Purchase and Sale of Bulk Potable Water and Wastewater Service. Seacoast Utility Authority will require the payment of capacity charges prior to approving the construction drawings for the proposed system.

##### Existing and Proposed Sewage Collection Improvements

The master sewage collection and transmission system has been constructed and is operational. The proposed improvements for the sewage collection system comprising a portion of the Projects consists of a network of gravity mains and sewer services which will collect and discharge the generated sewage flow. The generated flow will discharge to the existing master system.

##### Existing Sewage Treatment Facilities

Sewage treatment will be provided by the East Central Regional Wastewater Treatment Facilities Operation Board ("ECR") which is funded and governed by a board comprised of the representatives of the entities served by that facility, namely: the City of West Palm Beach, the City of Lake Worth, the City of Riviera Beach, the Town of Palm Beach, and the County. The ECR is licensed to function under specific guidelines by the State of Florida and the U.S. Environmental Protection Agency.

Currently, the plant is treating approximately 45 million gallons per day and therefore, the plant has adequate capacity to treat the anticipated flow for the Projects.

##### Regulation Compliance

The proposed sewage collection/transmission system will be designed to meet the requirements of the following permitting agencies:

- Seacoast Utility Authority
- Palm Beach County Water Utilities Department
- City of West Palm Beach
- Palm Beach County Health Department
- Florida Department of Environmental Protection
- City of Palm Beach Gardens

**B. Water Distribution System**

The Projects are located within the Seacoast Utility Authority (“SUA”) domestic water service area. Subject to prevailing fees, charges, policies and practices, SUA proposes to provide domestic water service, distribution, and treatment. Currently, SUA does not have the facilities in place to service the site and therefore, will be providing service thru an existing Interlocal Agreement between Palm Beach County and Seacoast Utility Authority for the Purchase and Sale of Bulk Potable Water and Wastewater Service. SUA will require the payment of capacity charges prior to approving the construction drawings for the proposed system.

Existing and Proposed Water Distribution System Improvements

The master water distribution system has been constructed and is operational. The proposed improvements for the water distribution system comprising the Projects consist of the installation of a water main, fire hydrants and water services. The system will be connected to the existing master system.

Regulation Compliance

The proposed water distribution system will be designed to meet the requirements of the following permitting agencies:

- Seacoast Utility Authority
- Palm Beach County Water Utilities Department
- City of West Palm Beach
- Palm Beach County Health Department
- Florida Department of Environmental Protection
- City of Palm Beach Gardens

**C. Surface Water Management And Drainage System**

Pursuant to the Conceptual Environmental Resources Permit issued by South Florida Water Management District for the Avenir development, the Projects are required to provide a series of culverts and catch basins to route the surface water runoff to the existing lakes owned by the CDD.

### Proposed Surface Water Management Improvements

The master surface water management system has been constructed and is operational. The proposed surface water management system will consist of a series of cascading basins within the developed area which will discharge into two cascading basins within the preservation and restoration areas. Water quality treatment will be designed to detain a minimum volume of 1.5 inches of runoff, a volume of 3.75 times the percent of impervious area, or the most stringent criteria for nutrient management or removal as defined by the City, The South Florida Water Management District, or the Florida Department of Environmental Protection. The developed area's stormwater management system will also provide for attenuation of runoff from storm events including protection of interior roadways, buildings, and the adjacent areas and will be designed to recover their storage capacity within the appropriate regulatory timeframes. Water quantity storage will be provided for the following design rainfall events:

- 5-year 1-day (parking areas)
- 10-year 1-day (roads)
- 25-year 3-day (minimum perimeter elevation)
- 100-year 3-day (minimum finish floor elevation)

Additionally, the preservation and restoration area will be designed to increase the stage and duration of the site's natural hydroperiod to:

1. increase groundwater recharge both to the site and the regional aquifer
2. improve the water quality for the downstream receiving areas
3. provide a key missing link for wildlife corridors and regional trail systems
4. provide for improvement and long term protection for wildlife habit

Stormwater runoff will be treated within the developed areas prior to discharge to the conservation area and will ultimately discharge to the SFWMD C-18 canal. The control elevation of the conservation area will be raised to restore the natural hydroperiod.

### Federal Emergency Management Agency - Flood Insurance Rate Map (Firm) Information

The subject site is located within "Zone B" according to FIRM Panel 50 of 245 (Community Panel No. 120192 0050 B). FEMA defines Zone B as Moderate flood hazard areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood. These areas usually the area between the limits of the 100-year and 500-year floods. "B" Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less

than 1 square mile.

### Regulation Compliance

The proposed surface water management system will be designed to meet the stormwater management requirements of the South Florida Water Management District Basis of Review, the City of Palm Beach Gardens, the Army Corps of Engineers the Florida Department of Environmental Protection and any other applicable permitting agency with jurisdiction over the proposed work.

### **D. Wetlands Mitigation and Conservation**

*(The following information has been obtained from the Avenir Property Environmental Assessment prepared by EW Consultants, Inc., dated September 2014)*

For more than 50 years there have been a variety of agricultural uses on the site including vegetable farms, timber harvest, and cattle operations. As a result, there are no areas of the site that have not been altered from their natural state in some fashion. However, there are significant natural resources remaining on the site primarily in the form of wetland systems as well as some areas of upland habitat.

The wetland resources can be characterized on a continuum from very poor ecological quality (heavily invaded by non-native and/or nuisance vegetation and altered hydrology) up through excellent wetland functional quality with only minor occurrences of non-native vegetation or hydrologic impacts. The upland resources on the site are much less diverse, primarily as a result of severe invasion by non-native vegetation. Although there are areas of pine flatwoods community with intact native canopy, understory and ground cover vegetation, they are rare and most have reduced canopy due to past timber harvest practices. The vast majority of the uplands on the site are dominated by West Indian dropseed, a non-native grass that has little if any value as forage for wildlife or cattle. The uplands are also invaded to a significant degree by Brazilian pepper, also an invasive non-native plant with little or no value to wildlife.

The guiding approach entails identifying the high quality natural resources as well as the areas with attributes that provide long term opportunity for natural habitats or special features and designating them for conservation and open space. The locational context of these conservation areas will be considered in relation to surrounding conservation lands to develop an integrated corridor connection system in a regional context. This approach follows the regulatory framework of both the State of Florida and Federal wetland regulatory policies that require

elimination and reduction (state) and avoidance and minimization (Federal) of impacts to wetlands.

In the case of the Avenir property, there have been approximately 1,969 acres of wetlands identified ranging from poor to high ecological quality. Of these wetlands, more than 828 +/- acres are proposed for preservation. The remaining 1,141 +/- acres of mostly low quality wetlands will be impacted for development. As far as upland resources, of the 720 +/- acres that can be described as native upland habitat 297 +/- acres (over 40%) are proposed for preservation.

Within the 4,763 +/- acre Avenir property, a total of 2,407 acres or 51 percent is proposed for a conservation overlay. The vast majority of the conservation overlay is comprised of native habitat preservation, habitat restoration, and long term management. The remaining acreage will be developed into Avenir.

While the Avenir property is rather large, the impacts to natural communities will be relatively low. The long history of agricultural activity has resulted in a highly-disturbed system and the lack of maintenance in recent years has led to rapid encroachment of invasive non-native vegetation throughout the property. Implementation of the conservation overlay with a dedicated agricultural area and proposed habitat restoration in the context of surrounding publicly owned conservation areas has yielded a plan with relatively low impact to natural communities and an opportunity for net improvement of habitat quality when compared to current conditions.

#### **E. Roadway Improvements**

The District will be constructing certain roadway improvements as required, pursuant to the City Development Order and other agreements by the local authorities within publicly dedicated lands or easements, consisting of road subgrade, base and asphalt, curbing and sidewalks, street lights, turn lanes, street signals and traffic control devices. Internal access to the residential parcels will be provided by utilizing a spine road system (see attached exhibits).

In order to comply with the water management requirements for the Projects, a stabilized access road needs to be provided and graded to direct the surface water runoff to the catch basins. Also, as required by the permitting agencies and the City of Palm Beach Gardens Code of Ordinances, the road will provide access to the public utility providers during construction of the public improvements (Fire/Police/EMS). The roadway components include, but are not limited to, grading the road right-of-way and curbing which are related to the storm water management system.

#### **F. Open Space and Recreation**



As approved by the City Development Order, the District will construct certain recreational facilities within the planned community which may include a clubhouse with pools, restrooms facilities and other amenities for the benefit of the District. Also, common area trails, pathways, lake parks and other open space amenities will be constructed by the District.

**G. *Landscaping, Irrigation, Entrance Features, Hardscapes***

Landscape buffers will be constructed which will required earthwork operations to construct berms, the installation of landscape material, irrigation and lighting as required by the City. The District's main entry features have been design to be installed at the three Northlake Boulevard intersections leading into the property. The entry feature at the Avenir Drive intersection has been constructed, the entry feature at the Coconut Boulevard intersection is under construction, and the entry feature at the Panther National Boulevard intersection needs to be constructed. The main entry feature that has not been constructed consists of walls, signs, berms, landscaping, irrigation, lighting, bridges, fountains, and related features pertaining to the entrance of the property.

The entry features for the parcels that have not been constructed consist of walls, signs, berms, landscaping, irrigation, lighting, bridges, fountains, and related features pertaining to the entrance to the parcels.

**PART IV: PERMITTING, OWNERSHIP AND MAINTENANCE**

The design and permitting of the infrastructure items described above is currently in progress. Following is a list of the permits that will be required for the installation of the improvements comprising the Projects:

<b>Agency</b>	<b>Jurisdiction</b>
South Florida Water Management District	Surface water management system and lake excavation, paving and drainage system and wetland mitigation, water use
Florida Department of Transportation	Beeline Highway right-of-way improvements
Palm Beach County	Spine road North-South Collector, Northlake Boulevard Intersections and driveway connections
Palm Beach County ERM	Conservation area
Army Corp of Engineers	Wetland mitigation
Seacoast Utility Authority	Water and sewer
Palm Beach County Water Utilities Department	Water and sewer
Palm Beach County Health Department	Water and Sewer
Florida Department of Environmental Protection	Water and Sewer
City of Palm Beach Gardens Fire-Rescue	Water
City of Palm Beach Gardens	Water, sewer, drainage, paving and related work, landscape, irrigation, recreation amenities, buildings and wall

Permits for the construction of the improvements for the Development will be available upon the applicant submitting the necessary plans, specifications, applications and fees as required by the permitting agencies and meeting the design criteria of the agencies having jurisdiction over the permitted improvements. Permits are expected to be obtained in the ordinary course.

The District will finance the construction and acquisition of the proposed improvements, will convey certain improvements to public agencies and will operate and maintain certain improvements. Following please find a list of the estimated improvements along with the ownership and maintenance:

<b>Required Improvement</b>	<b>Ownership</b>	<b>Maintenance</b>
Wastewater Collection System	Seacoast Utility Authority	Seacoast Utility Authority
Water Distribution System	Seacoast Utility Authority	Seacoast Utility Authority
Surface Water Management and Drainage System	Avenir C.D.D.	Avenir C.D.D.
Wetlands Mitigation and Conservation	Avenir C.D.D.	Avenir C.D.D.
Roadway Improvements	Avenir C.D.D.	Avenir C.D.D.
Open Space and Recreation	Avenir C.D.D.	Avenir C.D.D.
Landscaping, Irrigation, Entrance Features, Hardscapes	Avenir C.D.D.	Avenir C.D.D.

**PART V: COST SUMMARY**

The planned improvements construction cost estimates to be financed by the District are as follows:

<b>Item No.</b>	<b>Description</b>	<b>ESTIMATED COST</b>
1	Wastewater Collection System	\$15,000,000
2	Water Distribution System	\$10,000,000
3	Surface Water Management and Drainage System (*)	\$35,000,000
4	Wetlands Mitigation and Conservation	\$5,000,000
5	Roadway Improvements	\$20,000,000
6	Open Space and Recreation	\$10,000,000
7	Landscaping, Irrigation, Entrance Features, Hardscapes	\$15,000,000
8	Differential Cost of Undergrounding Utilities	\$5,000,000
	<b>TOTAL =</b>	<b>\$115,000,000</b>

(\*) Land Acquisition:

The cost estimates for any acquisition of lands by the District set forth in this Report was based on information provided by the Developer. It is understood that the actual price paid by the District will be determined by the lower of the cost basis to the Developer or the appraised value determined by an independent appraisal commissioned by the District.

Financial, Soft Cost, Permit Fees, General Conditions:

The items listed above include consulting fees and soft costs fees for planning, design, engineering, and surveying, permitting fees, appraisals,

legal and administrative fees, water and sewer impact fees, City and County impact fees pertaining the site infrastructure and project management related to the District's public infrastructure program. The City, County and State impose permit fees for the construction of the proposed infrastructure improvements. These fees vary depending on the type of work involved and are usually based on a percentage of the total cost of the work.

**PART VI:     CONCLUSION**

**A.     *Benefits and Costs:***

The planned improvements constituting the Projects, as described herein, will provide a direct and special benefit to all owners of the properties and residential parcels within Development. Also, the construction and maintenance of the improvements will benefit said owners and properties. In all cases the price to be paid by the District for the improvements will be the lower of the actual cost of such improvements or the fair market value.

**B.     *Recommendations:***

The District will need to obtain revenues for the purpose of funding the acquisition and /or construction of the required public improvements listed in this Report.

In order to generate this revenue, the District will rely on landowner funding and issue bonds, the debt service for which will be paid from annual non-ad valorem assessments levied on lands within the respective assessment areas within the District and collected by the District. Also, the District will collect an annual "Maintenance Assessment" to be determined, assessed and levied by the Board upon all of the assessable lands within the District for the purpose of defraying the cost and expenses of maintaining District owned improvements.

**C.     *Modifications to the Report:***

It may be necessary to make changes and modification to the planned improvements during the planning, permitting and construction stages of the public infrastructure. It is not expected that the changes and modifications will significantly impact the information and conclusions contained in this report.

Based on the information obtained to date and the recommendations listed in the reports prepared by various consultants associated with the Avenir parcel, it is our opinion that as set forth in the approval requirements from the applicable governmental entities, the lands in the District can be developed for its intended use.

The estimated cost associated with the planned improvements comprising the Projects is only an estimate and not a guaranteed maximum price. The estimated

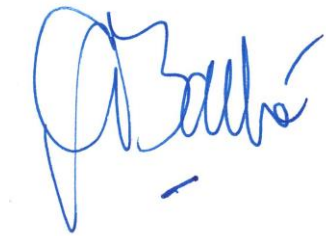
cost is based on unit prices currently being experienced for on-going and similar items of work in the area. The labor market, future costs of equipment and material, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than the estimated value. The professional services for establishing the opinion of estimated construction cost are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances. In all cases the District will pay the actual cost of such public improvements or its fair market value, whichever is less.

It is our opinion that the direct and special benefits to be received by the landowners and residents within the designated area securing the Bonds within the District as a result of the construction and acquisition of the infrastructure constituting the improvements within the Development are at least equal to the cost thereof.

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

Sincerely,

**BALLBÉ & ASSOCIATES, INC.**



November 21, 2024

Carlos J. Ballbé  
For the Firm  
Registered Engineer No. 41811  
State of Florida

**RESOLUTION NO. 2024-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$150,000,000 AGGREGATE PRINCIPAL AMOUNT OF AVENIR COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION, CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, PUBLIC ROADWAY IMPROVEMENTS, STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK AND ACQUISITION OF INTERESTS IN REAL PROPERTY; WATER AND WASTEWATER SYSTEMS; UNDERGROUNDING DIFFERENTIAL OF UTILITIES; PUBLIC PARKS AND RECREATIONAL FACILITIES; LANDSCAPING, HARDSCAPING, LANDSCAPE BUFFERS, IRRIGATION IN PUBLIC RIGHTS OF WAY AND ENTRANCE FEATURES; WETLANDS MITIGATION AND CONSERVATION AREAS AND RELATED INCIDENTAL COSTS RELATING TO THE DEVELOPMENT OF THE DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; CONFIRMING THE PRIOR APPOINTMENT OF THE TRUSTEE; APPROVING THE USE OF THAT CERTAIN MASTER TRUST INDENTURE DATED AS OF MAY 1, 2018 AND THE PREVIOUSLY VALIDATED FORM OF SUPPLEMENTAL TRUST INDENTURE FOR EACH SERIES OF BONDS AUTHORIZED BY THIS RESOLUTION; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), PALM BEACH COUNTY, FLORIDA, THE CITY OF PALM BEACH GARDENS, FLORIDA, OR OF THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE PUBLIC IMPROVEMENTS AND SUBJECT TO SPECIAL ASSESSMENTS; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; PROVIDING FOR OTHER RELATED MATTERS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the Avenir Community Development District (the “District” or the “Issuer”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended and supplemented (the “Act”), created or established by Ordinance No. 17, 2016 enacted by the City Council of the City of Palm Beach Gardens, Florida (the “City”) on January 5, 2017; and



**WHEREAS**, the District has previously decided to undertake the design, acquisition, construction costs of certain public infrastructure improvements to be located in or to benefit the assessable lands within the District including, but not limited to, offsite and onsite public roadway improvements, stormwater management and control facilities, including, but not limited to, related earthwork and acquisition of interests in real property; water and wastewater systems, the differential cost of undergrounding certain utilities; landscaping, hardscaping, landscape buffers, irrigation in public rights of way and entrance features; wetlands mitigation and conservation areas; public parks and recreational facilities; and related soft costs and professional fees, pursuant to the Act relating to and for the benefit of the assessable land within the District (collectively, the “Original Project”);

**WHEREAS**, the District previously authorized, pursuant to Resolution No. 2017-18 adopted by the Board of Supervisors of the District (the “Board”) on March 30, 2017 (the “Original Initial Resolution”) the issuance of not to exceed \$360,000,000 aggregate principal amount of its Avenir Community Development District Special Assessment Bonds, in one or more series (collectively, the “Original Authorized Bonds”), in order to pay all or a portion of the design, acquisition and construction costs of the Original Project, all as set forth in Schedule “I” attached to the Original Initial Resolution;

**WHEREAS**, based on an increase in the costs of the Original Project, the Original Authorized Bonds will not be sufficient to finance such increased costs, the Board hereby determines to authorize additional Bonds (herein, the “New Bonds”) in the aggregate principal amount of not exceeding \$150,000,000 to finance all or a portion of the increased costs of the Original Project;

**WHEREAS**, the District desires to provide the terms and conditions under which the District will acquire and cause to be constructed the public improvements on District lands and certain adjacent lands the improvement of which will specially benefit the District lands;

**WHEREAS**, authority is conferred upon the District by the Constitution and laws of the State of Florida, specifically including, but not limited to, Sections 190.011(9), 190.011(14), 190.014, 190.016(1), 190.016(2), 190.016(5), 190.016(8), 190.016(11), 190.016(13), 190.022 and 190.023 of the Act, to issue the Bonds; and

**WHEREAS**, the District desires to authorize and approve various instruments to be executed and delivered in connection with the Bonds and to provide for the judicial validation of the Bonds pursuant to Section 190.016(12), Florida Statutes.

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

Section 1. Authorization of New Bonds. The District hereby authorizes the issuance of not to exceed \$150,000,000 aggregate principal amount of the New Bonds in one or more series to (i) finance the costs of all or a portion of the increased costs of the Original Project in one or more phases; (ii) fund debt service reserve accounts; (iii) fund capitalized interest for the New Bonds if so required; and (vi) pay the costs of issuing the New Bonds. Pursuant to Section 190.016(1), the New Bonds may be issued and delivered by the District in payment of all or a

portion of the purchase price of the additional cost of the Original Project or may be sold at public or private sale.

Section 2. Certain Details of the New Bonds. The New Bonds and the interest thereon, shall not be deemed to constitute a debt, liability or obligation of the District (except as provided herein), Palm Beach County, Florida (the “County”), the City of Palm Beach Gardens, Florida (the “City”), the State of Florida (the “State”), or any other political subdivision thereof, but shall be payable solely from the Special Assessments (as defined in the form of Indenture hereinafter referred to) levied by the District on assessable property within the District benefited by the Project subject to assessment, as set forth in the Indenture and neither the faith and credit nor any taxing power of the District, the City, the County, or the State, or of any other political subdivision thereof, is pledged to the payment of the principal of or interest on the New Bonds, except for Special Assessments to be assessed and levied by the District to secure and pay the New Bonds.

The New Bonds shall:

(i) be issued in one or more series and may be delivered in payment of the purchase price of the increased costs of the Original Project or sold at public or private sale, as provided in Section 190.016(1), Florida Statutes, each series in an aggregate principal amount to be determined by subsequent resolution or resolutions of the District; provided, however, that the total aggregate principal amount of the New Bonds issued may not exceed \$150,000,000 unless this Resolution is amended prior to the validation of the New Bonds authorized herein.

(ii) be issued in fully registered form in minimum principal denominations of \$5,000 and any integral multiple of \$5,000 in excess thereof, except as otherwise provided in the herein defined Indenture;

(iii) bear interest at an average annual rate not exceeding the maximum rate as may then be permitted by the laws of the State as more particularly provided in a resolution adopted by the District prior to the issuance and delivery of the New Bonds;

(iv) the New Bonds shall be payable in not more than 30 annual installments of principal, which 30 annual installments shall be measured from the original date of issuance not counting any capitalized interest period; and

(v) be dated as provided in a resolution adopted by the District prior to the issuance and delivery thereof.

The final maturity date or dates of the New Bonds and the interest rate or rates thereon shall be determined, within the foregoing limits, and any optional, mandatory and extraordinary redemption provisions thereof shall be fixed, by the Indenture hereinafter referred to or by one or more resolutions of the District to be adopted prior to the delivery of the New Bonds. In other respects, the New Bonds shall be in the forms, shall be executed and authenticated, shall be subject to replacement and shall be delivered as provided in the Indenture.

Prior to the issuance and delivery of the New Bonds, the District shall have undertaken and, to the extent then required under applicable law, completed all necessary proceedings, including, if applicable, without limitation, the approval of assessment rolls, the holding of public

hearings and the adoption of resolutions in order to levy and collect the Special Assessments upon the lands within the District subject to assessment, all as more specifically required and provided for by the Act and Chapters 170, 190 and 197, Florida Statutes, as the same may be amended from time to time, or any successor statutes thereto.

Section 3. Designation of Attesting Members. Each Assistant Secretary of the Board of the District (each individually a “Designated Member”) and the Secretary, are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson of the Board as they appear on the New Bonds, the Indenture and any other documents which may be necessary or helpful in connection with the issuance and delivery of the New Bonds and in connection with the application of the proceeds thereof.

Section 4. Approval of the Use of the Master Indenture and Authorization of the Execution and Delivery of Supplemental Trust Indenture. The Board does hereby approve the use of the Master Trust Indenture dated as of May 1, 2018 (the “Master Indenture”) and authorizes the execution and delivery of the form of Supplemental Trust Indenture approved pursuant to the terms of the Original Initial Resolution when in final form (collectively, the “Indenture”) pursuant to which the New Bonds will be issued, each between the District and the Trustee, as herein defined. The Indenture shall provide for the security of the New Bonds and express the contract between the District and the owners of such New Bonds.

Section 5. Sale of New Bonds. Pursuant to the provisions of Section 190.016(1), the New Bonds may be delivered in payment of all or a portion of the purchase price of the increased costs of the Original Project or may be sold at public or private sale after such advertisement, if any, as the Board may deem advisable but not in any event at less than 90 percent of the par value thereof, together with accrued interest thereon, in conformance with the provisions of the Act.

Section 6. Appointment of Trustee. The District ratifies the appointment of Regions Bank to serve as trustee, paying agent, registrar and authenticating agent under the Indenture with respect to the New Bonds (collectively, the “Trustee”). If for any reason Regions Bank is unwilling to serve as Trustee, the District shall by subsequent proceeding, appoint the Trustee from any of the following financial institutions: Computershare Trust Company, N.A. or U.S. Bank Trust Company, National Association.

Section 7. Bond Validation. District Counsel and Bond Counsel to the District are hereby authorized and directed to take appropriate proceedings in the Circuit Court of the Fifteenth Judicial Circuit of Florida, in and for Palm Beach County, Florida, for validation and the proceedings incident thereto for the New Bonds to the extent required by and in accordance with Section 190.016(12), Florida Statutes. The Chairperson or any Designated Member is authorized to sign any pleadings and to offer testimony in any such proceedings for and on behalf of the District. The other members of the Board, the officers of the District and the agents and employees of the District, including, without limitation, the District Manager, the engineer or engineering firm serving as engineer to the District and the District’s underwriter and any placement agent are hereby also authorized to offer testimony for and on behalf of the District in connection with any such validation proceedings.

Section 8. Further Official Action; Ratification of Prior and Subsequent Acts. The Chairperson, the Secretary and each Designated Member and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the New Bonds, any documents required in connection with implementation of a book-entry system of registration, any funding agreements, acquisition agreements, true-up agreements, collateral assignments and/or completion agreements with the Developer (as such term is defined in the Indenture), and investment agreements relating to the investment of the proceeds of the New Bonds and any agreements in connection with maintaining the exclusion of interest on the Bonds from gross income of the holders thereof unless such New Bonds are issued as taxable New Bonds) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary or any Designated Member is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 9. Bond Anticipation Notes. The District may, if it determines it to be in its best financial interest, issue Bond Anticipation Notes (“BANs”) in order to temporarily finance the costs of all or a portion of any component of the increased costs of the Original Project. The District shall by proper proceedings authorize the issuance and establish the details of such BANs pursuant to the provisions of Section 190.014, Florida Statutes, as amended other applicable provisions of laws.

Section 10. Subsequent Resolution(s) Required. Notwithstanding anything to the contrary contained herein, no series of New Bonds may be issued or delivered until the District adopts a subsequent resolution and/or supplemental indenture for each such series fixing the details of such series of New Bonds remaining to be specified or delegating to the Chairperson or a Designated Member the authority to fix such details.

Section 11. Severability. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 12. Effective Date. This resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED in Public Session of the Board of Supervisors of the Avenir Community Development District, this 21<sup>st</sup> day of November, 2024.

AVENIR COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Name: Virginia Cepero  
Title: Chairperson, Board of Supervisors

By: \_\_\_\_\_  
Name: Jason Pierman  
Title: Secretary

## SCHEDULE I

### DESCRIPTION OF THE PROJECT

The increased costs of the Original Project includes increased costs relating to, but is not limited to, the following improvements:

- Stormwater management and control facilities, including, but not limited to, related earthwork and acquisition of interests in real property;
- Water and wastewater systems;
- Public roadway improvements including turn lanes, signalization and signage;
- Undergrounding differential cost for electric utilities;
- Landscaping, hardscaping, landscape buffers, irrigation in public rights of way and entrance features;
- Public parks and recreational facilities;
- Wetlands mitigation and conservation areas; and
- Related soft costs and professional fees.

All as more particularly described in the District Master Engineer's Report of Ballbé & Associates, Inc., as amended from time to time.

703959338v4

**AVENIR  
COMMUNITY DEVELOPMENT  
DISTRICT**



**AVENIR**

**EIGHTH SUPPLEMENTAL ENGINEER'S  
REPORT**

(PARCELS A-10, A-11 AND A-21 PROJECTS)

*Prepared for:*

Board of Supervisors  
**AVENIR Community Development District**

*Prepared by:*



**BALLBÉ & ASSOCIATES, INC.**  
3564 N. Ocean Boulevard  
Fort Lauderdale, FL 33308  
(954) 491-7811

*Project Number:*

201622

October 22, 2024

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### **LIST OF EXHIBITS**

Exhibit 1	Location Map / CDD Boundary
Exhibit 2	Assessment Area One
Exhibit 3	Assessment Area Two
Exhibit 4	Parcels A-10, A-11 and A-21 Sub-Assessment Areas Plan
Exhibit 5	Avenir Parcel A-10 Survey
Exhibit 6	Avenir Parcel A-10 Legal Description
Exhibit 7	Avenir Parcel A-10 Site plan
Exhibit 8	Avenir Parcel A-10 Plat
Exhibit 9	Avenir Parcel A-11 Survey
Exhibit 10	Avenir Parcel A-11 Legal Description
Exhibit 11	Avenir Parcel A-11 Site plan
Exhibit 12	Avenir Parcel A-11 Plat
Exhibit 13	Avenir Parcel A-21 Survey
Exhibit 14	Avenir Parcel A-21 Legal Description
Exhibit 15	Avenir Parcel A-21 Site plan
Exhibit 16	Avenir Parcel A-21 Plat

**PART I: INTRODUCTION**

This Eighth Supplemental Engineer's Report (the "Report") was prepared by Ballbé & Associates, Inc. (the "District Engineer") on behalf of the Avenir Community Development District Board of Supervisors (the "Board"), the governing body of the Avenir Community Development District (the "District" or "CDD") for the purposes of providing the status of the permitting and cost estimates of certain site infrastructure improvements related to certain defined areas within the District herein referred to as **Parcels A-10, A-11 and A-21** (collectively "The Projects"). Parcel **A-11** is located within Assessment Area One as depicted on the attached **Exhibit 2** and Parcels **A-10** and **A-21** are located within Assessment Area Two as depicted on the attached **Exhibit 3**. Such areas are referred to herein as the "Parcel A-10 Sub-Assessment Area," as depicted on the attached *Exhibit 6*, as the "Parcel A-11 Sub-Assessment Area," as depicted in on the attached *Exhibit 10*, and as the "Parcel A-21 Sub-Assessment Area," as depicted on the attached *Exhibit 14*.

The District is located in the City of Palm Beach Gardens (the "City"), Palm Beach County, Florida and was established pursuant to Chapter 190, Florida Statutes, for the development of the public infrastructure and required public improvements to service a mixed-use planned community development (the "Development") and to provide for the acquisition, financing, long term administration and management of such public infrastructure improvements.

This Report summarizes the extent, nature, cost and benefits of the proposed infrastructure improvements for The Projects, as more particularly described herein.

Information provided in this Report was obtained by the District Engineer who has considered and in certain instances relied upon opinions, information and documentation prepared or supplied by others, which may have included public officials, public entities and representatives of Avenir Development, LLC, Special District Services, Inc. (the "District Manager") and other professionals and contractors.

**PART II: GENERAL PROPERTY INFORMATION**

**A. Location**

The District is located in the City, more particularly described as being situated North of Northlake Boulevard, South of Beeline Highway, East of Grapeview Boulevard and West of Stonewall Drive. The land lies the following sections:

<b>Township, Range</b>	<b>Section Number</b>
Township 42 South Range 41 East	4,8,9,10,14,15,16,17
Township 41 South Range 41 East	28,23
<b>Total District Area =</b>	<b>2,427.50 Acres</b>

For a depiction of the District's boundary please refer to *Exhibit 1*.

**B. General Information**

The Avenir Development within the boundaries of the District consists of approximately 2,427.50 acres. The City approved the changes in land use and zoning designation for the Development on May 5, 2016 as follows:

<b>Ordinance Number</b>	<b>Description</b>
Ordinance 3-16	Change Land Use Designation to Mixed Use Development (MXD)
Ordinance 4-16	Change Zoning to Planned Community Development (PCD)
Ordinance 4-16	Avenir Development Standards

**C. Parcels A-10, A-11 and A-21 Sub-Assessment Areas General Information**

The public infrastructure improvements providing a direct and special benefit to Parcels A-10, A-11 and A-21 Sub-Assessment Areas will be constructed in one or more phases, and the District intends to construct and finance the following infrastructure improvements constituting The Projects:

<b>Improvement Description</b>
Water Management
Water Distribution and Sewage Collection Systems
Landscape & Irrigation
Hardscape, Sidewalks and Differential Cost of Undergrounding Electrical Utilities

Below please find the planned use for The Projects within the corresponding Parcels A-10, A-11 and A-21 Sub-Assessment Areas within Assessment Areas One and Two, as applicable:

<b>Parcel I.D.</b>	<b>Product/Use</b>	<b>No. of Units</b>
A-10	77'x130' residential lot	144
A-10	77'x140' residential lot	86
A-11	65'x130' residential lot	65
A-11	65'x140' residential lot	72
A-21	50'x130' residential lot	204
<b>Total Number of Units =</b>		<b>571</b>

The Projects will be constructed in one or more phases as listed below:

<b>Parcel I.D.</b>	<b>Product Type (Lot Size)</b>	<b>No. of Units</b>
A-10 Phase One	77 ft	88
A-10 Phase Two	77 ft	142
<b>Total A-10 =</b>		<b>230</b>
A-11 Phase One	65 ft	40
A-11 Phase Two	65 ft	97
<b>Total A-11 =</b>		<b>137</b>
A-21 Phase One	50 ft	50
A-21 Phase Two	50 ft	154
<b>Total A-21 =</b>		<b>204</b>

The infrastructure improvements constituting The Projects required for the Parcels A-10, A-11 and A-21 Sub-Assessment Area consist of public improvements, community facilities and basic infrastructure needed to serve each sub-assessment area. Said improvements will be funded in part by the District throughout the issuance of its Special Assessment Bonds issued in one or more series for each of the Sub-Assessment Areas (collectively, the “Bonds”). Certain portions of The Projects will be financed by the Bonds, the interest rate of which will be included in gross income for federal income tax purposes (herein, the “Taxable Bonds”).

Below is a description of the *public* improvements constituting The Projects to be funded by the District with this bond issuance:

1. Bonds

The Bonds will fund the public infrastructure improvements for The Projects consisting of the following:

- Water management and erosion control systems and facilities and easements to be maintained by the CDD (excludes costs of

transporting to, and placement of, fill on private lands).

- Site preparation drainage system, excluding any grading on private lands, including the grading associated with initial construction of lots and home construction.
- Water distribution system and impact fees.
- Sewage collection system and impact fees.
- Curb and gutter that are part of the water management system.
- Landscape and irrigation in areas to be owned and maintained by the CDD located in front of the gate.
- Landscape buffer areas located in front of the gate.
- Paths and sidewalks in public areas and public easements to be maintained by the CDD
- Parks
- Common area landscape and irrigation
- Differential cost of undergrounding electrical utilities
- Public parks and common area hardscape
- Entry features & gates
- Permit fees, water and sewer capacity charges, soft cost for professional design, management fees, improvements related soft cost associated with the development that may be financed with the Bonds.

### **PART III: PLANNED IMPROVEMENTS**

Following is a brief summary of the anticipated public infrastructure improvements, constituting The Projects, to be constructed for the benefit of the District:

#### **A. Water Management & Erosion Control**

Pursuant to the Conceptual Environmental Resources Permit issued by South Florida Water Management District for the Avenir development, The Projects are required to provide a series of culverts and catch basins to route the surface water runoff to the existing lakes owned by the CDD. Also, the land needs to be graded towards the roads for erosion control purposes and a pollution and sedimentation control plan needs to be implemented for the duration of the construction of the required improvements. The road rights-of-way will need to be graded to meet water management requirements.

#### **B. Sewage Collection System**

The Projects are located within the Seacoast Utility Authority ("SUA") sewer service area. Subject to prevailing fees, charges, policies and practices, SUA proposes to provide sanitary sewer service collection, distribution and treatment. Currently, SUA does not have the facilities in place to service the site and therefore, will be providing service thru the existing Interlocal Agreement between Palm Beach County and Seacoast Utility Authority for the Purchase and Sale of Bulk Potable Water and Wastewater Service. Seacoast Utility Authority will require the payment of capacity charges prior to approving the construction drawings for the proposed system.

#### **Existing and Proposed Sewage Collection Improvements**

The proposed improvements for the sewage collection system comprising a portion of The Projects consists of a network of gravity mains and sewer services which will collect and discharge the generated sewage flow from the residential units within Parcels A-10, A-11 and A-21 Sub-Assessment Areas to an existing gravity main located on Panther National Boulevard. The generated flow will discharge to an existing pump station located adjacent to The Projects.

#### **Existing Sewage Treatment Facilities**

Sewage treatment will be provided by the East Central Regional Wastewater Treatment Facilities Operation Board ("ECR") which is funded and governed by a board comprised of the representatives of the entities served by that facility, namely: the City of West Palm Beach, the City of Lake Worth, the City of Riviera Beach, the Town of Palm Beach, and the County. The ECR is licensed to function

under specific guidelines by the State of Florida and the U.S. Environmental Protection Agency.

Currently, the plant is treating approximately 45 million gallons per day and therefore, the plant has adequate capacity to treat the anticipated flow for The Projects.

#### Regulation Compliance

The proposed sewage collection/transmission system will be designed to meet the requirements of the following permitting agencies:

- Seacoast Utility Authority
- Palm Beach County Water Utilities Department
- City of West Palm Beach
- Palm Beach County Health Department
- Florida Department of Environmental Protection
- City of Palm Beach Gardens

### **C. Water Distribution System**

The Projects are located within the Seacoast Utility Authority ("SUA") domestic water service area. Subject to prevailing fees, charges, policies and practices, SUA proposes to provide domestic water service, distribution, and treatment. Currently, SUA does not have the facilities in place to service the site and therefore, will be providing service thru an existing Interlocal Agreement between Palm Beach County and Seacoast Utility Authority for the Purchase and Sale of Bulk Potable Water and Wastewater Service. SUA will require the payment of capacity charges prior to approving the construction drawings for the proposed system.

#### Existing and Proposed Water Distribution System Improvements

The proposed improvements for the water distribution system comprising The Projects consist of the installation of a water main, fire hydrants and water services. The system will be connected to an existing water main located along Panther National Boulevard.

#### Regulation Compliance

The proposed water distribution system will be designed to meet the requirements of the following permitting agencies:

- Seacoast Utility Authority
- Palm Beach County Water Utilities Department
- City of West Palm Beach
- Palm Beach County Health Department



- Florida Department of Environmental Protection
- City of Palm Beach Gardens

**D. Access Roads**

In order to comply with the water management requirements for The Projects, a stabilized access road needs to be provided and graded to direct the surface water runoff to the catch basins. Also, as required by the permitting agencies and the City of Palm Beach Gardens Code of Ordinances, the road will provide access to the public utility providers during construction of the public improvements (Fire/Police/EMS). The roadway components include, but are not limited to, grading the road right-of-way and curbing which are related to the storm water management system. These improvements will be located within the Parcels A-10, A-11 and A-21 Sub-Assessment Areas and will benefit the assessable land.

**E. Landscape, Buffers, Paths, Sidewalks and Irrigation**

Pursuant to the City's approved site plan for the Projects, the landscape, buffers, paths, sidewalks and irrigation improvements in common areas and easements to be owned or maintained by the CDD will be constructed to meet the conditions of approval in accordance to local regulations. Only landscape, buffers, paths, sidewalks and irrigation improvements outside of the hard gate will be financed with the proceeds of the Bonds, will be located within the Parcels A-10, A-11 and A-21 Sub-Assessment Areas and will benefit the assessable land.

**F. Hardscape and Walls**

Pursuant to the City of Palm Beach Gardens approved site plan for the Projects, the entry features and sound barrier walls/fences and soft gates in common areas and easements to be owned or maintained by the CDD will be constructed to meet the conditions of approval in accordance to in accordance to local regulations. These improvements will be financed with the Taxable Bonds, will be located within the Parcels A-10, A-11 and A-21 Sub-Assessment Areas and will benefit the assessable land.

**PART IV: PERMITTING, OWNERSHIP AND MAINTENANCE**

The design and permitting of the infrastructure items described above is currently in progress. Following is a list of the permits that will be required for the installation of the improvements comprising The Projects:

Agency/Company	Permitting Jurisdiction
City of Palm Beach Gardens	Roads, drainage system, entry feature, common area improvements, landscape and irrigation
Seacoast Utility Authority	Water and sewer
Palm Beach County Water Utilities Department	Water and sewer
Palm Beach County Health Department	Water and Sewer
Florida Department of Environmental Protection	Water and Sewer
City of Palm Beach Gardens Fire-Rescue	Water
City of Palm Beach Gardens	Roads, drainage system, entry feature, common area improvements, landscape and irrigation

Permits for the construction of the improvements comprising The Projects will be available upon the applicant submitting the necessary plans, specifications, applications and fees as required by the permitting agencies and meeting the design criteria of the agencies having jurisdiction over the permitted improvements.

Developer has submitted or will be submitting plans, applications and calculations for approval by the following permitting agencies:

- Seacoast Utilities Authority - Water and Sewer
- South Florida Water Management District - Environmental Resources Permit
- South Florida Water Management District - Dewatering Permit
- South Florida Water Management District - Water Use Permit
- City of West Palm Beach – Sewer capacity
- Palm Beach County Water Utilities Department – water and sewer transmission
- Palm Beach County Department of Health – water and sewer

Permits are expected to be obtained in the ordinary course.

The District will finance the construction and acquisition of the proposed improvements and will either retain or convey the public improvements to public agencies. Following please find a list of the estimated improvements along with the ownership and maintenance responsibilities:

<b>Required Improvement</b>	<b>Ownership</b>	<b>Maintenance</b>
Wastewater Collection System	Seacoast Utility Authority	Seacoast Utility Authority
Water Distribution System	Seacoast Utility Authority	Seacoast Utility Authority
Water Management System	Avenir CDD	Avenir CDD
Landscaping, Irrigation, Entrance Features, Security Walls, Hardscapes in Common Areas	Property Owner or under control by the District	Avenir CDD thru easement and agreement with Owner

**PART V: COST SUMMARY**

The planned improvements comprising The Projects construction cost estimates to be financed by the District are as follows:

1. Non-Taxable Bonds

The estimated costs for the public infrastructure constituting The Projects being funded by the District by the issuance of the non-taxable Bonds are as follows:

<b>Item No.</b>	<b>RESIDENTIAL PARCELS COSTS DESCRIPTION</b>	<b>Total Estimated Cost</b>
1	Water Management	\$15,893,315
2	Water Distribution and Sewage Collection System	\$15,286,575
3	Landscape & Irrigation outside of gate	\$2,669,815
4	Perimeter wall	\$636,220
	<b>TOTAL =</b>	<b>\$34,485,925</b>

Item No.	MASTER DEVELOPMENT INFRASTRUCTURE COSTS DESCRIPTION (PREVIOUSLY SPENT)	Total Estimated Cost
1	Water Management (*)	\$9,175,000
2	Water Distribution and Sewage Collection System	\$5,505,000
3	Landscape & Irrigation outside of gate	\$3,670,000
4	Perimeter wall	\$0
	<b>TOTAL =</b>	<b>\$18,350,000</b>

(\*) Land Acquisition:

The cost estimates for any acquisition of lands by the District set forth in this Report was based on information provided by the Developer. It is understood that the actual price paid by the District will be determined by the lower of the cost basis to the Developer or the appraised value determined by an independent appraisal commissioned by the District.

Soft Cost, Permit Fees, General Conditions:

The items listed above include consulting fees and soft costs fees for planning, design, engineering, and surveying, permitting fees, appraisals, legal and administrative fees, water and sewer impact fees, City and County impact fees pertaining the site infrastructure and project management related to the District's public infrastructure program. The City, County and State impose permit fees for the construction of the proposed infrastructure improvements. These fees vary depending on the type of work involved and are usually based on a percentage of the total cost of the work.

## 2. Taxable Bonds

The estimated costs for the infrastructure comprising The Projects being funded by the District by the issuance of the Taxable Bonds are as follows:

<b>Item No.</b>	<b>Description</b>	<b>Total Estimated Cost</b>
1	Landscape & Irrigation	\$500,550
2	Walls, Hardscape, Gate, Common Area & Sidewalks	\$6,374,175
	<b>TOTAL =</b>	<b>\$6,874,725</b>

### Soft Cost, Permit Fees, General Conditions:

The items listed above include consulting fees and soft costs fees for planning, design, engineering, surveying, permitting fees, appraisals, legal, administrative and impact fees related to the proposed improvements. Also, project management fees related to the District's public infrastructure program. The City, County and State impose permit fees for the construction of the proposed infrastructure improvements. These fees vary depending on the type of work involved and are usually based on a percentage of the total cost of the work.

## **PART VI: CONCLUSION**

### **A. *Benefits and Costs:***

The planned improvements described herein will provide a direct and special benefit to all owners of the properties and residential parcels within the Parcels A-10, A-11 and A-21 Sub-Assessment Areas. Also, the construction and maintenance of the improvements comprising The Projects will benefit said owners and properties. In all cases the price to be paid by the District for the improvements comprising The Projects will be the lower of the actual cost of such improvements or the fair market value.

### **B. *Recommendations:***

The District will need to obtain revenues for the purpose of funding the construction of the required public improvements listed in this Report. The Bonds to be issued in one or more series and during a period in connection with the development of the Parcels A-10, A-11 and A-21 Sub-Assessment Areas and each series of Bonds will be secured by the levy of special assessments levied against the assessable lands in the Parcels A-10, A-11 and A-21 Sub-Assessment Areas within Assessment Area One and Assessment Area Two, as applicable.

### **C. *Modifications to the Report:***

It may be necessary to make changes and modification to the planned improvements during the planning, permitting and construction stages of the public infrastructure. It is not expected that the changes and modifications will significantly impact the information and conclusions contained in this report.

