



SweetBay

RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1

Advanced Meeting Package

Regular Meeting & Budget Public Hearing

***Friday
August 15, 2025
10:00 A.M., C.D.T***

***Location:
3204 Heartleaf Ave. E.
Panama City, FL 32405***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

SweetBay Residential Community Development District 1

250 International Parkway, Suite 208
Lake Mary FL 32746
321-263-0132

Board of Supervisors
SweetBay Residential Community Development District 1

Dear Board Members:

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the SweetBay Residential Community Development District 1 is scheduled for **Friday, August 15, 2025, at 10:00 a.m., C.D.T. at 3204 Heartleaf Ave. E., Panama City, FL 32405.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com . We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

SweetBay

RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1

Meeting Date:	Friday, August 15, 2025	Call-in Number:	+1 (929) 205-6099
Time:	10:00 AM, C.D.T	Meeting ID:	705 571 4830#
Location:	3204 Heartleaf Ave. E., Panama City, FL 32405	Zoom Link:	Link

Agenda

I. Roll Call

II. Presentation of Public Notice(s)

[Exhibit 1](#)
[Pgs. 5-6](#)

III. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 20, 2025
- B. Consideration for Acceptance – The June 2025 Unaudited Financial Statements

[Exhibit 2](#)
[Pgs. 8-9](#)

[Exhibit 3](#)
[Pgs. 11-13](#)

IV. Public Hearings

- A. FY 2026 Budget Public Hearing
 - 1. Open the Public Hearing
 - 2. Presentation of FY 2025-2026 Budget
 - 3. Public Comments
 - 4. Close the Public Hearing
 - 5. Consideration & Adoption of **Resolution 2025-04**, Adopting Fiscal Year 2025-2026 Budget
 - 6. Consideration of FY 2026 Budget Funding Agreement
- B. FY 2026 Levying Assessments Public Hearing
 - 1. Open the Public Hearing
 - 2. Public Comments
 - 3. Close the Public Hearing
 - 4. Consideration & Adoption of **Resolution 2025-05**, Levying Assessments
 - 5. Consideration & Adoption of **Resolution 2025-06**, Annual Assessments

[Exhibit 4](#)
[Pgs. 15-16](#)

[Exhibit 5](#)
[Pgs. 18-19](#)

[Exhibit 6](#)
[Pgs. 21-25](#)

[Exhibit 7](#)
[Pgs. 27-100](#)

[Exhibit 8](#)
[Pgs. 102-107](#)

V. Adjournment

EXHIBIT 1

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, *FLORIDA STATUTES*, BY THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), *FLORIDA STATUTES*, BY THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1

NOTICE OF REGULAR MEETING OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1

The Board of Supervisors ("Board") of the Sweetbay Residential Community Development District 1 ("District") will hold public hearings on **August 15, 2025 at 10:00 A.M. CT, at 3204 Heartleaf Ave. E., Panama City, FL 32405**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within the City of Panama City, Florida. The lands to be improved are generally located east of Frankford Avenue, North of Highway 390, and south of St. Andrews Bay and are geographically depicted below and in the *Engineer's Report*, dated September 2024 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o David McInnis, Vesta District Services 250 International Parkway, Suite 208, Lake Mary FL 32746, (321) 263-0132 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, roadway improvements, sidewalks, drainage conveyance, water, and sewer facilities including lift stations, off-site improvements, stormwater improvements, recreational improvements, electrical utilities and lighting, and other infrastructure ("Improvements"), all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements is \$195,829,140.

The District intends to impose assessments on benefited lands in the manner set forth in the District's *Master Special Assessment Methodology Report*, dated June 16, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("**ERU**") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The Assessments will defray approximately \$404,820,000 (the "Total Assessment Amount"), which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve. The portion of the Total Assessment Amount to be levied on the property within the District is \$26,840,235 of debt, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Table 8. Allocation of Bond Debt Funding Master Infrastructure