Based on the information obtained to date and the recommendations listed in the reports prepared by various consultants associated with The Projects, it is our opinion that as set forth in the approval requirements from the applicable governmental entities, the lands within the Parcels A-10, A-11 and A-21 Sub-Assessment Areas in the District can be developed for its intended use.

The estimated cost associated with the planned improvements comprising The Projects is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for on-going and similar items of work in the area. The labor market, future costs of equipment and material, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than the estimated value. The professional services for establishing the opinion

of estimated construction cost are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

It is our opinion that the direct and special benefits to be received by the landowners and residents within the designated area securing the Bonds within the District as a result of the construction and acquisition of the infrastructure constituting the improvements within the Parcels A-10, A-11 and A-21 Sub-Assessment Area are at least equal to the cost thereof.

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

Sincerely,

**BALLBÉ & ASSOCIATES, INC.**



October 22, 2024

Carlos J. Ballbé  
For the Firm  
Registered Engineer No. 41811  
State of Florida



Exhibit 1	Location Map / CDD Boundary
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Exhibit 2	Assessment Area One Plan
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Exhibit 3	Assessment Area Two Plan
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Exhibit 4	Parcels A-10, A-11 and A-21 Sub-Assessment Areas Plan
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Exhibit 5	Parcel A-10 Survey
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Exhibit 6

Avenir – Pod 10 Legal Description

Exhibit 7	Parcel A-10 Site Plan
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Exhibit 8	Avenir Pod 10 Plat
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Exhibit 9	Avenir Pod 11 Survey
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Exhibit 10	Avenir Pod 11 Legal Description
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Exhibit 11	Avenir Pod 11 Site Plan
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Exhibit 12	Avenir Pod 11 Plat
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Exhibit 13	Avenir Pod 21 Survey
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Exhibit 14	Avenir Pod 21 Legal Description
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Exhibit 15	Avenir Pod 21 Site Plan
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Exhibit 16	Avenir Pod 21 Plat
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**MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT**  
**INFRASTRUCTURE PROJECT SPECIAL ASSESSMENT BONDS**  
**FOR PARCEL A-10 PROJECT**

PREPARED FOR THE  
**AVENIR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BOARD OF SUPERVISORS**

November 21, 2024

**SPECIAL DISTRICT SERVICES, INC.**  
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Palm Beach Gardens, Florida 33410  
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## 1.0 INTRODUCTION

The Avenir Community Development District (the “District”) is a local unit of special purpose government located in the City of Palm Beach Gardens (the “City”) in Palm Beach County, Florida (the “County”). The District was established on January 5, 2017, by Ordinance No.17-2017 enacted by the Council of the City to provide for the construction, and/or acquisition, financing, long-term administration and management of certain infrastructure of the Development, as defined below.

The Avenir PUD (the “Development”) is a planned Development containing approximately 2,427 gross acres and is located in the City. The District is co-terminus with the Development and is planned for the following land uses:

**Table 1 – Proposed Land Uses for the District**

<b>Land Use Category</b>	<b>Unit</b>
Single Family Residential	2,690 Dwelling units
Age Restricted	960 Dwelling units
Multi-Family	250 Dwelling units
Commercial	400,000 S.F.
Medical Office	200,000 S.F.
Professional Office	1,800,000 S.F.
Hotel	300 Rooms
Park (land dedication)	55 Acres
Police/Fire/City Annex (land dedication)	15 Acres
Civic/Recreation (land dedication)	60 Acres
Public School (land dedication)	15 Acres
Agricultural	20 Acres

The District intends to finance and construct the Development in phases. **Table 2** below shows the planned uses for the phase known as “Assessment Area Two-Parcel A-10 Project Area”. Assessment Area Two - Parcel A-10 Project Area is a subset of Assessment Area Two within the District boundaries and contains approximately 109.402+/- acres. See **Appendix 7** for a legal description of the property.

**Table 2 – Proposed Land Uses for Assessment Area Two-Parcel A-10 Project Area**

<b><u>Product Type (Lot Size)</u></b>	<b><u># of Units</u></b>
<b>Single Family - 77</b>	<b>230</b>
<b>TOTAL UNITS</b>	<b>230</b>

This Master Report will provide the allocation of special assessments as it relates to the sale and issuance of Special Assessment Bonds in one or more series (collectively the “Bonds”) for the financing and refinancing of public infrastructure improvements in the Development located in the District’s Assessment Area Two- Parcel A-10 Project Area, including, but not limited to, the public roadway improvements including acquisition of land relating thereto, the surface water management and drainage system including acquisition of land relating thereto, the water distribution system, the wastewater collection system, the open space and recreation facilities, the landscaping, irrigation, entrance features and hardscapes; and other related public improvements (collectively, the “Parcel A-10 Project”).

This Master Report equitably allocates the costs being incurred by the District to provide the benefits of the Parcel A-10 Project to the developable lands within the Assessment Area Two- Parcel A-10 Project Area as identified herein on **Appendix 7**. The Parcel A-10 Project improvements are described below and in the Eighth Supplemental Engineer’s Report (Parcels A-10, A-11, and A-21 Projects), dated October 22, 2024 as may be revised (the “Engineer’s Report”), prepared by Ballbé & Associates, Inc. (the “District’s Engineer”).

The District intends to issue Bonds in one or more series. Supplemental Assessment Methodologies will be prepared in accordance which each bond issue which will set forth the specific project to be funded.

**2.0 PROJECT TO BE FUNDED BY THE DISTRICT**

The District anticipates issuing Bonds to finance all or portion of the construction and/or acquisition of the Parcel A-10 Project. The total cost of the Parcel A-10 Project is estimated to be approximately \$27,436,789. A detail of the Parcel A-10 Project costs is included herein on **Appendix 1**. There are previously incurred Parcel A-10 Project costs that will be reimbursed as shown on **Appendix 1**. The Bonds will be repaid through the levy of non-ad valorem special assessments on assessable property within Assessment Area Two Parcel A-10 Project Area. The

Parcel A-10 Project has been designed to be functional and confer direct and special benefits to the assessable property within Assessment Area Two-Parcel A-10 Project Area. Any portion of the Parcel A-10 Project not financed through the issuance of Bonds will be paid for by Avenir Development, LLC (herein the “Landowner”).

Construction and/or acquisition and maintenance obligations for the District’s proposed infrastructure improvements constituting the Parcel A-10 Project are described in summary as follows (a detailed description is included in the Engineer’s Report):

The District will be constructing and/or acquiring all or a portion of certain roadway improvements as required by the local authorities within publicly dedicated land or easements, consisting of but not limited to road subgrade, rock base and asphalt, curbing and sidewalks, asphalt paths, turn lanes, and traffic control devices. These improvements will be constructed by the Landowner or the District and if constructed by the Landowner will be acquired by the District upon certification of construction for operation and maintenance. Certain public roadways will be conveyed to the City.

All or a portion of the surface water management and drainage system will be constructed by the Landowner or the District, and, if constructed by the Landowner, will be acquired by the District. The District will be responsible for the operation and maintenance of the system retained by the District and serve the District.

The water distribution and wastewater collection sewer systems will be constructed by the Landowner or the District, and if constructed by the Landowner, will be acquired by the District and dedicated to the Seacoast Utility Authority (SUA) upon certification of construction. Upon such transfer by the District, the ownership, operation and maintenance of these systems will be the responsibility of SUA. In the event the connection charges are paid by the Landowner these charges are being paid for and on behalf of the District.

Other construction items such as open space and recreation, landscaping, irrigation, entrance features and hardscapes will be constructed by the Landowner or the District, and, if constructed by the Landowner, will be acquired by the District. The District will be responsible for the operation and maintenance of the portion of the system retained by the District which serves Assessment Area Two- Parcel A-10 Project Area.

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

### **3.0 FUNDING OF IMPROVEMENTS**

To defray the costs of construction and/or acquisition of all or a portion of the Parcel A-10 Project, the District will impose non-ad valorem special assessments on benefited real property in Assessment Area Two- Parcel A-10 Project Area. These assessments are based on the direct, and special and peculiar benefits accruing to such property from the improvements comprising the Parcel A-10 Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the direct and special benefits from the Parcel A-10 Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible. The capital facilities which will be funded through these special assessments include only facilities which may be undertaken by a community development district under Chapter 190, F.S. This Master Report is designed to meet the requirements of Chapters 170, 190 and 197, F.S. and will describe the expected terms and conditions of the Bonds.

In summary, special assessments may be made only: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) against property which receives that special benefit, (3) in proportion to the benefits received by such properties, and (4) only if allocated according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments (both capital special assessments and operation and maintenance special assessments) placed upon various benefited properties in Assessment Area Two- Parcel A-10 Project Area must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Assessment Area Two-Parcel A-10 Project Area and to pay the costs to maintain those portions of the infrastructure that remain under the ownership of the District. The assessments must be fairly and reasonably allocated to the properties being assessed.

### **4.0 ALLOCATION OF COST AND ASSESSMENTS**

In developing the methodology used for special assessments for the Development in Assessment Area Two- Parcel A-10 Project Area, two (2) interrelated factors were used:

- A. Allocation of Benefit: Each parcel of assessable land within Assessment Area Two Parcel A-10 Project Area benefits from the proposed improvements.
- B. Cost/Benefit: The special assessments imposed on each assessable parcel of land within Assessment Area Two Parcel A-10 Project Area cannot exceed the value of the benefits provided to such parcel.

The planned improvements comprising the Parcel A-10 Project is an integrated system of facilities designed to provide direct and special benefits to the assessable property within Assessment Area Two- Parcel A-10 Project Area as a whole. The Parcel A-10 Project is intended to work as a total

system which will provide special benefits for each unit type. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) based on front footage with a weight of 1.0 to each 50-foot single family unit. There are no 50-foot units in Parcel A-10. Therefore, for the purpose of this Master Report each 77-foot single family residential unit will be assigned (1.54) ERU as follows in **Table 3**.

**Table 3 – Equivalent Residential Unit (ERU)**

<b><u>Product Type (Lot Size)</u></b>	<b><u># of Units</u></b>	<b><u>ERU Factor</u></b>
<b>Single Family - 77</b>	230	1.54
<b>TOTAL UNITS</b>	<b>230</b>	

The lien will shift to the parcels in Assessment Area Two- Parcel A-10 Project Area, as represented in **Appendix 6** upon the following events:

- Land is platted within Assessment Area Two- Parcel A-10 Project Area
- Land is sold in Assessment Area Two- Parcel A-10 Project Area prior to platting

The amount of the assessments that will shift to platted lots is based on the schedule in **Appendix 6**. Land that is sold in Assessment Area Two- Parcel A-10 Project Area prior to platting will have a lien amount attached to the parcel that is equal to the development rights (defined herein as the number of planned units or planned commercial use determined by the Landowner) conveyed with such parcel and type of planned use. Assessment will then be assigned in accordance with **Appendix 6**. As platting occurs the debt assessment will be assigned on a first platted, first assigned basis to platted lots receiving property folio numbers, and allocated on an ERU basis as shown herein on **Appendix 6**.

In addition to the special assessments imposed for debt service on the Bonds, the District will also levy an annual administrative assessment to fund the costs of operating and managing the District. As each residential dwelling unit will benefit equally from the operation and management of the District and the Parcel A-10 Project, the annual operation and management assessments will be allocated equally to each assessable lot or unit.

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

## **5.0 COLLECTION OF SPECIAL ASSESSMENTS**

The proposed special assessments relating to the Parcel A-10 Project will be collected through the Uniform Method of Collection described in Section 197.3632; F.S. or any other legal means available to the District.

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

## **6.0 FINANCING STRUCTURE**

The estimated cost of the Parcel A-10 Project is approximately \$27,436,789. The construction program and the costs associated therewith are identified herein on **Appendix 1**.

All or a portion of the capital improvements comprising the Parcel A-10 Project is to be financed by the Bonds and when issued which will be payable from and secured by special assessments levied annually on all assessable properties in Assessment Area Two- Parcel A-10 Project Area. The total aggregate principal amount of the Bonds that is expected to be issued by the District for the Parcel A-10 Project is approximately \$50,000,000. The proceeds of the Bonds will provide approximately \$27,436,789 for construction and/or acquisition related costs. The sizing of the Bonds includes funding reserve accounts, capitalized interest and issuance costs as shown on **Appendix 2**. Please note the above referenced Bond sizing is a maximum amount used for this Master Report and the Landowner may request the District to issue a lesser amount of Bonds that are less than those presented. The Bond debt allocations are shown on **Appendix 4**.

## **7.0 MODIFCATIONS, REVISIONS AND TRUE-UP MECHANISM**

Allocation of costs and benefits, shown herein on **Appendix 3**, for the Parcel A-10 Project financed by the District is initially based on the estimated number of dwelling units projected to be developed and benefited by the infrastructure improvements comprising the Parcel A-10 Project. Based on a Bond size of \$50,000,000, at an assumed interest rate of 10%, the maximum annual debt service for the Bonds as shown herein on **Appendix 5**, will be approximately \$5,303,962 which has **not** been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes. Notwithstanding the assumed rate of the 10% ,the maximum rate shall not exceed the maximum rate permitted under Florida law.

To ensure that each residential lot is assessed no more than their pro-rata amount of the annual non-ad valorem assessments shown herein on **Appendix 6**, the District will be required to perform a “True-Up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining ERUs. The District shall, at the time a plat or re-plat is submitted to the City:

- A. Assume that the total number of ERUs, within each parcel, utilized as a basis for this assessment methodology is as described in **Table 4** (“Total Assessable ERUs”).
- B. Ascertain the number of assessable ERUs, within each parcel, in the proposed plat or re-plat and all prior plats (“Planned Assessable ERUs”).
- C. Ascertain the current amount of potential remaining ERUs within each Parcel (“Remaining Assessable ERUs”).

If the Planned Assessable ERUs are equal to the Total Assessable ERUs, no action would be required at that time. However, if the sum of the Planned Assessable ERUs and the Remaining Assessable ERUs are less than the Total Assessable ERUs, the applicable landowner will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds, plus accrued interest, such that the amount of non-ad valorem assessments allocated to each Planned Assessable ERU does not exceed the amount of debt service that would have been allocated thereto, had the total number of Planned Assessable ERUs not changed from what is represented in **Table 4**. Conversely, if the Planned Assessable ERUs is greater than the Total Assessable ERUs, then there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

**Table 4 – Total Assessable Lots/Units/ERUs**

<b><u>Product Type (Lot Size)</u></b>	<b><u># of Units</u></b>	<b><u>ERU Factor</u></b>	<b><u>ERUs</u></b>
<b>Single Family - 77</b>	230	1.540	354.20
<b>TOTAL</b>			<b>354.20</b>

All assessments levied run with the land. A determination of a true-up payment shall be based on the terms and provisions of a true-up agreement entered into between the District and the Landowner. It is the responsibility of the landowner of record (other than end-users) to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

In the event that additional land is annexed into Assessment Area Two-Parcel A-10 Project Area which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Parcel A-10 Project described herein, it will be necessary for this



assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

## **8.0 PRELIMINARY ASSESSMENT ROLL**

When fully developed, the current site plan for Assessment Area Two- Parcel A-10 Project Area will include the land uses in **Table 4**.

## **9.0 ADDITIONAL STIPULATIONS**

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

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

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**APPENDIX 1**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**PROJECT COST ESTIMATES FOR MASTER ASSESSMENT METHODOLOGY**

**INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-10**

	<b>Tax-Exempt</b>	<b>Taxable</b>	<b>Share of Previous Costs</b>	<b>Total</b>
Water Management	\$7,997,172	\$0	\$3,695,710	\$11,692,881
Water Distribution System and Sewage Collection	\$7,691,873	\$0	\$2,217,426	\$9,909,299
Landscaping & Irrigation Outside of Gate	\$1,343,393	\$0	\$1,478,284	\$2,821,677
Perimeter Wall	\$320,132	\$0	\$0	\$320,132
Landscaping & Irrigation	\$0	\$196,063	\$0	\$196,063
Walls, Hardscape, Gate, Common Area & Sidewalks	\$0	\$2,496,737	\$0	\$2,496,737
<b>TOTAL</b>	<b>\$17,352,570</b>	<b>\$2,692,800</b>	<b>\$7,391,419</b>	<b>\$27,436,789</b>

**APPENDIX 2**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**BOND SIZING FOR MASTER ASSESSMENT METHODOLOGY**

**INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-10**

	<b>BOND SIZING</b>
<b>Par Amount</b>	<b>\$50,000,000</b>
Debt Service Reserve Fund	(\$5,303,962)
Capitalized Interest	(\$15,000,000)
Underwriters Discount and Issuance Costs	(\$2,259,249)
<b>Construction Funds</b>	<b>\$27,436,789</b>

**APPENDIX 3**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**PROJECT ALLOCATION (BENEFIT) FOR MASTER ASSESSMENT METHODOLOGY FOR  
INFRASTRUCTURE INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL**

**A-10**

<b>Lot Size</b>	<b># of Units</b>	<b>ERU</b>	<b>Total ERU</b>	<b>Total Project Cost Allocation Per Type</b>	<b>Total Project Cost Allocation Per Unit</b>
77 Foot	230	1.540	354.2	\$27,436,789	\$119,290
<b>TOTAL</b>	<b>230</b>		<b>354.20</b>	<b>\$27,436,789</b>	

**APPENDIX 4**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**ALLOCATION OF BOND DEBT PER UNIT FOR MASTER ASSESSMENT METHODOLOGY**

**INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-10**

<b>Lot Size</b>	<b># of Units</b>	<b>ERU</b>	<b>Total ERU</b>	<b>Bond Debt Allocation Per Unit Type</b>	<b>Bond Debt Allocation Per Unit</b>
77 Foot	230	1.540	354.2	\$50,000,000	\$217,391
<b>TOTAL</b>	<b>230</b>		<b>354.20</b>	<b>\$50,000,000</b>	

**APPENDIX 5**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**CALCULATION OF ANNUAL DEBT SERVICE FOR MASTER ASSESSMENT  
METHODOLOGY**

**INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-10**

1	Maximum Annual Debt Service Assessment to be Collected (Net of Discounts and Fees)	\$5,303,962
2	Maximum Annual Debt Service Assessment to be Collected (Grossed Up)*	\$5,642,513
3	Total Number of Residential Units Planned	230
4	Maximum Annual Debt Service per Unit Type	See Appendix 6

\*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. These costs are not applicable if the landowner is directly billed for the assessments.

**APPENDIX 6**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**ALLOCATION OF DEBT SERVICE ASSESSMENTS**

**MASTER ASSESSMENT METHODOLOGY INFRASTRUCTURE PROJECT FOR  
INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-10**

<b>Lot Size</b>	<b># of Units</b>	<b>ERU Factor</b>	<b>Total ERU</b>	<b>Maximum Annual Debt Assessment Per Unit</b>	<b>Maximum Annual Debt Assessment Per Unit*</b>	<b>Maximum Annual Debt Assessment Per Unit Type</b>	<b>Maximum Annual Debt Assessment Per Unit Type*</b>
77 Foot	230	1.540	354.20	\$23,061	\$24,533	\$5,303,962	\$5,642,513
<b>TOTAL</b>			<b>354.20</b>			<b>\$5,303,962</b>	<b>\$5,642,513</b>

\* This has been grossed up to include a 4% discount for early payment of assessments, a 1% fee for the Tax Collector, and a 1% service fee for the Property Appraiser.

**RESOLUTION NO. 2024-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS (PARCEL A-10 PROJECT – SERIES 2025A BONDS); INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE PARCEL A-10 PROJECT IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT FOR THE ASSESSMENT AREA TWO - PARCEL A-10 PROJECT AREA; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) hereby determines to construct and/or acquire certain public improvements set forth in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, as amended from time to time (the “Engineer’s Report”), which Engineer’s Report is incorporated by reference as part of this Resolution, and in the plans and specifications, all of which are available for review at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements” or the “Parcel A-10 Project Improvements”);

**WHEREAS**, the District is empowered by Chapters 170, 190 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments (as defined below);

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the “Assessments”);

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved within the Parcel A-10 Project, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District’s *Master Special Assessment Methodology Report (Infrastructure Project Special Assessment Bonds for Assessment Area A-10 Parcel Project)*, dated November 21, 2024, as may be amended and supplemented from time to time (the “Assessment Methodology”) attached to and made a part of this Resolution as Exhibit “A”, incorporated by reference as part of this Resolution, and on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.



**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Assessments shall be levied to defray a portion of the cost of the Parcel A-10 Project Improvements.

**Section 3.** The nature of the Parcel A-10 Project Improvements include, but is not limited to, water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the Engineer's Report and in the plans and specifications on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, which Engineer's Report and plans and specifications are by specific reference incorporated herein and made a part hereof.

**Section 4.** The general location of these Parcel A-10 Project Improvements are located approximately within and benefit 109.402 +/- acres of the District, located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard ("Assessment Area Two - Parcel A-10 Project Area").

**Section 5.** The estimated cost of the Parcel A-10 Project Improvements, as set forth in the Engineer's Report, is approximately \$27,436,789 (hereinafter referred to as the "Parcel A-10 Project Cost"), which Parcel A-10 Project Cost is expected to be funded, in whole or in part, through one or more series of non-ad valorem special assessments bonds to be issued by the District (herein the "Series 2025A Bonds").

**Section 6.** The non-ad valorem special assessments (the "Assessments") will defray no more than \$50,000,000 in debt represented by the Series 2025A Bonds, which includes a portion of the Parcel A-10 Project Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency with respect to the Series 2025A Bonds. The District is proceeding under separate special assessment proceedings in connection with the portion of the Parcel A-10 Project Cost to be funded through the issuance of another series of special assessment bonds referred to as the "Series 2025B Bonds." Notwithstanding, in accordance with the Assessment Methodology, the Assessments provided for in this Resolution plus the non-ad valorem special assessments being undertaken in connection with the Series 2025B Bonds will collectively fund no more than \$50,000,000.

**Section 7.** The manner in which the Assessments shall be apportioned and paid is contained within the Assessment Methodology. Initially, the Assessments will be levied on a per acre basis since the Parcel A-10 Project Improvements increase the value of all the lands within the Assessment Area Two - Parcel A-10 Project Area within the District. On and after the date the benefited lands within the Assessment Area Two - Parcel A-10 Project Area of the District are specifically platted, the Assessments will be levied on a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed shall be a combination of a per acre basis and a per unit basis all in accordance with the methodology set forth in attached Exhibit "A."

**Section 8.** The Assessments shall be levied on the lots and lands within the Assessment Area Two - Parcel A-10 Project Area within the District, as described in the Assessment Methodology, which are adjoining and contiguous or bounding and abutting upon the Parcel A-10 Project Improvements or directly and specially benefited thereby and further designated on the assessment plat referenced below.

**Section 9.** There is on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 an assessment plat showing the area (Assessment Area Two - Parcel A-10 Project Area) to be assessed and which is also described in the Assessment Methodology, with the plans and specifications describing the Parcel A-10 Project Improvements and the Parcel A-10 Project Cost, which is and shall be open to inspection by the public.

**Section 10.** The District Manager is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided.

**Section 11.** Commencing with the year in which the District incurs obligations for the payment of a portion of the Parcel A-10 Project Cost of the Parcel A-10 Project Improvements are acquired and constructed by the District, the Assessments shall be paid in not more than thirty (30) annual installments payable (excluding any capitalized period) at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided; however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, F.S., the Assessments may be collected as is otherwise permitted by law.

**Section 12.** Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Parcel A-10 Project Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

**Section 13.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Palm Beach County.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

**RESOLUTION NO. 2024-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD AT 12:30 P.M. ON JANUARY 23, 2025, AT THE OFFICES OF SPECIAL DISTRICT SERVICES, INC., 2501A BURNS ROAD, FLORIDA 33410, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY (ASSESSMENT AREA TWO - PARCEL A-10 PROJECT AREA – SERIES 2025A BONDS) WITHIN THE BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTERS 190, F.S., 170, F.S., AND 197, F.S**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) has adopted Resolution No. 2024-15 (the “Initial Assessment Resolution”), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of the Improvements (a/k/a, the Parcel A-10 Project Improvements), as defined in the Initial Assessment Resolution, to be partially defrayed by certain non-ad valorem special assessments on certain benefited properties, referred to as the Assessment Area Two - Parcel A-10 Project Area, within the boundaries of the District; and

**WHEREAS**, the Initial Assessment Resolution provides for the portion of the estimated cost of the Parcel A-10 Project Improvements to be defrayed by the Assessments, as defined in the Initial Assessment Resolution, and provides further for the manner in which such Assessments shall be levied, when the levy shall occur, and setting forth and designating the lands upon which the Assessments shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

**WHEREAS**, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the Assessments and the related infrastructure Improvements; and

**WHEREAS**, pursuant to the Initial Assessment Resolution a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of Chapter 190, F. S., 170, F.S. and 197, F.S., pertaining to the notice and conduct of the aforementioned Public Hearing) have been satisfied and all related documents are available for public inspection in the offices of 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** There is hereby declared to be a public hearing to be held on January 23, 2025 at 12:30 p.m., at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, for the purpose of hearing questions, comments and objections to the proposed Assessments and the related infrastructure Parcel A-18 Project Improvements as described in the preliminary assessment roll, a copy of which is available for public inspection in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida,

33410. Affected persons may either appear at the hearing or submit their written comments prior to the meeting to the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida, 33410.

**Section 3.** Notice (substantially in the form attached hereto as Exhibit A) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Palm Beach County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all Assessments.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

## EXHIBIT A

### NOTICE OF HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS (PARCEL A-10 PROJECT – SERIES 2025A AND SERIES 2025B)

Notice is hereby given that the Board of Supervisors (the “Board”) of the Avenir Community Development District (the “District”), located in Palm Beach Gardens, Florida, will conduct a public hearing to levy non-ad valorem special assessments against certain properties within the boundaries of the District. The general location of these Parcel A-10 Project Improvements is located within 109.402 +/- acres of the District (which District totals approximately 2,427.5 acres) located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard (the “Assessment Area Two - Parcel A-10 Project Area”).

The purpose of the special assessments is to fund the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the Parcel A-10 Project Improvements generally consists of water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, and in the plans and specifications on file in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements”). A description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by all persons interested in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

A public hearing to receive comments from affected property owners as to the propriety and advisability of making such Parcel A-10 Project Improvements, as to the cost thereof as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held on January 23, 2025, at 12:30 p.m. at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

All affected property owners have a right to appear at the public hearing. Actions taken by the Board at this public hearing, or as the hearing may be continued, in adopting a final assessment resolution shall be the final adjudication of the subject presented, including the levy of the non-ad valorem special assessments, the ascertainment and declaration of direct and special benefits peculiar to the property, the fairness and reasonableness of the duty to pay and the rate of assessment, unless proper steps are initiated in a court of competent jurisdiction within ten (10) working days of the date of Board action at the hearing.

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

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days notice prior to the proceeding. Please contact the District Manager at (561)

630-4922 or toll free at (877) 737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.

**RESOLUTION NO. 2024-17**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS (PARCEL A-10 PROJECT – SERIES 2025B BONDS); INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE PARCEL A-10 PROJECT IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT FOR THE ASSESSMENT AREA TWO - PARCEL A-10 PROJECT AREA; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) hereby determines to construct and/or acquire certain public improvements set forth in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, as amended from time to time (the “Engineer’s Report”), which Engineer’s Report is incorporated by reference as part of this Resolution, and in the plans and specifications, all of which are available for review at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements” or the “Parcel A-10 Project Improvements”);

**WHEREAS**, the District is empowered by Chapters 170, 190 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments (as defined below);

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the “Assessments”);

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved within the Parcel A-10 Project, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District’s *Master Special Assessment Methodology Report (Infrastructure Project Special Assessment Bonds for Assessment Area A-10 Parcel Project)*, dated November 21, 2024, as may be amended and supplemented from time to time (the “Assessment Methodology”) attached to and made a part of this Resolution as Exhibit “A”, incorporated by reference as part of this Resolution, and on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Assessments shall be levied to defray a portion of the cost of the Parcel A-10 Project Improvements.

**Section 3.** The nature of the Parcel A-10 Project Improvements include, but is not limited to, water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the Engineer's Report and in the plans and specifications on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, which Engineer's Report and plans and specifications are by specific reference incorporated herein and made a part hereof.

**Section 4.** The general location of these Parcel A-10 Project Improvements are located approximately within and benefit 109.402 +/- acres of the District located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard ("Assessment Area Two - Parcel A-10 Project Area").

**Section 5.** The estimated cost of the Parcel A-10 Project Improvements, as set forth in the Engineer's Report, is approximately \$24,436,789 (hereinafter referred to as the "Parcel A-10 Project Cost"), which Parcel A-10 Project Cost is expected to be funded, in whole or in part, through one or more series of non-ad valorem special assessments bonds to be issued by the District (herein the "Series 2025B Bonds").

**Section 6.** The non-ad valorem special assessments (the "Assessments") will defray no more than \$50,000,000 in debt represented by the Series 2025B Bonds, which includes a portion of the Parcel A-10 Project Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency with respect to the Series 2025B Bonds. The District is proceeding under separate special assessment proceedings in connection with the portion of the Parcel A-10 Project Cost to be funded through the issuance of another series of special assessment bonds referred to as the "Series 2025A Bonds." Notwithstanding, in accordance with the Assessment Methodology, the Assessments provided for in this Resolution plus the non-ad valorem special assessments being undertaken in connection with the Series 2025A Bonds will collectively fund no more than \$50,000,000.

**Section 7.** The manner in which the Assessments shall be apportioned and paid is contained within the Assessment Methodology. Initially, the Assessments will be levied on a per acre basis since the Parcel A-10 Project Improvements increase the value of all the lands within the Assessment Area Two - Parcel A-10 Project Area within the District. On and after the date the benefited lands within the Assessment Area Two - Parcel A-10 Project Area of the District are specifically platted, the Assessments will be levied on a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed shall be a combination of a per acre basis and a per unit basis all in accordance with the methodology set forth in attached Exhibit "A."



**Section 8.** The Assessments shall be levied on the lots and lands within the Assessment Area Two - Parcel A-10 Project Area within the District, as described in the Assessment Methodology, which are adjoining and contiguous or bounding and abutting upon the Parcel A-10 Project Improvements or directly and specially benefited thereby and further designated on the assessment plat referenced below.

**Section 9.** There is on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 an assessment plat showing the area (Assessment Area Two - Parcel A-10 Project Area) to be assessed and which is also described in the Assessment Methodology, with the plans and specifications describing the Parcel A-10 Project Improvements and the Parcel A-10 Project Cost, which is and shall be open to inspection by the public.

**Section 10.** The District Manager is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided.

**Section 11.** Commencing with the year in which the District incurs obligations for the payment of a portion of the Parcel A-10 Project Cost of the Parcel A-10 Project Improvements are acquired and constructed by the District, the Assessments shall be paid in not more than thirty (30) annual installments payable (excluding any capitalized period) at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided; however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, F.S., the Assessments may be collected as is otherwise permitted by law.

**Section 12.** Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Parcel A-10 Project Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

**Section 13.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Palm Beach County.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

**RESOLUTION NO. 2024-18**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD AT 12:30 P.M. ON JANUARY 23, 2025, AT THE OFFICES OF SPECIAL DISTRICT SERVICES, INC., 2501A BURNS ROAD, FLORIDA 33410, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY (ASSESSMENT AREA TWO - PARCEL A-10 PROJECT AREA – SERIES 2025B BONDS) WITHIN THE BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTERS 190, F.S., 170, F.S., AND 197, F.S**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) has adopted Resolution No. 2024-17 (the “Initial Assessment Resolution”), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of the Improvements (a/k/a, the Parcel A-10 Project Improvements), as defined in the Initial Assessment Resolution, to be partially defrayed by certain non-ad valorem special assessments on certain benefited properties, referred to as the Assessment Area Two - Parcel A-10 Project Area, within the boundaries of the District; and

**WHEREAS**, the Initial Assessment Resolution provides for the portion of the estimated cost of the Parcel A-10 Project Improvements to be defrayed by the Assessments, as defined in the Initial Assessment Resolution, and provides further for the manner in which such Assessments shall be levied, when the levy shall occur, and setting forth and designating the lands upon which the Assessments shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

**WHEREAS**, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the Assessments and the related infrastructure Improvements; and

**WHEREAS**, pursuant to the Initial Assessment Resolution a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of Chapter 190, F. S., 170, F.S. and 197, F.S., pertaining to the notice and conduct of the aforementioned Public Hearing) have been satisfied and all related documents are available for public inspection in the offices of 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** There is hereby declared to be a public hearing to be held on January 23, 2025 at 12:30 p.m., at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, for the purpose of hearing questions, comments and objections to the proposed Assessments and the related infrastructure Parcel A-18 Project Improvements as described in the preliminary assessment roll, a copy of which is available for public inspection in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida,

33410. Affected persons may either appear at the hearing or submit their written comments prior to the meeting to the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida, 33410.

**Section 3.** Notice (substantially in the form attached hereto as Exhibit A) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Palm Beach County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all Assessments.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

## EXHIBIT A

### NOTICE OF HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS (PARCEL A-10 PROJECT – SERIES 2025A AND SERIES 2025B)

Notice is hereby given that the Board of Supervisors (the “Board”) of the Avenir Community Development District (the “District”), located in Palm Beach Gardens, Florida, will conduct a public hearing to levy non-ad valorem special assessments against certain properties within the boundaries of the District. The general location of these Parcel A-10 Project Improvements is located within 109.402 +/- acres of the District (which District totals approximately 2,427.5 acres) located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard (the “Assessment Area Two - Parcel A-10 Project Area”).

The purpose of the special assessments is to fund the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the Parcel A-10 Project Improvements generally consists of water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, and in the plans and specifications on file in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements”). A description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by all persons interested in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

A public hearing to receive comments from affected property owners as to the propriety and advisability of making such Parcel A-10 Project Improvements, as to the cost thereof as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held on January 23, 2025, at 12:30 p.m. at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

All affected property owners have a right to appear at the public hearing. Actions taken by the Board at this public hearing, or as the hearing may be continued, in adopting a final assessment resolution shall be the final adjudication of the subject presented, including the levy of the non-ad valorem special assessments, the ascertainment and declaration of direct and special benefits peculiar to the property, the fairness and reasonableness of the duty to pay and the rate of assessment, unless proper steps are initiated in a court of competent jurisdiction within ten (10) working days of the date of Board action at the hearing.

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

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days notice prior to the proceeding. Please contact the District Manager at (561)

630-4922 or toll free at (877) 737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.

**MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT**  
**INFRASTRUCTURE PROJECT SPECIAL ASSESSMENT BONDS**  
**FOR PARCEL A-11 PROJECT**

PREPARED FOR THE  
**AVENIR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BOARD OF SUPERVISORS**

November 21, 2024

**SPECIAL DISTRICT SERVICES, INC.**  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
561.630.4922 Telephone  
877.737.4922 Toll Free  
561.630.4923 Facsimile

## 1.0 INTRODUCTION

The Avenir Community Development District (the “District”) is a local unit of special purpose government located in the City of Palm Beach Gardens (the “City”) in Palm Beach County, Florida (the “County”). The District was established on January 5, 2017, by Ordinance No.17-2017 enacted by the Council of the City to provide for the construction, and/or acquisition, financing, long-term administration and management of certain infrastructure of the Development, as defined below.

The Avenir PUD (the “Development”) is a planned Development containing approximately 2,427 gross acres and is located in the City. The District is co-terminus with the Development and is planned for the following land uses:

**Table 1 – Proposed Land Uses for the District**

<b>Land Use Category</b>	<b>Unit</b>
Single Family Residential	2,690 Dwelling units
Age Restricted	960 Dwelling units
Multi-Family	250 Dwelling units
Commercial	400,000 S.F.
Medical Office	200,000 S.F.
Professional Office	1,800,000 S.F.
Hotel	300 Rooms
Park (land dedication)	55 Acres
Police/Fire/City Annex (land dedication)	15 Acres
Civic/Recreation (land dedication)	60 Acres
Public School (land dedication)	15 Acres
Agricultural	20 Acres

The District intends to finance and construct the Development in phases. **Table 2** below shows the planned uses for the phase known as “Assessment Area One-Parcel A-11 Project Area”. Assessment Area One - Parcel A-11 Project Area is a subset of Assessment Area One within the District boundaries and contains approximately 52.420+/- acres. See **Appendix 7** for a legal description of the property.

**Table 2 – Proposed Land Uses for Assessment Area One-Parcel A-11 Project Area**

<b><u>Product Type (Lot Size)</u></b>	<b><u># of Units</u></b>
<b>Single Family - 65</b>	<b>137</b>
<b>TOTAL UNITS</b>	<b>137</b>

This Master Report will provide the allocation of special assessments as it relates to the sale and issuance of Special Assessment Bonds in one or more series (collectively the “Bonds”) for the financing and refinancing of public infrastructure improvements in the Development located in the District’s Assessment Area One- Parcel A-11 Project Area, including, but not limited to, the public roadway improvements including acquisition of land relating thereto, the surface water management and drainage system including acquisition of land relating thereto, the water distribution system, the wastewater collection system, the open space and recreation facilities, the landscaping, irrigation, entrance features and hardscapes; and other related public improvements (collectively, the “Parcel A-11 Project”).

This Master Report equitably allocates the costs being incurred by the District to provide the benefits of the Parcel A-11 Project to the developable lands within the Assessment Area One- Parcel A-11 Project Area as identified herein on **Appendix 7**. The Parcel A-11 Project improvements are described below and in the Eighth Supplemental Engineer’s Report (Parcels A-10, A-11, and A-21 Projects), dated October 22, 2024 as may be revised (the “Engineer’s Report”), prepared by Ballbé & Associates, Inc. (the “District’s Engineer”).

The District intends to issue Bonds in one or more series. Supplemental Assessment Methodologies will be prepared in accordance which each bond issue which will set forth the specific project to be funded.

**2.0 PROJECT TO BE FUNDED BY THE DISTRICT**

The District anticipates issuing Bonds to finance all or portion of the construction and/or acquisition of the Parcel A-11 Project. The total cost of the Parcel A-11 Project is estimated to be approximately \$16,654,069. A detail of the Parcel A-11 Project costs is included herein on **Appendix 1**. There are previously incurred Parcel A-11 Project costs that will be reimbursed as shown on **Appendix 1**. The Bonds will be repaid through the levy of non-ad valorem special assessments on assessable property within Assessment Area One-Parcel A-11 Project Area. The



Parcel A-11 Project has been designed to be functional and confer direct and special benefits to the assessable property within Assessment Area One-Parcel A-11 Project Area. Any portion of the Parcel A-11 Project not financed through the issuance of Bonds will be paid for by Avenir Development, LLC (herein the “Landowner”).

Construction and/or acquisition and maintenance obligations for the District’s proposed infrastructure improvements constituting the Parcel A-11 Project are described in summary as follows (a detailed description is included in the Engineer’s Report):

The District will be constructing and/or acquiring all or a portion of certain roadway improvements as required by the local authorities within publicly dedicated land or easements, consisting of but not limited to road subgrade, rock base and asphalt, curbing and sidewalks, asphalt paths, turn lanes, and traffic control devices. These improvements will be constructed by the Landowner or the District and if constructed by the Landowner will be acquired by the District upon certification of construction for operation and maintenance. Certain public roadways will be conveyed to the City.

All or a portion of the surface water management and drainage system will be constructed by the Landowner or the District, and, if constructed by the Landowner, will be acquired by the District. The District will be responsible for the operation and maintenance of the system retained by the District and serve the District.

The water distribution and wastewater collection sewer systems will be constructed by the Landowner or the District, and if constructed by the Landowner, will be acquired by the District and dedicated to the Seacoast Utility Authority (SUA) upon certification of construction. Upon such transfer by the District, the ownership, operation and maintenance of these systems will be the responsibility of SUA. In the event the connection charges are paid by the Landowner these charges are being paid for and on behalf of the District.

Other construction items such as open space and recreation, landscaping, irrigation, entrance features and hardscapes will be constructed by the Landowner or the District, and, if constructed by the Landowner, will be acquired by the District. The District will be responsible for the operation and maintenance of the portion of the system retained by the District which serves Assessment Area One- Parcel A-11 Project Area.

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

### **3.0 FUNDING OF IMPROVEMENTS**

To defray the costs of construction and/or acquisition of all or a portion of the Parcel A-11 Project, the District will impose non-ad valorem special assessments on benefited real property in Assessment Area One- Parcel A-11 Project Area. These assessments are based on the direct, and special and peculiar benefits accruing to such property from the improvements comprising the Parcel A-11 Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the direct and special benefits from the Parcel A-11 Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible. The capital facilities which will be funded through these special assessments include only facilities which may be undertaken by a community development district under Chapter 190, F.S. This Master Report is designed to meet the requirements of Chapters 170, 190 and 197, F.S. and will describe the expected terms and conditions of the Bonds.

In summary, special assessments may be made only: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) against property which receives that special benefit, (3) in proportion to the benefits received by such properties, and (4) only if allocated according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments (both capital special assessments and operation and maintenance special assessments) placed upon various benefited properties in Assessment Area One- Parcel A-11 Project Area must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Assessment Area One-Parcel A-11 Project Area and to pay the costs to maintain those portions of the infrastructure that remain under the ownership of the District. The assessments must be fairly and reasonably allocated to the properties being assessed.

### **4.0 ALLOCATION OF COST AND ASSESSMENTS**

In developing the methodology used for special assessments for the Development in Assessment Area One- Parcel A-11 Project Area, two (2) interrelated factors were used:

- A. Allocation of Benefit: Each parcel of assessable land within Assessment Area One- Parcel A-11 Project Area benefits from the proposed improvements.
- B. Cost/Benefit: The special assessments imposed on each assessable parcel of land within Assessment Area One- Parcel A-11 Project Area cannot exceed the value of the benefits provided to such parcel.

The planned improvements comprising the Parcel A-11 Project is an integrated system of facilities designed to provide direct and special benefits to the assessable property within Assessment Area One- Parcel A-11 Project Area as a whole. The Parcel A-11 Project is intended to work as a total

system which will provide special benefits for each unit type. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) based on front footage with a weight of 1.0 to each 50-foot single family unit. There are no 50-foot units in Parcel A-11. Therefore, for the purpose of this Master Report each 65-foot single family residential unit will be assigned (1.30) ERU as follows in **Table 3**.

**Table 3 – Equivalent Residential Unit (ERU)**

<b><u>Product Type (Lot Size)</u></b>	<b><u># of Units</u></b>	<b><u>ERU Factor</u></b>
<b>Single Family - 65</b>	137	1.30
<b>TOTAL UNITS</b>	<b>137</b>	

The lien will shift to the parcels in Assessment Area One- Parcel A-11 Project Area, as represented in **Appendix 6** upon the following events:

- Land is platted within Assessment Area One- Parcel A-11 Project Area
- Land is sold in Assessment Area One- Parcel A-11 Project Area prior to platting

The amount of the assessments that will shift to platted lots is based on the schedule in **Appendix 6**. Land that is sold in Assessment Area One- Parcel A-11 Project Area prior to platting will have a lien amount attached to the parcel that is equal to the development rights (defined herein as the number of planned units or planned commercial use determined by the Landowner) conveyed with such parcel and type of planned use. Assessment will then be assigned in accordance with **Appendix 6**. As platting occurs the debt assessment will be assigned on a first platted, first assigned basis to platted lots receiving property folio numbers, and allocated on an ERU basis as shown herein on **Appendix 6**.

In addition to the special assessments imposed for debt service on the Bonds, the District will also levy an annual administrative assessment to fund the costs of operating and managing the District. As each residential dwelling unit will benefit equally from the operation and management of the District and the Parcel A-11 Project, the annual operation and management assessments will be allocated equally to each assessable lot or unit.

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

## **5.0 COLLECTION OF SPECIAL ASSESSMENTS**

The proposed special assessments relating to the Parcel A-11 Project will be collected through the Uniform Method of Collection described in Section 197.3632; F.S. or any other legal means available to the District.

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

## **6.0 FINANCING STRUCTURE**

The estimated cost of the Parcel A-11 Project is approximately \$16,654,069. The construction program and the costs associated therewith are identified herein on **Appendix 1**.

All or a portion of the capital improvements comprising the Parcel A-11 Project is to be financed by the Bonds and when issued which will be payable from and secured by special assessments levied annually on all assessable properties in Assessment Area One- Parcel A-11 Project Area. The total aggregate principal amount of the Bonds that is expected to be issued by the District for the Parcel A-11 Project is approximately \$35,000,000. The proceeds of the Bonds will provide approximately \$16,654,069 for construction and/or acquisition related costs. The sizing of the Bonds includes funding reserve accounts, capitalized interest and issuance costs as shown on **Appendix 2**. Please note the above referenced Bond sizing is a maximum amount used for this Master Report and the Landowner may request the District to issue a lesser amount of Bonds that are less than those presented. The Bond debt allocations are shown on **Appendix 4**.

## **7.0 MODIFCATIONS, REVISIONS AND TRUE-UP MECHANISM**

Allocation of costs and benefits, shown herein on **Appendix 3**, for the Parcel A-11 Project financed by the District is initially based on the estimated number of dwelling units projected to be developed and benefited by the infrastructure improvements comprising the Parcel A-11 Project. Based on a Bond size of \$35,000,000, at an assumed interest rate of 10%, the maximum annual debt service for the Bonds as shown herein on **Appendix 5**, will be approximately \$3,712,774 which has **not** been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes. Notwithstanding the assumed rate of the 10% ,the maximum rate shall not exceed the maximum rate permitted under Florida law.

To ensure that each residential lot is assessed no more than their pro-rata amount of the annual non-ad valorem assessments shown herein on **Appendix 6**, the District will be required to perform a “True-Up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining ERUs. The District shall, at the time a plat or re-plat is submitted to the City:

- A. Assume that the total number of ERUs, within each parcel, utilized as a basis for this assessment methodology is as described in **Table 4** (“Total Assessable ERUs”).
- B. Ascertain the number of assessable ERUs, within each parcel, in the proposed plat or re-plat and all prior plats (“Planned Assessable ERUs”).
- C. Ascertain the current amount of potential remaining ERUs within each Parcel (“Remaining Assessable ERUs”).

If the Planned Assessable ERUs are equal to the Total Assessable ERUs, no action would be required at that time. However, if the sum of the Planned Assessable ERUs and the Remaining Assessable ERUs are less than the Total Assessable ERUs, the applicable landowner will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds, plus accrued interest, such that the amount of non-ad valorem assessments allocated to each Planned Assessable ERU does not exceed the amount of debt service that would have been allocated thereto, had the total number of Planned Assessable ERUs not changed from what is represented in **Table 4**. Conversely, if the Planned Assessable ERUs is greater than the Total Assessable ERUs, then there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

**Table 4 – Total Assessable Lots/Units/ERUs**

<b><u>Product Type (Lot Size)</u></b>	<b><u># of Units</u></b>	<b><u>ERU Factor</u></b>	<b><u>ERUs</u></b>
<b>Single Family - 65</b>	137	1.30	178.10
<b>TOTAL</b>			<b>178.10</b>

All assessments levied run with the land. A determination of a true-up payment shall be based on the terms and provisions of a true-up agreement entered into between the District and the Landowner. It is the responsibility of the landowner of record (other than end-users) to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

In the event that additional land is annexed into Assessment Area One-Parcel A-11 Project Area which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Parcel A-11 Project described herein, it will be necessary for this

assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

## **8.0 PRELIMINARY ASSESSMENT ROLL**

When fully developed, the current site plan for Assessment Area One- Parcel A-11 Project Area will include the land uses in **Table 4**.

## **9.0 ADDITIONAL STIPULATIONS**

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

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

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APPENDIX 1

AVENIR COMMUNITY DEVELOPMENT DISTRICT

PROJECT COST ESTIMATES FOR MASTER ASSESSMENT METHODOLOGY

INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-11

	<b>Tax-Exempt</b>	<b>Taxable</b>	<b>Share of Previous Costs</b>	<b>Total</b>
Water Management	\$4,685,770	\$0	\$2,201,357	\$6,887,128
Water Distribution System and Sewage Collection	\$4,506,887	\$0	\$1,320,814	\$5,827,702
Landscaping & Irrigation Outside of Gate	\$787,132	\$0	\$880,543	\$1,667,675
Perimeter Wall	\$187,575	\$0	\$0	\$187,575
Landscaping & Irrigation	\$0	\$151,736	\$0	\$151,736
Walls, Hardscape, Gate, Common Area & Sidewalks	\$0	\$1,932,254	\$0	\$1,932,254
<b>TOTAL</b>	<b>\$10,167,365</b>	<b>\$2,083,990</b>	<b>\$4,402,715</b>	<b>\$16,654,069</b>

**APPENDIX 2**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**BOND SIZING FOR MASTER ASSESSMENT METHODOLOGY**

**INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-11**

	<b>BOND SIZING</b>
<b>Par Amount</b>	<b>\$35,000,000</b>
Debt Service Reserve Fund	(\$3,712,774)
Capitalized Interest	(\$10,500,000)
Underwriters Discount and Issuance Costs	(\$4,133,157)
<b>Construction Funds</b>	<b>\$16,654,069</b>



**APPENDIX 3**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**PROJECT ALLOCATION (BENEFIT) FOR MASTER ASSESSMENT METHODOLOGY FOR  
INFRASTRUCTURE INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL**

**A-11**

<b>Lot Size</b>	<b># of Units</b>	<b>ERU</b>	<b>Total ERU</b>	<b>Total Project Cost Allocation Per Type</b>	<b>Total Project Cost Allocation Per Unit</b>
65 Foot	137	1.300	178.1	\$16,654,069	\$121,563
<b>TOTAL</b>	<b>137</b>		<b>178.10</b>	<b>\$16,654,069</b>	

**APPENDIX 4**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**ALLOCATION OF BOND DEBT PER UNIT FOR MASTER ASSESSMENT METHODOLOGY**

**INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-11**

<b>Lot Size</b>	<b># of Units</b>	<b>ERU</b>	<b>Total ERU</b>	<b>Bond Debt Allocation Per Unit Type</b>	<b>Bond Debt Allocation Per Unit</b>
65 Foot	137	1.300	178.1	\$35,000,000	\$255,474
<b>TOTAL</b>	<b>137</b>		<b>178.10</b>	<b>\$35,000,000</b>	

**APPENDIX 5**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**CALCULATION OF ANNUAL DEBT SERVICE FOR MASTER ASSESSMENT  
METHODOLOGY**

**INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-11**

1	Maximum Annual Debt Service Assessment to be Collected (Net of Discounts and Fees)	\$3,712,774
2	Maximum Annual Debt Service Assessment to be Collected (Grossed Up)*	\$3,949,759
3	Total Number of Residential Units Planned	137
4	Maximum Annual Debt Service per Unit Type	See Appendix 6

\*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. These costs are not applicable if the landowner is directly billed for the assessments.

**APPENDIX 6**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**ALLOCATION OF DEBT SERVICE ASSESSMENTS**

**MASTER ASSESSMENT METHODOLOGY INFRASTRUCTURE PROJECT FOR  
INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-11**

<b>Lot Size</b>	<b># of Units</b>	<b>ERU Factor</b>	<b>Total ERU</b>	<b>Maximum Annual Debt Assessment Per Unit</b>	<b>Maximum Annual Debt Assessment Per Unit*</b>	<b>Maximum Annual Debt Assessment Per Unit Type</b>	<b>Maximum Annual Debt Assessment Per Unit Type*</b>
65 Foot	137	1.300	178.10	\$27,101	\$28,831	\$3,712,774	\$3,949,759
<b>TOTAL</b>			<b>178.10</b>			<b>\$3,712,774</b>	<b>\$3,949,759</b>

\* This has been grossed up to include a 4% discount for early payment of assessments, a 1% fee for the Tax Collector, and a 1% service fee for the Property Appraiser.

**RESOLUTION NO. 2024-19**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS (PARCEL A-11 PROJECT – SERIES 2025A BONDS); INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE PARCEL A-11 PROJECT IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT FOR THE ASSESSMENT AREA ONE - PARCEL A-11 PROJECT AREA; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) hereby determines to construct and/or acquire certain public improvements set forth in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, as amended from time to time (the “Engineer’s Report”), which Engineer’s Report is incorporated by reference as part of this Resolution, and in the plans and specifications, all of which are available for review at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements” or the “Parcel A-11 Project Improvements”);

**WHEREAS**, the District is empowered by Chapters 170, 190 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments (as defined below);

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the “Assessments”);

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved within the Parcel A-11 Project, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District’s *Master Special Assessment Methodology Report (Infrastructure Project Special Assessment Bonds for Assessment Area A-11 Parcel Project)*, dated November 21, 2024, as may be amended and supplemented from time to time (the “Assessment Methodology”) attached to and made a part of this Resolution as Exhibit “A”, incorporated by reference as part of this Resolution, and on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Assessments shall be levied to defray a portion of the cost of the Parcel A-11 Project Improvements.

**Section 3.** The nature of the Parcel A-11 Project Improvements include, but is not limited to, water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the Engineer's Report and in the plans and specifications on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, which Engineer's Report and plans and specifications are by specific reference incorporated herein and made a part hereof.

**Section 4.** The general location of these Parcel A-11 Project Improvements are located approximately within and benefit 52.420 +/- acres of the District, located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard ("Assessment Area One - Parcel A-11 Project Area").

**Section 5.** The estimated cost of the Parcel A-11 Project Improvements, as set forth in the Engineer's Report, is approximately \$16,654,070 (hereinafter referred to as the "Parcel A-11 Project Cost"), which Parcel A-11 Project Cost is expected to be funded, in whole or in part, through one or more series of non-ad valorem special assessments bonds to be issued by the District (herein the "Series 2025A Bonds").

**Section 6.** The non-ad valorem special assessments (the "Assessments") will defray no more than \$35,000,000 in debt represented by the Series 2025A Bonds, which includes a portion of the Parcel A-11 Project Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency with respect to the Series 2025A Bonds. The District is proceeding under separate special assessment proceedings in connection with the portion of the Parcel A-11 Project Cost to be funded through the issuance of another series of special assessment bonds referred to as the "Series 2025B Bonds." Notwithstanding, in accordance with the Assessment Methodology, the Assessments provided for in this Resolution plus the non-ad valorem special assessments being undertaken in connection with the Series 2025B Bonds will collectively fund no more than \$35,000,000.

**Section 7.** The manner in which the Assessments shall be apportioned and paid is contained within the Assessment Methodology. Initially, the Assessments will be levied on a per acre basis since the Parcel A-11 Project Improvements increase the value of all the lands within the Assessment Area One - Parcel A-11 Project Area within the District. On and after the date the benefited lands within the Assessment Area One - Parcel A-11 Project Area of the District are specifically platted, the Assessments will be levied on a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed shall be a combination of a per acre basis and a per unit basis all in accordance with the methodology set forth in attached Exhibit "A."

**Section 8.** The Assessments shall be levied on the lots and lands within the Assessment Area One - Parcel A-11 Project Area within the District, as described in the Assessment Methodology, which are adjoining and contiguous or bounding and abutting upon the Parcel A-11 Project Improvements or directly and specially benefited thereby and further designated on the assessment plat referenced below.

**Section 9.** There is on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 an assessment plat showing the area (Assessment Area One - Parcel A-11 Project Area) to be assessed and which is also described in the Assessment Methodology, with the plans and specifications describing the Parcel A-11 Project Improvements and the Parcel A-11 Project Cost, which is and shall be open to inspection by the public.

**Section 10.** The District Manager is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided.

**Section 11.** Commencing with the year in which the District incurs obligations for the payment of a portion of the Parcel A-11 Project Cost of the Parcel A-11 Project Improvements are acquired and constructed by the District, the Assessments shall be paid in not more than thirty (30) annual installments payable (excluding any capitalized period) at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided; however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, F.S., the Assessments may be collected as is otherwise permitted by law.

**Section 12.** Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Parcel A-11 Project Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

**Section 13.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Palm Beach County.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

**RESOLUTION NO. 2024-20**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD AT 12:30 P.M. ON JANUARY 23, 2025, AT THE OFFICES OF SPECIAL DISTRICT SERVICES, INC., 2501A BURNS ROAD, FLORIDA 33410, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY (ASSESSMENT AREA ONE - PARCEL A-11 PROJECT AREA – SERIES 2025A BONDS) WITHIN THE BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTERS 190, F.S., 170, F.S., AND 197, F.S**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) has adopted Resolution No. 2024-19 (the “Initial Assessment Resolution”), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of the Improvements (a/k/a, the Parcel A-11 Project Improvements), as defined in the Initial Assessment Resolution, to be partially defrayed by certain non-ad valorem special assessments on certain benefited properties, referred to as the Assessment Area One - Parcel A-11 Project Area, within the boundaries of the District; and

**WHEREAS**, the Initial Assessment Resolution provides for the portion of the estimated cost of the Parcel A-11 Project Improvements to be defrayed by the Assessments, as defined in the Initial Assessment Resolution, and provides further for the manner in which such Assessments shall be levied, when the levy shall occur, and setting forth and designating the lands upon which the Assessments shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

**WHEREAS**, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the Assessments and the related infrastructure Improvements; and

**WHEREAS**, pursuant to the Initial Assessment Resolution a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of Chapter 190, F. S., 170, F.S. and 197, F.S., pertaining to the notice and conduct of the aforementioned Public Hearing) have been satisfied and all related documents are available for public inspection in the offices of 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** There is hereby declared to be a public hearing to be held on January 23, 2025 at 12:30 p.m., at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, for the purpose of hearing questions, comments and objections to the proposed Assessments and the related infrastructure Parcel A-18 Project Improvements as described in the preliminary assessment roll, a copy of which is available for public inspection in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida,



33410. Affected persons may either appear at the hearing or submit their written comments prior to the meeting to the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida, 33410.

**Section 3.** Notice (substantially in the form attached hereto as Exhibit A) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Palm Beach County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all Assessments.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

## EXHIBIT A

### NOTICE OF HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS (PARCEL A-11 PROJECT – SERIES 2025A AND SERIES 2025B)

Notice is hereby given that the Board of Supervisors (the “Board”) of the Avenir Community Development District (the “District”), located in Palm Beach Gardens, Florida, will conduct a public hearing to levy non-ad valorem special assessments against certain properties within the boundaries of the District. The general location of these Parcel A-11 Project Improvements is located within 52.420 +/- acres of the District (which District totals approximately 2,427.5 acres) located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard (the “Assessment Area One - Parcel A-11 Project Area”).

The purpose of the special assessments is to fund the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the Parcel A-11 Project Improvements generally consists of water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, and in the plans and specifications on file in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements”). A description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by all persons interested in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

A public hearing to receive comments from affected property owners as to the propriety and advisability of making such Parcel A-11 Project Improvements, as to the cost thereof as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held on January 23, 2025, at 12:30 p.m. at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

All affected property owners have a right to appear at the public hearing. Actions taken by the Board at this public hearing, or as the hearing may be continued, in adopting a final assessment resolution shall be the final adjudication of the subject presented, including the levy of the non-ad valorem special assessments, the ascertainment and declaration of direct and special benefits peculiar to the property, the fairness and reasonableness of the duty to pay and the rate of assessment, unless proper steps are initiated in a court of competent jurisdiction within ten (10) working days of the date of Board action at the hearing.

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

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days notice prior to the proceeding. Please contact the District Manager at (561)

630-4922 or toll free at (877) 737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.

**RESOLUTION NO. 2024-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS (PARCEL A-11 PROJECT – SERIES 2025B BONDS); INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE PARCEL A-11 PROJECT IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT FOR THE ASSESSMENT AREA ONE - PARCEL A-11 PROJECT AREA; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) hereby determines to construct and/or acquire certain public improvements set forth in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, as amended from time to time (the “Engineer’s Report”), which Engineer’s Report is incorporated by reference as part of this Resolution, and in the plans and specifications, all of which are available for review at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements” or the “Parcel A-11 Project Improvements”);

**WHEREAS**, the District is empowered by Chapters 170, 190 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments (as defined below);

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the “Assessments”);

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved within the Parcel A-11 Project, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District’s *Master Special Assessment Methodology Report (Infrastructure Project Special Assessment Bonds for Assessment Area A-11 Parcel Project)*, dated November 21, 2024, as may be amended and supplemented from time to time (the “Assessment Methodology”) attached to and made a part of this Resolution as Exhibit “A”, incorporated by reference as part of this Resolution, and on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Assessments shall be levied to defray a portion of the cost of the Parcel A-11 Project Improvements.

**Section 3.** The nature of the Parcel A-11 Project Improvements include, but is not limited to, water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the Engineer's Report and in the plans and specifications on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, which Engineer's Report and plans and specifications are by specific reference incorporated herein and made a part hereof.

**Section 4.** The general location of these Parcel A-11 Project Improvements are located approximately within and benefit 52.420 +/- acres of the District, located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard ("Assessment Area One - Parcel A-11 Project Area").

**Section 5.** The estimated cost of the Parcel A-11 Project Improvements, as set forth in the Engineer's Report, is approximately \$16,654,070 (hereinafter referred to as the "Parcel A-11 Project Cost"), which Parcel A-11 Project Cost is expected to be funded, in whole or in part, through one or more series of non-ad valorem special assessments bonds to be issued by the District (herein the "Series 2025B Bonds").

**Section 6.** The non-ad valorem special assessments (the "Assessments") will defray no more than \$35,000,000 in debt represented by the Series 2025B Bonds, which includes a portion of the Parcel A-11 Project Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency with respect to the Series 2025B Bonds. The District is proceeding under separate special assessment proceedings in connection with the portion of the Parcel A-11 Project Cost to be funded through the issuance of another series of special assessment bonds referred to as the "Series 2025A Bonds." Notwithstanding, in accordance with the Assessment Methodology, the Assessments provided for in this Resolution plus the non-ad valorem special assessments being undertaken in connection with the Series 2025A Bonds will collectively fund no more than \$35,000,000.

**Section 7.** The manner in which the Assessments shall be apportioned and paid is contained within the Assessment Methodology. Initially, the Assessments will be levied on a per acre basis since the Parcel A-11 Project Improvements increase the value of all the lands within the Assessment Area One - Parcel A-11 Project Area within the District. On and after the date the benefited lands within the Assessment Area One - Parcel A-11 Project Area of the District are specifically platted, the Assessments will be levied on a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed shall be a combination of a per acre basis and a per unit basis all in accordance with the methodology set forth in attached Exhibit "A."

**Section 8.** The Assessments shall be levied on the lots and lands within the Assessment Area One - Parcel A-11 Project Area within the District, as described in the Assessment Methodology, which are adjoining and contiguous or bounding and abutting upon the Parcel A-11 Project Improvements or directly and specially benefited thereby and further designated on the assessment plat referenced below.

**Section 9.** There is on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 an assessment plat showing the area (Assessment Area One - Parcel A-11 Project Area) to be assessed and which is also described in the Assessment Methodology, with the plans and specifications describing the Parcel A-11 Project Improvements and the Parcel A-11 Project Cost, which is and shall be open to inspection by the public.

**Section 10.** The District Manager is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided.

**Section 11.** Commencing with the year in which the District incurs obligations for the payment of a portion of the Parcel A-11 Project Cost of the Parcel A-11 Project Improvements are acquired and constructed by the District, the Assessments shall be paid in not more than thirty (30) annual installments payable (excluding any capitalized period) at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided; however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, F.S., the Assessments may be collected as is otherwise permitted by law.

**Section 12.** Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Parcel A-11 Project Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

**Section 13.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Palm Beach County.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

**RESOLUTION NO. 2024-22**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD AT 12:30 P.M. ON JANUARY 23, 2025, AT THE OFFICES OF SPECIAL DISTRICT SERVICES, INC., 2501A BURNS ROAD, FLORIDA 33410, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY (ASSESSMENT AREA ONE - PARCEL A-11 PROJECT AREA – SERIES 2025B BONDS) WITHIN THE BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTERS 190, F.S., 170, F.S., AND 197, F.S**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) has adopted Resolution No. 2024-21 (the “Initial Assessment Resolution”), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of the Improvements (a/k/a, the Parcel A-11 Project Improvements), as defined in the Initial Assessment Resolution, to be partially defrayed by certain non-ad valorem special assessments on certain benefited properties, referred to as the Assessment Area One - Parcel A-11 Project Area, within the boundaries of the District; and

**WHEREAS**, the Initial Assessment Resolution provides for the portion of the estimated cost of the Parcel A-11 Project Improvements to be defrayed by the Assessments, as defined in the Initial Assessment Resolution, and provides further for the manner in which such Assessments shall be levied, when the levy shall occur, and setting forth and designating the lands upon which the Assessments shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

**WHEREAS**, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the Assessments and the related infrastructure Improvements; and

**WHEREAS**, pursuant to the Initial Assessment Resolution a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of Chapter 190, F. S., 170, F.S. and 197, F.S., pertaining to the notice and conduct of the aforementioned Public Hearing) have been satisfied and all related documents are available for public inspection in the offices of 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** There is hereby declared to be a public hearing to be held on January 23, 2025 at 12:30 p.m., at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, for the purpose of hearing questions, comments and objections to the proposed Assessments and the related infrastructure Parcel A-18 Project Improvements as described in the preliminary assessment roll, a copy of which is available for public inspection in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida,

33410. Affected persons may either appear at the hearing or submit their written comments prior to the meeting to the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida, 33410.

**Section 3.** Notice (substantially in the form attached hereto as Exhibit A) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Palm Beach County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all Assessments.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors



## EXHIBIT A

### NOTICE OF HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS (PARCEL A-11 PROJECT – SERIES 2025A AND SERIES 2025B)

Notice is hereby given that the Board of Supervisors (the “Board”) of the Avenir Community Development District (the “District”), located in Palm Beach Gardens, Florida, will conduct a public hearing to levy non-ad valorem special assessments against certain properties within the boundaries of the District. The general location of these Parcel A-11 Project Improvements is located within 52.420 +/- acres of the District (which District totals approximately 2,427.5 acres) located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard (the “Assessment Area One - Parcel A-11 Project Area”).

The purpose of the special assessments is to fund the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the Parcel A-11 Project Improvements generally consists of water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, and in the plans and specifications on file in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements”). A description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by all persons interested in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

A public hearing to receive comments from affected property owners as to the propriety and advisability of making such Parcel A-11 Project Improvements, as to the cost thereof as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held on January 23, 2025, at 12:30 p.m. at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

All affected property owners have a right to appear at the public hearing. Actions taken by the Board at this public hearing, or as the hearing may be continued, in adopting a final assessment resolution shall be the final adjudication of the subject presented, including the levy of the non-ad valorem special assessments, the ascertainment and declaration of direct and special benefits peculiar to the property, the fairness and reasonableness of the duty to pay and the rate of assessment, unless proper steps are initiated in a court of competent jurisdiction within ten (10) working days of the date of Board action at the hearing.

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

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days notice prior to the proceeding. Please contact the District Manager at (561)

630-4922 or toll free at (877) 737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.

**MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT**  
**INFRASTRUCTURE PROJECT SPECIAL ASSESSMENT BONDS**  
**FOR PARCEL A-21 PROJECT**

PREPARED FOR THE  
**AVENIR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BOARD OF SUPERVISORS**

November 21, 2024

**SPECIAL DISTRICT SERVICES, INC.**  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
561.630.4922 Telephone  
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## 1.0 INTRODUCTION

The Avenir Community Development District (the “District”) is a local unit of special purpose government located in the City of Palm Beach Gardens (the “City”) in Palm Beach County, Florida (the “County”). The District was established on January 5, 2017, by Ordinance No.17-2017 enacted by the Council of the City to provide for the construction, and/or acquisition, financing, long-term administration and management of certain infrastructure of the Development, as defined below.

The Avenir PUD (the “Development”) is a planned Development containing approximately 2,427 gross acres and is located in the City. The District is co-terminus with the Development and is planned for the following land uses:

**Table 1 – Proposed Land Uses for the District**

<b>Land Use Category</b>	<b>Unit</b>
Single Family Residential	2,690 Dwelling units
Age Restricted	960 Dwelling units
Multi-Family	250 Dwelling units
Commercial	400,000 S.F.
Medical Office	200,000 S.F.
Professional Office	1,800,000 S.F.
Hotel	300 Rooms
Park (land dedication)	55 Acres
Police/Fire/City Annex (land dedication)	15 Acres
Civic/Recreation (land dedication)	60 Acres
Public School (land dedication)	15 Acres
Agricultural	20 Acres

The District intends to finance and construct the Development in phases. **Table 2** below shows the planned uses for the phase known as “Assessment Area Two-Parcel A-21 Project Area”. Assessment Area Two - Parcel A-21 Project Area is a subset of Assessment Area Two within the District boundaries and contains approximately 62.992+/- acres. See **Appendix 7** for a legal description of the property.

**Table 2 – Proposed Land Uses for Assessment Area Two-Parcel A-21 Project Area**

<b><u>Product Type (Lot Size)</u></b>	<b><u># of Units</u></b>
<b>Single Family - 50</b>	<b>204</b>
<b>TOTAL UNITS</b>	<b>204</b>

This Master Report will provide the allocation of special assessments as it relates to the sale and issuance of Special Assessment Bonds in one or more series (collectively the “Bonds”) for the financing and refinancing of public infrastructure improvements in the Development located in the District’s Assessment Area Two- Parcel A-21 Project Area, including, but not limited to, the public roadway improvements including acquisition of land relating thereto, the surface water management and drainage system including acquisition of land relating thereto, the water distribution system, the wastewater collection system, the open space and recreation facilities, the landscaping, irrigation, entrance features and hardscapes; and other related public improvements (collectively, the “Parcel A-21 Project”).

This Master Report equitably allocates the costs being incurred by the District to provide the benefits of the Parcel A-21 Project to the developable lands within the Assessment Area Two- Parcel A-21 Project Area as identified herein on **Appendix 7**. The Parcel A-21 Project improvements are described below and in the Eighth Supplemental Engineer’s Report (Parcels A-10, A-11, and A-21 Projects), dated October 22, 2024 as may be revised (the “Engineer’s Report”), prepared by Ballbé & Associates, Inc. (the “District’s Engineer”).

The District intends to issue Bonds in one or more series. Supplemental Assessment Methodologies will be prepared in accordance which each bond issue which will set forth the specific project to be funded.

**2.0 PROJECT TO BE FUNDED BY THE DISTRICT**

The District anticipates issuing Bonds to finance all or portion of the construction and/or acquisition of the Parcel A-21 Project. The total cost of the Parcel A-21 Project is estimated to be approximately \$15,619,792. A detail of the Parcel A-21 Project costs is included herein on **Appendix 1**. There are previously incurred Parcel A-21 Project costs that will be reimbursed as shown on **Appendix 1**. The Bonds will be repaid through the levy of non-ad valorem special assessments on assessable property within Assessment Area Two-Parcel A-21 Project Area. The

Parcel A-21 Project has been designed to be functional and confer direct and special benefits to the assessable property within Assessment Area Two-Parcel A-21 Project Area. Any portion of the Parcel A-21 Project not financed through the issuance of Bonds will be paid for by Avenir Development, LLC (herein the “Landowner”).

Construction and/or acquisition and maintenance obligations for the District’s proposed infrastructure improvements constituting the Parcel A-21 Project are described in summary as follows (a detailed description is included in the Engineer’s Report):

The District will be constructing and/or acquiring all or a portion of certain roadway improvements as required by the local authorities within publicly dedicated land or easements, consisting of but not limited to road subgrade, rock base and asphalt, curbing and sidewalks, asphalt paths, turn lanes, and traffic control devices. These improvements will be constructed by the Landowner or the District and if constructed by the Landowner will be acquired by the District upon certification of construction for operation and maintenance. Certain public roadways will be conveyed to the City.

All or a portion of the surface water management and drainage system will be constructed by the Landowner or the District, and, if constructed by the Landowner, will be acquired by the District. The District will be responsible for the operation and maintenance of the system retained by the District and serve the District.

The water distribution and wastewater collection sewer systems will be constructed by the Landowner or the District, and if constructed by the Landowner, will be acquired by the District and dedicated to the Seacoast Utility Authority (SUA) upon certification of construction. Upon such transfer by the District, the ownership, operation and maintenance of these systems will be the responsibility of SUA. In the event the connection charges are paid by the Landowner these charges are being paid for and on behalf of the District.

Other construction items such as open space and recreation, landscaping, irrigation, entrance features and hardscapes will be constructed by the Landowner or the District, and, if constructed by the Landowner, will be acquired by the District. The District will be responsible for the operation and maintenance of the portion of the system retained by the District which serves Assessment Area Two- Parcel A-21 Project Area.

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

### **3.0 FUNDING OF IMPROVEMENTS**

To defray the costs of construction and/or acquisition of all or a portion of the Parcel A-21 Project, the District will impose non-ad valorem special assessments on benefited real property in Assessment Area Two- Parcel A-21 Project Area. These assessments are based on the direct, and special and peculiar benefits accruing to such property from the improvements comprising the Parcel A-21 Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the direct and special benefits from the Parcel A-21 Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible. The capital facilities which will be funded through these special assessments include only facilities which may be undertaken by a community development district under Chapter 190, F.S. This Master Report is designed to meet the requirements of Chapters 170, 190 and 197, F.S. and will describe the expected terms and conditions of the Bonds.

In summary, special assessments may be made only: (1) for facilities which provide special benefits to property as distinct from general benefits, (2) against property which receives that special benefit, (3) in proportion to the benefits received by such properties, and (4) only if allocated according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments (both capital special assessments and operation and maintenance special assessments) placed upon various benefited properties in Assessment Area Two- Parcel A-21 Project Area must be sufficient to cover the debt service of the Bonds that will be issued for financing all or a portion of the Assessment Area Two-Parcel A-21 Project Area and to pay the costs to maintain those portions of the infrastructure that remain under the ownership of the District. The assessments must be fairly and reasonably allocated to the properties being assessed.

### **4.0 ALLOCATION OF COST AND ASSESSMENTS**

In developing the methodology used for special assessments for the Development in Assessment Area Two- Parcel A-21 Project Area, two (2) interrelated factors were used:

- A. Allocation of Benefit: Each parcel of assessable land within Assessment Area Two- Parcel A-21 Project Area benefits from the proposed improvements.
- B. Cost/Benefit: The special assessments imposed on each assessable parcel of land within Assessment Area Two- Parcel A-21 Project Area cannot exceed the value of the benefits provided to such parcel.

The planned improvements comprising the Parcel A-21 Project is an integrated system of facilities designed to provide direct and special benefits to the assessable property within Assessment Area Two- Parcel A-21 Project Area as a whole. The Parcel A-21 Project is intended to work as a total

system which will provide special benefits for each unit type. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* (“ERU”) based on front footage with a weight of 1.0 to each 50-foot single family unit. Therefore, for the purpose of this Master Report each 50-foot single family residential unit will be assigned one (1) ERU as follows in **Table 3**.

**Table 3 – Equivalent Residential Unit (ERU)**

<b><u>Product Type (Lot Size)</u></b>	<b><u># of Units</u></b>	<b><u>ERU Factor</u></b>
<b>Single Family - 50</b>	204	1.00
<b>TOTAL UNITS</b>	<b>204</b>	

The lien will shift to the parcels in Assessment Area Two- Parcel A-21 Project Area, as represented in **Appendix 6** upon the following events:

- Land is platted within Assessment Area Two- Parcel A-21 Project Area
- Land is sold in Assessment Area Two- Parcel A-21 Project Area prior to platting

The amount of the assessments that will shift to platted lots is based on the schedule in **Appendix 6**. Land that is sold in Assessment Area Two- Parcel A-21 Project Area prior to platting will have a lien amount attached to the parcel that is equal to the development rights (defined herein as the number of planned units or planned commercial use determined by the Landowner) conveyed with such parcel and type of planned use. Assessment will then be assigned in accordance with **Appendix 6**. As platting occurs the debt assessment will be assigned on a first platted, first assigned basis to platted lots receiving property folio numbers, and allocated on an ERU basis as shown herein on **Appendix 6**.

In addition to the special assessments imposed for debt service on the Bonds, the District will also levy an annual administrative assessment to fund the costs of operating and managing the District. As each residential dwelling unit will benefit equally from the operation and management of the District and the Parcel A-21 Project, the annual operation and management assessments will be allocated equally to each assessable lot or unit.

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



## **5.0 COLLECTION OF SPECIAL ASSESSMENTS**

The proposed special assessments relating to the Parcel A-21 Project will be collected through the Uniform Method of Collection described in Section 197.3632; F.S. or any other legal means available to the District.

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

## **6.0 FINANCING STRUCTURE**

The estimated cost of the Parcel A-21 Project is approximately \$15,619,792. The construction program and the costs associated therewith are identified herein on **Appendix 1**.

All or a portion of the capital improvements comprising the Parcel A-21 Project is to be financed by the Bonds and when issued which will be payable from and secured by special assessments levied annually on all assessable properties in Assessment Area Two- Parcel A-21 Project Area. The total aggregate principal amount of the Bonds that is expected to be issued by the District for the Parcel A-21 Project is approximately \$30,000,000. The proceeds of the Bonds will provide approximately \$15,619,792 for construction and/or acquisition related costs. The sizing of the Bonds includes funding reserve accounts, capitalized interest and issuance costs as shown on **Appendix 2**. Please note the above referenced Bond sizing is a maximum amount used for this Master Report and the Landowner may request the District to issue a lesser amount of Bonds that are less than those presented. The Bond debt allocations are shown on **Appendix 4**.

## **7.0 MODIFCATIONS, REVISIONS AND TRUE-UP MECHANISM**

Allocation of costs and benefits, shown herein on **Appendix 3**, for the Parcel A-21 Project financed by the District is initially based on the estimated number of dwelling units projected to be developed and benefited by the infrastructure improvements comprising the Parcel A-21 Project. Based on a Bond size of \$30,000,000, at an assumed interest rate of 10%, the maximum annual debt service for the Bonds as shown herein on **Appendix 5**, will be approximately \$3,182,377 which has **not** been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes. Notwithstanding the assumed rate of the 10% ,the maximum rate shall not exceed the maximum rate permitted under Florida law.

To ensure that each residential lot is assessed no more than their pro-rata amount of the annual non-ad valorem assessments shown herein on **Appendix 6**, the District will be required to perform a “True-Up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining ERUs. The District shall, at the time a plat or re-plat is submitted to the City:

- A. Assume that the total number of ERUs, within each parcel, utilized as a basis for this assessment methodology is as described in **Table 4** (“Total Assessable ERUs”).
- B. Ascertain the number of assessable ERUs, within each parcel, in the proposed plat or re-plat and all prior plats (“Planned Assessable ERUs”).
- C. Ascertain the current amount of potential remaining ERUs within each Parcel (“Remaining Assessable ERUs”).

If the Planned Assessable ERUs are equal to the Total Assessable ERUs, no action would be required at that time. However, if the sum of the Planned Assessable ERUs and the Remaining Assessable ERUs are less than the Total Assessable ERUs, the applicable landowner will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds, plus accrued interest, such that the amount of non-ad valorem assessments allocated to each Planned Assessable ERU does not exceed the amount of debt service that would have been allocated thereto, had the total number of Planned Assessable ERUs not changed from what is represented in **Table 4**. Conversely, if the Planned Assessable ERUs is greater than the Total Assessable ERUs, then there will be a pro-rata decrease in the annual non-ad valorem assessments to all of the benefited properties.

**Table 4 – Total Assessable Lots/Units/ERUs**

<b><u>Product Type (Lot Size)</u></b>	<b><u># of Units</u></b>	<b><u>ERU Factor</u></b>	<b><u>ERUs</u></b>
<b>Single Family - 50</b>	204	1.000	204.00
<b>TOTAL</b>			<b>204.00</b>

All assessments levied run with the land. A determination of a true-up payment shall be based on the terms and provisions of a true-up agreement entered into between the District and the Landowner. It is the responsibility of the landowner of record (other than end-users) to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied.

In the event that additional land is annexed into Assessment Area Two-Parcel A-21 Project Area which is currently not subject to the assessments and is developed in such a manner as to receive special benefit from the Parcel A-21 Project described herein, it will be necessary for this

assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

## **8.0 PRELIMINARY ASSESSMENT ROLL**

When fully developed, the current site plan for Assessment Area Two- Parcel A-21 Project Area will include the land uses in **Table 4**.

## **9.0 ADDITIONAL STIPULATIONS**

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

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

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**APPENDIX 1**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**PROJECT COST ESTIMATES FOR MASTER ASSESSMENT METHODOLOGY**

**INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-21**

	<b>Tax-Exempt</b>	<b>Taxable</b>	<b>Share of Previous Costs</b>	<b>Total</b>
Water Management	\$3,210,373	\$0	\$3,277,933	\$6,488,306
Water Distribution System and Sewage Collection	\$3,087,814	\$0	\$1,966,760	\$5,054,574
Landscaping & Irrigation Outside of Gate	\$539,290	\$0	\$1,311,173	\$1,850,463
Perimeter Wall	\$128,513	\$0	\$0	\$128,513
Landscaping & Irrigation	\$0	\$152,751	\$0	\$152,751
Walls, Hardscape, Gate, Common Area & Sidewalks	\$0	\$1,945,184	\$0	\$1,945,184
<b>TOTAL</b>	<b>\$6,965,990</b>	<b>\$2,097,935</b>	<b>\$6,555,867</b>	<b>\$15,619,792</b>

**APPENDIX 2**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**BOND SIZING FOR MASTER ASSESSMENT METHODOLOGY**

**INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-21**

	<b>BOND SIZING</b>
<b>Par Amount</b>	<b>\$30,000,000</b>
Debt Service Reserve Fund	(\$3,182,377)
Capitalized Interest	(\$9,000,000)
Underwriters Discount and Issuance Costs	(\$2,197,831)
<b>Construction Funds</b>	<b>\$15,619,792</b>

**APPENDIX 3**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**PROJECT ALLOCATION (BENEFIT) FOR MASTER ASSESSMENT METHODOLOGY FOR  
INFRASTRUCTURE INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL**

**A-21**

<b>Lot Size</b>	<b># of Units</b>	<b>ERU</b>	<b>Total ERU</b>	<b>Total Project Cost Allocation Per Type</b>	<b>Total Project Cost Allocation Per Unit</b>
50 Foot	204	1.000	204.0	\$15,619,792	\$76,568
<b>TOTAL</b>	<b>204</b>		<b>204.00</b>	<b>\$15,619,792</b>	

**APPENDIX 4**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**ALLOCATION OF BOND DEBT PER UNIT FOR MASTER ASSESSMENT METHODOLOGY**

**INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-21**

<b>Lot Size</b>	<b># of Units</b>	<b>ERU</b>	<b>Total ERU</b>	<b>Bond Debt Allocation Per Unit Type</b>	<b>Bond Debt Allocation Per Unit</b>
50 Foot	204	1.000	204.0	\$30,000,000	\$147,059
<b>TOTAL</b>	<b>204</b>		<b>204.00</b>	<b>\$30,000,000</b>	

**APPENDIX 5**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**CALCULATION OF ANNUAL DEBT SERVICE FOR MASTER ASSESSMENT  
METHODOLOGY**

**INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-21**

1	Maximum Annual Debt Service Assessment to be Collected (Net of Discounts and Fees)	\$3,182,377
2	Maximum Annual Debt Service Assessment to be Collected (Grossed Up)*	\$3,385,508
3	Total Number of Residential Units Planned	204
4	Maximum Annual Debt Service per Unit Type	See Appendix 6

\*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. These costs are not applicable if the landowner is directly billed for the assessments.



**APPENDIX 6**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**ALLOCATION OF DEBT SERVICE ASSESSMENTS**

**MASTER ASSESSMENT METHODOLOGY INFRASTRUCTURE PROJECT FOR  
INFRASTRUCTURE PROJECT FOR ASSESSMENT AREA - PARCEL A-21**

<b>Lot Size</b>	<b># of Units</b>	<b>ERU Factor</b>	<b>Total ERU</b>	<b>Maximum Annual Debt Assessment Per Unit</b>	<b>Maximum Annual Debt Assessment Per Unit*</b>	<b>Maximum Annual Debt Assessment Per Unit Type</b>	<b>Maximum Annual Debt Assessment Per Unit Type*</b>
50 Foot	204	1.000	204.00	\$15,600	\$16,596	\$3,182,377	\$3,385,508
<b>TOTAL</b>			<b>204.00</b>			<b>\$3,182,377</b>	<b>\$3,385,508</b>

\* This has been grossed up to include a 4% discount for early payment of assessments, a 1% fee for the Tax Collector, and a 1% service fee for the Property Appraiser.

**RESOLUTION NO. 2024-23**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS (PARCEL A-21 PROJECT – SERIES 2025A BONDS); INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE PARCEL A-21 PROJECT IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT FOR THE ASSESSMENT AREA TWO - PARCEL A-21 PROJECT AREA; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) hereby determines to construct and/or acquire certain public improvements set forth in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, as amended from time to time (the “Engineer’s Report”), which Engineer’s Report is incorporated by reference as part of this Resolution, and in the plans and specifications, all of which are available for review at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements” or the “Parcel A-21 Project Improvements”);

**WHEREAS**, the District is empowered by Chapters 170, 190 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments (as defined below);

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the “Assessments”);

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved within the Parcel A-21 Project, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District’s *Master Special Assessment Methodology Report (Infrastructure Project Special Assessment Bonds for Assessment Area A-21 Parcel Project)*, dated November 21, 2024, as may be amended and supplemented from time to time (the “Assessment Methodology”) attached to and made a part of this Resolution as Exhibit “A”, incorporated by reference as part of this Resolution, and on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Assessments shall be levied to defray a portion of the cost of the Parcel A-21 Project Improvements.

**Section 3.** The nature of the Parcel A-21 Project Improvements include, but is not limited to, water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the Engineer's Report and in the plans and specifications on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, which Engineer's Report and plans and specifications are by specific reference incorporated herein and made a part hereof.

**Section 4.** The general location of these Parcel A-21 Project Improvements are located approximately within and benefit 62.992 +/- acres of the District, located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard ("Assessment Area Two - Parcel A-21 Project Area").

**Section 5.** The estimated cost of the Parcel A-21 Project Improvements, as set forth in the Engineer's Report, is approximately \$15,619,792 (hereinafter referred to as the "Parcel A-21 Project Cost"), which Parcel A-21 Project Cost is expected to be funded, in whole or in part, through one or more series of non-ad valorem special assessments bonds to be issued by the District (herein the "Series 2025A Bonds").

**Section 6.** The non-ad valorem special assessments (the "Assessments") will defray no more than \$30,000,000 in debt represented by the Series 2025A Bonds, which includes a portion of the Parcel A-21 Project Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency with respect to the Series 2025A Bonds. The District is proceeding under separate special assessment proceedings in connection with the portion of the Parcel A-21 Project Cost to be funded through the issuance of another series of special assessment bonds referred to as the "Series 2025B Bonds." Notwithstanding, in accordance with the Assessment Methodology, the Assessments provided for in this Resolution plus the non-ad valorem special assessments being undertaken in connection with the Series 2025B Bonds will collectively fund no more than \$30,000,000.

**Section 7.** The manner in which the Assessments shall be apportioned and paid is contained within the Assessment Methodology. Initially, the Assessments will be levied on a per acre basis since the Parcel A-21 Project Improvements increase the value of all the lands within the Assessment Area Two - Parcel A-21 Project Area within the District. On and after the date the benefited lands within the Assessment Area Two - Parcel A-21 Project Area of the District are specifically platted, the Assessments will be levied on a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed shall be a combination of a per acre basis and a per unit basis all in accordance with the methodology set forth in attached Exhibit "A."

**Section 8.** The Assessments shall be levied on the lots and lands within the Assessment Area Two - Parcel A-21 Project Area within the District, as described in the Assessment Methodology, which are adjoining and contiguous or bounding and abutting upon the Parcel A-21 Project Improvements or directly and specially benefited thereby and further designated on the assessment plat referenced below.

**Section 9.** There is on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 an assessment plat showing the area (Assessment Area Two - Parcel A-21 Project Area) to be assessed and which is also described in the Assessment Methodology, with the plans and specifications describing the Parcel A-21 Project Improvements and the Parcel A-21 Project Cost, which is and shall be open to inspection by the public.

**Section 10.** The District Manager is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided.

**Section 11.** Commencing with the year in which the District incurs obligations for the payment of a portion of the Parcel A-21 Project Cost of the Parcel A-21 Project Improvements are acquired and constructed by the District, the Assessments shall be paid in not more than thirty (30) annual installments payable (excluding any capitalized period) at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided; however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, F.S., the Assessments may be collected as is otherwise permitted by law.

**Section 12.** Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Parcel A-21 Project Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

**Section 13.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Palm Beach County.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

**RESOLUTION NO. 2024-24**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD AT 12:30 P.M. ON JANUARY 23, 2025, AT THE OFFICES OF SPECIAL DISTRICT SERVICES, INC., 2501A BURNS ROAD, FLORIDA 33410, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY (ASSESSMENT AREA TWO - PARCEL A-21 PROJECT AREA – SERIES 2025A BONDS) WITHIN THE BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTERS 190, F.S., 170, F.S., AND 197, F.S**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) has adopted Resolution No. 2024-23 (the “Initial Assessment Resolution”), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of the Improvements (a/k/a, the Parcel A-21 Project Improvements), as defined in the Initial Assessment Resolution, to be partially defrayed by certain non-ad valorem special assessments on certain benefited properties, referred to as the Assessment Area Two - Parcel A-21 Project Area, within the boundaries of the District; and

**WHEREAS**, the Initial Assessment Resolution provides for the portion of the estimated cost of the Parcel A-21 Project Improvements to be defrayed by the Assessments, as defined in the Initial Assessment Resolution, and provides further for the manner in which such Assessments shall be levied, when the levy shall occur, and setting forth and designating the lands upon which the Assessments shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

**WHEREAS**, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the Assessments and the related infrastructure Improvements; and

**WHEREAS**, pursuant to the Initial Assessment Resolution a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of Chapter 190, F. S., 170, F.S. and 197, F.S., pertaining to the notice and conduct of the aforementioned Public Hearing) have been satisfied and all related documents are available for public inspection in the offices of 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** There is hereby declared to be a public hearing to be held on January 23, 2025 at 12:30 p.m., at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, for the purpose of hearing questions, comments and objections to the proposed Assessments and the related infrastructure Parcel A-18 Project Improvements as described in the preliminary assessment roll, a copy of which is available for public inspection in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida,

33410. Affected persons may either appear at the hearing or submit their written comments prior to the meeting to the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida, 33410.

**Section 3.** Notice (substantially in the form attached hereto as Exhibit A) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Palm Beach County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all Assessments.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

## EXHIBIT A

### NOTICE OF HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS (PARCEL A-21 PROJECT – SERIES 2025A AND SERIES 2025B)

Notice is hereby given that the Board of Supervisors (the “Board”) of the Avenir Community Development District (the “District”), located in Palm Beach Gardens, Florida, will conduct a public hearing to levy non-ad valorem special assessments against certain properties within the boundaries of the District. The general location of these Parcel A-21 Project Improvements is located within 62.992 +/- acres of the District (which District totals approximately 2,427.5 acres) located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard (the “Assessment Area Two - Parcel A-21 Project Area”).

The purpose of the special assessments is to fund the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the Parcel A-21 Project Improvements generally consists of water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, and in the plans and specifications on file in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements”). A description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by all persons interested in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

A public hearing to receive comments from affected property owners as to the propriety and advisability of making such Parcel A-21 Project Improvements, as to the cost thereof as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held on January 23, 2025, at 12:30 p.m. at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

All affected property owners have a right to appear at the public hearing. Actions taken by the Board at this public hearing, or as the hearing may be continued, in adopting a final assessment resolution shall be the final adjudication of the subject presented, including the levy of the non-ad valorem special assessments, the ascertainment and declaration of direct and special benefits peculiar to the property, the fairness and reasonableness of the duty to pay and the rate of assessment, unless proper steps are initiated in a court of competent jurisdiction within ten (10) working days of the date of Board action at the hearing.

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

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days notice prior to the proceeding. Please contact the District Manager at (561)

630-4922 or toll free at (877) 737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.



**RESOLUTION NO. 2024-25**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS (PARCEL A-21 PROJECT – SERIES 2025B BONDS); INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE PARCEL A-21 PROJECT IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT FOR THE ASSESSMENT AREA TWO - PARCEL A-21 PROJECT AREA; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) hereby determines to construct and/or acquire certain public improvements set forth in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, as amended from time to time (the “Engineer’s Report”), which Engineer’s Report is incorporated by reference as part of this Resolution, and in the plans and specifications, all of which are available for review at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements” or the “Parcel A-21 Project Improvements”);

**WHEREAS**, the District is empowered by Chapters 170, 190 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments (as defined below);

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the “Assessments”);

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved within the Parcel A-21 Project, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the District’s *Master Special Assessment Methodology Report (Infrastructure Project Special Assessment Bonds for Assessment Area A-21 Parcel Project)*, dated November 21, 2024, as may be amended and supplemented from time to time (the “Assessment Methodology”) attached to and made a part of this Resolution as Exhibit “A”, incorporated by reference as part of this Resolution, and on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Assessments shall be levied to defray a portion of the cost of the Parcel A-21 Project Improvements.

**Section 3.** The nature of the Parcel A-21 Project Improvements include, but is not limited to, water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the Engineer's Report and in the plans and specifications on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, which Engineer's Report and plans and specifications are by specific reference incorporated herein and made a part hereof.

**Section 4.** The general location of these Parcel A-21 Project Improvements are located approximately within and benefit 62.992+/- acres of the District located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard ("Assessment Area Two - Parcel A-21 Project Area").

**Section 5.** The estimated cost of the Parcel A-21 Project Improvements, as set forth in the Engineer's Report, is approximately \$15,619,792 (hereinafter referred to as the "Parcel A-21 Project Cost"), which Parcel A-21 Project Cost is expected to be funded, in whole or in part, through one or more series of non-ad valorem special assessments bonds to be issued by the District (herein the "Series 2025B Bonds").

**Section 6.** The non-ad valorem special assessments (the "Assessments") will defray no more than \$30,000,000 in debt represented by the Series 2025B Bonds, which includes a portion of the Parcel A-21 Project Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency with respect to the Series 2025B Bonds. The District is proceeding under separate special assessment proceedings in connection with the portion of the Parcel A-21 Project Cost to be funded through the issuance of another series of special assessment bonds referred to as the "Series 2025A Bonds." Notwithstanding, in accordance with the Assessment Methodology, the Assessments provided for in this Resolution plus the non-ad valorem special assessments being undertaken in connection with the Series 2025A Bonds will collectively fund no more than \$30,000,000.

**Section 7.** The manner in which the Assessments shall be apportioned and paid is contained within the Assessment Methodology. Initially, the Assessments will be levied on a per acre basis since the Parcel A-21 Project Improvements increase the value of all the lands within the Assessment Area Two - Parcel A-21 Project Area within the District. On and after the date the benefited lands within the Assessment Area Two - Parcel A-21 Project Area of the District are specifically platted, the Assessments will be levied on a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed shall be a combination of a per acre basis and a per unit basis all in accordance with the methodology set forth in attached Exhibit "A."

**Section 8.** The Assessments shall be levied on the lots and lands within the Assessment Area Two - Parcel A-21 Project Area within the District, as described in the Assessment Methodology, which are adjoining and contiguous or bounding and abutting upon the Parcel A-21 Project Improvements or directly and specially benefited thereby and further designated on the assessment plat referenced below.

**Section 9.** There is on file in the offices of Special District Services, Inc. located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 an assessment plat showing the area (Assessment Area Two - Parcel A-21 Project Area) to be assessed and which is also described in the Assessment Methodology, with the plans and specifications describing the Parcel A-21 Project Improvements and the Parcel A-21 Project Cost, which is and shall be open to inspection by the public.

**Section 10.** The District Manager is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided.

**Section 11.** Commencing with the year in which the District incurs obligations for the payment of a portion of the Parcel A-21 Project Cost of the Parcel A-21 Project Improvements are acquired and constructed by the District, the Assessments shall be paid in not more than thirty (30) annual installments payable (excluding any capitalized period) at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided; however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, F.S., the Assessments may be collected as is otherwise permitted by law.

**Section 12.** Upon completion of the preliminary assessment roll, the Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Parcel A-21 Project Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

**Section 13.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation within Palm Beach County.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

**RESOLUTION NO. 2024-26**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD AT 12:30 P.M. ON JANUARY 23, 2025, AT THE OFFICES OF SPECIAL DISTRICT SERVICES, INC., 2501A BURNS ROAD, FLORIDA 33410, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE LEVY OF NON AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY (ASSESSMENT AREA TWO - PARCEL A-21 PROJECT AREA – SERIES 2025B BONDS) WITHIN THE BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTERS 190, F.S., 170, F.S., AND 197, F.S**

**WHEREAS**, the Board of Supervisors (“Board”) of the Avenir Community Development District (“District”) has adopted Resolution No. 2024-25 (the “Initial Assessment Resolution”), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of the Improvements (a/k/a, the Parcel A-21 Project Improvements), as defined in the Initial Assessment Resolution, to be partially defrayed by certain non-ad valorem special assessments on certain benefited properties, referred to as the Assessment Area Two - Parcel A-21 Project Area, within the boundaries of the District; and

**WHEREAS**, the Initial Assessment Resolution provides for the portion of the estimated cost of the Parcel A-21 Project Improvements to be defrayed by the Assessments, as defined in the Initial Assessment Resolution, and provides further for the manner in which such Assessments shall be levied, when the levy shall occur, and setting forth and designating the lands upon which the Assessments shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

**WHEREAS**, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the Assessments and the related infrastructure Improvements; and

**WHEREAS**, pursuant to the Initial Assessment Resolution a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of Chapter 190, F. S., 170, F.S. and 197, F.S., pertaining to the notice and conduct of the aforementioned Public Hearing) have been satisfied and all related documents are available for public inspection in the offices of 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** There is hereby declared to be a public hearing to be held on January 23, 2025 at 12:30 p.m., at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, for the purpose of hearing questions, comments and objections to the proposed Assessments and the related infrastructure Parcel A-18 Project Improvements as described in the preliminary assessment roll, a copy of which is available for public inspection in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida,

33410. Affected persons may either appear at the hearing or submit their written comments prior to the meeting to the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida, 33410.

**Section 3.** Notice (substantially in the form attached hereto as Exhibit A) of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Palm Beach County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all Assessments.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

## EXHIBIT A

### NOTICE OF HEARING TO LEVY AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS (PARCEL A-21 PROJECT – SERIES 2025A AND SERIES 2025B)

Notice is hereby given that the Board of Supervisors (the “Board”) of the Avenir Community Development District (the “District”), located in Palm Beach Gardens, Florida, will conduct a public hearing to levy non-ad valorem special assessments against certain properties within the boundaries of the District. The general location of these Parcel A-21 Project Improvements is located within 62.992 +/- acres of the District (which District totals approximately 2,427.5 acres) located approximately one (1) mile east of Pratt-Whitney Road on the north side of Northlake Boulevard (the “Assessment Area Two - Parcel A-21 Project Area”).

The purpose of the special assessments is to fund the cost of certain infrastructure improvements to certain properties within the area described above. The nature of the Parcel A-21 Project Improvements generally consists of water distribution and wastewater systems, surface water management and drainage system, and landscaping, irrigation, walls, hardscapes, sidewalks and other related improvements, all as described more particularly in the *Eight Supplemental Engineer’s Report (Parcels A-10, A-11, A-21 Projects)*, prepared by Ballbe & Associates, and dated October 22, 2024, and in the plans and specifications on file in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “Improvements”). A description of each property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by all persons interested in the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

A public hearing to receive comments from affected property owners as to the propriety and advisability of making such Parcel A-21 Project Improvements, as to the cost thereof as to the manner of payment thereof; and as to the amount thereof to be assessed against each parcel will be held on January 23, 2025, at 12:30 p.m. at the offices of Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

All affected property owners have a right to appear at the public hearing. Actions taken by the Board at this public hearing, or as the hearing may be continued, in adopting a final assessment resolution shall be the final adjudication of the subject presented, including the levy of the non-ad valorem special assessments, the ascertainment and declaration of direct and special benefits peculiar to the property, the fairness and reasonableness of the duty to pay and the rate of assessment, unless proper steps are initiated in a court of competent jurisdiction within ten (10) working days of the date of Board action at the hearing.

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

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least five (5) days notice prior to the proceeding. Please contact the District Manager at (561)

630-4922 or toll free at (877) 737-4922 for assistance. If hearing impaired, telephone the Florida Relay Service (800) 955-8771 (TDD) for assistance.

**RESOLUTION NO. 2024-27**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Avenir Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**AVENIR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

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



Avenir  
Community Development District

**Amended Final Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2023-2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
<b>REVENUES</b>			
O&M Assessments	3,865,793	4,052,304	4,052,304
Clubhouse Assessments	1,745,718	1,732,804	1,732,804
Clubhouse Other Revenues	69,000	66,956	66,956
Landowner Contribution - O&M	0	0	0
Total Regular Debt Assessments	10,802,375	6,853,117	6,853,117
Total Cap I + B Bond Dept Assess	4,404,531	8,769,715	8,769,715
Landowner Contribution - Debt	0	(8,769,715)	(8,769,715)
Impact Fees	5,582,400	10,297,527	10,297,527
Bond Prepayments	0	15,566,824	15,566,824
Bond Prepayments Sent to Trustee	0	(15,566,824)	(15,566,824)
Developer Contribution - Capital Projects	0	0	0
Developer Contribution - O&M	0	0	0
Interest Income	0	119,017	119,017
<b>Total Revenues</b>	<b>\$ 26,469,817</b>	<b>\$ 23,121,724</b>	<b>\$ 23,121,724</b>
<b>EXPENDITURES</b>			
Supervisor Fees	0	0	0
Engineering/Inspections	15,000	15,000	12,250
Management	54,645	54,645	54,645
Legal	48,000	60,000	55,410
Assessment Roll	6,000	6,000	6,000
Audit Fees	6,600	13,600	13,600
Arbitrage Rebate Fee	3,025	3,675	3,675
Insurance	30,000	35,937	35,937
Legal Advertisements	3,300	10,000	8,655
Miscellaneous	2,000	5,000	1,981
Postage	750	750	738
Office Supplies	3,500	3,500	2,868
Dues & Subscriptions	175	175	175
Trustee Fees	31,500	31,500	29,500
Continuing Disclosure Fee	2,750	3,250	3,250
Website Management	1,600	1,600	1,600
Infrastructure Maintenance	100,000	210,000	206,353
Miscellaneous Maintenance	80,000	50,000	7,890
Electric (FPL)	400,000	620,000	596,351
Water (Seacoast)	150,000	200,000	188,447
Landscape Maintenance Base	775,000	1,150,000	1,081,756
Landscape Maintenance Optional	350,000	300,000	262,955
Irrigation Maintenance	50,000	120,000	108,688
Lake Maintenance	250,000	110,000	97,666
Littorals	75,000	10,000	0
Street Sweeping / Pressure Washing	100,000	160,000	144,916
Roadway & Bridges Maintenance	0	0	0
Mitigation Maintenance	720,000	550,000	539,350
Wild Hog Control	15,000	0	0
Pump Maintenance	100,000	85,000	71,472
Trail Maintenance	5,000	0	0
Fountain Maintenance	50,000	110,000	96,233
Gas Utility	0	20,000	18,557
Field Operations	55,000	0	0
Contingency	150,000	20,000	0
Capital Project Outlay	0	0	0
<b>TOTAL O&amp;M EXPENDITURES</b>	<b>\$ 3,633,845</b>	<b>\$ 3,959,632</b>	<b>\$ 3,650,918</b>
<b>TOTAL CLUBHOUSE EXPENDITURES</b>	<b>\$ 1,709,975</b>	<b>\$ 1,558,275</b>	<b>\$ 1,442,182</b>
<b>TOTAL EXPENDITURE</b>	<b>\$ 5,343,820</b>	<b>\$ 5,517,907</b>	<b>\$ 5,093,100</b>
<b>Excess/ (Shortfall)</b>	<b>\$ 21,125,997</b>	<b>\$ 17,603,817</b>	<b>\$ 18,028,625</b>
Bond Payments - Series 2018	(3,000,462)	(2,325,851)	(2,325,851)
Bond Payments - Series 2019	(1,428,335)	(1,087,170)	(1,087,170)
Bond Payments - Series 2020 (IF)	(5,582,400)	(10,297,527)	(10,297,527)
Bond Payments - Series 2021	(4,880,154)	(2,440,075)	(2,440,075)
Bond Payments - Series 2023	(5,249,813)	(733,760)	(733,760)
<b>Balance</b>	<b>\$ 984,833</b>	<b>\$ 719,434</b>	<b>\$ 1,144,241</b>
County Appraiser & Tax Collector Fee	(328,278)	(93,147)	(93,147)
Discounts For Early Payments	(656,555)	(340,670)	(340,670)
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 285,617</b>	<b>\$ 710,425</b>

Note: Debt Assessments/Bond Payments Only Includes Transactions Processed Through Operating Account

O&M ONLY	
FUND BALANCE AS OF 9/30/23	
FY 2023/2024 ACTIVITY	
FUND BALANCE AS OF 9/30/24	

	\$2,349
	352,847
	\$355,195

**AMENDED FINAL DETAILED CLUBHOUSE BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023-2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

<b>EXPENDITURES</b>	<b>FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 10/1/23 - 9/30/24</b>
Management	8,000	8,000	8,000
Legal	12,000	3,500	2,940
Assessment Roll	1,500	1,500	1,500
Audit Fees	1,400	1,400	1,400
Arbitrage Rebate Fee	225	225	225
Legal Advertisements	1,200	1,500	1,200
Miscellaneous	0	5,000	2,738
Trustee Fees	3,500	3,500	3,500
Continuing Disclosure Fee	250	250	250
Website Management	400	400	400
Connect Water Fee	0	0	0
Management/personnel	686,000	665,000	642,566
Uniforms	4,000	1,000	0
Licenses/Permits	5,000	3,000	1,998
Insurance	70,000	70,000	70,000
Post / Print / Office Sup	9,000	16,000	14,759
IT / Telecom	20,000	17,000	15,133
HVAC Maint & Repair	12,000	2,000	0
Janitorial	13,500	35,000	33,436
Misc Repair & Maint	60,000	35,000	23,922
Pest Control	18,000	22,000	19,794
Fire/ Life/ Hood -Safe Sys	6,000	11,000	9,649
Fitness Equip	4,000	5,000	3,743
Vehicle Lease & Maint	1,500	6,000	4,799
Holiday Decorations	15,000	2,000	0
Cable / Music Services	3,000	3,500	3,082
Trash Removal	6,000	5,000	4,004
Gas	50,000	25,000	23,108
Electricity	50,000	40,000	36,178
Water & Sewer	40,000	42,000	40,027
Irrigation Water	13,000	6,000	4,533
Camera Surveillance	90,000	110,000	101,070
Electronic Access Control	5,000	30,000	28,188
Surveillance Repair & Main	3,000	1,000	0
Landscape Maint Contract	90,000	80,000	71,304
Landscape Other	100,000	100,000	94,121
Pool Chemicals	55,000	55,000	51,362
Pool Maintenance Agreement	32,500	32,500	29,792
Pool Repair & Misc Maint	25,000	6,000	4,200
Tennis & Pickle Court Main	15,000	15,000	13,382
Furniture Repair & Maint	5,000	2,000	0
Social Programs	75,000	80,000	75,878
Restaurant Expenses	0	0	0
Deficit Funding F&B Operat	0	0	0
Other / Capital Expenses	100,000	10,000	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,709,975</b>	<b>\$ 1,558,275</b>	<b>\$ 1,442,182</b>

CLUBHOUSE ONLY
FUND BALANCE AS OF 9/30/23
FY 2023/2024 ACTIVITY
FUND BALANCE AS OF 9/30/24

\$558,779
\$357,578
\$916,357

**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2018)**  
**FISCAL YEAR 2023-2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
<b>REVENUES</b>			
Interest Income	200	92,858	92,858
NAV Tax Collection 2018-1	2,098,851	1,780,524	1,780,524
Collection 2018-2 (Taxable & Tax-Exempt)	89,750	126,136	126,136
NAV Tax Collection 2018-3	811,861	741,514	741,514
Prepaid Bond Collection	0	0	0
Landowner B-Bond Payments	0	0	0
<b>Total Revenues</b>	<b>\$ 3,000,662</b>	<b>\$ 2,741,031</b>	<b>\$ 2,741,031</b>
<b>EXPENDITURES</b>			
Principal Payments 2018-1	520,000	520,000	520,000
Principal Payments 2018-2 Taxable	0	0	0
Principal Payments 2018-2 Tax Exmpt	0	0	0
Principal Payments 2018-3	185,000	185,000	185,000
Interest Payments 2018-1	1,580,700	1,595,000	1,595,000
Interest Payments 2018-2 Taxable	71,500	70,705	70,705
Interest Payments 2018-2 Tax Exmpt	18,250	13,748	13,748
Interest Payments 2018-3	622,581	626,463	626,463
Bond Redemption	2,631	0	0
<b>Total Expenditures</b>	<b>\$ 3,000,662</b>	<b>\$ 3,010,915</b>	<b>\$ 3,010,915</b>
<b>Excess/ (Shortfall)</b>	<b>\$ 0</b>	<b>\$ (269,884)</b>	<b>\$ (269,884)</b>

FUND BALANCE AS OF 9/30/23	\$1,568,123
FY 2023/2024 ACTIVITY	\$ (269,884)
FUND BALANCE AS OF 9/30/24	\$1,298,239

**Notes**  
2018-1 Reserve Fund Balance = \$429,345\*. 2018-3 Reserve Fund Balance = \$202,964.06\*.  
2018-1 Revenue Account Balance = \$411,677.60\*. 2018-3 Revenue Account = \$245,130.70\*.  
2018-1 Prepayment Account Balance = \$4,753.90\*. 2018-2 Prepayment Account = \$4,367.73\*. 2018-3 Prepayment Account = \$4,145.72\*.

\* Approximate Amounts

**Series 2018-1 Bond Information**

Original Par Amount =	\$31,500,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2049	Par Amount As Of 9/30/24 =	\$28,480,000

**Series 2018-2 Taxable Bond Information**

Original Par Amount =	\$18,445,000	Annual Principal Payments Due =	N/A
Interest Rate =	7.90%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	Par Amount As Of 9/30/24 =	\$905,000

**Series 2018-2 Bond Information**

Original Par Amount =	\$4,700,000	Annual Principal Payments Due =	N/A
Interest Rate =	5.85%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2029	Par Amount As Of 9/30/24 =	\$235,000

**Series 2018-3 Bond Information**

Original Par Amount =	\$11,565,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2018		
Maturity Date =	May 2049	Par Amount As Of 9/30/24 =	\$10,735,000

**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2019)**  
**FISCAL YEAR 2023-2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
<b>REVENUES</b>			
Interest Income	200	67,918	67,918
NAV Tax Collection	1,078,335	1,317,578	1,317,578
NAV Tax Collection B	350,000	538,531	538,531
Landowner Contribution	0	0	0
Prepaid Bond Collection	0	385,457	385,457
<b>Total Revenues</b>	<b>\$ 1,428,535</b>	<b>\$ 2,309,484</b>	<b>\$ 2,309,484</b>
<b>EXPENDITURES</b>			
Principal Payments (2019)	245,000	305,000	305,000
Principal Payments (2019-B)	0	1,360,000	1,360,000
Interest Payments (2019)	835,660	832,790	832,790
Interest Payments (2019-B)	350,000	203,961	203,961
Bond Redemptions	-2,125	0	0
<b>Total Expenditures</b>	<b>\$ 1,428,535</b>	<b>\$ 2,701,751</b>	<b>\$ 2,701,751</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (392,267)</b>	<b>\$ (392,267)</b>

FUND BALANCE AS OF 9/30/23	\$1,029,623
FY 2023/2024 ACTIVITY	(\$392,267)
FUND BALANCE AS OF 9/30/24	\$637,356

Notes

2019 Reserve Fund Balance = \$107,808.00\*. Revenue Fund Balance= \$525,859.38\*. Prepayment Account Balance = \$3,689.34\*.

\* Approximate Amounts

**Series 2019 Bond Information**

Original Par Amount =	\$15,700,000	Annual Principal Payments Due =
Interest Rate =	5.60%	May 1st
Issue Date =	April 2020	
Maturity Date =	May 2050	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$14,575,000	

**Series 2019B-1 (Taxable) Bond Information**

Original Par Amount =	\$2,200,000	Principal Payment Due On
Interest Rate =	6.88%	May 1, 2029
Issue Date =	December 2019	
Maturity Date =	May 2029	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$1,010,000	

**Series 2019B-2 (Tax Exempt) Bond Information**

Original Par Amount =	\$4,300,000	Principal Payment Due On
Interest Rate =	5.25%	May 1, 2029
Issue Date =	December 2019	
Maturity Date =	May 2029	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$1,970,000	

**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2020 - IMPACT FEES)**  
**FISCAL YEAR 2023-2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
<b>REVENUES</b>			
Interest Income	0	127,954	127,954
Impact Fees	5,582,400	10,297,527	10,297,527
Transfer From Cost Of Issuance Account	0	0	0
<b>Total Revenues</b>	<b>\$ 5,582,400</b>	<b>\$ 10,425,480</b>	<b>\$ 10,425,480</b>
<b>EXPENDITURES</b>			
Principal Payments (2020)	4,535,000	7,924,000	7,924,000
Interest Payments (2020)	1,047,400	795,791	795,791
<b>Total Expenditures</b>	<b>\$ 5,582,400</b>	<b>\$ 8,719,791</b>	<b>\$ 8,719,791</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 1,705,689</b>	<b>\$ 1,705,689</b>

FUND BALANCE AS OF 9/30/23	\$3,083,224
FY 2023/2024 ACTIVITY	\$1,705,689
FUND BALANCE AS OF 9/30/24	\$4,788,913

Notes

Revenue Fund Balance = \$4,784,457.68\*. Redemption Fund Balance = \$4,454.96\*.

\* Approximate Amount

**Series 2020 (Impact Fee Credit) Bond Information**

Original Par Amount =	\$22,600,000	Principal Payment Due =	
Interest Rate =	4.75%	November 1, 2050	
Issue Date =	July 2020		
Maturity Date =	November 2050	Annual Interest Payments Due =	
		May 1st & November 1st	
Par Amount As Of 9/30/24 =	\$10,235,000		

**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2021)**  
**FISCAL YEAR 2023-2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
<b>REVENUES</b>			
Interest Income	200	226,018	226,018
Net NAV Tax Collection 2021 A-1 & A-2	3,999,654	5,960,583	5,960,583
Net NAV Tax Collection 2021 B	880,500	8,942,157	8,942,157
Landowner Contribution	0	0	0
Capitalized Interest	0	0	0
<b>Total Revenues</b>	<b>\$ 4,880,354</b>	<b>\$ 15,128,758</b>	<b>\$ 15,128,758</b>
<b>EXPENDITURES</b>			
Principal Payments (2021A-1)	590,000	2,740,000	2,740,000
Principal Payments (2021A-2)	595,000	595,000	595,000
Principal Payments (2021 B)	0	8,095,000	8,095,000
Interest Payments (2021A-1)	842,798	863,479	863,479
Interest Payments (2021A-2)	1,970,718	1,983,631	1,983,631
Interest Payments (2021 B)	880,500	939,813	939,813
Bond Redemptions	1,338	0	0
<b>Total Expenditures</b>	<b>\$ 4,880,354</b>	<b>\$ 15,216,923</b>	<b>\$ 15,216,923</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (88,164)</b>	<b>\$ (88,164)</b>

FUND BALANCE AS OF 9/30/23	\$1,294,838
FY 2023/2024 ACTIVITY	(\$88,164)
FUND BALANCE AS OF 9/30/24	\$1,206,674

Notes

2021A-1 Reserve Fund Balance = \$658,075.00\*. 2021A-2 Reserve Fund Balance = \$256,818.75\*.

2021A Revenue Account Balance = \$291,779.96\*.

\* Approximate Amounts

**Series 2021A-1 Information**

Original Par Amount =	\$27,305,000	Annual Principal Payments Due =
Interest Rate =	2.25% - 3.4%	May 1st
Issue Date =	September 2021	
Maturity Date =	May 2052	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$23,965,000	

**Series 2021A-2 Information**

Original Par Amount =	\$39,305,000	Annual Principal Payments Due =
Interest Rate =	5.13%	May 1st
Issue Date =	September 2021	
Maturity Date =	May 2052	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$38,110,000	

**Series 2021B Bond Information**

Original Par Amount =	\$29,160,000	Principal Payment Due On
Interest Rate =	5.00%	May 1, 2041
Issue Date =	September 2021	
Maturity Date =	May 2041	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$9,365,000	



**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2023)**  
**FISCAL YEAR 2023-2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
<b>REVENUES</b>			
Interest Income	200	791,994	791,994
NAV Tax Collection 2023	2,165,531	15,944,548	15,944,548
NAV Tax Collection 2023 TC	0	0	0
Landowner Contribution	0	0	0
Capitalized Interest	3,084,282	0	0
<b>Total Revenues</b>	<b>\$ 5,250,013</b>	<b>\$ 16,736,542</b>	<b>\$ 16,736,542</b>
<b>EXPENDITURES</b>			
Principal Payments (2023)	0	15,405,000	15,405,000
Principal Payments (2023 TC)	0	0	0
Interest Payments (2023)	4,331,063	4,332,891	4,332,891
Interest Payments (2023 TC)	918,750	806,458	806,458
Bond Redemptions	200		
<b>Total Expenditures</b>	<b>\$ 5,250,013</b>	<b>\$ 20,544,349</b>	<b>\$ 20,544,349</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (3,807,807)</b>	<b>\$ (3,807,807)</b>

FUND BALANCE AS OF 9/30/23	\$11,510,042
FY 2023/2024 ACTIVITY	(\$3,807,807)
FUND BALANCE AS OF 9/30/24	\$7,702,235

**Notes**

2023 Reserve Fund Balance = \$5,445,825.00\*. 2023-TC Reserve Fund Balance = \$568,965.63\*.  
2023 Revenue Account Balance = \$900,593.04\*. 2023-TC Revenue Account Balance = \$37,010.76\*.  
2023 Interest Account Balance = \$224,870.48\*. 2023-TC Interest Account Balance = \$524,969.64\*.

\* Approximate Amounts

**Series 2023 Information**

Original Par Amount =	\$79,750,000	Annual Principal Payments Due =
Interest Rate =	4.500% - 5.625%	May 1st
Issue Date =	January 2023	
Maturity Date =	May 2054	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$64,345,000	

**Series 2023 Towncenter Information**

Original Par Amount =	\$15,000,000	Annual Principal Payments Due =
Interest Rate =	6.13%	May 1st
Issue Date =	June 2023	
Maturity Date =	May 2054	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$15,000,000	

**AMENDED FINAL BUDGET**  
**AVENIR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2024)**  
**FISCAL YEAR 2023-2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/30/24
<b>REVENUES</b>			
Interest Income	0	25,928	25,928
NAV Tax Collection 2024	0	0	0
NAV Tax Collection 2024 B	0	0	0
Landowner Contribution	0	0	0
Capitalized Interest	0	0	0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 25,928</b>	<b>\$ 25,928</b>
<b>EXPENDITURES</b>			
Principal Payments (2024)	0	0	0
Principal Payments (2024 B)	0	0	0
Interest Payments (2024)	0	0	0
Interest Payments (2024 B)	0	0	0
Bond Redemptions	0		
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 25,928</b>	<b>\$ 25,928</b>

FUND BALANCE AS OF 9/30/23	\$261,919
FY 2023/2024 ACTIVITY	\$25,928
FUND BALANCE AS OF 9/30/24	\$287,847

**Notes**

2024 Reserve Fund Balance = \$109,800.27\*. 2024 Revenue Fund Balance = \$0.00\*. 2024 Interest Account Balance = \$178,046.37\*

\* Approximate Amounts

**Series 2024 Information**

Original Par Amount =	\$3,000,000	Annual Principal Payments Due =
Interest Rate =	4.875% - 6.000%	May 1st
Issue Date =	April 2024	
Maturity Date =	May 2055	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$3,000,000	

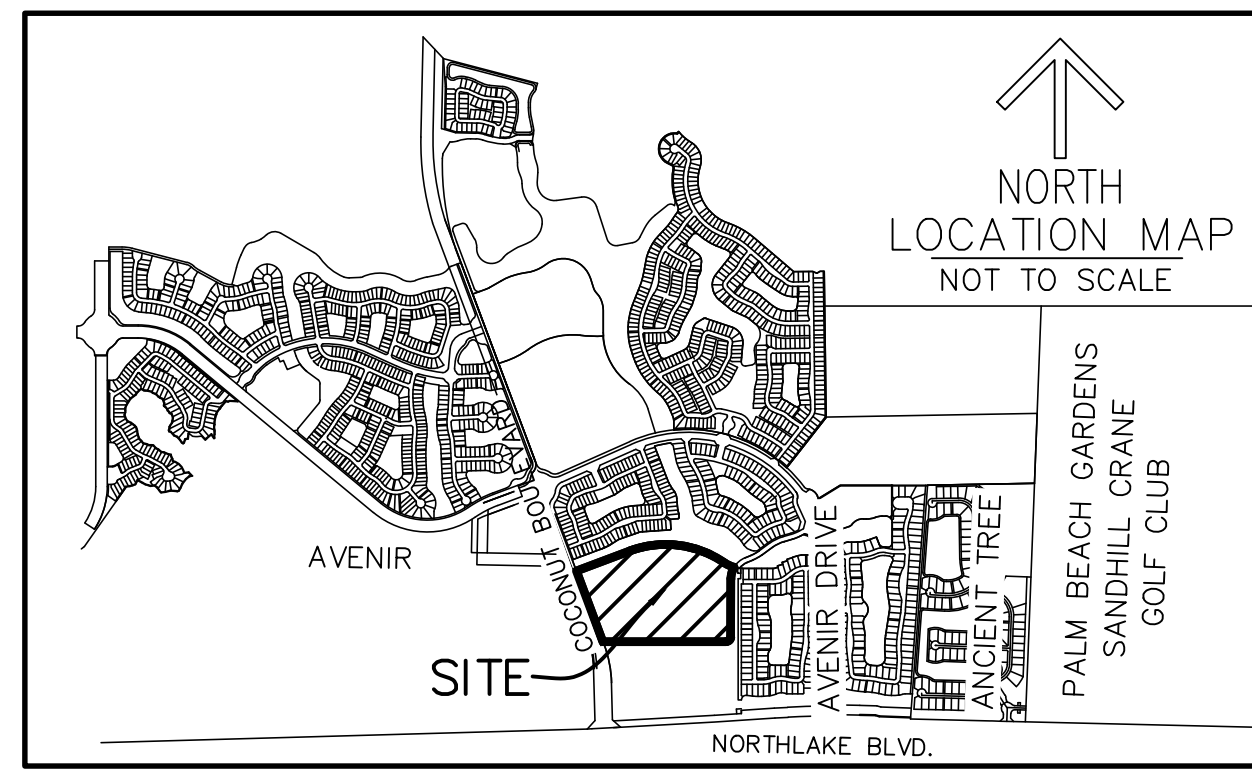
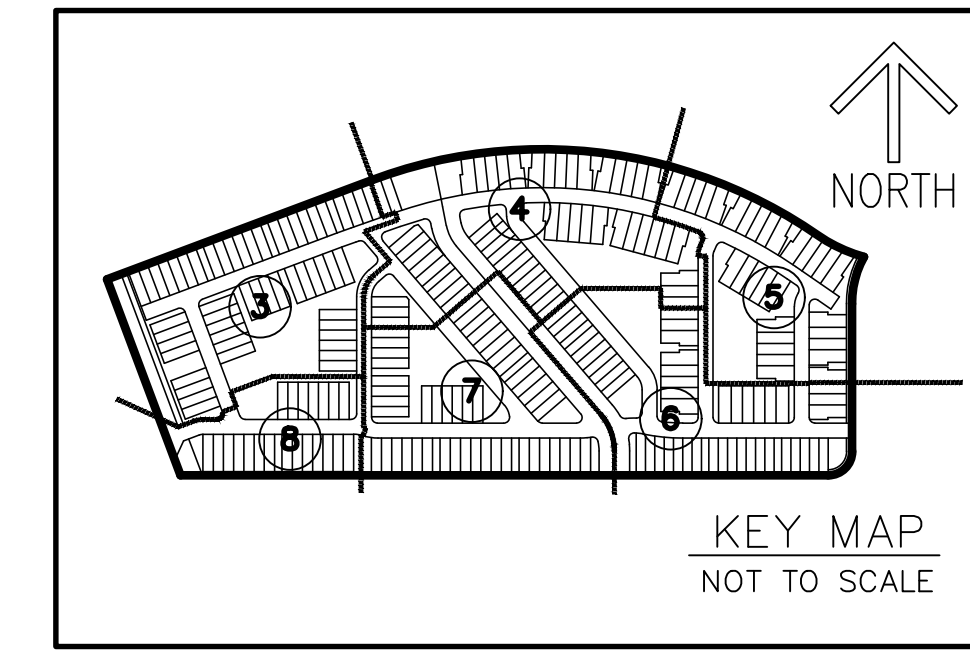
**Series 2024 B Information**

Original Par Amount =	\$9,385,000	Annual Principal Payments Due =
Interest Rate =	6.25%	May 1st
Issue Date =	April 2024	
Maturity Date =	May 2055	Annual Interest Payments Due =
		May 1st & November 1st
Par Amount As Of 9/30/24 =	\$9,385,000	

# AVENIR – PARCEL B TOWNHOMES

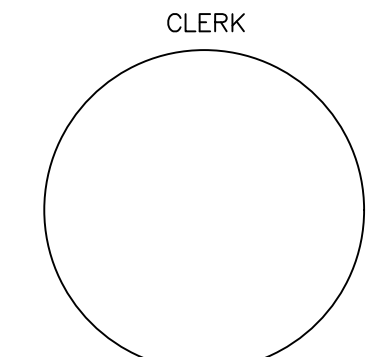
BEING A REPLAT OF A PORTION OF PARCEL A-3, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS – ENGINEERS – PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 – (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591  
 JULY 2024



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2024 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_  
 JOSEPH ABRUZZO  
 CLERK OF THE CIRCUIT COURT  
 AND COMPTROLLER  
 BY: \_\_\_\_\_  
 DEPUTY CLERK

**SHEET 1 OF 8**



## DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT FC AVENIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, OWNERS OF THE LAND SHOWN HEREON AS "AVENIR – PARCEL B TOWNHOMES", BEING A REPLAT OF A PORTION OF PARCEL A-3, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT RBE1, AVENIR SITE PLAN 1 – POD 3 PLAT, AS RECORDED IN PLAT BOOK 128, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID AVENIR SITE PLAN 1 – POD 3 PLAT, NORTH 69° 28' 44" EAST, A DISTANCE OF 759.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55° 14' 33", HAVING A RADIUS OF 1300.00 FEET, HAVING AN ARC DISTANCE OF 1253.41 FEET, AND WHOSE LONG CHORD BEARS SOUTH 82° 54' 00" EAST FOR A DISTANCE OF 1205.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 30' 19", HAVING A RADIUS OF 400.00 FEET, HAVING AN ARC DISTANCE OF 136.17 FEET, AND WHOSE LONG CHORD BEARS SOUTH 65° 01' 53" EAST FOR A DISTANCE OF 135.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28° 42' 10", HAVING A RADIUS OF 261.00 FEET, HAVING AN ARC DISTANCE OF 130.75 FEET, AND WHOSE LONG CHORD BEARS SOUTH 14° 21' 04" WEST FOR A DISTANCE OF 129.39 FEET; THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 396.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 64.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 100.53 FEET, AND WHOSE LONG CHORD BEARS SOUTH 45° 00' 00" WEST A DISTANCE OF 90.51 FEET; THENCE, NORTH 90°00'00" WEST, TO THE WEST LINE OF PARCEL "A-3", A DISTANCE OF 1737.48 FEET; THENCE ALONG SAID WEST LINE, NORTH 20° 31'16" WEST, A DISTANCE OF 561.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.358 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "R1", AS SHOWN HEREON, IS HEREBY DEDICATED TO ESSEX AT AVENIR ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS, ROADWAY, PARKING, SIDEWALK, DRAINAGE, SIGNAGE, GATE, UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. A BLANKET EASEMENT OVER TRACT "R1", IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.
- TRACT "RW", AS SHOWN HEREON, IS HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, UTILITY AND RELATED PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE WITH RESPECT TO TRACT "RW". A BLANKET EASEMENT OVER TRACT "RW", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "RBE1" AND "RBE2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, BUFFER, DRAINAGE, LIGHTING AND UTILITY PURPOSES. SAID TRACTS ENCUMBERED BY SAID ROADWAY BUFFER EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "TRACK PARK 1" AND "TRACK PARK 2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO ESSEX AT AVENIR ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, MAIL KIOSK, DRAINAGE AND RECREATIONAL PURPOSES, ALONG WITH THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE LINES THEREIN AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACTS "OS-1" THROUGH "OS-35", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ESSEX AT AVENIR ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PUBLIC ACCESS, LANDSCAPING, PARKING, SIDEWALKS, SIGNAGE AND OTHER STRUCTURES, DRAINAGE AND UTILITY PURPOSES, AND FOR ACCESS TO THE ADJOINING STORM WATER MANAGEMENT TRACTS BY THE AVENIR COMMUNITY DEVELOPMENT DISTRICT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "UE", ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. SUCH UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. LANDS ENCUMBERED BY SUCH EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "SUA", ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE ESSEX AT AVENIR ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY AND WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVENIR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS THEREOF, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. STRUCTURES MAY BE PERMITTED WITHIN THE LANDSCAPE BUFFER EASEMENTS AS APPROVED OR WITH PRIOR WRITTEN CONSENT OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT AND THE CITY OF PALM BEACH GARDENS.
- THE DRAINAGE EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "DE", IS HEREBY DEDICATED TO ESSEX AT AVENIR ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF YARD DRAINAGE AND UTILITIES AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- DRAINAGE WALL EASEMENT, AS SHOWN HEREON, AND DESIGNATED AS "DWE", IS HEREBY DEDICATED TO ESSEX AT AVENIR ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF YARD DRAINAGE AND UTILITIES AND FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS THEREOF, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

INFORMATIONAL NOTE: THE FOLLOWING RELATES TO ROADWAYS WITHIN AVENIR WHICH ARE LOCATED OUTSIDE OF THIS PLAT BUT MAY PROVIDE ACCESS TO THE PROPERTY WITHIN THIS PLAT: AVENIR DRIVE (A/K/A SPINE ROAD 4, 5A, 5B, AND 7 ON THE AVENIR PCD MASTER PLAN), COCONUT BOULEVARD (A/K/A SPINE ROAD 1, 2 AND 3 ON THE AVENIR PCD MASTER PLAN), AND PANTHER NATIONAL BOULEVARD (A/K/A SPINE ROAD 6 AND 8 ON THE AVENIR PCD MASTER PLAN) ARE DEDICATED FOR PUBLIC ACCESS AND RIGHT-OF-WAY USE IN PERPETUITY. ACCORDINGLY, TRAVEL ON AND ACCESS TO AVENIR DRIVE, COCONUT BOULEVARD, AND PANTHER NATIONAL BOULEVARD SHALL NOT BE IMPEDED, LIMITED, OR RESTRICTED IN ANY MANNER OR FASHION WHATSOEVER.

FC AVENIR, LLC,  
 A FLORIDA LIMITED LIABILITY COMPANY,  
 STATE OF FLORIDA)  
 COUNTY OF MIAMI-DADE)

IN WITNESS WHEREOF, THE ABOVE NAMED FC AVENIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

FC AVENIR, LLC,  
 A FLORIDA LIMITED LIABILITY COMPANY.  
 BY: JUAN C. PORRO  
 VICE PRESIDENT  
 ITS: MANAGER

WITNESS: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

BY: JUAN C. PORRO  
 VICE PRESIDENT

WITNESS: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

FC AVENIR, LLC,  
 A FLORIDA LIMITED LIABILITY COMPANY.  
 ACKNOWLEDGEMENT:  
 STATE OF FLORIDA)  
 COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY JUAN C. PORRO, VICE PRESIDENT, ON BEHALF OF FC AVENIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_  
 PRINT NAME

## TITLE CERTIFICATION:

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)

I, LAUREN DEUTCH, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FC AVENIR, LLC, A FLORIDA LIMITED LIABILITY AND AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: \_\_\_\_\_

LAUREN DEUTCH  
 ATTORNEY AT LAW  
 FLORIDA BAR #15541  
 FOR THE FIRM OF NELSON MULLINS RILEY & SCARBOROUGH LLP

## SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO EAST LINE OF TRACT R2 OF THE PLAT OF AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID WEST LINE HAVING A PLAT BEARING OF N20°31'16"W.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## SURVEYOR'S CERTIFICATE:

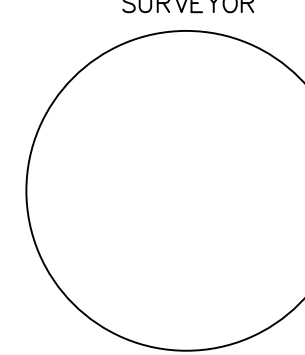
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(7), F.S. HAVE BEEN PLACED AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.091(8) WILL BE PLACED AS REQUIRED BY LAW AND THAT MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATED: \_\_\_\_\_

SURVEYOR

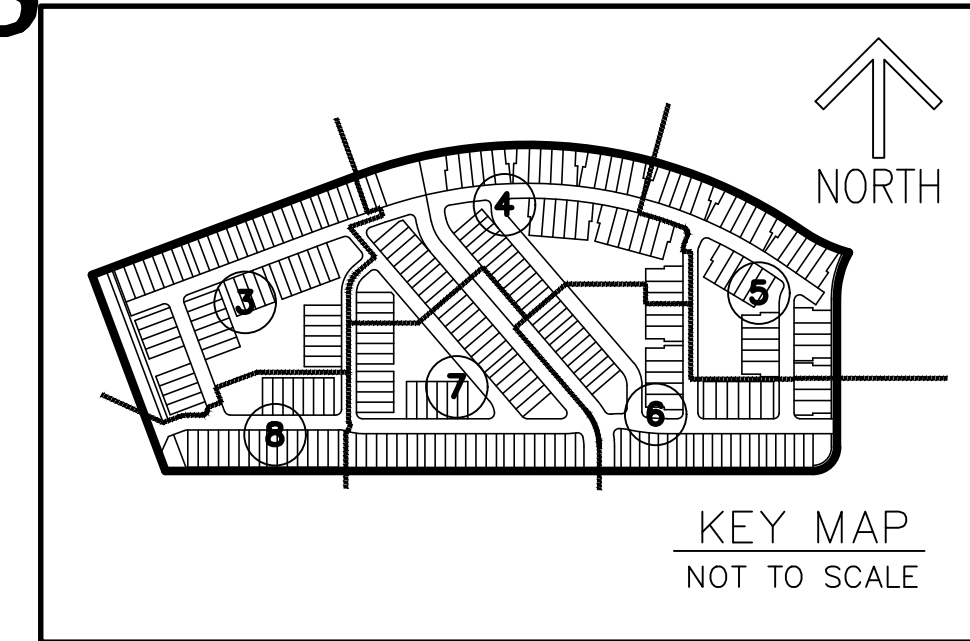
RONNIE L. FURNISS  
 PROFESSIONAL SURVEYOR MAPPER #6272  
 STATE OF FLORIDA

CAULFIELD AND WHEELER, INC  
 SURVEYORS – ENGINEERS – PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434  
 (561)392-1991  
 CERTIFICATION OF AUTHORIZATION NO. LB 3591



# AVENIR – PARCEL B TOWNHOMES

BEING A REPLAT OF A PORTION OF PARCEL A-3, AVENIR, AS RECORDED IN PLAT BOOK 127 PAGE 85, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.



**TABULAR DATA:**

TABULAR DATA	ACRES
RESIDENTIAL LOTS	16.308
TRACT R1	7.777
TRACT RW	0.073
TRACT RBE1	0.065
TRACT RBE2	0.384
TRACT PARK 1	0.408
TRACT PARK 2	0.854
OPEN SPACE TRACT 1	0.431
OPEN SPACE TRACT 2	0.046
OPEN SPACE TRACT 3	0.046
OPEN SPACE TRACT 4	0.049
OPEN SPACE TRACT 5	0.436
OPEN SPACE TRACT 6	0.049
OPEN SPACE TRACT 7	0.049
OPEN SPACE TRACT 8	0.050
OPEN SPACE TRACT 9	0.049
OPEN SPACE TRACT 10	0.048
OPEN SPACE TRACT 11	0.124
OPEN SPACE TRACT 12	0.156
OPEN SPACE TRACT 13	0.046
OPEN SPACE TRACT 14	0.033
OPEN SPACE TRACT 15	0.127
OPEN SPACE TRACT 16	0.046
OPEN SPACE TRACT 17	0.046
OPEN SPACE TRACT 18	0.067
OPEN SPACE TRACT 19	0.051
OPEN SPACE TRACT 20	0.046
OPEN SPACE TRACT 21	0.046
OPEN SPACE TRACT 22	0.274
OPEN SPACE TRACT 23	0.095
OPEN SPACE TRACT 24	0.046
OPEN SPACE TRACT 25	0.056
OPEN SPACE TRACT 26	0.046
OPEN SPACE TRACT 27	0.109
OPEN SPACE TRACT 28	0.185
OPEN SPACE TRACT 29	0.069
OPEN SPACE TRACT 30	0.064
OPEN SPACE TRACT 31	0.162
OPEN SPACE TRACT 32	1.013
OPEN SPACE TRACT 33	1.030
OPEN SPACE TRACT 34	1.327
OPEN SPACE TRACT 35	0.972
<b>TOTAL AREA THIS PLAT</b>	<b>33.358</b>

THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS – ENGINEERS – PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 – (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591  
 JULY 2024

**SHEET 2 OF 8**

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA)  
 COUNTY OF MIAMI-DADE)

IN WITNESS WHEREOF, THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY THE CHAIRMAN OF ITS BOARD OF SUPERVISORS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

AVENIR COMMUNITY DEVELOPMENT DISTRICT

WITNESS: \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_ BY: VIRGINIA CEPERO  
 CHAIRMAN

WITNESS: \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA)  
 COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY VIRGINIA CEPERO, CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**ESSEX AT AVENIR ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT.**

IN WITNESS WHEREOF, THE ABOVE NAMED ESSEX AT AVENIR ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ESSEX AT AVENIR ASSOCIATION, INC, A  
 FLORIDA CORPORATION NOT FOR PROFIT.

WITNESS: \_\_\_\_\_  
 BY: JUAN C. PORRO  
 PRESIDENT

WITNESS: \_\_\_\_\_

**ESSEX AT AVENIR ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT:**

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA)  
 COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY JUAN C. PORRO, PRESIDENT, ON BEHALF OF ESSEX AT AVENIR ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:**

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
 CHELSEA REED  
 MAYOR

ATTEST: \_\_\_\_\_  
 PATRICIA SNIDER, CMC  
 CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
 TODD ENGLE, P.E.  
 CITY ENGINEER

**CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

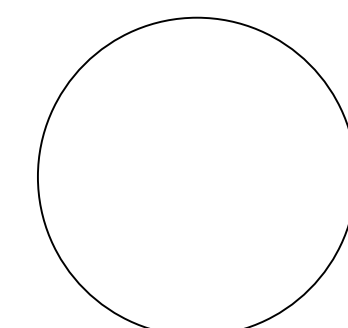
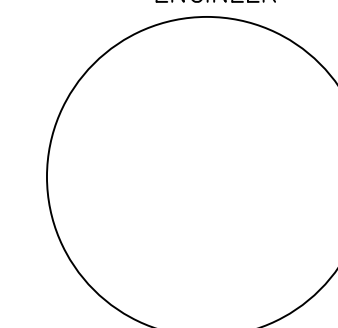
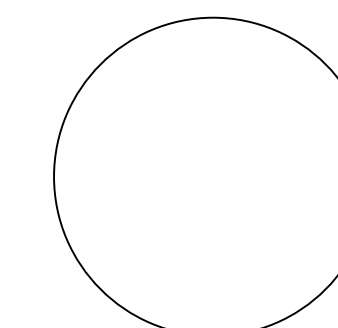
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA  
 CERTIFICATE NO. \_\_\_\_\_

CITY OF PALM BEACH GARDENS

CITY OF PALM BEACH GARDENS  
 ENGINEER

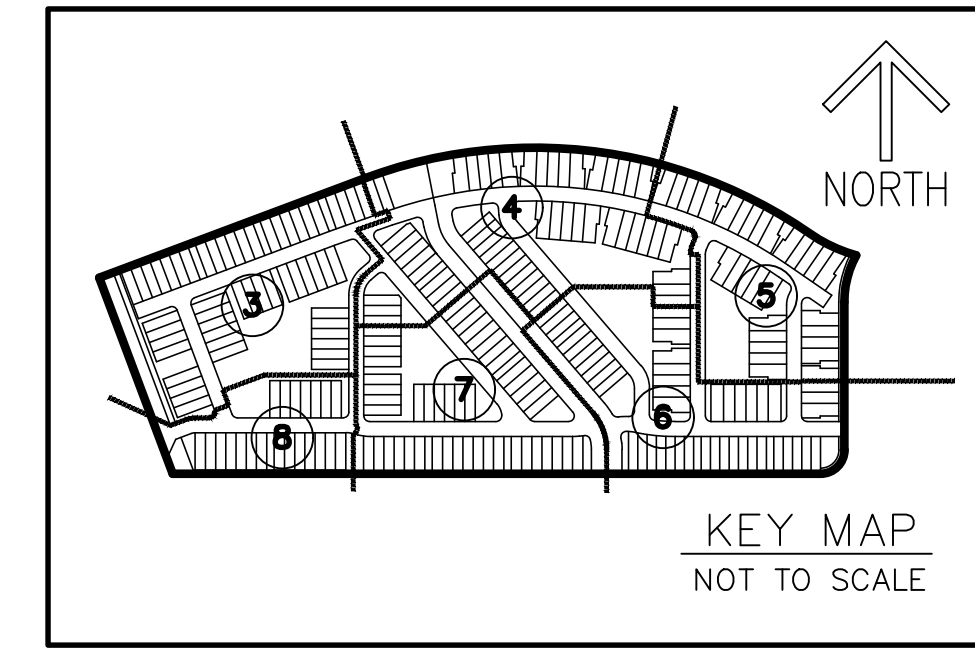
REVIEWING  
 SURVEYOR



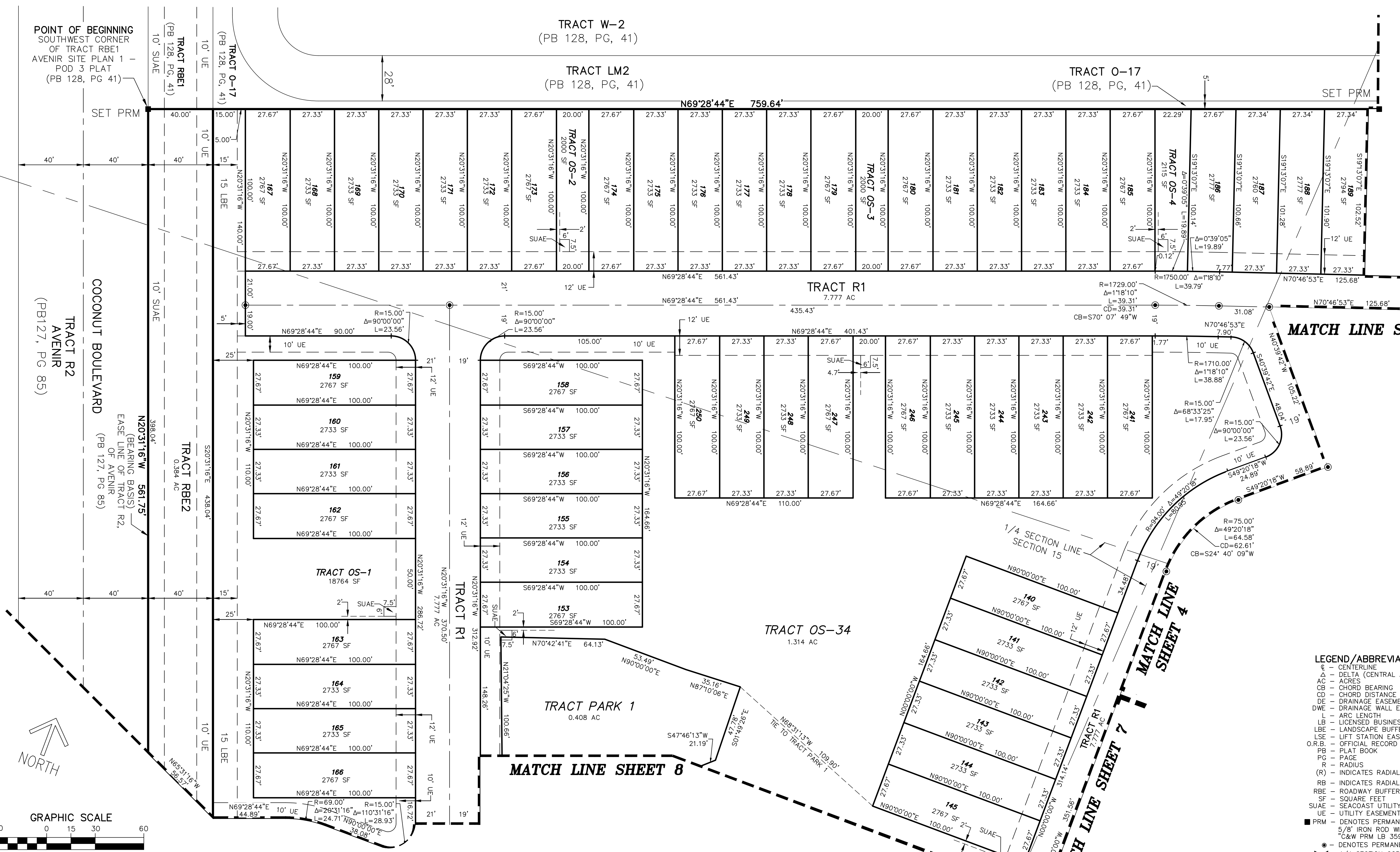
THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591  
 JULY 2024

# AVENIR - PARCEL B TOWNHOMES

BEING A REPLAT OF A PORTION OF PARCEL A-3, AVENIR, AS RECORDED IN  
 PLAT BOOK 127 PAGE 85, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,  
 FLORIDA LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF  
 PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.



**SHEET 3 OF 8**

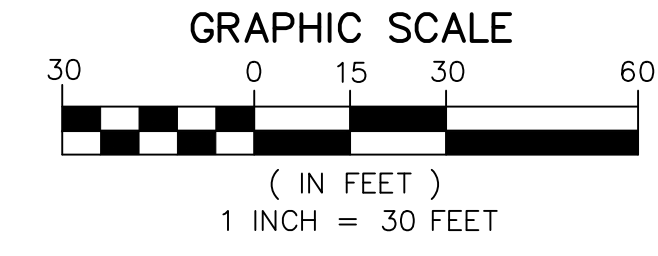


**MATCH LINE SHEET 4**

**MATCH LINE SHEET 8**

**MATCH LINE SHEET 7**

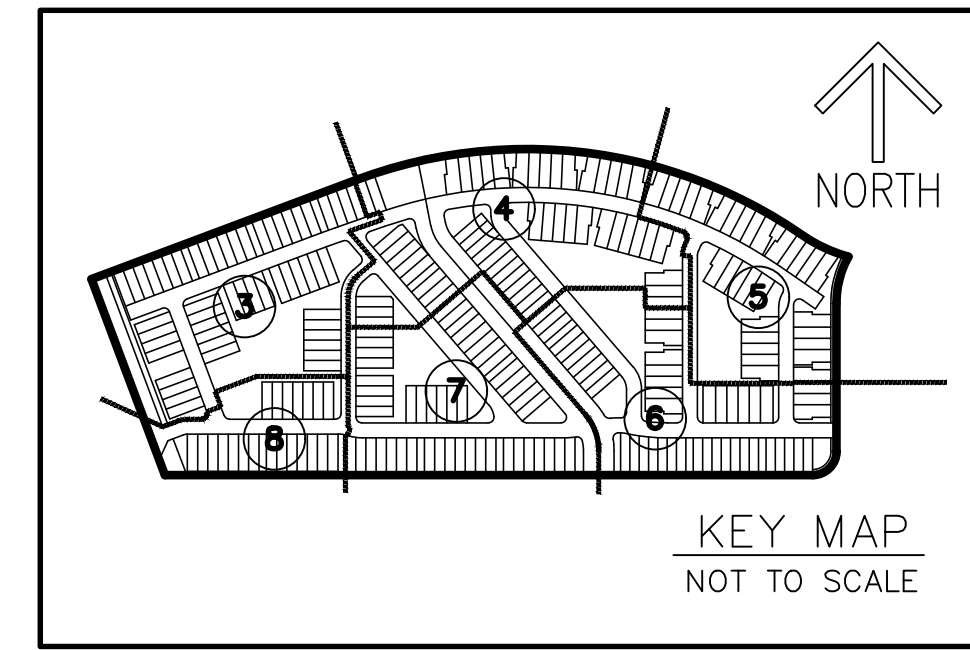
- LEGEND/ABBREVIATIONS**
- ¢ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - DWE - DRAINAGE WALL EASEMENT
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  - LSE - LIFT STATION EASEMENT
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  - SUA.E. - SEACOAST UTILITY AUTHORITY EASEMENT
  - UE - UTILITY EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT
  - 1/4 SECTION CORNER
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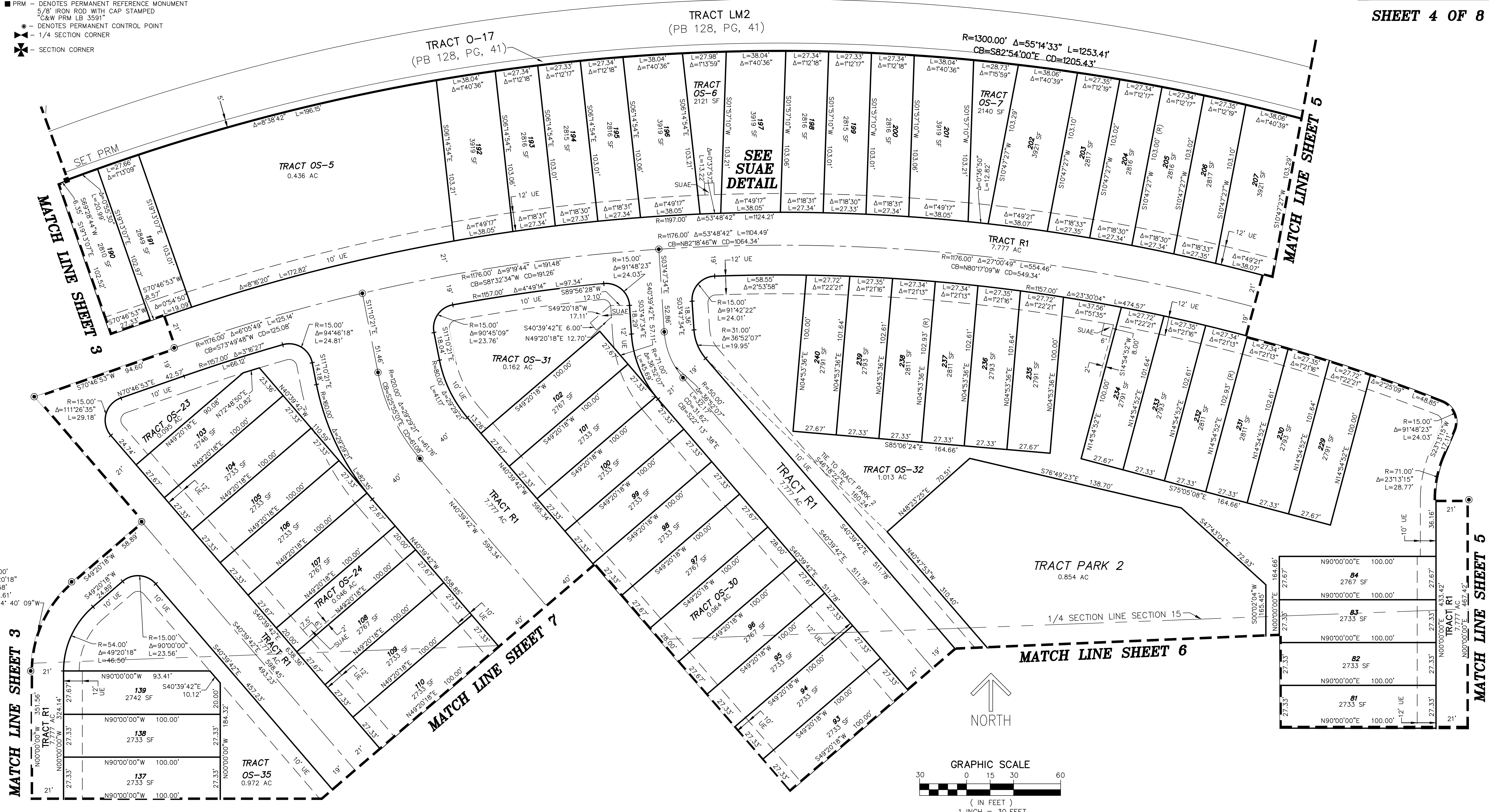
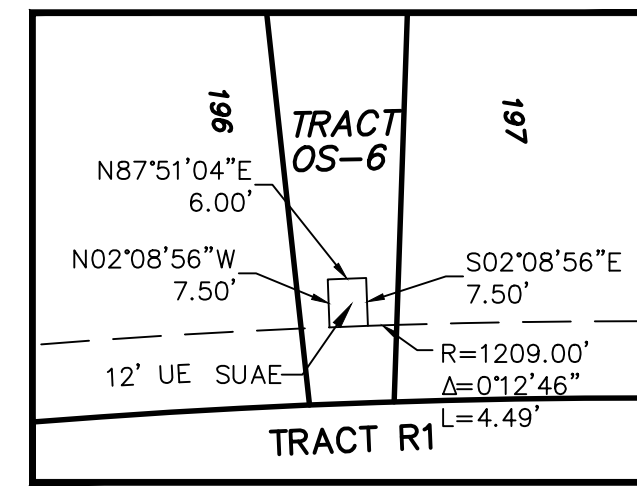
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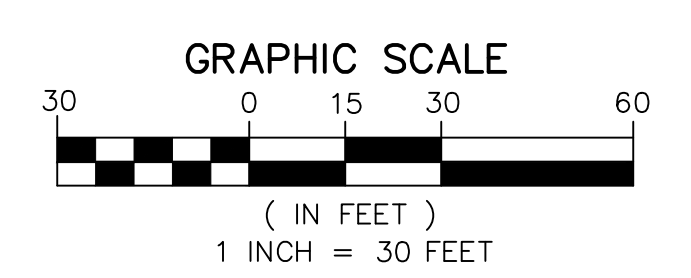
### LEGEND / ABBREVIATIONS

- C - CENTERLINE
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- AC - ACRES
- CB - CHORD BEARING
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### SUAE DETAIL



SHEET 4 OF 8



# AVENIR - PARCEL B TOWNHOMES

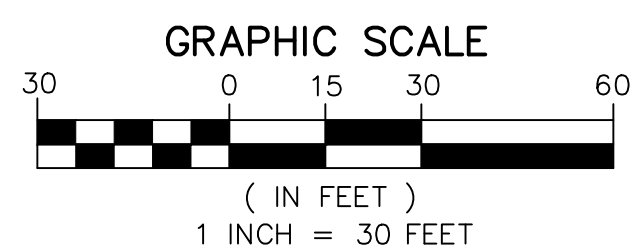
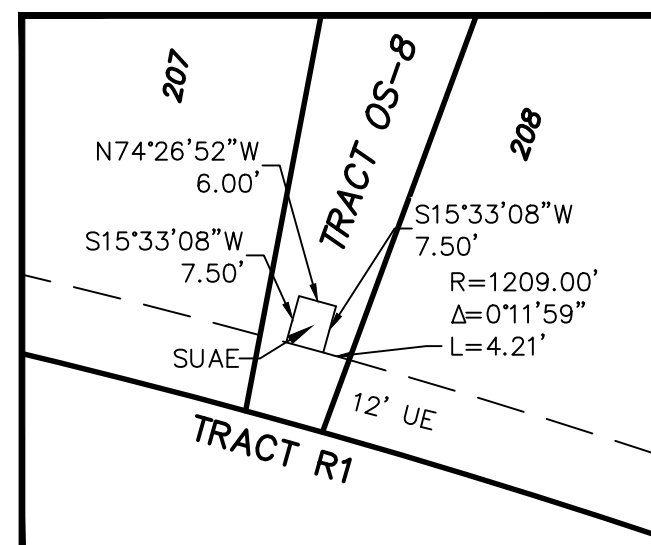
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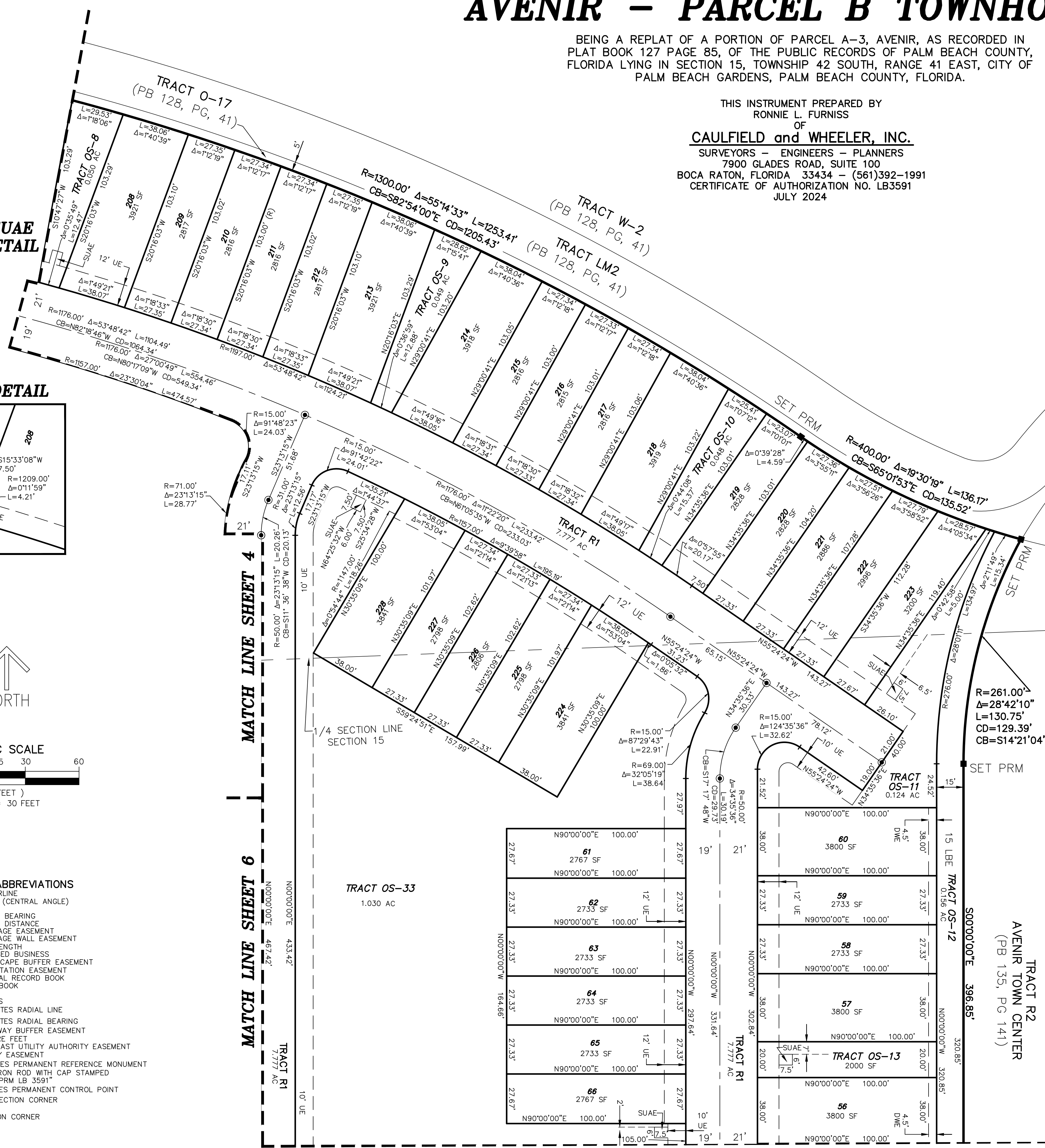
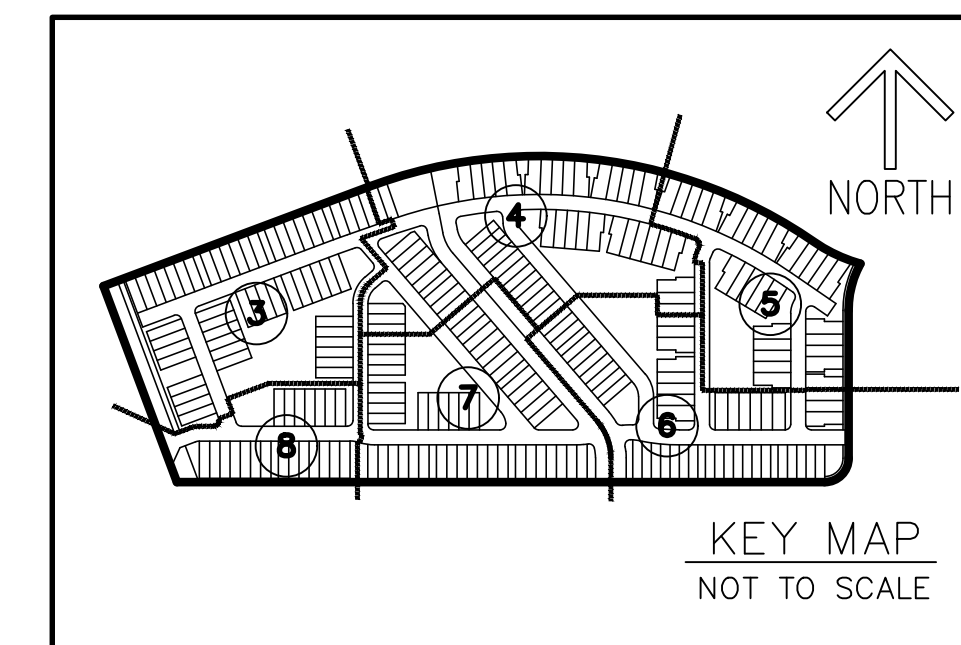
SHEET 5 OF 8

FOR SUAE  
 SEE DETAIL

SUAE DETAIL



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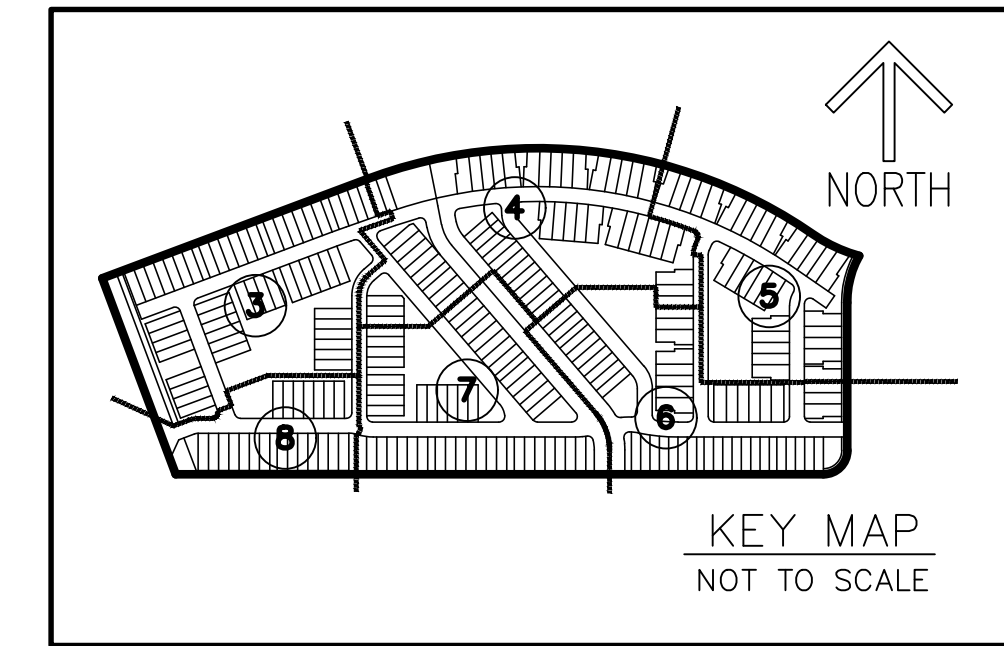


MATCH LINE SHEET 6

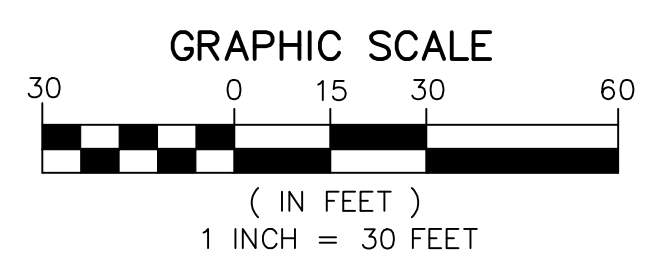
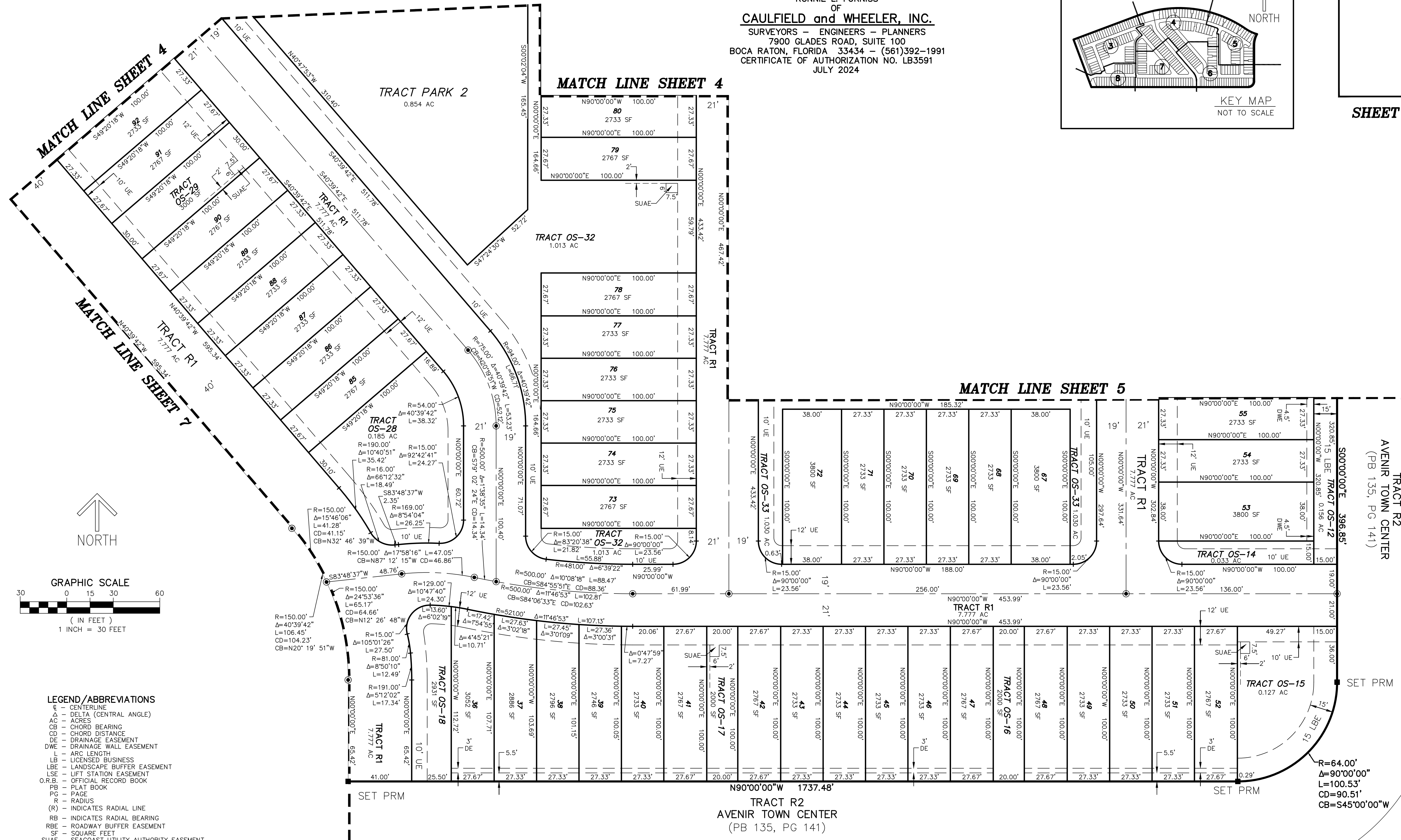
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**SHEET 6 OF 8**



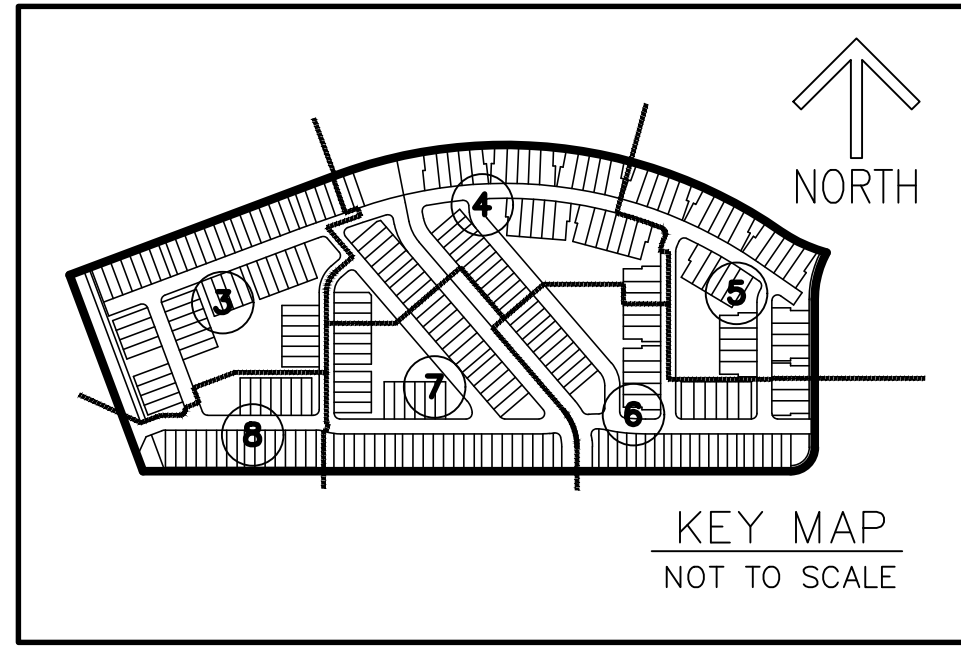
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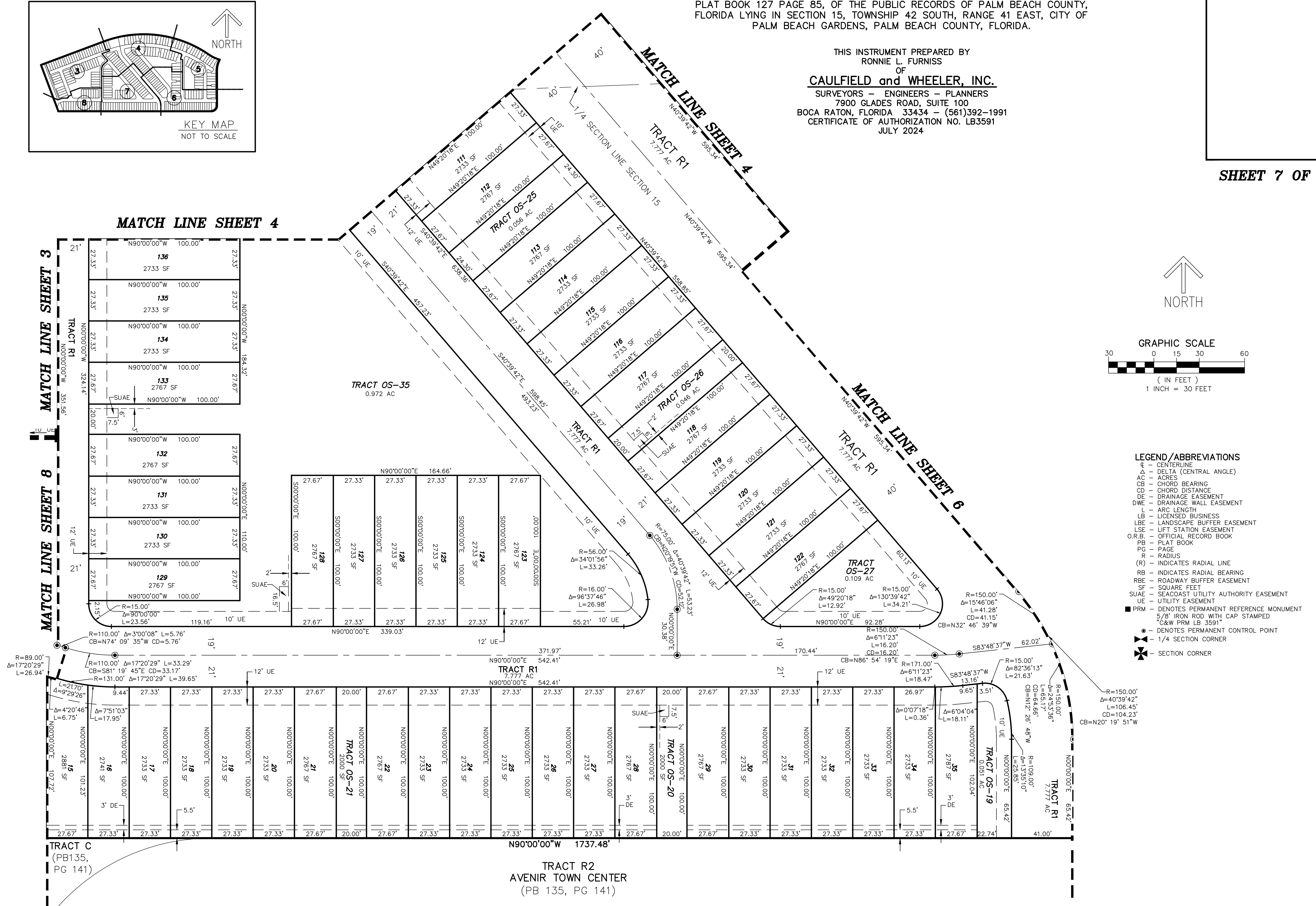
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SHEET 7 OF 8

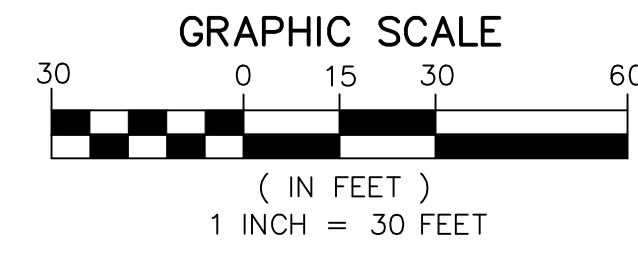
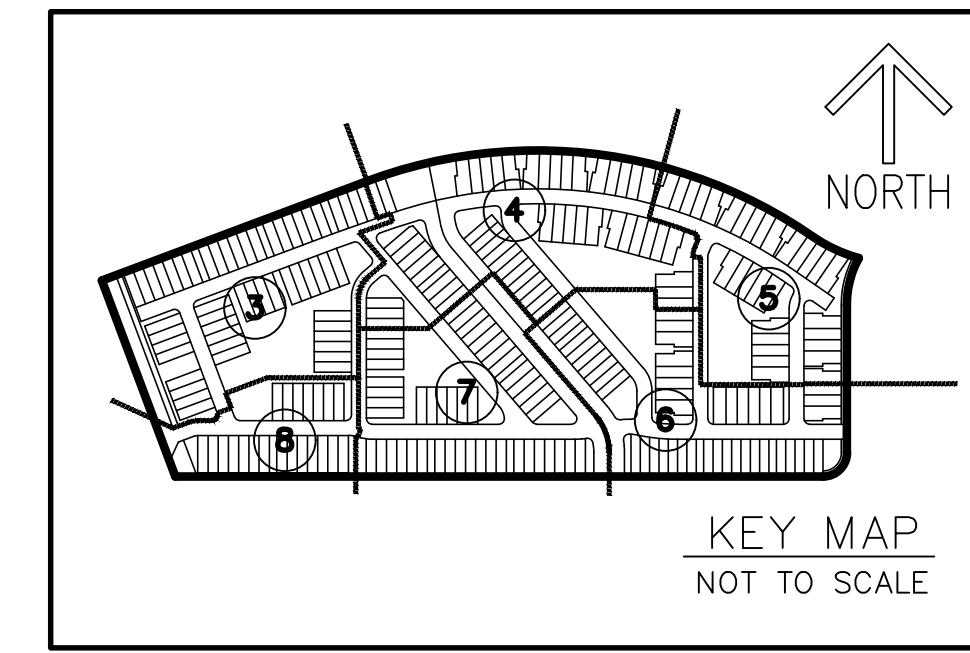


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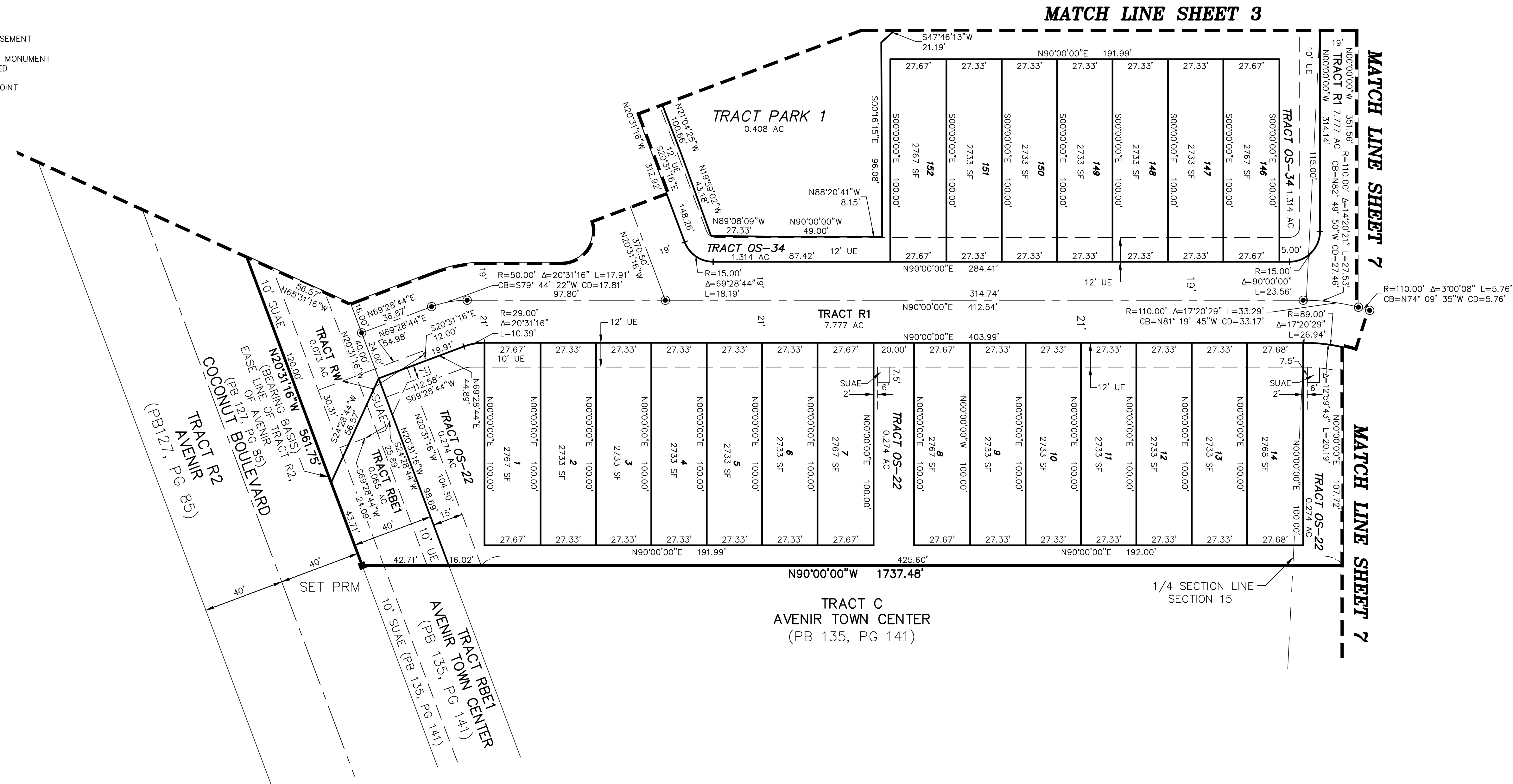
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MATCH LINE SHEET 3

MATCH LINE SHEET 7

MATCH LINE SHEET 7

**SECOND AMENDMENT TO SERVICES AGREEMENT  
(Holiday Landscape Lighting)**

**THIS SECOND AMENDMENT TO SERVICES AGREEMENT** (“First Amendment”) is made and entered into on the \_\_\_ day of November, 2024 (“Effective Date”), by and between:

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the Palm Beach Gardens, Palm Beach County, Florida, and whose address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”), and

**LIGHT ‘ER UP LLC**, a Florida limited liability company, whose principal address is 8200 NW 93<sup>rd</sup> Street, Medley, Florida 33186 (hereinafter “Contractor”).

**Recitals**

**WHEREAS**, the District is responsible for certain landscaping improvements and facilities located on District properties; and

**WHEREAS**, the District has utilized Contractor under a contractual arrangement to improve the landscaping and streetscaping during the holiday seasons with holiday lighting and displays and entered into such contractual arrangement with Contractor to provide such services for those certain lands and areas within the boundaries of the District, said Services Agreement being between the parties and dated September 14, 2022, as amended by the First Amendment to Services Agreement, dated September 23, 2023 (the “Agreement”);

**WHEREAS**, the District and the Contractor have agreed to expand the Scope of Work to add holiday landscape lighting to District property at the Coconut Boulevard entrance (the “Additional Work”), which Additional Work is more particularly described in Invoice #2920, dated September 17, 2024, attached hereto and made a part hereof as Exhibit A-2; and

**WHEREAS**, the District Board of Supervisors authorized the proper officials of the District to enter into a Second Amendment to the Agreement to add the Additional Work to the Scope of Services for the final year of the term of the Agreement; and

**WHEREAS**, Contractor represents that it is qualified to serve as a contractor under this Agreement, represents that it has the requisite expertise and experience to continue to provide the Scope of Work, as amended, as set forth in the Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. Recitals.** The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this First Amendment.

**SECTION 2. Additional Work.** The Additional Work is hereby added to the Scope of Work under this Agreement, supplementing the Scope of Work attached to the Services Agreement, dated September 14, 2022, between the parties.

**SECTION 3. Compensation for Extension Terms.** Section 3 of the Agreement, entitled "Compensation" is hereby amended as follows:

**Section 3. Compensation.** District shall pay to the Contractor the annual amounts set forth below, minus deductions for work/services removed from the Scope of Work for a particular year, due on the stated days and upon completion of the Scope of Work on an annual basis:

Contract Year	Annual Amount	Payable to Contractor
2022	\$15,000.00	50% within seven (7) days of execution of this Agreement, 25% once all lighting is operational, and 25% by 01/16//23 ^
2023	\$15,000.00	50% by October 1, 2023, 25% once all lighting is operational, and 25% by 01/16//24 ^
2024	<del>\$15,000.00</del> \$21,875.00	50% by <del>October 1</del> <u>December 1</u> , 2024, 25% once all lighting is operational, and 25% by 01/16//25 ^

^ final payment is conditioned on all installations, lighting, equipment, and decorations having been removed from Contractor.

Contractor shall provide the District with an invoice upon completion of the Scope of Work for a particular year. All invoices are due and payable upon receipt. Charges remaining unpaid forty-five (45) days after receipt of the invoice shall bear interest at the rate of one percent (1%) per month. District, as a local government entity, is exempt from sales tax on this transaction.

**SECTION 4.** In all other respects the Services Agreement, dated September 14, 2022, and all prior amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the parties execute this Second Amendment to Agreement and further agree that it shall take effect as of the Effective Date first above written.

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson  
Board of Supervisors

\_\_\_\_\_ day of \_\_\_\_\_, 2024

**LIGHT 'ER UP LLC, a Florida limited liability company**

Witnesses:

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

(CORPORATE SEAL)

By: \_\_\_\_\_  
Print name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_ day of \_\_\_\_\_, 2024

**Exhibit A-2**  
**Additional Work**

Light Er Up  
 8200 NW 93rd St  
 Medley, FL 33166  
 3059077171  
 accounting@lighterupmia.com

Invoice # 2920



<b>BILL TO</b> Manny Mato Avenir 12001 Northlake Boulevard West Palm Beach, Florida 33412 USA	DATE	PLEASE PAY	DUE DATE
	09/17/2024	<b>\$6,875.00</b>	09/17/2024

ACTIVITY	QTY	RATE	AMOUNT
<b>LIGHTING:PALM TREE WRAPPING</b> Wrapping of Royal Palms in commercial Grade warm white LED lighting, add a pure white Ring at no additional cost. Install 7 Warm white Palm fronds per tree for that WOW Factor LOCATION: Main Entrance	2.50		0.00
<b>LIGHTING:PALM TREE WRAPPING</b> Wrapping of Royal Palms in commercial Grade warm white LED lighting, add a pure white Ring at no additional cost. Install 7 Warm white Palm fronds per tree for that WOW Factor LOCATION: Main Exit	2.50		0.00
<b>LIGHTING:PALM TREE WRAPPING</b> Wrapping of Royal Palms in commercial Grade warm white LED lighting, add a pure white Ring at no additional cost. Install 7 Warm white Palm fronds per tree for that WOW Factor LOCATION: Main Round-About	6		0.00
<b>packages:MAINTENANCE</b> 24/7 Customer Service and 24 hour turn around on all repairs Weekly routine checks to ensure all lights are in working order are included. Customer is responsible for providing 115 VAC power outlets within 25 feet of lighting area and or lighted decor Reasonable hardware and power cords up to 25 feet in length are included Light Er Up is not responsible for outages due to ground fault interrupters ( GFI) or insufficient electrical requirments	0.50		0.00

ACTIVITY	QTY	RATE	AMOUNT
<b>MULTI YEAR SERVICE AGREEMENT</b> 20% Discount has been applied for 3 year lease term contract. Customer Agrees to spend not less than 90% of the first year contract price over the next (3) years in exchange for a 20% discount tech of the (3) Years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse Light Er up MIA the amount of the discount given each of the prior years. Cancellation must occur in writing no later than August 1st of each year, prior to their job being scheduled, or there customer will be obligated for the full amount o the contract for that year.	0.50	13,750.00	6,875.00

\* Any legal action brought by or against either party under the terms of this agreement shall be determined by the laws of the state of Florida,venue, and jurisdiction for said action shall be within the county of Miami Date and the state of Florida,  
Respectfully

\*\* It is necessary many times to drive our trucks on sidewalks in order to install holiday lights, however we will not be responsible for any damage our trucks may do to sidewalks ( this is very rare) if you do not want our trucks to drive on your sidewalks, you must notify us in writing prior to installation date.

\*\*\* Installation dates are booked upon receiving your signed contract and 50% deposit

\* Light Er Up MIA reserves the right to use pictures of the above listed decor in any promotional material

**Contract Payment Terms:**

50% of total contract amount is due upon agreement. 25% of remaining balance upon material arrival at job site. 25% final payment after completion of project and walk Thru with Client. Deposits are NON-Refundable.

\*\* Proposals are only valid for 30 days as they are configured to that months special pricing.

PRICING ABOVE IS BASED ON CURRENT BUNDLED LEASE PROGRAM, BUNDLED LEASE PRICE IS FOR 2024, 2025 AND 2026 HOLIDAY SEASON

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<b>TOTAL DUE</b>	<b>\$6,875.00</b>
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---

THANK YOU.





# Arazoza Bros., Corp.

## Maintenance

1362 Northlake Blvd, Palm Beach Gardens FL 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

### Proposal

**W.O. Date:** 11/12/2024  
**Attn:** No Contact  
**Company:** Avenir CDD  
**Project:** 00194 M Avenir CDD  
**Address:** 12255 Avenir Dr.  
**Property:** Avenir CDD  
**Property Address:** 12255 Avenir Dr.

W/O # 4

Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Brown Mulch	Cubic Yard	3,000.00	\$55.00	\$165,000.00
			<b>Grand Total</b>	<b>\$165,000.00</b>
			<b>Grand Total</b>	<b>\$165,000.00</b>

**From:** [Louis Palermo](#)  
**To:** [Jason Pierman](#)  
**Subject:** RE: Avenir Midge Addresses  
**Date:** Friday, November 1, 2024 1:02:00 PM

---

So those lakes, #7, 8, 9, plus 13 & 14 come up to 64 acres

64 acres x \$225.00/ acres = \$14,400.00

I need to order product; I don't carry that much since it needs to be refrigerated. Let me know and I will place an order asap.

Louis Palermo  
V.P. Sales  
Superior Waterway Services, Inc  
561.844.0248

---

**F**  
**rom:** Jason Pierman <JPierman@sdsinc.org>  
**Sent:** Friday, November 1, 2024 12:54 PM  
**To:** Louis Palermo <LouisP@superiorwaterway.com>  
**Subject:** Avenir Midge Addresses

Below are the addresses of my midge complaints. Seems like the lake between LaTere and Windgate is an issue, as well as the Regency lake.

12252 waterstone circle  
12220 Waterstone Circle  
12248 Waterstone Circle  
10073 Regency Way

Thank you,

Jason Pierman  
Management Director  
Special District Services, Inc.  
(561) 630-4922  
[www.sdsinc.org](http://www.sdsinc.org)



6701 Garden Rd, Suite 1 ▪ Riviera Beach FL 33404  
 (561) 844-0248 Office -- (561) 844-9629 Fax

**QUOTATION / PROPOSAL**

10.31.2024  
 Quoted By: Louis Palermo  
 Terms: Net 30 Days  
 Estimated Delivery: At Request  
 Job Name: AVENIR  
 FISH STOCKING 200+ ACRES  
 50+ LAKES

--

Quantity	SPECIES	Description / Additional Description	Unit List Price	Total List Price	
125,000	SHELLCRACKER	BLUE GILL SPECIES 1-3"	\$0.38	\$ 47,500.00	
2,500,000	MOSQUITO MINNOWS	MINNOWS 1-2"	\$0.05	\$ 125,000.00	
50	FISH DROPS	NUMBER OF LAKES TO INSTALL	\$50.00	\$ 2,500.00	
		All species of fish listed above are all larva eating fish and will help in reduce the midge activity throught the Avenir community lakes. These fish will continue to reproduce fry and keep the larva from emerging.			

**SALES TAX (7%)**  
**SUBTOTAL**  
**FREIGHT ESTIMATE (to be determined at time of order)**  
**TOTAL NET COST WITH FREIGHT & HANDLING** **\$175,000.00**

**NOTES:**  
 A 50% DEPOSIT WILL BE REQUIRED TO PROCESS THIS ORDER WITH BALANCE DUE AT COMPLETION OF INSTALLATION OF ALL FISH

## LAND SWAP AGREEMENT

This Land Swap Agreement (“Agreement”) is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2024 (the “Effective Date”), by and between:

**AVENIR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “District”), whose mailing address is 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410 (the District”); and

**AVENIR DEVELOPMENT, LLC**, a Florida limited liability company (the “Developer”), whose mailing address is 777 South Flagler Drive, Suite 500 East, West Palm Beach, Florida 33401.

### **RECITALS:**

**WHEREAS**, the District is the owner of certain parcels of real property located in Palm Beach County, Florida, which parcels are more particularly described in Exhibit “A” attached hereto (the “District Property”);

**WHEREAS**, the Developer is the owner of a certain parcels of real property located in Palm Beach County, Florida, which parcels are more particularly described in Exhibit “B” attached hereto (the “Developer Property”);

**WHEREAS**, due to modifications in the Developer’s development plan and the platting of lands for the community known as “Avenir,” as described in the Sixth Amendment to the Fifth Supplemental Engineer’s Report, dated July 28, 2024, (the “Engineer’s Report”) prepared by Ballbe & Associates, Inc., the Developer and the District have determined that it is appropriate to enter into this Agreement.

**WHEREAS**, the net result of the swap of the Developer Property and the District Property is that the District will own more acreage (approximately 1.463 acres as described in the Engineer’s Report”) than prior to the swap and the Developer has agreed to incur all costs in connection with the swap of the District Property and Developer Property;

**WHEREAS**, the District has agreed to swap the District Property for the Developer Property, subject to the terms and conditions of this Agreement, and as summarized in Exhibit “C” attached hereto and made a part hereof; and

**WHEREAS**, the District and the Developer agree that this Agreement shall be binding upon their respective heirs, executors, receivers, trustees, successors and assigns.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and for Ten and no/100ths (\$10.00) Dollars from the District to the Developer and other good and valuable consideration between the parties, the receipt and sufficiency of which are hereby acknowledged by the parties, and subject to the terms and conditions hereof, and for Ten and no/100ths (\$10.00) Dollars from the Developer to the District and other good and valuable

consideration between the parties, the receipt and sufficiency of which are hereby acknowledged by the parties, and subject to the terms and conditions hereof, the parties agree as follows:

**Section 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

**Section 2. EXCHANGE OF PROPERTY.**

(a) The District shall convey good and marketable title of the District Property to the Developer, and the Developer shall convey good and marketable title of the Developer Property to the District. The Developer shall coordinate with the District's attorney the process for the exchange of deeds. The Developer shall provide the District with a title insurance commitment acceptable to the District's attorney prior to Closing showing that title to the Developer Property is in the name of the Developer and that the Developer's title to the Developer's Property is good and marketable, free of all liens and encumbrances.

(b) The Closing of this transaction shall occur on or before thirty (30) days following the Effective Date.

(c) At Closing, the District shall deliver to the Developer an executed Special Warranty Deed in recordable form for the District Property, and the Developer shall deliver to the District an executed Special Warranty Deed for the Developer Property in recordable form, together with the following: (i) a marked-up and signed title insurance commitment consistent with (a) above; (ii) an affidavit executed by the property owner attesting to the absence of any liens, parties-in-possession, or other claims; (iii) a FIRPTA affidavit; (iv) a certificate of good standing and resolution authorizing the conveyance contemplated herein; (v) a closing statement; (vi) public disclosure affidavit; and (vi) such other documents as may be customarily executed by the parties in a real estate transaction in the State of Florida.

(d) The District and the Developer each acknowledge that it is acquiring the District Property or the Developer Property, as applicable, in its "AS IS, WHERE IS" condition, without representation or warranty on the part of the other party.

(f) By approval and execution of this Agreement, the District authorizes and ratifies the preparation and execution by the proper official(s) of the District of all documents necessary to effectuate the conveyances contemplated by this Agreement.

**Section 3. COSTS OF EXCHANGE OF THE DEVELOPER PROPERTY AND THE DISTRICT PROPERTY.** Any and all costs associated with the exchange of the Developer Property and the District Property, including, but not limited to, the District's and Developer's reasonable attorney's fees and engineering fees, any documentary stamp taxes due on the exchange, District's title insurance premium, and recording fees, will be paid by Developer. Such costs shall be paid at the time of the exchange, provided that the District's attorneys' fees and engineering fees shall be paid by the Developer within thirty (30) days of invoice by the District to Developer.

**Section 4. TAXES.** All ad valorem taxes for the Developer Property and District Property, if any, for the year of Closing shall be paid by Developer. Such taxes shall be paid by the Developer to the Palm Beach County Tax Collector in the manner provided by law. Developer agrees to pay such tax bill on or before December 31, 2024. This Section 4 shall survive the closing of this transaction.

**Section 5. SUCCESSORS.** The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of the Developer and the District, and their respective heirs, executors, receivers, trustees, successors and assigns.

**Section 6. CONSTRUCTION OF TERMS.** Whenever used the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

**Section 7. ENTIRE AGREEMENT.** This Agreement contains the entire understanding between the District and the Developer, and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement and that in entering into this Agreement neither party relied upon any representation not herein contained.

**Section 8. CAPTIONS.** The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

**Section 9. SEVERABILITY.** If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder or substantially increase the burden of any party hereto, shall be held to be invalid or unenforceable to any extent, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

**Section 10. EXECUTION OF DOCUMENTS.** Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction herein contemplated and to convey good and marketable title for all conveyances subject to this Agreement.

**Section 11. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute; but one and the same instrument.

**Section 12. AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

**Section 13. INCORPORATION OF EXHIBITS.** All exhibits attached to this Agreement are incorporated herein by reference.

**Section 14. AMENDMENTS AND WAIVERS.** This Agreement may not be amended, modified, altered, or changed in any respect whatsoever except by a further agreement in writing duly executed by the parties hereto. No failure by the District or the Developer to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term, or condition. Either party hereto, by notice, may but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term, and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

**Section 15. APPLICABLE LAW; VENUE.** This Agreement is made and shall be construed under the laws of the State of Florida, without regard to principles of conflicts of law, and venue for purposes of any litigation arising out of this Agreement shall be Palm Beach County, Florida.

**Section 16. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**Section 17. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**Section 18. FURTHER ASSURANCES.** At any and all times, the Developer and the District shall, so far as either may be authorized by law, make, do, execute, acknowledge and deliver, all and every other further acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable, as determined by the District or the Developer, for the better assuring, conveying, granting, assigning and confirming, as applicable, of any and all rights or interest in the District Property and the Developer Property.

**IN WITNESS WHEREOF**, the parties have executed this Agreement on the date stated above.

Attest:

**AVENIR COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Jason Pierman, Secretary

By: \_\_\_\_\_  
Virginia Cepero, Chairperson

\_\_\_\_\_ day of \_\_\_\_\_, 2024

**AVENIR DEVELOPMENT, LLC, a  
Florida limited liability company**

Witnesses:

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

By: \_\_\_\_\_  
Print: Rosa Eckstein Schechter  
Title: Vice President

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_ day of \_\_\_\_\_, 2024



**Exhibit "A"**

**Legal Description**

**District Property to be conveyed to Developer**

**Exhibit “B”**

**Legal Description**

**Developer Property to be conveyed to District**

**Exhibit “C”**

**Land Swap Summary Page**

<b>LAND CONVEYANCE FROM AVENIR CDD TO AVENIR DEVELOPMENT</b>				
<b>PARCEL NAME</b>	<b>LEGAL DESCRIPTION NO.</b>	<b>DESCRIPTION</b>	<b>AREA (AC.)</b>	<b>COMMENTS</b>
Parcel A-18	1	Portion of Tract O-17 and Portion of Tract Park 1	.057	From CDD to AD * From AD to Avenir – Pod 18 Neighborhood Association, Inc.
Parcel A-18	2	Portion of Lots 90 through 97 inclusive	.140	From CDD to AD * From AD to Kenco Communities at Avenir II, LLC
<b>TOTAL LAND CONVEYANCE - AVENIR CDD TO AVENIR DEVELOPMENT</b>			<b>0.197</b>	

<b>LAND CONVEYANCE FROM AVENIR DEVELOPMENT TO AVENIR CDD</b>				
<b>PARCEL NAME</b>	<b>LEGAL DESCRIPTION NO.</b>	<b>DESCRIPTION</b>	<b>AREA (AC.)</b>	<b>COMMENTS</b>
Parcel A-18	3	Portion of Tracts W and LM	1.660	From AD to CDD
<b>TOTAL LAND CONVEYANCE - AVENIR DEVELOPMENT TO AVENIR CDD</b>			<b>1.660</b>	

<b>ADDITIONAL LAND CONVEYED TO CDD BY THIS TRANSACTION</b>	<b>1.463</b>	
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<b>LAND CONVEYANCE FROM AVENIR CDD TO AVENIR DEVELOPMENT</b>				
<b>PARCEL NAME</b>	<b>LEGAL DESCRIPTION NO.</b>	<b>DESCRIPTION</b>	<b>AREA (AC.)</b>	<b>COMMENTS</b>
Parcel A-18	1	Portion of Tract O-17 and Portion of Tract Park 1	.057	From CDD to AD * From AD to Avenir – Pod 18 Neighborhood Association, Inc.
Parcel A-18	2	Portion of Lots 90 through 97 inclusive	.140	From CDD to AD * From AD to Kenco Communities at Avenir II, LLC
<b>TOTAL LAND CONVEYANCE - AVENIR CDD TO AVENIR DEVELOPMENT</b>			<b>0.197</b>	

<b>LAND CONVEYANCE FROM AVENIR DEVELOPMENT TO AVENIR CDD</b>				
<b>PARCEL NAME</b>	<b>LEGAL DESCRIPTION NO.</b>	<b>DESCRIPTION</b>	<b>AREA (AC.)</b>	<b>COMMENTS</b>
Parcel A-18	3	Portion of Tracts W and LM	1.660	From AD to CDD
<b>TOTAL LAND CONVEYANCE - AVENIR DEVELOPMENT TO AVENIR CDD</b>			<b>1.660</b>	

<b>ADDITIONAL LAND CONVEYED TO CDD BY THIS TRANSACTION</b>	<b>1.463</b>	
--	--------------	--

**DESCRIPTION:**

A PORTION OF LOTS 90, 91, 92, 93, 94 AND 95, OF THE PLAT OF AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 90, AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF TRACT LM, SOUTH 47°26'59" WEST, A DISTANCE OF 58.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 12' 48", HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 34.63 FEET, AND WHOSE LONG CHORD BEARS NORTH 30° 19' 36" EAST FOR A DISTANCE OF 34.12 FEET; THENCE, NORTH 47°26'01" EAST, A DISTANCE OF 332.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27° 58' 20", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 24.41 FEET; THENCE, NORTH 19°27'41" EAST, A DISTANCE OF 20.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53° 25' 01", HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 54.07 FEET; THENCE, SOUTH 42°33'01" EAST, A DISTANCE OF 27.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06° 27' 46", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 5.64 FEET, AND WHOSE LONG CHORD BEARS SOUTH 50° 40' 52" WEST FOR A DISTANCE OF 5.64 FEET; THENCE, SOUTH 47°26'59" WEST, A DISTANCE OF 394.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.134 ACRES, MORE OR LESS.

**CONTINUED ON SHEET 2:**

**SHEET 1 OF 4**



**CAULFIELD & WHEELER, INC.**

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

DATE 03/22/2024

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

**POD 18  
LOTS 90 THROUGH 97, CONVEYANCE  
SKETCH OF DESCRIPTION**

**DESCRIPTION:**

**CONTINUED FROM SHEET 1:**

A PORTION OF LOTS 96 AND 97, OF THE PLAT OF AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 96, AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID LOT 96, NORTH 42°33'01" WEST, A DISTANCE OF 21.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38° 34' 13", HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 39.04 FEET, AND WHOSE LONG CHORD BEARS SOUTH 69° 47' 33" EAST FOR A DISTANCE OF 38.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00° 01' 38", HAVING A RADIUS OF 611.58 FEET, HAVING AN ARC DISTANCE OF 0.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25° 27' 43", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 22.22 FEET, AND WHOSE LONG CHORD BEARS SOUTH 84° 32' 47" WEST FOR A DISTANCE OF 22.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.006 ACRES, MORE OR LESS.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF SOUTH 47°26'59" WEST ALONG THE WEST LINE OF TRACT LM, AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136 PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 29, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

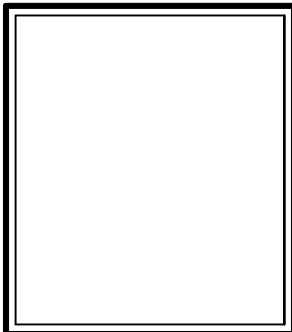


RONNIE L. FURNISS, PSM  
PROFESSIONAL SURVEYOR AND  
MAPPER #6272  
STATE OF FLORIDA – LB #3591

**SHEET 2 OF 4**

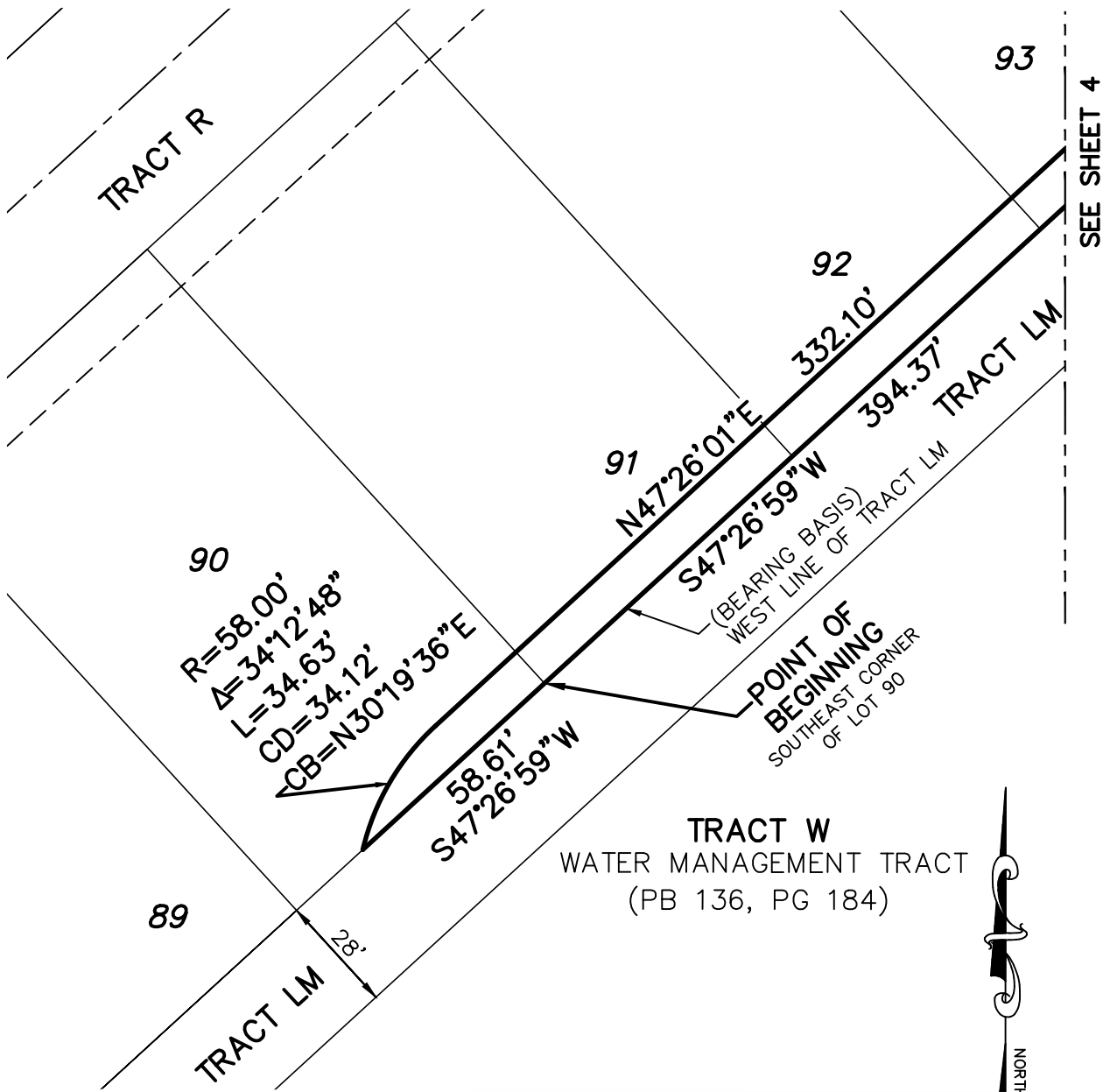


**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	07/29/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**POD 18  
LOTS 90 THROUGH 97 CONVEYANCE  
SKETCH OF DESCRIPTION**



**TRACT W**  
 WATER MANAGEMENT TRACT  
 (PB 136, PG 184)



**LEGEND:**

- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - LENGTH
- PB - PLAT BOOK
- PG - PAGE
- Δ - DELTA (CENTRAL) ANGLE
- R - RADIUS
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- UE - UTILITY EASEMENT

**GRAPHIC SCALE**

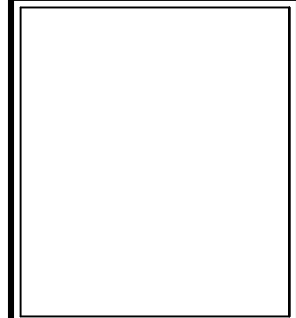


( IN FEET )  
 1 INCH = 40 FT.

**SHEET 3 OF 4**

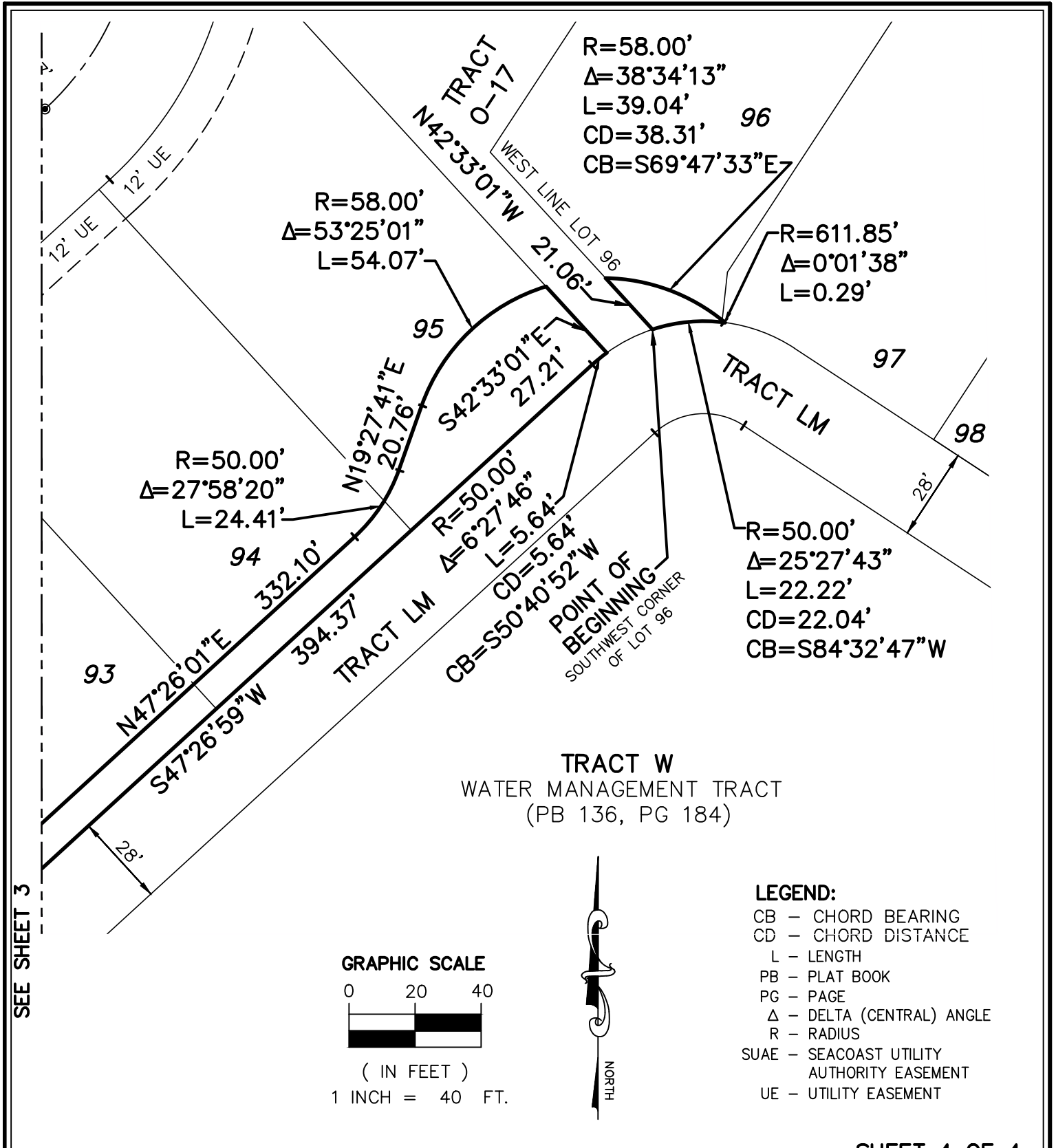


**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



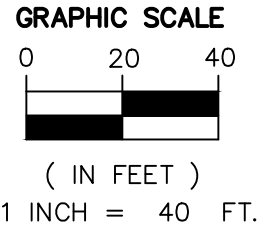
DATE	07/29/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**POD 18**  
**LOTS 90 THROUGH 97 CONVEYANCE**  
**SKETCH OF DESCRIPTION**



**TRACT W**  
 WATER MANAGEMENT TRACT  
 (PB 136, PG 184)

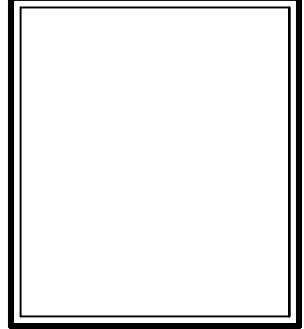
SEE SHEET 3



- LEGEND:**
- CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - L - LENGTH
  - PB - PLAT BOOK
  - PG - PAGE
  - Δ - DELTA (CENTRAL) ANGLE
  - R - RADIUS
  - SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
  - UE - UTILITY EASEMENT

**SHEET 4 OF 4**

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



DATE	07/29/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**POD 18**  
**LOTS 90 THROUGH 97 CONVEYANCE**  
**SKETCH OF DESCRIPTION**



**DESCRIPTION:**

A PORTION OF TRACT 0-17, OF THE PLAT OF AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 0-17, AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID TRACT 0-17, NORTH 42°33'01" WEST, A DISTANCE OF 27.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18° 02' 38", HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 18.27 FEET, AND WHOSE LONG CHORD BEARS NORTH 81° 54' 01" EAST FOR A DISTANCE OF 18.19 FEET; THENCE, SOUTH 42°33'01" WEST, A DISTANCE OF 21.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 54' 10", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 15.62 FEET, AND WHOSE LONG CHORD BEARS SOUTH 62° 51' 51" WEST FOR A DISTANCE OF 15.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.008 ACRES, MORE OR LESS.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF NORTH 42°33'01" WEST ALONG THE WEST LINE OF TRACT 0-17, AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136 PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 22, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

RONNIE L. FURNISS, PSM  
PROFESSIONAL SURVEYOR AND  
MAPPER #6272  
STATE OF FLORIDA – LB #3591



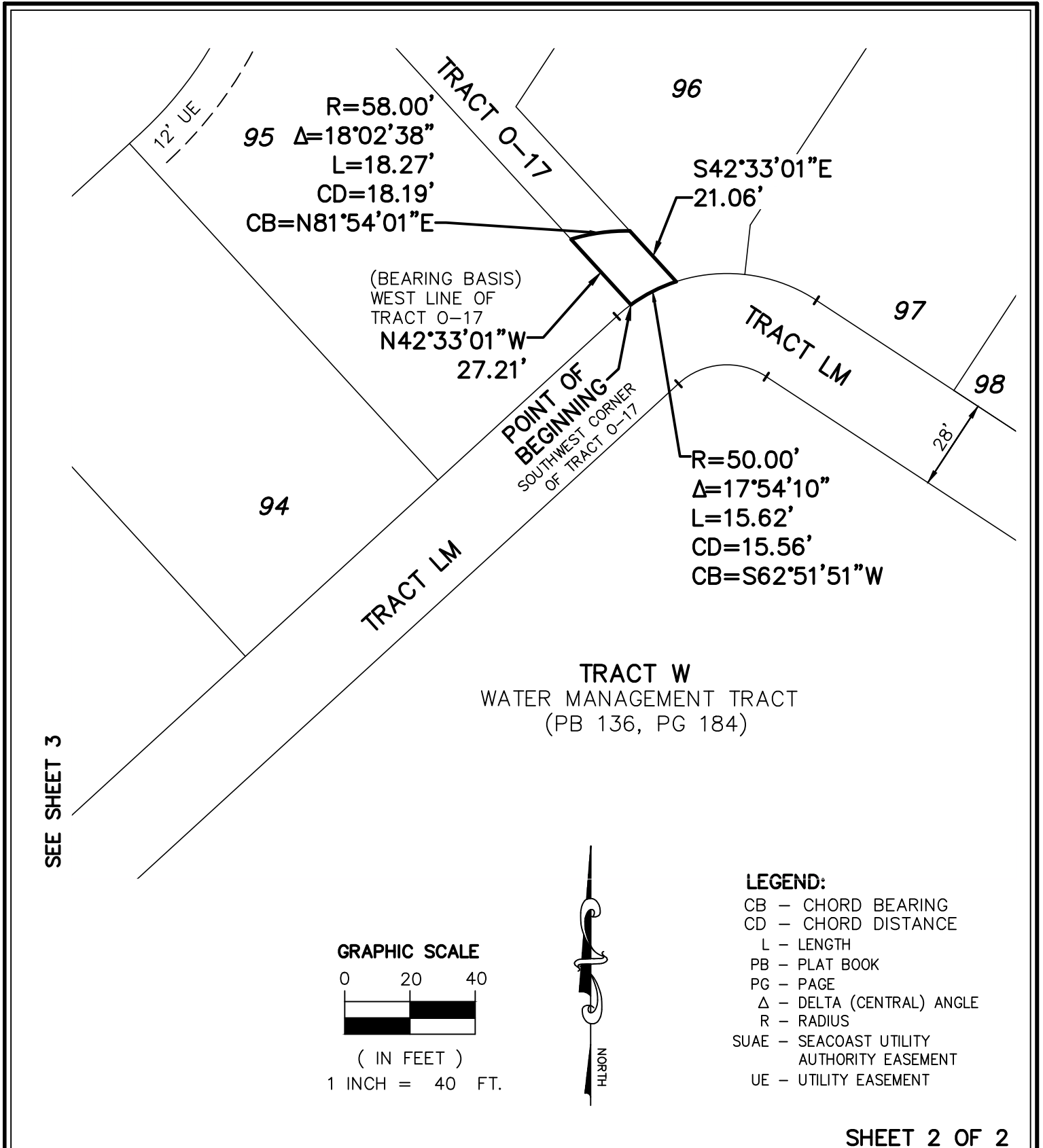
**SHEET 1 OF 2**



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

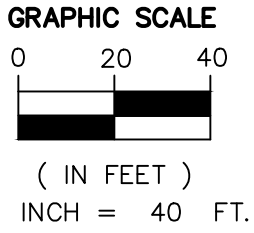
DATE	07/29/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**POD 18  
TRACT 0-17 CONVEYANCE  
SKETCH OF DESCRIPTION**



SEE SHEET 3

**TRACT W**  
 WATER MANAGEMENT TRACT  
 (PB 136, PG 184)



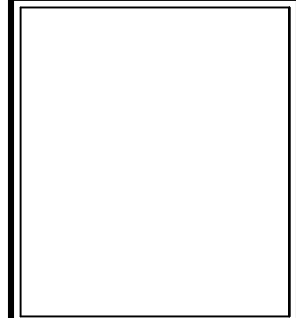
**LEGEND:**

- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - LENGTH
- PB - PLAT BOOK
- PG - PAGE
- Δ - DELTA (CENTRAL) ANGLE
- R - RADIUS
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- UE - UTILITY EASEMENT

**SHEET 2 OF 2**



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



DATE	07/29/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**POD 18**  
**TRACT O-17 CONVEYANCE**  
**SKETCH OF DESCRIPTION**

**DESCRIPTION:**

A PORTION OF TRACT PARK-1, OF THE PLAT OF AVENIR - POD 18, AS RECORDED IN PLAT BOOK 136, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT PARK-1, AVENIR - POD 18, AS RECORDED IN PLAT BOOK 136, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID TRACT PARK-1, BEING A POINT ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06° 19' 09", HAVING A RADIUS OF 150.00 FEET, HAVING AN ARC DISTANCE OF 16.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13° 03' 53", HAVING A RADIUS OF 150.00 FEET, HAVING AN ARC DISTANCE OF 34.20 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 46' 21", HAVING A RADIUS OF 100.00 FEET, HAVING AN ARC DISTANCE OF 34.51 FEET, AND WHOSE LONG CHORD BEARS SOUTH 06° 47' 34" WEST FOR A DISTANCE OF 34.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGH THROUGH A CENTRAL ANGLE OF 83° 04' 23", HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 84.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42° 03' 54", HAVING A RADIUS OF 150.00 FEET, HAVING AN ARC DISTANCE OF 110.13 FEET, AND WHOSE LONG CHORD BEARS NORTH 28° 48' 33" EAST FOR A DISTANCE OF 107.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.049 ACRES, MORE OR LESS.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF NORTH 56°33'13" WEST ALONG THE NORTH LINE OF TRACT PARK-1, AVENIR - POD 18, AS RECORDED IN PLAT BOOK 136 PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 22, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

RONNIE L. FURNISS, PSM  
PROFESSIONAL SURVEYOR AND  
MAPPER #6272  
STATE OF FLORIDA - LB #3591



**SHEET 1 OF 2**



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

DATE	07/29/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**POD 18  
TRACT PARK-1 CONVEYANCE  
SKETCH OF DESCRIPTION**

104

**TRACT W**  
WATER MANAGEMENT TRACT  
(PB 136, PG 184)

**POINT OF BEGINNING**

**POINT OF COMMENCEMENT**  
NORTHWEST CORNER  
OF TRACT PARK-1

**TRACT LM**

WEST LINE OF  
TRACT PARK-1

N56°33'13"W  
142.07'  
NORTH LINE OF  
TRACT PARK-1

R=150.00'  
Δ=42°03'54"  
L=110.13'  
CD=107.67'  
CB=N28°48'33"E

R=150.00'  
Δ=13°03'53"  
L=34.20'

R=150.00'  
Δ=6°19'09"  
L=16.54'

R=100.00'  
Δ=19°46'21"  
L=34.51'  
CD=34.34'  
CB=S06°47'34"W

**TRACT PARK-1**  
(PB 136, PG 184)

R=58.00'  
Δ=83°04'23"  
L=84.09'

28'

71

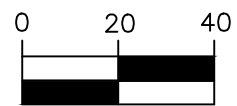
**TRACT R**

**LEGEND:**

- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - LENGTH
- PB - PLAT BOOK
- PG - PAGE
- Δ - DELTA (CENTRAL) ANGLE
- R - RADIUS
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- UE - UTILITY EASEMENT



**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 40 FT.

**SHEET 2 OF 2**



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

DATE	07/29/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**POD 18**  
**TRACT PARK-1 CONVEYANCE**  
**SKETCH OF DESCRIPTION**

**DESCRIPTION:**

A PORTION OF TRACT W AND A PORTION OF TRACT LM, OF THE PLAT OF AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136, PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 90, AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID TRACT LM, NORTH 47°26'59" EAST, A DISTANCE OF 21.39 FEET TO THE POINT OF BEGINNING, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 108° 27' 55", HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 109.80 FEET, AND WHOSE LONG CHORD BEARS SOUTH 41° 00' 45" EAST FOR A DISTANCE OF 94.12 FEET; THENCE, NORTH 84°45'17" EAST, A DISTANCE OF 253.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12° 53' 21", HAVING A RADIUS OF 450.00 FEET, HAVING AN ARC DISTANCE OF 101.23 FEET; THENCE, SOUTH 82°21'22" EAST, A DISTANCE OF 79.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 39' 52", HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 17.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 35' 06", HAVING A RADIUS OF 150.00 FEET, HAVING AN ARC DISTANCE OF 4.15 FEET, AND WHOSE LONG CHORD BEARS SOUTH 06° 59' 03" WEST FOR A DISTANCE OF 4.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 39' 10", HAVING A RADIUS OF 105.00 FEET, HAVING AN ARC DISTANCE OF 166.13 FEET; THENCE, NORTH 83°09'20" WEST, A DISTANCE OF 24.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11° 00' 09", HAVING A RADIUS OF 300.00 FEET, HAVING AN ARC DISTANCE OF 57.61 FEET; THENCE, SOUTH 85°50'31" WEST, A DISTANCE OF 82.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04° 42' 24", HAVING A RADIUS OF 750.00 FEET, HAVING AN ARC DISTANCE OF 61.61 FEET; THENCE, SOUTH 81°08'07" WEST, A DISTANCE OF 195.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 146° 18' 52", HAVING A RADIUS OF 70.00 FEET, HAVING AN ARC DISTANCE OF 178.76 FEET; THENCE, NORTH 47°26'59" EAST, A DISTANCE OF 111.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.544 ACRES, MORE OR LESS.

**CONTINUED ON SHEET 2:**

**SHEET 1 OF 6**



**CAULFIELD & WHEELER, INC.**

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

DATE 03/22/2024

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7955

**POD 18  
TRACT LM AND TRACT W CONVEYANCE  
SKETCH OF DESCRIPTION**

**TOGETHER WITH:**

COMMENCING AT THE SOUTHWEST CORNER OF LOT 98, AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136, PAGE 184 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRACT LM, SOUTH 56°49'11" EAST, A DISTANCE OF 83.45 FEET TO THE POINT OF BEGINNING, TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25° 01' 49", HAVING A RADIUS OF 100.00 FEET, HAVING AN ARC DISTANCE OF 43.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17° 03' 19", HAVING A RADIUS OF 100.00 FEET, HAVING AN ARC DISTANCE OF 29.77 FEET; THENCE, SOUTH 64°47'41" EAST, A DISTANCE OF 54.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 98° 14' 29", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 102.88 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 27' 35", HAVING A RADIUS OF 150.00 FEET, HAVING AN ARC DISTANCE OF 77.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13° 03' 53", HAVING A RADIUS OF 150.00 FEET, HAVING AN ARC DISTANCE OF 34.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35° 37' 37", HAVING A RADIUS OF 100.00 FEET, HAVING AN ARC DISTANCE OF 62.18 FEET, AND WHOSE LONG CHORD BEARS NORTH 34° 29' 33" EAST FOR A DISTANCE OF 61.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 19' 07", HAVING A RADIUS OF 135.00 FEET, HAVING AN ARC DISTANCE OF 40.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 109° 05' 26", HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 110.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23° 34' 08", HAVING A RADIUS OF 611.85 FEET, HAVING AN ARC DISTANCE OF 251.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25° 54' 11", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 22.60 FEET, AND WHOSE LONG CHORD BEARS SOUTH 69° 46' 16" EAST FOR A DISTANCE OF 22.41 FEET; THENCE, SOUTH 56°49'11" EAST, A DISTANCE OF 133.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.116 ACRES, MORE OR LESS.

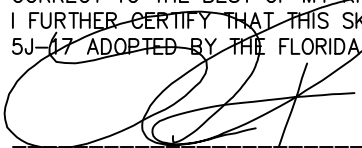
SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF NORTH 47°26'59" EAST ALONG THE WEST LINE OF TRACT LM, AVENIR – POD 18, AS RECORDED IN PLAT BOOK 136 PAGE 184, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 22, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.



RONNIE L. FURNISS, PSM  
PROFESSIONAL SURVEYOR AND  
MAPPER #6272  
STATE OF FLORIDA – LB #3591

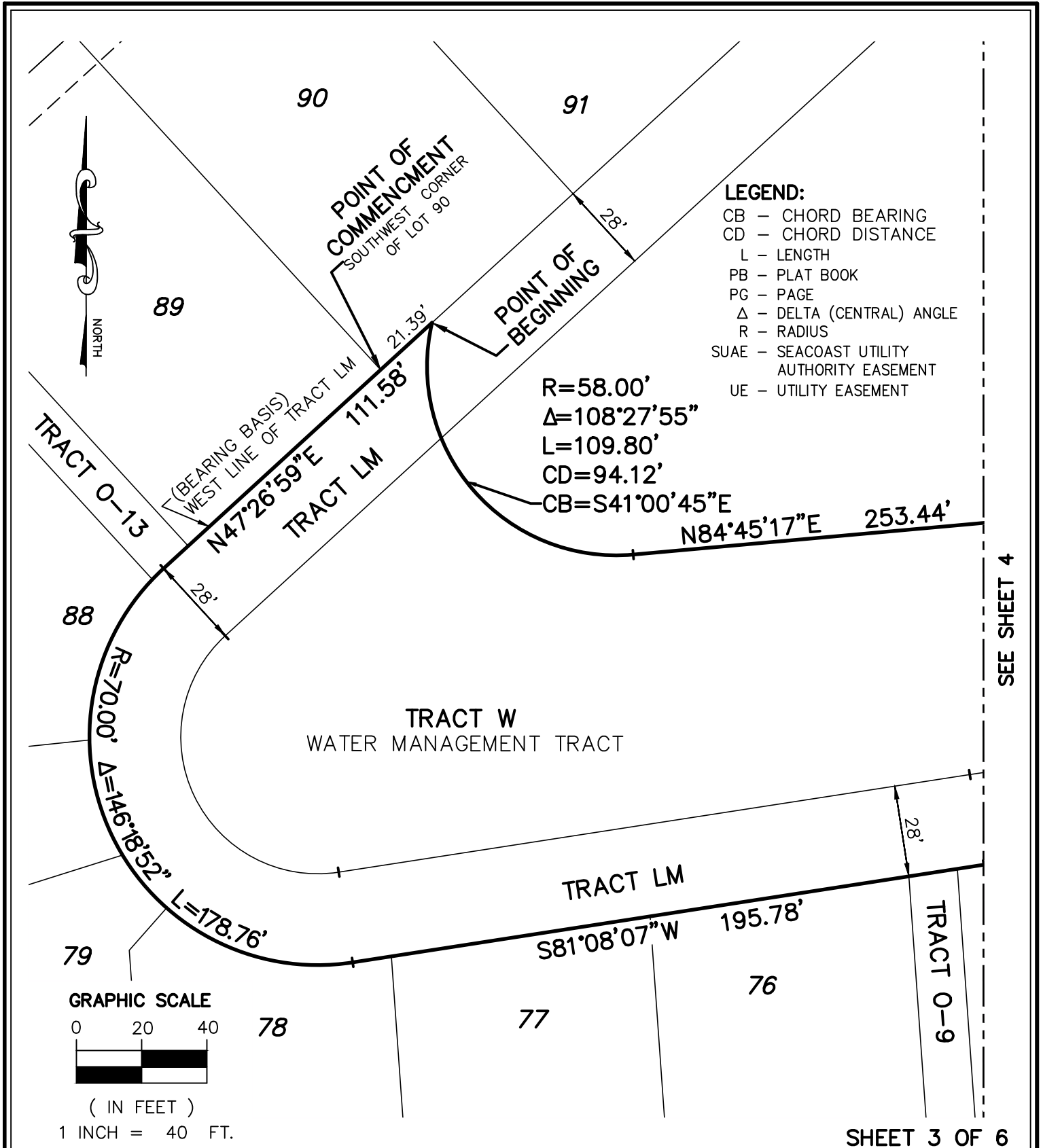
**SHEET 2 OF 6**



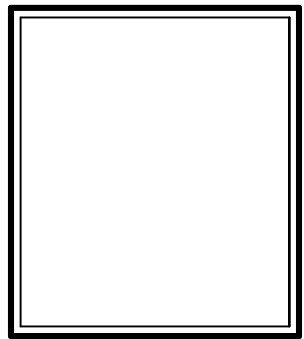
CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	03/22/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**POD 18  
TRACT LM AND TRACT W CONVEYANCE  
SKETCH OF DESCRIPTION**

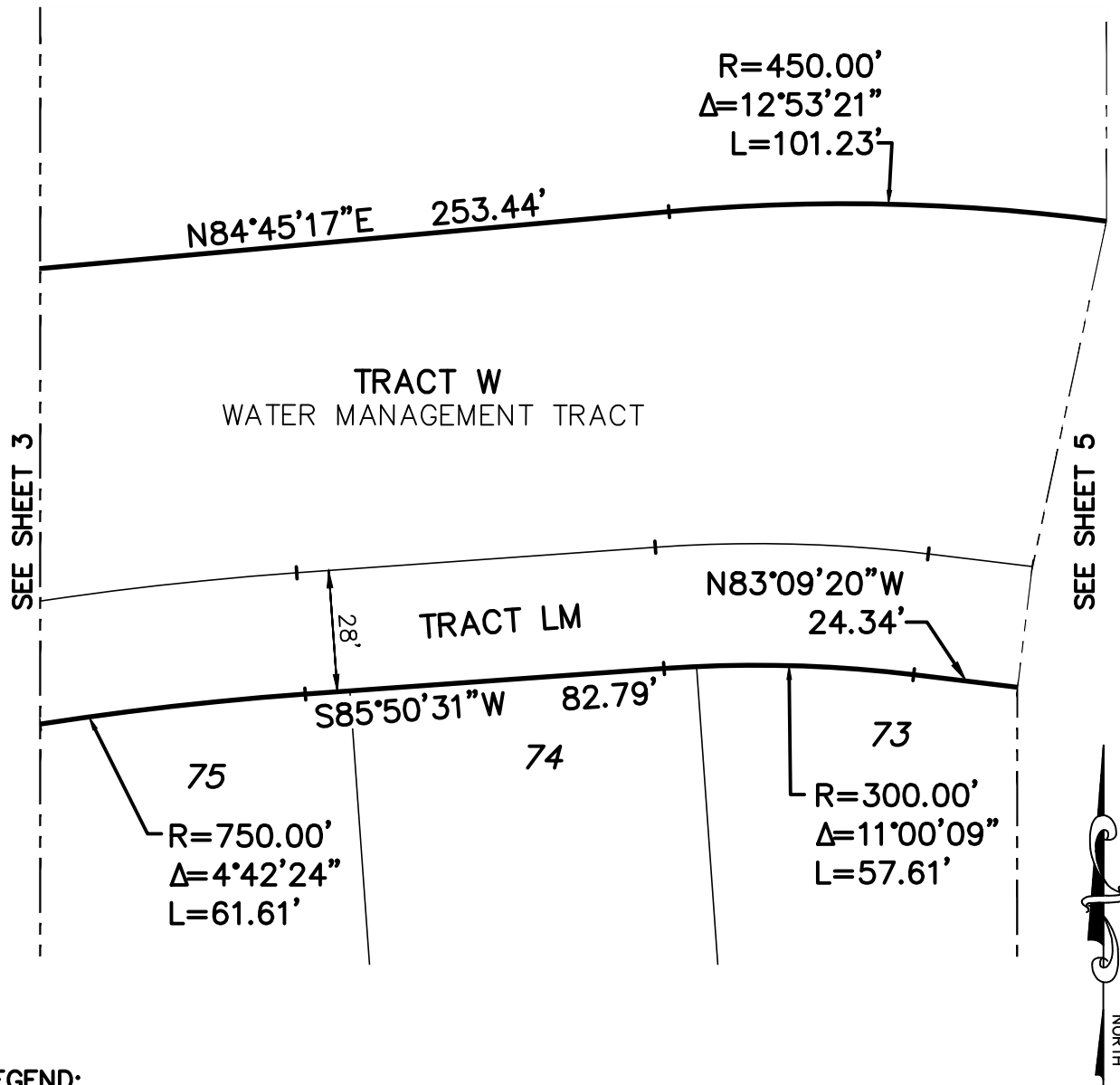


**CAULFIELD & WHEELER, INC.**  
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 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	03/22/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**POD 18**  
**TRACT LM AND TRACT W CONVEYANCE**  
**SKETCH OF DESCRIPTION**



SEE SHEET 3

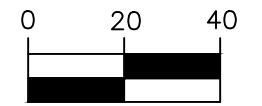
SEE SHEET 5



**LEGEND:**

- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - LENGTH
- PB - PLAT BOOK
- PG - PAGE
- Δ - DELTA (CENTRAL) ANGLE
- R - RADIUS
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- UE - UTILITY EASEMENT

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 40 FT.

**SHEET 4 OF 6**



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

**POD 18**  
**TRACT LM AND TRACT W CONVEYANCE**  
**SKETCH OF DESCRIPTION**

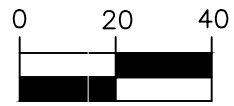
DATE	03/22/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955



**LEGEND:**

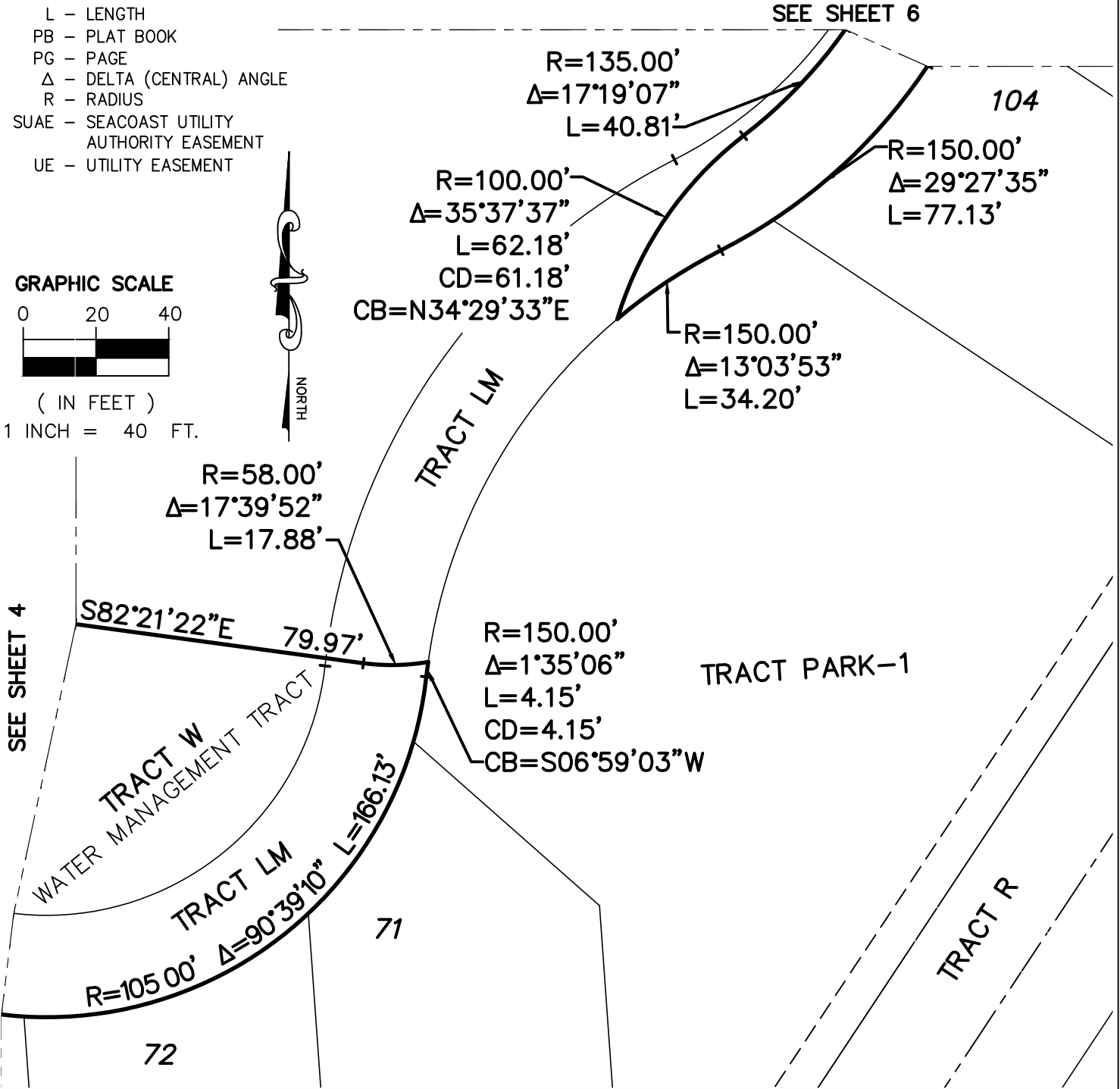
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - LENGTH
- PB - PLAT BOOK
- PG - PAGE
- Δ - DELTA (CENTRAL) ANGLE
- R - RADIUS
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- UE - UTILITY EASEMENT

**GRAPHIC SCALE**



( IN FEET )

1 INCH = 40 FT.



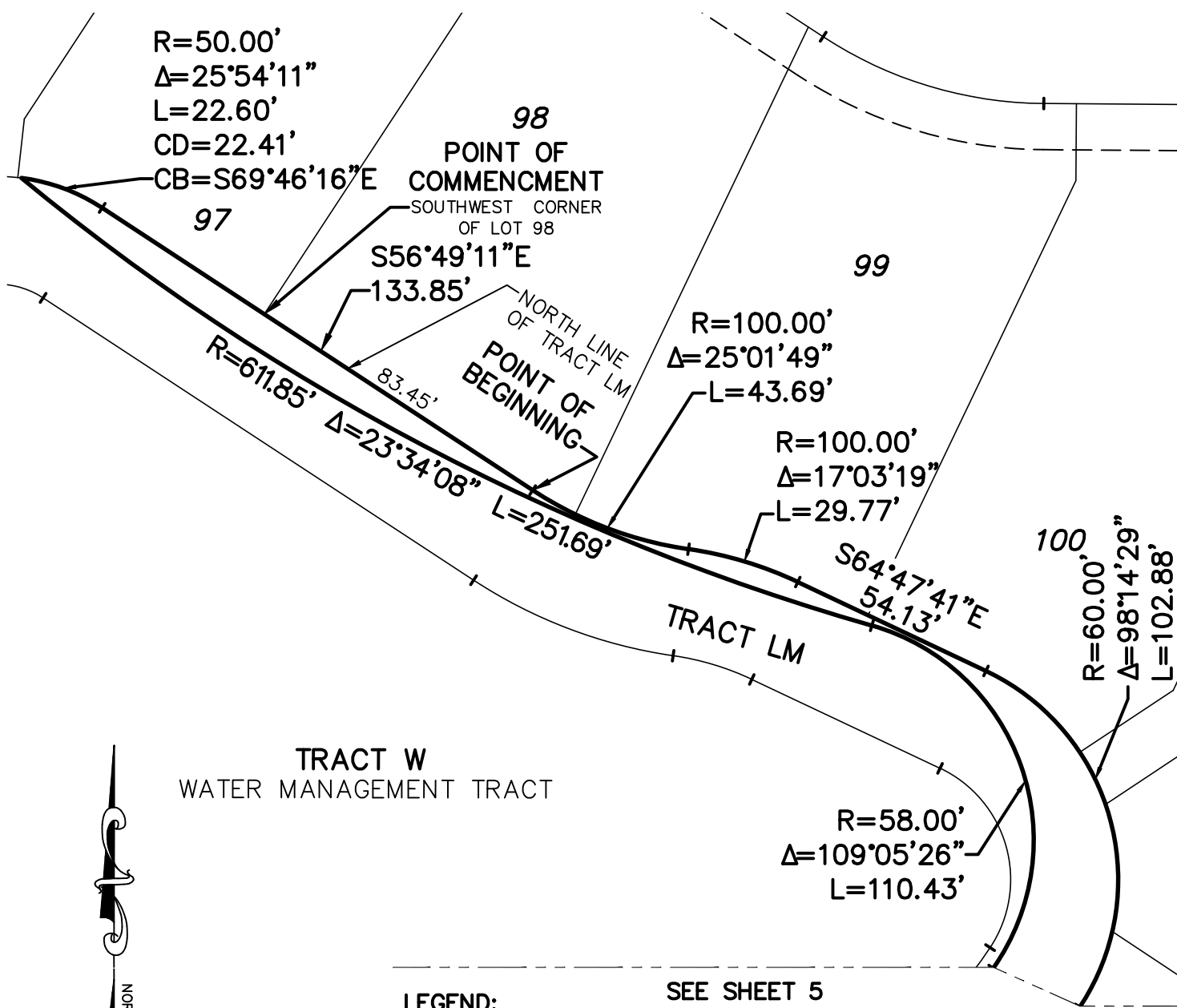
**SHEET 5 OF 6**



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

DATE	03/22/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

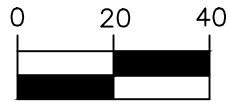
**POD 18**  
**TRACT LM AND TRACT W CONVEYANCE**  
**SKETCH OF DESCRIPTION**



**TRACT W**  
WATER MANAGEMENT TRACT



**GRAPHIC SCALE**



( IN FEET )

1 INCH = 40 FT.

**LEGEND:**

- CB - CHORD BEARING
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- L - LENGTH
- PB - PLAT BOOK
- PG - PAGE
- Δ - DELTA (CENTRAL) ANGLE
- R - RADIUS
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- UE - UTILITY EASEMENT

SEE SHEET 5

**SHEET 6 OF 6**



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

DATE	03/22/2024
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7955

**POD 18**  
**TRACT LM AND TRACT W CONVEYANCE**  
**SKETCH OF DESCRIPTION**



November 20, 2024

Mr. Carlos Ballbe, P.E.  
District Engineer

Jason Pierman  
District Manager

Avenir Community Development District  
c/o Special District Services, Inc.  
2501A Burns Rd  
Palm Beach Gardens, FL 33410

RE: Avenir Mitigation Area; FY 2024-25 Habitat Maintenance Services

Dear Carlos and Jason:

Pursuant to your our existing contract with the Avenir CDD regarding the above referenced project, EW Consultants, Inc. is pleased to provide this scope and budget for continued professional environmental services.

### **PROJECT UNDERSTANDING**

The Phase 1 Mitigation Area (303 +/- acres) has been under habitat maintenance treatment for over four years, Phase 2A (530 +/- acres) has been for over two years, and Phase 2B restoration (409 +/- acres) as well as Phase 3 restoration (352 +/- acres) have been under maintenance for one year. This maintenance scope of services for FY 2024-25 program will cover a total of 1,594 +/- acres over a period of nine months, beginning with January 2025 and running through and including September 2025 (FY 2024-25).

Based on this project understanding, we are providing the following proposed scope of services, schedule, and fees for your consideration.

## SCOPE OF SERVICES

### **Task 1 –Mitigation Area Maintenance of 1,594 +/- Acres of Mitigation Areas -**

Under this Task, we will conduct the required habitat maintenance and monitoring of approximately 1,594 acres which comprise Phase 1, Phase 2A, Phase 2B, and Phase 3 mitigation areas. This maintenance effort will begin January 1, 2025 and continue through September 30, 2025.

#### Project Management -

We will provide a qualified restoration biologist to direct the habitat maintenance activities within the 1,594 +/- acres of mitigation areas. The project manager will provide operational direction, scheduling, subcontractor management, and quality control services as part of the overall project direction. The project manager will provide for all necessary compliance reporting to permit agencies, restricted use chemical management, and prepare required annual monitoring report submittals to SFWMD, U.S. Army Corps of Engineers, and the City of Palm Beach Gardens.

#### Vegetative Maintenance Control Treatments -

The project area for the habitat maintenance treatment will be comprised of approximately 1,594 acres as shown on the attached map. The vegetative maintenance control treatment process will entail the following activities.

##### 1) Invasive Species Surveillance and Spot Treatment –

This activity will entail using field crews, properly labeled herbicides, and herbicide spray equipment for treatment of re-growth and new recruitment of invasive non-native species, primarily Brazilian pepper, melaleuca, Australian pine, earleaf acacia, and old world climbing fern. Treated vegetation will be left in place to decay naturally.

##### 2) Invasive Grasses/Herbaceous Species Broad Spectrum Treatment –

This activity will entail application of properly labeled foliar herbicide to invasive grasses and herbaceous species in the restored prairie areas. The process involves preparation (selective mowing of invasive grass species) followed by herbicide application with specialized equipment to avoid treatment of non-target species. Treated vegetation will be left in place to decay naturally.

### 3) Invasive Wildlife Species Control -

This activity will entail a professional invasive wildlife control specialist to assist in control and removal of invasive wildlife species within the areas under habitat maintenance. The primary target species will be wild hogs, as they cause significant damage throughout the mitigation areas, and without control, will also cause damage in the development area.

### 4) Native Vegetation Thinning/Biomass Control –

This effort will entail conducting ongoing selective cutting and thinning of nuisance level native species as necessary throughout the 1,594 +/- acre maintenance area. We will utilize a combination of forestry mulching equipment, roller chopping, and selective mowing to maintain native vegetation species below nuisance levels where necessary. If permissible through state and local agencies, this effort will also include conducting prescribed fire management.

### 5) Compliance Monitoring Reports and Coordination –

Under this task, we will prepare the required annual monitoring report for the 1,594 +/- acre area under active maintenance. This will include purchase and installation of specified water level monitoring wells, as well as any required replacement of this equipment where already installed. Data collection and reporting will be conducted in January 2025 for submittal in accordance with required permit schedules. Reports will be provided to SFWMD, U.S. Army Corps of Engineers, and the City of Palm Beach Gardens.

### Trail Maintenance –

There is an existing trail network within approximately 303 acres, and trails are currently being established elsewhere in the remaining 1,291 +/- acres. Under this task, we will conduct trail maintenance for the existing trail network and any additional trails. Maintenance activity will include weed and brush control in the wooded areas, rototilling and grooming in the pasture trail areas, and installation/maintenance of trail signage.

**These Task 1 services will be provided for a total of nine months (January 2025 through and including September 2025). Task 1 services will be billed at \$60,250.00 per month for a nine month lump sum fee of \$542,250.00.**

**SCHEDULE**

We will provide our services in an orderly and expeditious manner to meet the mutually agreed project schedule. This agreement will cover habitat maintenance requirements from January 1, 2025 through and including September 30, 2025.

**FEES AND BILLING**

We will provide the services described above on the basis of percentage complete during each month work is performed. The services have been broken into a “per month” fee, however, the total lump sum fee of \$542,250.00 will govern.

All invoices are due and payable within 30 days of receipt by the Client.

We look forward to the opportunity to continue to assist you on this project, and if you have any questions, please feel free to call me.

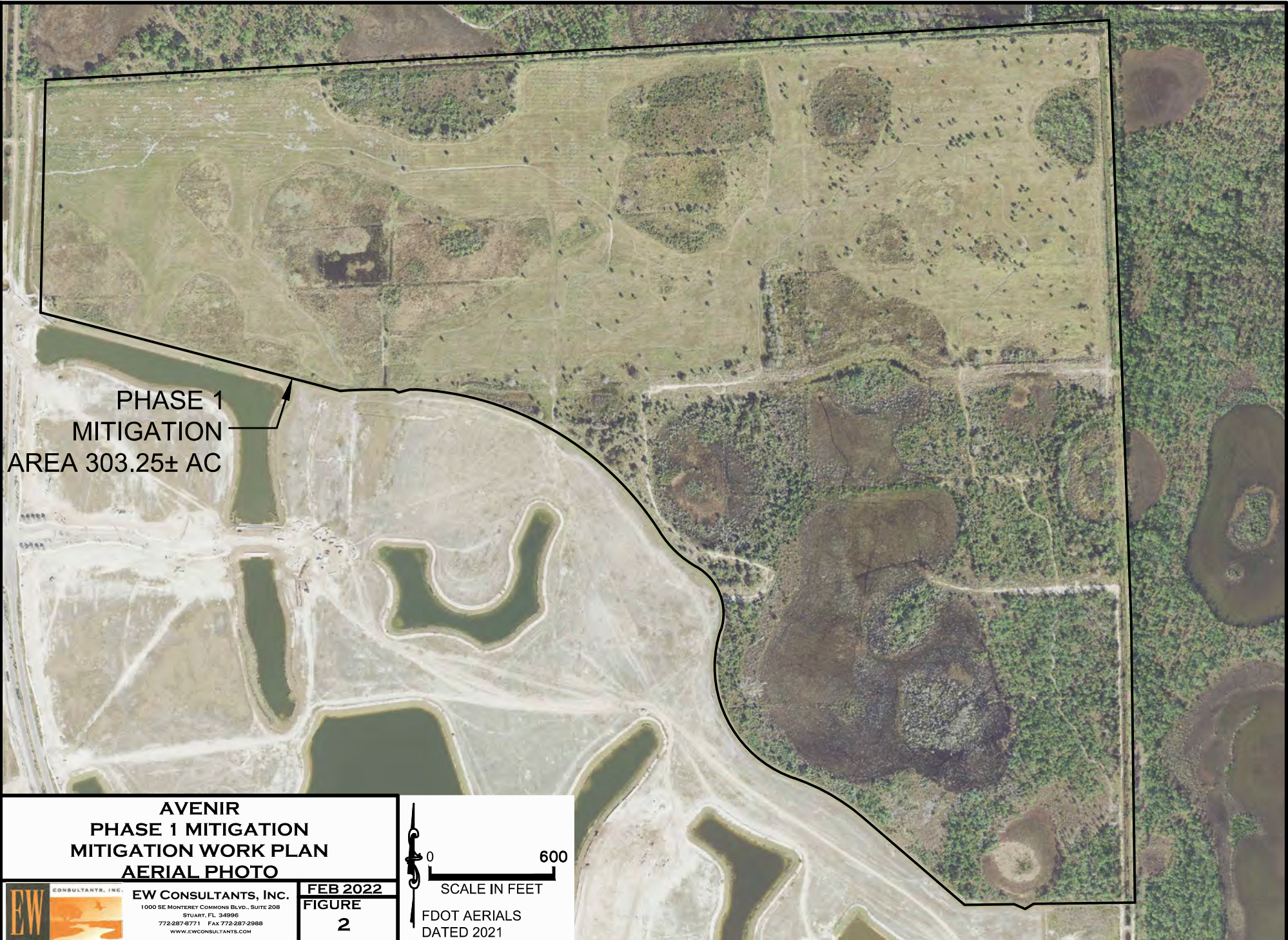
Sincerely,  
EW Consultants, Inc.

Ed Weinberg, President

Signed: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



PHASE 1  
MITIGATION  
AREA 303.25± AC

**AVENIR  
PHASE 1 MITIGATION  
MITIGATION WORK PLAN  
AERIAL PHOTO**



**EW CONSULTANTS, INC.**  
1000 SE MONTEREY COMMONS BLVD., SUITE 208  
STUART, FL 34996  
772-287-8771 FAX 772-287-2888  
WWW.EWCONSULTANTS.COM

**FEB 2022  
FIGURE  
2**



FDOT AERIALS  
DATED 2021

SR 710

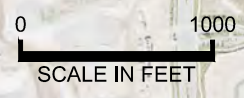
PHASE 2D

PHASE 2C

PHASE 2B

PHASE 2B

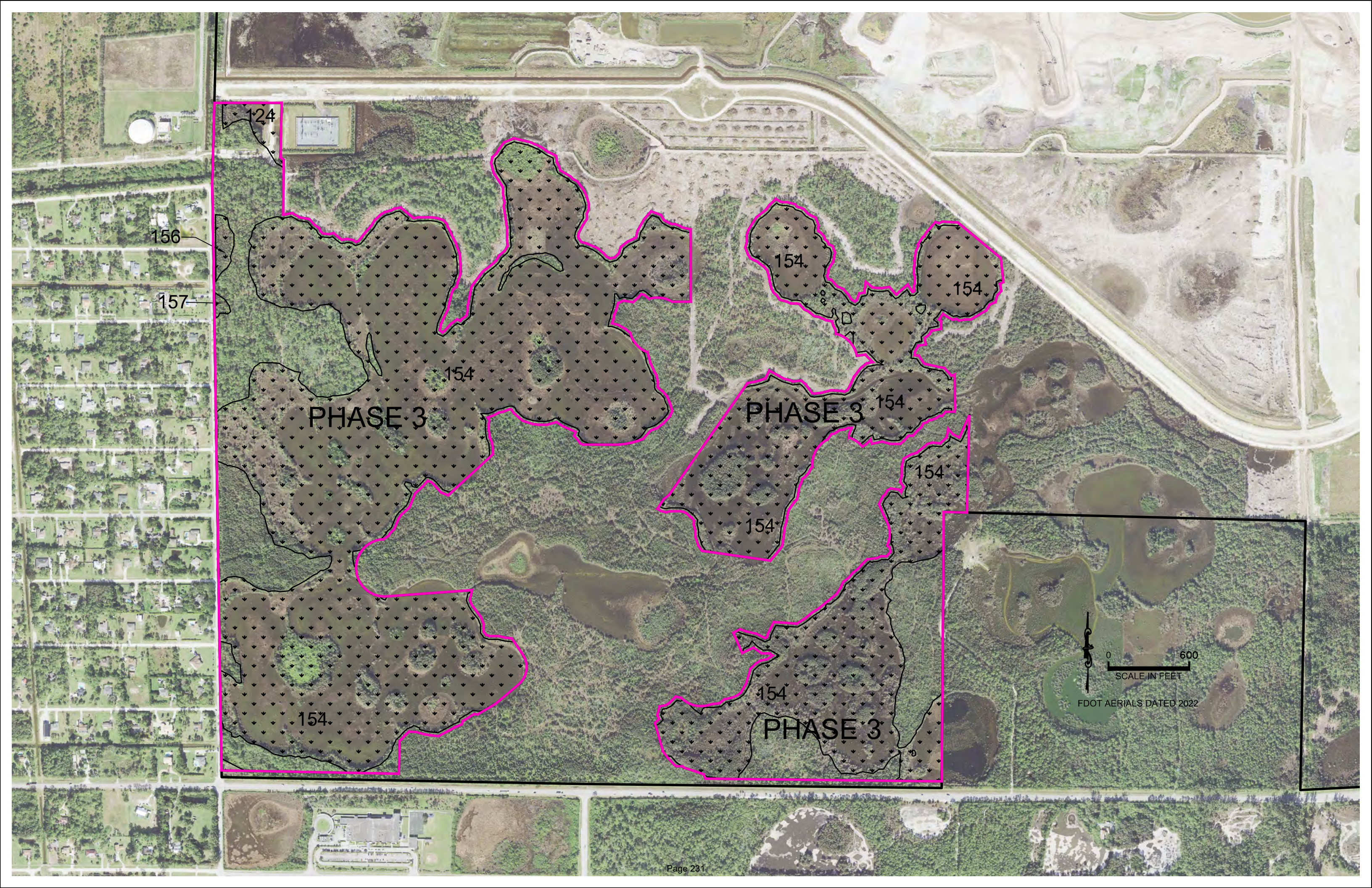
PHASE 2A



PALM BEACH COUNTY  
AERIALS DATED 2022

123  
124





124

156

157

154

PHASE 3

154

154

PHASE 3

154

154

154

154

154

PHASE 3



0 600  
SCALE IN FEET

FDOT AERIALS DATED 2022



# Arazoza Bros., Corp.

## Maintenance

1362 Northlake Blvd, Palm Beach Gardens Fl 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

### Proposal

**W.O. Date:** 11/21/2024

**Attn:** No Contact

**Company:** Avenir CDD

**Project:** 00194 M Avenir CDD

**Address:** 12255 Avenir Dr.

**Property:** Avenir Spine Rd. 2

**Property Address:** Avenir Spine Rd. 2

W/O # 6

Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Lagerstroemia Indica 'Muskogee'/Muskogee Crepe Myrtle	12' Ht. X5' Spr, 2.5' Cal., Multi	1.00	\$475.00	\$475.00
Labor (Prep, Disposal)	Lump Sum	1.00	\$150.00	\$150.00
<b>Grand Total</b>				<b>\$625.00</b>





# Arazoza Bros., Corp.

## Maintenance

1362 Northlake Blvd, Palm Beach Gardens FL 33410 | Phone: 305-246-3223 | FAX: 786-536-7686

### Proposal

**W.O. Date:** 11/21/2024

**Attn:** No Contact

**Company:** Avenir CDD

**Project:** 00194 M Avenir CDD

**Address:** 12255 Avenir Dr.

**Property:** Avenir CDD

**Property Address:** Spine Rd. 3

W/O # 5

Billing Address:

Product Description	Size	QTY	Unit Cost	Total
Filicium Decipiens / Japanese Fern Tree	14' Ht. X 5' Spr., 3" Cal., Single Straight Trunk, Full Canopy	1.00	\$950.00	\$950.00
Labor (Prep, Disposal)	Lump Sum	1.00	\$300.00	\$300.00
<b>Grand Total</b>				<b>\$1,250.00</b>



**CHANGE ORDER NO. 20**

Date of Issuance: November 20, 2024                      Effective Date: November 20, 2024

Owner:                      **Avenir Community Development District**                      Owner's Contract No.: N/A  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410

Contractor:                      **H AND J CONTRACTING, INC.**                      Contractor's Project No.: 200039  
 3160 Fairlane Farms Road  
 Wellington, FL 33414

Engineer:                      **Ballbe & Associates, Inc.**                      Engineer's Project No.: 202037

Project:                      **AVENIR PHASE TWO EARTHWORK**                      Contract Name: Construction Contract (Earthwork Operations)

The Contract is modified as follows upon execution of this Change Order:

Description:


Charter School Lake	\$91,521.40
Pod 16 Remove muck from outfall locations	\$86,520.00
Fill movement Pod 18	\$32,262.00
Lake bank repairs PODS 6/7/8	\$7,248.00
Pod D berms flood protection	\$57,652.90
Lift Station #17 flood protection	\$14,067.00
<b>TOTAL =</b>	<b>\$289,271.30</b>

Attachments:

- Exhibit "A" – Change Order by H&J Contracting Inc.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: <b>\$20,611,390.00</b>	Original Contract Times: Refer to contract Exhibit "E"

<p>[Increase] [<del>Decrease</del>] form previously approved Change Orders No. <u>1</u> to No. <u>19</u> :</p> <p><b>\$15,488,329.99</b></p>	<p>[Increase] [Decrease] form previously approved Change Orders No. ___ to No. ___ :</p> <p>None</p>
<p>Contract Price prior to this Change Order:</p> <p><b>\$36,099,719.99</b></p>	<p>Contract Times prior to this Change Order:</p> <p>Refer to contract Exhibit "E"</p>
<p>[Increase] [<del>Decrease</del>] of this Change Order</p> <p><b>\$289,271.30</b></p>	<p>[Increase] [Decrease] of this Change Order</p> <p>None</p>
<p>Contract Price incorporating this Change Order:</p> <p><b>\$36,388,991.29</b></p>	<p>Contract Times with all the approved Change Orders:</p> <p>None</p>

<p style="text-align: center;">RECOMMENDED:</p> <div style="text-align: center;">  </div> <p>By: _____  Ballbe &amp; Associates, Inc.  Carlos J. Ballbé  President</p> <p>Date: <u>11/20/2024</u></p>	<p style="text-align: center;">ACCEPTED:</p> <p>By: _____  Avenir Community Development  District</p> <p>By: _____</p> <p>Date: _____</p>	<p style="text-align: center;">ACCEPTED:</p> <p>By: _____  H and J Contracting, Inc.  Jeremy Rury  Vice President</p> <p>Date: _____</p>
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EJCDC® C-941, Change Order. Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

EXHIBIT "A"

# H & J Contracting. Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b> Avenir Community Development District	<b>Contact:</b> Manny Mato
<b>Address:</b> 2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Avenir Phase 2 - Charter School Lake	<b>Bid Number:</b> Change Order
<b>Project Location:</b> Palm Beach Gardens	<b>Bid Date:</b> 08/26/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
100	Lake Excavation	13,953.00	CY	\$3.80	\$53,021.40
105	Lake Liner	1.00	LS	\$38,500.00	\$38,500.00

**Total Bid Price: \$91,521.40**

**Notes:**

- This proposal is based on plans and specifications prepared by BALLBE & ASSOCIATES entitled AVENIR CHARTER SCHOOL dated 01/22/2024, with revisions through 03/06/2024, and subject to the following provisions.
- The prices included herein do not include cost of payment and performance bonds, permits, engineering, or testing.
- Final quantities to be determined by field measurements.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Franz Favre franz.favre@hjcontracting.com</p>
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# H & J Contracting. Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b> Avenir Community Development District	<b>Contact:</b> Manny Mato
<b>Address:</b> 2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Avenir POD 16-Remove Muck On Lake Banks At Outfalls	<b>Bid Number:</b> Change Order
<b>Project Location:</b> Palm Beach Gardens	<b>Bid Date:</b> 09/11/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
100	CAT 336 Backhoe	48.00	HR	\$280.00	\$13,440.00
110	CAT 740 Off Road End Dump	96.00	HR	\$350.00	\$33,600.00
115	CAT D6 Dozer	20.00	HR	\$230.00	\$4,600.00
120	Tri-Axle Dump Truck	120.00	HR	\$120.00	\$14,400.00
125	CAT 938 Loader	96.00	HR	\$180.00	\$17,280.00
130	Roller	20.00	HR	\$160.00	\$3,200.00

**Total Bid Price: \$86,520.00**

**Notes:**

• .

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Franz Favre franz.favre@hjcontracting.com</p>
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# H & J Contracting. Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b> Avenir Development, LLC	<b>Contact:</b>
<b>Address:</b> 550 Biltmore Way, Suite 1110 Coral Gables, FL 33134	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Avenir Phase 2 - Haul Fill To POD 18	<b>Bid Number:</b> Proposal
<b>Project Location:</b> Avenir	<b>Bid Date:</b> 09/14/2024

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Load / Haul Fill	8,490.00	CY	\$3.80	\$32,262.00
<b>Total Price for above Items:</b>						<b>\$32,262.00</b>

**Total Bid Price: \$32,262.00**

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Franz Favre franz.favre@hjcontracting.com</p>
---	--

# H & J Contracting. Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b>	Avenir Community Development District	<b>Contact:</b>	Manny Mato
<b>Address:</b>	2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	<b>Phone:</b>	
<b>Project Name:</b>	Avenir Lake Repairs PODs 6-7-8	<b>Bid Number:</b>	
<b>Project Location:</b>	Palm Beach Gardens	<b>Bid Date:</b>	11/23/2022

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Repair Lake Banks In PODs 6,7,8	1.00	LS	\$7,248.00	\$7,248.00

**Total Bid Price: \$7,248.00**

**Notes:**

- Change order is to repair lake banks in POD's 6,7,8. Scope of work was directed by Keith OBrien.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> _____</p>
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# H & J Contracting. Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b> Avenir Development, LLC	<b>Contact:</b>
<b>Address:</b> 550 Biltmore Way, Suite 1110 Coral Gables, FL 33134	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Avenir Parcel D Berm	<b>Bid Number:</b> Change Order
<b>Project Location:</b> Palm Beach Gardens	<b>Bid Date:</b> 09/17/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
100	Mobilization	1.00	LS	\$1,850.00	\$1,850.00
110	Testing	1.00	LS	\$1,200.00	\$1,200.00
115	Survey	1.00	LS	\$1,850.00	\$1,850.00
120	Haul / Place / Compact	5,158.00	CY	\$3.80	\$19,600.40
125	Rough Grade	7,450.00	SY	\$0.50	\$3,725.00
130	Fine Grade	7,450.00	SY	\$0.80	\$5,960.00
135	Bahia Sod Berm	7,450.00	SY	\$3.15	\$23,467.50

**Total Bid Price: \$57,652.90**

**Notes:**

- This proposal is based on plans and specifications prepared by Ballbe' & Associates entitled Avenir POD "D" Temporary Berm Plan dated 09/11/24.
- The prices included herein do not include cost of payment and performance bonds, permits, engineering, or testing.
- The prices quoted herein include 1 mobilization(s). Additional mobilizations will be billed at \$1,500.00 ea.

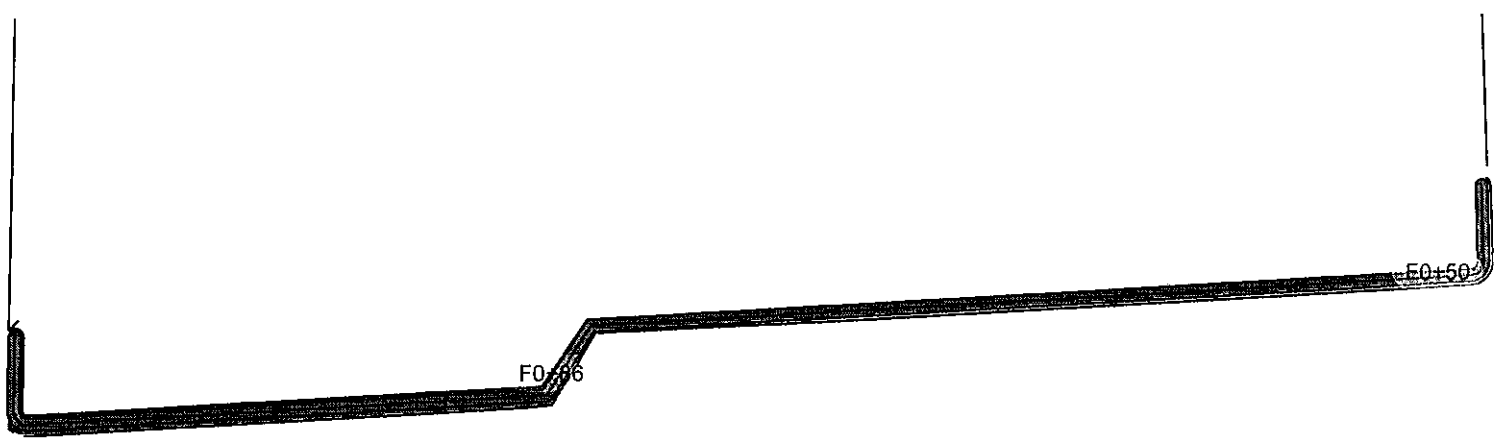
<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Franz Favre franz.favre@hjcontracting.com</p>
---	--



Volume Report  
Subgrade vs Existing

	Total	Cut	Area		OnGrade	Volume		Comp/Ratio		Compact		Export	Change Per 0.1 ft
			Fill			Cut	Fill	Cut	Fill	Cut	Fill		
TEMP BERM	64,043	7	56,194		7,842	0	4,298	1.00	1.20	0	5,158	-5,158	285

Sectional Qtys	Plane Area	Slope Area	Depth	Volume
TEMP BERM	64,043	66,842	0.000	0



# H & J Contracting. Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b> Centerline Utilities, Inc.	<b>Contact:</b>
<b>Address:</b> 2180 SW Poma Drive Palm City, FL 34990	<b>Phone:</b> 561-689-3917 <b>Fax:</b> 561-689-0017
<b>Project Name:</b> Avenir Spine Road Phase 5- Lift Station POD 17	<b>Bid Number:</b> Change Order
<b>Project Location:</b> Northlake Blvd, Palm Beach Gardens, FL	<b>Bid Date:</b> 07/29/2024

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Mobilization	1.00	LS	\$2,200.00	\$2,200.00
	110	Pump Down Retention Area	1.00	LS	\$1,380.00	\$1,380.00
	120	Cut Swale To Lake	2,365.00	CY	\$3.80	\$8,987.00
	130	Sod Temporary Retention Areas (Bahia)	1.00	LS	\$1,500.00	\$1,500.00

**Total Bid Price: \$14,067.00**

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Jeremy Rury</p>
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**CHANGE ORDER NO. 1**

Date of Issuance:	November 20, 2024	Effective Date:	November 20, 2024
Owner:	<b>Avenir Community Development District</b> 2501A Burns Road Palm Beach Gardens, FL 33410	Owner's Contract No.:	N/A
Contractor:	<b>JACKSON DEVELOPMENT, LLC</b> 1888 NW 21 <sup>st</sup> Street Pompano Beach, FL 33069	<b>LAND</b> Contractor's Project No.:	24-007
Engineer:	<b>Ballbe &amp; Associates, Inc.</b>	Engineer's Project No.:	202033
Project:	<b>AVENIR POD 18</b>	Contract Name:	Construction Contract (Roadway Improvements)

The Contract is modified as follows upon execution of this Change Order:

Description:


- Deduct infrastructure improvements to be funded by Developer (private infrastructure) in the amount of (\$1,218,973.00)
- Hydraulic pump additional cost \$24,205.00

Attachments:

- Exhibit "A" – Revised full project schedule of values provided by Jackson Land Development, LLC

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: <b>\$6,111,613.00</b>	Original Contract Times: Refer to contract Exhibit "E"
[Increase] [ <del>Decrease</del> ] form previously approved Change Orders No. <u>0</u> to No. <u>0</u> : <b>\$0.00</b>	[Increase] [ <del>Decrease</del> ] form previously approved Change Orders No. <u>   </u> to No. <u>   </u> : None

Contract Price prior to this Change Order: <b>\$6,111,613.00</b>	Contract Times prior to this Change Order: Refer to contract Exhibit "E"
<del>[Increase]</del> [Decrease] of this Change Order <b>-\$1,194,768.00</b>	[Increase] [Decrease] of this Change Order None
Contract Price incorporating this Change Order: <b>\$4,916,845.00</b>	Contract Times with all the approved Change Orders: None

RECOMMENDED:	ACCEPTED:	ACCEPTED:
		
By: _____ Ballbe & Associates, Inc. Carlos J. Ballbé President	By: _____ Avenir Community Development District  By: _____	By: _____ Jackson Land Development, LLC Paul Possanza Manager
Date: <u>11/20/2024</u>	Date: _____	Date: _____

EJCDC® C-941, Change Order. Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

EXHIBIT "A"



**KENCO COMMUNITIES AT AVENIR II, LLC**

1555 PALM BEACH LAKES BLVD - STE 1500

WEST PALM BEACH, FL 33401

(561) 997-5760

**TRANSMITTAL FORM**PROJECT NAME: **POD A - 18**

RE: SUBCONTRACTOR C/O's

DATE OF ISSUE: **08/05/24**

Attn: Carlos Ballbe

Company: Ballbe &amp; Associates, Inc.

3564 N. Ocean Blvd

Ft. Lauderdale, FL 33308

Comments: Please create Change Order & return to my attention once approved by CDD  
for Distribution to Subcontractor

CHANGE ORDER #	VENDOR NAME	DESCRIPTION	AMOUNT
1	Jackson Land Development	Reduce Contract to Separate Private Work fr CDD Work	\$ (1,218,973.00)
<b>TOTALS</b>			<b>\$ (1,218,973.00)</b>

Prepared by: Danica BahadurTitle: ControllerSignature: Date: 8.5.24

**KENCO COMMUNITIES AT AVENIR II BY:  
 POD 18 - Jackson's Development Contract**

Date: 6/12/2024

**CDD vs Private**

	CONTRACT	CDD	PRIVATE (Kenco)
<b><u>WATER MANAGEMENT SYSTEM</u></b>			
GENERAL CONDITIONS	\$ 249,373	\$ 249,373	\$ -
EROSION CONTROL & STABILIZATION	\$ 64,411.00	\$ 64,411.00	\$ -
SITE PREP & MASS GRADING ROADS	\$ 301,734	\$ 301,734	\$ -
DRAINAGE SYSTEM	\$ 1,751,268	\$ 1,751,268	\$ -
ROAD BASE	\$ 725,868	\$ -	\$ 725,868
CURBING	\$ 394,396	\$ 394,396	\$ -
<b>SUBTOTAL</b>	<b>\$ 3,487,050</b>	<b>\$ 2,761,182</b>	<b>\$ 725,868</b>
<b><u>WATER &amp; SEWER SYSTEMS</u></b>			
SEWAGE COLLECTION SYSTEM	\$ 1,065,084	\$ 1,065,084	\$ -
WATER DISTRIBUTION SYSTEM	\$ 711,985	\$ 711,985	\$ -
<b>SUBTOTAL</b>	<b>\$ 1,777,069</b>	<b>\$ 1,777,069</b>	<b>\$ -</b>
<b><u>ACCESS ROADS, PATHS &amp; SIDEWALKS</u></b>			
Site Prep & Mass Grading Pads	\$ 109,288	\$ -	\$ 109,288
Paving - 1 Lift	\$ 122,936	\$ -	\$ 122,936
Pavers	\$ 260,881	\$ -	\$ 260,881
Sidewalk common areas	\$ 273,486	\$ 273,486	\$ -
Striping & Signage	\$ 80,903	\$ 80,903	\$ -
<b>SUBTOTAL</b>	<b>\$ 847,494</b>	<b>\$ 354,389</b>	<b>\$ 493,105</b>
<b>Total Contract</b>	<b>\$ 6,111,613</b>	<b>\$ 4,892,640</b>	<b>\$ 1,218,973</b>
<b>Total of CDD &amp; Private</b>			<b>\$ 6,111,613</b>

**KENCO COMMUNITIES AT AVENIR II, LLC**

1555 PALM BEACH LAKES BLVD - STE 1500  
 WEST PALM BEACH, FL 33401  
 (561) 997-5760

**TRANSMITTAL FORM**PROJECT NAME: **POD A - 18**

RE: SUBCONTRACTOR C/O's

DATE OF ISSUE: **09/04/24**

Attn: Carlos Ballbe

Company: Ballbe &amp; Associates, Inc.

3564 N. Ocean Blvd

Ft. Lauderdale, FL 33308

Comments: Please create Change Order(s) & return to my attention once approved by CDD  
 for Distribution to Subcontractor

CHANGE ORDER #	VENDOR NAME	DESCRIPTION	AMOUNT
1A	Jackson Land Development	4" Hydraulic Pump 1 Month	\$ 11,355.00
2	Jackson Land Development	4" Hydraulic Pump 1 Month	\$ 9,860.00
3	Jackson Land Development	4" Hydraulic Pump 2 Wks	\$ 2,990.00
<b>TOTALS</b>			<b>\$ 24,205.00</b>

Prepared by: Danica BahadurTitle: Controller

Signature:

Date: 9.4.24

REQUEST FOR ADDITIONAL COMPENSATION

Number #1 **A**

TO OWNER:

Vincent Veccharella  
VP of Construction  
954-410-9239



PROJECT: Avenir Pod 18

Palm Beach Gardens, FL

ARCHITECT: Carlos J. Ballbe  
(954)491-7811

3564 N. Ocean Blvd.  
Fort Lauderdale, FL 33308  
Carlos@baeng.us  
www.baeng.us

Carlos J. Ballbé, P.E., LEED® A. P.

BALLBÉ & ASSOCIATES, INC.



FROM

CONTRACTOR: ROCCO URGO  
Jackson Land Development, LLC  
1888 NW 21st Street  
Pompano Beach, FL 33069  
Phone: 954-973-3060  
rocco@jacksonld.com



Request # 1

Date: 07.15.24

J.L.D. Acct# 24-007R

Contract Amount \$6,111,613.00

Avenir Pod 18

DATE	Items	Comments	Quantity	UNIT	RATE / PRICE	LABOR SUBTOTAL	MATERIALS	TOTAL	
	DESCRIPTION / REASON This statement represents all necessary labor, equipment and material to provide a 4" Hydraulic Pump for one month to dewater the wall installation area.								
	4" Hydraulic Pump (Fuel Included)		1.00	MO	\$ 5,979.00			\$5,979.00	
	JLD Crew time for set up and dike construction as needed.		1.00	MO	\$ 5,376.00			\$5,376.00	
	SUBTOTAL								
TOTAL AMOUNT REQUESTED								\$11,355.00	

\*\*\*THIS AGREEMENT IS BASED OFF OF ADDITIONAL WORK REQUIRED TO PROVIDE A 4" HYDRAULIC PUMP FOR 1 MONTH TO ASSIST IN WALL INSTALLATION.

Rocco Urgo, Jackson Land Development, LLC

Acceptance, KENCO COMMUNITIES at AVENIR

x   
Date: 7-17-24


CDD

REQUEST FOR ADDITIONAL COMPENSATION

Number #2 REVISED

TO OWNER:

Vincent Veccharella  
VP of Construction  
954-410-9239



PROJECT: Avenir Pod 18

Palm Beach Gardens, FL



**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

Carlos J. Ballbé, P.E., LEED® A. P.  
BALLBÉ & ASSOCIATES, INC.



ARCHITECT: Carlos J. Ballbé  
(954)491-7811

3564 N. Ocean Blvd.  
Fort Lauderdale, FL 33308  
Carlos@baeng.us  
www.baeng.us

FROM CONTRACTOR:



ROCCO URGO  
Jackson Land Development, LLC  
1888 NW 21st Street  
Pompano Beach, FL 33069  
Phone: 954-973-3060  
rocco@jacksonld.com

Request # 2 REVISED

Date: 07.15.24

J.L.D. Acct# 24-007R

Contract Amount \$6,111,613.00

Project Avenir Pod 18

DATE	DESCRIPTION / REASON	Quantity	UNIT	RATE / PRICE	LABOR SUBTOTAL	MATERIALS	TOTAL
	This statement represents all necessary labor, equipment and material to provide a 4" Hydraulic Pump for one month to dewater the wall installation area.	1.00	MO	\$ 4,484.00			\$4,484.00
	4" Hydraulic Pump (Fuel Included)	1.00	MO	\$ 5,376.00			\$5,376.00
	JLD Crew time for set up and dike construction as needed.						
	<b>SUBTOTAL</b>						<b>\$9,860.00</b>
	<b>TOTAL AMOUNT REQUESTED</b>						<b>\$9,860.00</b>

\*\*\*THIS AGREEMENT IS BASED OFF OF ADDITIONAL WORK REQUIRED TO PROVIDE A 4" HYDRAULIC PUMP FOR 1 MONTH TO ASSIST IN WALL INSTALLATION.

Rocco Urgo, Jackson Land Development, LLC

Acceptance, KENCO COMMUNITIES at AVENIR

*[Signature]*  
8-28-24

*Reviewed by Vince Veccharella OPO 8-26-24*


CVD

REQUEST FOR ADDITIONAL COMPENSATION

Number #3 REVISED

TO OWNER:

Vincent Veccharella  
VP of Construction  
954-410-3239



PROJECT: Avenir Pod 18

Palm Beach Gardens, FL

Carlos J. Ballbé, P.E., LEED® A. P.  
BALLBÉ & ASSOCIATES, INC.



ARCHITECT: Carlos J. Ballbe  
(954)491-7811

3564 N. Ocean Blvd.  
Fort Lauderdale, FL 33308  
Carlos@baeng.us  
www.baeng.us

FROM CONTRACTOR:



ROCCO URGO  
Jackson Land Development, LLC  
1888 NW 21st Street  
Pompano Beach, FL 33069  
Phone: 954-373-3060  
rocco@jacksonid.com

Request # 3 REVISED

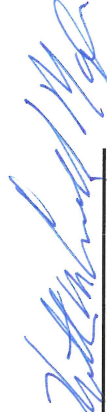
Date: 08.27.24  
J.L.D. Acct# 24-007R  
Contract Amount \$6,111,613.00  
Project Avenir Pod 18

DATE	DESCRIPTION / REASON	Quantity	UNIT	RATE / PRICE	LABOR SUBTOTAL	MATERIALS	TOTAL	
	This statement represents all necessary labor, equipment and material to provide a 4" Hydraulic Pump for one month to dewater the wall installation area.							
	4" Hydraulic Pump (Fuel Included)	2.00	WK	\$ 1,495.00			\$2,990.00	
SUBTOTAL								\$2,990.00
TOTAL AMOUNT REQUESTED								\$2,990.00

\*\*\*THIS AGREEMENT IS BASED OFF OF ADDITIONAL WORK REQUIRED TO PROVIDE A 4" HYDRAULIC PUMP FOR 1 MONTH TO ASSIST IN WALL INSTALLATION.

Rocco Urigo, Jackson Land Development, LLC

Acceptance, KENCO COMMUNITIES at AVENIR



8-28-24

Reviewed by Vince Veccharella VP 8-26-24

**CHANGE ORDER NO. 5**

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Date of Issuance: November 20, 2024      Effective Date: November 20, 2024

Owner: **Avenir Community Development District**      Owner's Contract No.: N/A  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410

Contractor: **H AND J CONTRACTING, INC.**      Contractor's Project No.: 23-0016  
 3160 Fairlane Farms Road  
 Wellington, FL 33414

Engineer: **Ballbe & Associates, Inc.**      Engineer's Project No.: 202211

Project: **AVENIR TOWN CENTER BYPASS ROADS**      Contract Name: Construction Contract (Roadway Improvements)

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The Contract is modified as follows upon execution of this Change Order:


Description:

1	Northlake buffer tract drainage	\$304,855.10
2	Dry Retention grading modifications	\$8,658.00
3	Northlake buffer paving and related	\$347,760.00
4	Asphalt wedges and road repairs	\$49,705.00
5	Revise manhole connections per SUA	\$16,445.00
6	DOT end of road signs	\$18,400.00
	TOTAL CHANGE ORDER =	\$745,823.10

Attachments:

- Exhibit "A" – Revised full project schedule of values provided by H AND J Contracting, Inc.
-

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: <b>\$4,330,429.00</b>	Original Contract Times: Refer to contract Exhibit "E"
[Increase] [ <del>Decrease</del> ] form previously approved Change Orders No. <u>0</u> to No. <u>4</u> : <b>\$1,042,417.05</b>	[Increase] [Decrease] form previously approved Change Orders No. <u>   </u> to No. <u>   </u> : None
Contract Price prior to this Change Order: <b>\$5,372,846.05</b>	Contract Times prior to this Change Order: Refer to contract Exhibit "E"
[Increase] [ <del>Decrease</del> ] of this Change Order <b>\$745,823.10</b>	[Increase] [Decrease] of this Change Order None
Contract Price incorporating this Change Order: <b>\$6,118,669.15</b>	Contract Times with all the approved Change Orders: None

RECOMMENDED:	ACCEPTED:	ACCEPTED:
 By: _____ Ballbe & Associates, Inc. Carlos J. Ballbé President  Date: <u>11/20/2024</u>	By: _____ Avenir Community Development District  By: _____  Date: _____	By: _____ H and J Contracting, Inc. Jeremy Rury Vice President  Date: _____

EJCDC® C-941, Change Order. Prepared and published 2013 by the Engineers Joint Contract Documents Committee.



EXHIBIT "A"

# H & J Contracting. Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b>	Avenir Community Development District	<b>Contact:</b>	Jason Pierman
<b>Address:</b>	2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	<b>Phone:</b>	
<b>Project Name:</b>	Avenir Town Center Bypass Road-Buffer Tract Drainage	<b>Bid Number:</b>	Change Order
<b>Project Location:</b>	Avenir, Palm Beach Gardens, FL	<b>Bid Date:</b>	06/25/2024

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Mobilization	1.00	LS	\$6,900.00	\$6,900.00
	102	Construction Layout And As-Built Survey	1.00	LS	\$8,775.00	\$8,775.00
	104	Geotechnical Testing	1.00	LS	\$4,025.00	\$4,025.00
	106	12" Storm Pipe	275.00	LF	\$77.35	\$21,271.25
	108	15" Storm Pipe	564.00	LF	\$87.20	\$49,180.80
	110	18" Storm Pipe	293.00	LF	\$100.50	\$29,446.50
	112	24" Storm Pipe	473.00	LF	\$128.65	\$60,851.45
	114	TYPE 'C' INLET (FURNISH & INSTALL)	11.00	EACH	\$6,255.75	\$68,813.25
	116	TYPE 'C' INLET (FURNISH ONLY)	1.00	EACH	\$2,891.95	\$2,891.95
	118	TYPE 'E' INLET (FURNISH & INSTALL)	1.00	EACH	\$12,415.55	\$12,415.55
	120	CONNECTION TO EXISTING DRAINAGE STRUCTURE	2.00	EACH	\$8,646.75	\$17,293.50
	122	ASPHALT TRENCH REPAIR AT CONNECTION	1.00	LS	\$7,997.25	\$7,997.25
	124	CURB REMOVAL AND RESTORATION	1.00	LS	\$4,159.85	\$4,159.85
	126	FINALIZE DRAINAGE	1,605.00	LS	\$6.75	\$10,833.75

**Total Bid Price: \$304,855.10**

**Notes:**

- Based on plans by Ballbe' & Associates, Inc. - Plan Sheets PD-1 thru PD-7 - 06/21/2024 {with no revisions}

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Ryan Till RTill@hjcontracting.com</p>
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# H & J Contracting. Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b>	Avenir Community Development District	<b>Contact:</b>	Jason Pierman
<b>Address:</b>	2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	<b>Phone:</b>	
<b>Project Name:</b>	Avenir Town Center Bypass Road-Excavate Retention Area-REV	<b>Bid Number:</b>	Change Order
<b>Project Location:</b>	Avenir, Palm Beach Gardens, FL	<b>Bid Date:</b>	08/02/2024

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Cut Retention Area One Foot	2,220.00	CY	\$3.90	\$8,658.00

**Total Bid Price: \$8,658.00**

**Notes:**

- Change order is to cut the entire dry retention area down 1' lower than the original plan grades.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Jeremy Rury</p>
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# H & J Contracting, Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b>	Ballbe & Associates	<b>Contact:</b>	Carlos Ballbe, P.E.
<b>Address:</b>	2737 N.E. 30th Place Fort Lauderdale, FL 33306	<b>Phone:</b>	954-491-7811
		<b>Fax:</b>	954-444-8529
<b>Project Name:</b>	Avenir Northlake Blvd Pkwy Town Center-REV 2	<b>Bid Number:</b>	
<b>Project Location:</b>	Avenir, Palm Beach Gardens, FL	<b>Bid Date:</b>	10/04/2024

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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## General Conditions

100		Mobilization	1.00	LS	\$6,300.00	\$6,300.00
102		Construction Layout And As-Built Survey	1.00	LS	\$6,940.00	\$6,940.00
104		MOT	1.00	LS	\$5,290.00	\$5,290.00

**Total Price for above General Conditions Items: \$18,530.00**

## Erosion Control

120		Silt Fence	3,600.00	LF	\$0.00	\$0.00
122		Silt Fence Maintenance	6.00	MO	\$0.00	\$0.00
124		Aggregate Construction Entrance	1.00	EACH	\$0.00	\$0.00
126		Construction Entrance Maintenance	6.00	MO	\$0.00	\$0.00
128		Inlet Protection	13.00	EACH	\$250.00	\$3,250.00

**Total Price for above Erosion Control Items: \$3,250.00**

## Site Prep And Mass Grading

150		Site Cut To Fill	1.00	LS	\$9,588.00	\$9,588.00
152		Site Grade Rough	1.00	LS	\$26,900.00	\$26,900.00
154		Site Grade Fine	1.00	LS	\$19,894.00	\$19,894.00

**Total Price for above Site Prep And Mass Grading Items: \$56,382.00**

## Paving Roadway

200		12" Stabilized Subgrade, LBR40	1,040.00	SY	\$14.40	\$14,976.00
205		8" FDOT Rock Base, LBR100	950.00	SY	\$22.40	\$21,280.00
210		1" Asphalt Bottom Lift, Type SP	700.00	SY	\$14.76	\$10,332.00
215		1" Asphalt Top Lift, Type SP	700.00	SY	\$15.54	\$10,878.00
218		Vehicular Brick Pavers (Holland Stone/Charcoal, Slate & Pewter) (Crosswalk Striping 12" White)	3,500.00	SF	\$8.90	\$31,150.00
220		Type F Curb	540.00	LF	\$42.00	\$22,680.00
222		Type D Curb	190.00	LF	\$43.00	\$8,170.00
225		Striping And Signage	1.00	LS	\$3,540.00	\$3,540.00

**Total Price for above Paving Roadway Items: \$123,006.00**

## Paving Sidewalks

300		12" Compacted Subgrade	2,620.00	SY	\$4.30	\$11,266.00
305		4" FDOT Rock Base, LBR100	2,430.00	SY	\$15.60	\$37,908.00
310		1" Asphalt, Type SP	2,300.00	SY	\$17.30	\$39,790.00
315		Concrete Sidewalk 4"	3,740.00	SF	\$7.20	\$26,928.00
320		Steel Bench	4.00	EACH	\$3,450.00	\$13,800.00
325		36 Gallon Trash Receptacle	4.00	EACH	\$3,250.00	\$13,000.00
330		4" CONCRETE BENCH PAD	4.00	EACH	\$350.00	\$1,400.00
335		4" CONCRETE WASTE RECEPTICLE PAD	4.00	EACH	\$250.00	\$1,000.00
340		INSTALL WASTE RECEPTICLES	4.00	EACH	\$100.00	\$400.00
345		INSTALL BENCHES	4.00	EACH	\$275.00	\$1,100.00

**Total Price for above Paving Sidewalks Items: \$146,592.00**

**Notes:**

- This proposal is based on plans and specifications prepared by BALLBE & ASSOCIATES entitled NORTHLAKE BLVD. PARKWAY BUFFER TOWN CENTER dated 06/19/2024, and subject to the following provisions.
- The prices included herein do not include cost of payment and performance bonds, permits, engineering, or testing.
- Prices quoted are based on completing all items in a continuous operation. Should a portion be deleted or suspended, prices quoted are subject to revision. A reasonable re-mobilization charge will be made for each additional move-in required by Customer.
- Prices quoted do not include excavation or disposal of hardpan, rock, muck or other undesirable materials or backfill replacement for same with suitable fill material. If required, said work may be performed on an equipment rental basis.
- Clearing and grubbing is not included in this proposal.
- Contractor not responsible for existing utilities not shown on plans.
- Price for water service is based on terminating at meter location and does not include furnishing or installing meter or meter box.
- Cleaning or repairing of existing drainage system to be tied into with new construction is not included.
- Protecting, supporting or relocating any utility poles is not included.
- Changes in labor classification, or assignment of work by anyone other than H & J, will establish a basis for renegotiation of prices set forth in this contract. At the sole option of H & J, this contract may be cancelled in the event that said changes occur.
- Unless otherwise agreed, any additional expense, not covered by this quotation, which are incurred by H & J as a result of: utility conflicts, adverse weather, interruptions in work, or delays or damages caused by other contractors. will be borne by the customer.
- This contract shall govern in all cases of dispute unless other project documents are received and accepted in writing by H & J.
- Unless otherwise agreed herein, payment terms are net cash upon receipt of H & J's invoice. All monies not paid when due shall bear interest at the maximum rate allowed by law. Progress payments will be made on a monthly basis.
- If an agent and/or attorney is employed by H & J for collection of any delinquent payment(s), the customer agrees to pay, in addition to the service charge, all fees for the services of such agent and/or attorney (including but not limited to all fees and legal costs).
- This quotation and agreement shall be governed by the laws of the State of Florida without regard to principles of conflicts of laws. Venue of all proceedings shall be in Palm Beach County, or Broward County, Florida.
- This proposal is prepared based on utilizing standard heavy construction equipment and practices for excavations, infill, and compaction operations. If seismographic vibrations that may cause damage to adjacent structures are a concern, to the client, a geo-sonic monitoring company shall be employed by said client to monitor vibration activity on the project.  
If at any time it is determined that the vibration levels exceed an acceptable rate as determined by the monitoring firm, the construction activities will have to be re-evaluated, and alternate means and methods put into place. These means and methods may add to costs and may be cause for a change order request.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting, Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Ryan Till RTill@hjcontracting.com</p>
---	--

# H & J Contracting. Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b>	Avenir Community Development District	<b>Contact:</b>	Jason Pierman
<b>Address:</b>	2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	<b>Phone:</b>	
<b>Project Name:</b>	Avenir Town Center Bypass Road-Asphalt Wedges	<b>Bid Number:</b>	Change Order
<b>Project Location:</b>	Avenir, Palm Beach Gardens, FL	<b>Bid Date:</b>	08/22/2024

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Manhole Wedges	8.00	EACH	\$290.00	\$2,320.00
	105	Paver Wedges	15.00	EACH	\$325.00	\$4,875.00
	110	Valve Box Wedges	12.00	EACH	\$190.00	\$2,280.00
	115	Repair Conduit Trenches	14.00	EACH	\$2,200.00	\$30,800.00
	120	Repair Brick Pavers Damaged From Conduit Installation	1.00	LS	\$9,430.00	\$9,430.00

**Total Bid Price: \$49,705.00**

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Vice President:</b> Jeremy Rury</p>
---	---

# H & J Contracting. Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b>	Avenir Community Development District	<b>Contact:</b>	Jason Pierman
<b>Address:</b>	2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	<b>Phone:</b>	
<b>Project Name:</b>	Avenir Town Center Bypass Road-SUA Revised Manhole Connections	<b>Bid Number:</b>	Change Order
<b>Project Location:</b>	Avenir, Palm Beach Gardens, FL	<b>Bid Date:</b>	08/28/2024

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	Revised SUA Sewer Manhole Connections	22.00	EACH	\$747.50	\$16,445.00

**Total Bid Price: \$16,445.00**

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Jeremy Rury</p>
---	--

# H & J Contracting. Inc.

3160 Fairlane Farms Road  
Wellington, FL 33414  
USA

Phone: 561-791-1953  
Fax: 561-795-9282

<b>To:</b>	Avenir Community Development District	<b>Contact:</b>	
<b>Address:</b>	2501 A Burns Road Palm Beach Gardens, FL 33410 PALM BEACH	<b>Phone:</b>	
<b>Project Name:</b>	Avenir Town Center Bypass Road-9 Dot Signs	<b>Bid Number:</b>	Chnage Order
<b>Project Location:</b>	Avenir, Palm Beach Gardens, FL	<b>Bid Date:</b>	09/18/2024

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	100	9 Dot End Of Road Signs	46.00	EACH	\$400.00	\$18,400.00

**Total Bid Price: \$18,400.00**

**Notes:**

- This proposal is based on attached pan.
- Final quantities to be determined by field measurements.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>H &amp; J Contracting. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Franz Favre franz.favre@hjcontracting.com</p>
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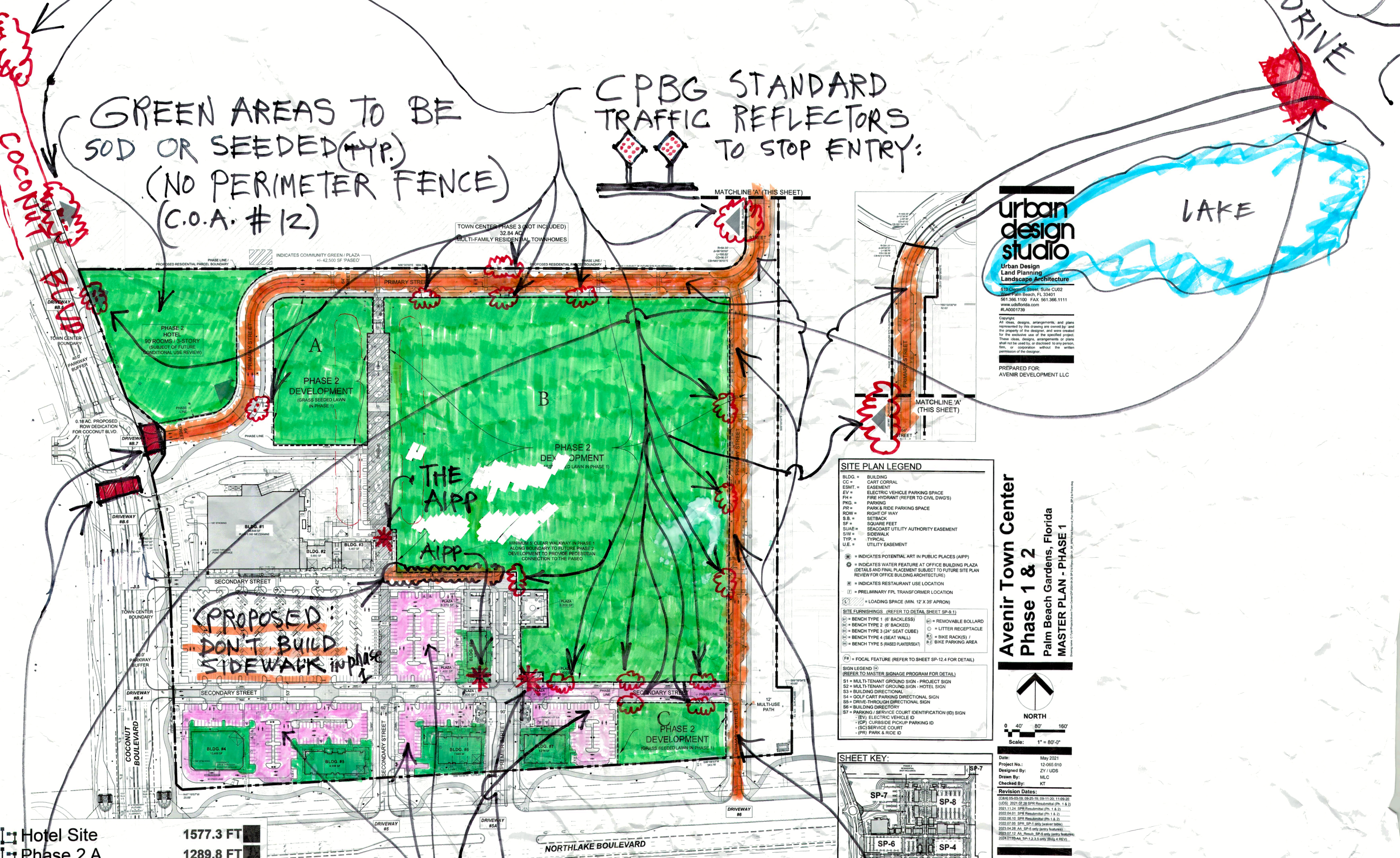
AVENIR DRIVE

GREEN AREAS TO BE SOD OR SEEDED (TYP.) (NO PERIMETER FENCE) (C.O.A. #12)

CPBG STANDARD TRAFFIC REFLECTORS TO STOP ENTRY:

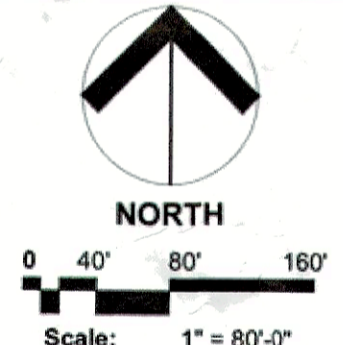
Urban design studio  
 Urban Design Land Planning Landscape Architecture  
 510 Clematis Street, Suite C402  
 Palm Beach, FL 33401  
 561.366.1100 FAX 561.366.1111  
 www.udstflorida.com  
 #LA0001739  
 Copyright: All ideas, designs, arrangements, and plans contained in this drawing are owned by and the property of the designer, and were created for the exclusive use of the intended project. These ideas, designs, arrangements, or plans shall not be used by or disclosed to any person, firm, or corporation without the written permission of the designer.  
 PREPARED FOR:  
 AVENIR DEVELOPMENT LLC

LAKE



- SITE PLAN LEGEND**
- BLDG = BUILDING
  - CC = CART CORRAL
  - ESMT = EASEMENT
  - EV = ELECTRIC VEHICLE PARKING SPACE
  - FH = FIRE HYDRANT (REFER TO CIVIL DWGS)
  - PKG = PARKING
  - PKR = PARK & RIDE PARKING SPACE
  - ROW = RIGHT OF WAY
  - SB = SETBACK
  - SF = SQUARE FEET
  - SUA = SEACOAST UTILITY AUTHORITY EASEMENT
  - SW = SIDEWALK
  - TYP = TYPICAL
  - UE = UTILITY EASEMENT
- ⊛ INDICATES POTENTIAL ART IN PUBLIC PLACES (AIPP)
  - ⊙ INDICATES WATER FEATURE AT OFFICE BUILDING PLAZA (DETAILS AND FINAL PLACEMENT SUBJECT TO FUTURE SITE PLAN REVIEW FOR OFFICE BUILDING ARCHITECTURE)
  - ⊞ INDICATES RESTAURANT USE LOCATION
  - ⊟ PRELIMINARY FPL TRANSFORMER LOCATION
  - ⊠ LOADING SPACE (MIN. 12' X 35' APRON)
- SITE FURNISHINGS (REFER TO DETAIL SHEET SP-8.1)**
- ⊠ BENCH TYPE 1 (IF BACKLESS)
  - ⊡ BENCH TYPE 2 (IF BACKLESS)
  - ⊢ BENCH TYPE 3 (24" SEAT CUBE)
  - ⊣ BENCH TYPE 4 (SEAT WALL)
  - ⊤ BENCH TYPE 5 (RIBBED PLANTER)
  - ⊞ REMOVABLE BOLLARD
  - ⊟ LITTER RECEPTACLE
  - ⊠ BIKE RACKS
  - ⊡ BIKE PARKING AREA
- FOCAL FEATURE (REFER TO SHEET SP-12.4 FOR DETAIL)**
- SIGN LEGEND (REFER TO MASTER SIGNAGE PROGRAM FOR DETAIL)**
- S1 = MULTI-TENANT GROUND SIGN - PROJECT SIGN
  - S2 = MULTI-TENANT GROUND SIGN - HOTEL SIGN
  - S3 = BUILDING DIRECTIONAL SIGN
  - S4 = GOLF CART PARKING DIRECTIONAL SIGN
  - S5 = DRIVE-THROUGH DIRECTIONAL SIGN
  - S6 = BUILDING DIRECTORY
  - S7 = PARKING / SERVICE COURT IDENTIFICATION (ID) SIGN
    - (EV) ELECTRIC VEHICLE ID
    - (GCP) CURBSIDE PICKUP PARKING ID
    - (SC) SERVICE COURT
    - (PR) PARK & RIDE ID

**Avenir Town Center Phase 1 & 2**  
 Palm Beach Gardens, Florida  
**MASTER PLAN - PHASE 1**



**SP-2 of 12**

Date: May 2021  
 Project No.: 12-065-010  
 Designed By: ZV / UDS  
 Drawn By: MLC  
 Checked By: KT

**Revision Dates:**  
 05/05/2021 09:25:19 (05-11-2021 11:09:40) UDS  
 05/11/2021 09:25:19 (05-11-2021 11:09:40) UDS  
 05/11/2021 09:25:19 (05-11-2021 11:09:40) UDS  
 05/11/2021 09:25:19 (05-11-2021 11:09:40) UDS  
 05/11/2021 09:25:19 (05-11-2021 11:09:40) UDS  
 05/11/2021 09:25:19 (05-11-2021 11:09:40) UDS  
 05/11/2021 09:25:19 (05-11-2021 11:09:40) UDS  
 05/11/2021 09:25:19 (05-11-2021 11:09:40) UDS

Hotel Site	1577.3 FT
Phase 2 A	1289.8 FT
Phase 2 B	3960.0 FT
Phase 2 C	875.1 FT

MASTER PLAN - PHASE 1  
 SCALE: 1"=80'-0"

"CONSTRUCTION ONLY" SIGN & BARRICADE IN ROAD CENTERLINE

AIPP (RELATE TO ACROSS STREET AIPP)

FIRST LIFT ASHALT ONLY (FDOT STRIPING) FOR TEMPORARY CONSTRUCTION PHASE

IF OPEN TO PUBLIC: WITH (FDOT STRIPING)

(IF CLOSED TO PUBLIC & CONSTRUCTION ONLY THEN NO STRIPING)

AVENIR TOWN CENTER CONSTRUCTION SAFETY PLAN

PHASING &

5/10/24 REV. 5/15/24 6/17/24  
 5/16/24 9/16/24  
 5/30/24  
 6/13/24



*Monthly Managers Report  
November 21, 2024*

*Date of Report: 11/14/2024*

*Submitted by: Richard Salvatore*

- **Completed Tasks**
  - The approved flower installation and sod installation along the clubhouse walkways has been completed.
  - D&ET have been selected to do the pressure washing of the Oolite stone on the clubhouse foundation and Avenir Drive walkway/staircase. Work to be completed the weekend of 11/16 – 11/17
  
- **Ongoing Tasks**
  - Contracting/Scheduling of the low voltage access control expansion is underway, with Automatic Access, awaiting vendor site visit for final permitting and invoicing.
  - Awaiting the arrival of the previously approved storage shed, grading of landscaping, etc.
  - Seeking solutions for increasing the amount of clubhouse furniture, including additional interior tables and chairs, to accommodate increased occupancy.
    - Per boards direction; Working with the original interior designer.
  
- **Future Items / Items For Consideration**
  - Proposals for repair of all equipment damaged during the hurricane have been received:
    - Playground Awning: **\$14,546**
    - Tennis Court Fencing: **\$5,304**
    - Avenir Drive Entry Feature Pumps (3 pumps): **\$12,425**
    - **Total Storm Damage: \$32,275**
  - Requests for additional gym equipment have been received:
    - Punching Bag?
    - Hip Abductor / adductor? (contacted Matrix, awaiting pricing)
  - Gutter addition on the front of building to reduce washout from heavy rains.
    - Have been instructed to work with Architect to accomplish this.
  - Gutter addition on back pavilions to reduce washout and pool deck staining from the copper roof.
    - Have been instructed to work with Architect to accomplish this.
  - Resurfacing/Repairing of hard top tennis courts is being considered due to surface cracking.
    - The original install vendor contacted, working to rectify issue in a cost effective manner

## *Lifestyle Directors Report*

*Date of Report: 11/14/2024*

*Submitted by: Patrice Chiaramonte*

### **Spooky Shipwreck Saloon Saturday October 19th 7:30-9pm**

The Adults-Only Halloween Party was a tremendous success, with over 50 attendees joining in the festive celebration. Residents were treated to complimentary dinner vouchers from 681 Seafood, while enjoying live music from the band "My Generation Band." A cash bar and a selection of charcuterie provided by The Dancing Crane added to the evening's appeal. The highlight of the event was the highly anticipated costume contest, where winners took home Visa gift cards as prizes. The event was a lively and enjoyable evening, bringing the community together in a fun and spirited atmosphere.



### **Kids Castaway Day Costume Party Saturday October 26<sup>th</sup> 10-1pm**

The Kids' Castaway Day Costume Party was a huge hit, drawing over 130 attendees for a day filled with fun and adventure. Children had a blast navigating the pirate ship obstacle course, enjoying the lively bubble show, and crafting their own treasure chests. A special trunk-or-treat event added excitement, with the winners of the golf cart decorating contest receiving a \$100 Visa gift card. Toddlers had their own dedicated play area, while families could enjoy Chick-fil-A offerings for purchase.



***Happy Hour Wine Tasting Saturday October 2<sup>nd</sup> 5:30-7pm***

Over 30 adults gathered for an enjoyable evening of wine tasting, accompanied by a complimentary charcuterie spread. The event featured an informative one-hour presentation, hosted by the team at The Dancing Crane. Attendees had the opportunity to learn about the nuances of wine pairing while savoring a carefully curated selection of wines and gourmet bites. The evening provided a relaxed and engaging atmosphere, making it a memorable experience for all who attended.



***Pickled Pink Pickleball Tournament Saturday November 9<sup>th</sup> 9-12pm***

Over 20 participants competed in an exciting round-robin pickleball event, which was a resounding success! The event featured a fun, competitive atmosphere, with prizes raffled off, including a Bluetooth speaker sponsored by Xfinity, pink pickleball paddle sets, and Visa gift cards. Hosted by our tennis and pickleball partner, Play Academy, the event offered participants a chance to showcase their skills while enjoying a day of friendly competition.



## ***Field Operations Manager Report***

*Date Submitted: 11/14/24*

*Submitted by: Jorge Rodriguez*

### **Completed Tasks**

- All exterior windows, lighting, and walls have been cleaned / pressure washed in the coming weeks the week of 11/4-11/8
- All sidewalks and walkways have been pressure cleaned the week of 11/11 - 11/15
- Accessible dead recessed lights throughout the clubhouse have been replaced.

### **Weekly Projects**

- All garbage cans outside the clubhouse, within tennis and pickleball courts, and down Avenir Drive and Northlake Blvd are emptied and cleaned as needed.
- All exterior light fixtures are inspected nightly, and Interior lights are inspected daily.
- The 6 Clay Tennis Courts are raked and rolled thrice weekly. (Mon, Wed, Fri)
- All 8 hard floor Tennis Courts and pickleball courts are blown daily to clean debris.
- All Clubhouse grounds, including parking lots, sidewalks, pool deck, playgrounds, etc., are blown daily.
- The playgrounds are being pressure washed weekly. All the equipment safety checked and tightened.
- All pools, splash pad, spa, and fountains are maintained daily to FL DoH standards.
- All the outside recessed lighting covers have been removed and cleaned, removing all bugs and webs.

### **Current and Ongoing Project**

- Solutions are being consider to change the lights in the high chandeliers and ceiling lights.
  - Proposals to be included in the next board meeting.

**D&ET.INC**

4050 Westgate Ave Suite 103  
West Palm Beach, FL 33409  
tonny@dtbrothers.com

**Estimate**

ADDRESS
Jorge Rodriguez 12255 Avenir Dr. Palm Beach Gardens, FL 33412

SHIP TO
Jorge Rodriguez 12255 Avenir Dr. Palm Beach Gardens, FL 33412

ESTIMATE #	DATE
2242	11/08/2024

**P.O. NUMBER**

12255 Avenir Dr. (Club House)

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Pressure Cleaning</b>	CLUB HOUSE -Apply cleaning chemicals on the coral walls -Pressure wash all of the coral walls around the club house building.  INCLUDING ALL THE MISCELLANEOUS ITEMS AND LABOR	1	4,875.00	4,875.00

NOTE:  
 ONE PUNCH-OUT LIST OF SERVICES ARE INCLUDED AT THIS PRICE.  
 EXTRA SERVICE VISIT WILL BE CHARGE BY TIME AND MISC ITEMS.  
 ANY SCOPE OF WORK NOT LISTED ABOVE IS EXCLUDED FROM THIS PRICE.  
 50% OF TOTAL COST MUST BE DEPOSITED BEFORE STARTING THE JOB.

TOTAL

**\$4,875.00**

Accepted By

Accepted Date