Land Use	Volume	ERU/ Use	ERUs	%ERU	Par Bonds	Annual Assessment	Administrative Charges	Total Annual Assessment
Residential (units)								
Phase 1	252	0 00	000	0.0%	\$0	\$0	\$0	\$0
Phase 2	234	0 00	000	0.0%	\$0	\$0	\$0	\$0
Multifamily 1	360	0.50	180.00	4.8%	\$2,865,725	\$208,192	\$13,289	\$221,481
Multifamily 2	219	0.50	109.50	2.9%	\$1,743,316	\$126,650	\$8,084	\$134,734
Phase 1D 34'	3	0.70	2 10	0.1%	\$33,433	\$2,429	\$155	\$2,584
Phase 1D 40'	26	0.80	20.80	0.6%	\$331,150	\$24,058	\$1,536	\$25,593
Phase 1D 50'	73	1.00	73.00	1.9%	\$1,162,211	\$84,433	\$5,389	\$89,823
Phase 1D 60'	15	1.20	18.00	0.5%	\$286,573	\$20,819	\$1,329	\$22,148
Phase 1D 70'	13	2.00	26.00	0.7%	\$413,938	\$30,072	\$1,919	\$31,992
Phase 1D Towns	11	0.70	7.70	0.2%	\$122,589	\$8,906	\$568	\$9,474
60'	12	1.20	14.40	0.4%	\$229,258	\$16,655	\$1,063	\$17,718
50'	16	1.00	16.00	0.4%	\$254,731	\$18,506	\$1,181	\$19,687
45'	5	0.90	4.50	0.1%	\$71,643	\$5,205	\$332	\$5,537
50'	4	1.00	4.00	0.1%	\$63,683	\$4,626	\$295	\$4,922
45'	8	0.90	7.20	0.2%	\$114,629	\$8,328	\$532	\$8,859
35'	15	0.70	10.50	0.3%	\$167,167	\$12,145	\$775	\$12,920
25'	24	0.50	12.00	0.3%	\$191,048	\$13,879	\$886	\$14,765
24'	26	0.48	12.48	0.3%	\$198,690	\$14,435	\$921	\$15,356
60'	3	1.20	3.60	0.1%	\$57,315	\$4,164	\$266	\$4,430
50'	11	1.00	11.00	0.3%	\$175,128	\$12,723	\$812	\$13,535
45'	9	0.90	8.10	0.2%	\$128,958	\$9,369	\$598	\$9,967
60'	4	1.20	4.80	0.1%	\$76,419	\$5,552	\$354	\$5,906
50'	15	1.00	15.00	0.4%	\$238,810	\$17,349	\$1,107	\$18,457
45'	26	0.90	23.40	0.6%	\$372,544	\$27,065	\$1,728	\$28,792
35'	26	0.70	18.20	0.5%	\$289,757	\$21,051	\$1,344	\$22,394
25'	17	0.50	8.50	0.2%	\$135,326	\$9,831	\$628	\$10,459
Phase 1D South Townhomes	19	0.70	13.30	0.4%	\$211,745	\$15,383	\$982	\$16,365
Phase 3 South	73	1.00	73.00	1.9%	\$1,162,211	\$84,433	\$5,389	\$89,823
Marina District	352	2.00	704.00	18.8%	\$11,208,169	\$814,261	\$51,974	\$866,235
School & Fire Station/Build to Rent	258	1.00	258.00	6.9%	\$4,107,539	\$298,408	\$19,047	\$317,456
Single Family- East Side Parcels	217	1.00	217.00	5.8%	\$3,454,791	\$250,987	\$16,020	\$267,007
Multifamily 3- East Side Parcels	375	0.50	187.50	50%	\$2,985,130	\$216,866	\$13,843	\$230,709
Marina Premium Podium Condos	196	1.50	294.00	7.8%	\$4,680,684	\$340,047	\$21,705	\$361,752
Gold Coast	220	2.00	440.00	11.7%	\$7,005,106	\$508,913	\$32,484	\$541,397
Gold Coast Premium Podium Condos	200	1.50	300.00	8.0%	\$4,776,209	\$346,986	\$22,148	\$369,134
Multifamily 4- East Side Parcels	375	0.50	187.50	5.0%	\$2,985,130	\$216,866	\$13,843	\$230,709
Single Family- East Side Parcels	288	1.00	288.00	7.7%	\$4,585,160	\$333,107	\$21,262	\$354,369
Commercial (square feet)								
Marina District 1	70,988	0.001	35.49	0.9%	\$565,089	\$41,053	\$2,620	\$43,674
Marina District 2	18,492	0.001	9.25	0.2%	\$147,203	\$10,694	\$683	\$11,377
Town Center 1	78,888	0.001	39.44	1.1%	\$627,976	\$45,622	\$2,912	\$48,534
Town Center 2	39,710	0.001	19.86	0.5%	\$316,105	\$22,965	\$1,466	\$24,431
Town Center 3	60,641	0.001	30.32	0.8%	\$482,723	\$35,069	\$2,238	\$37,308
Town Center 4	26,000	0.001	13.00	0.3%	\$206,969	\$15,036	\$960	\$15,996
Marina and Clubhouses	50,000	0.001	25.00	0.7%	\$398,017	\$28,916	\$1,846	\$30,761
Total	344,719		3,745.44	100.0%	\$59,630,000	\$4,332,055	\$276,514	\$4,608,569

Land Use	Debt/Unit	Annual Assessment/Unit	Administrative Charges	Total Annual Assessment
Residential (units)				
Phase 1	\$0	\$0	\$0	\$0
Phase 2	\$0	\$0	\$0	\$0
Multifamily 1	\$7,960	\$578	\$37	\$615
Multifamily 2	\$7,960	\$578	\$37	\$615
Phase 1D 34'	\$11,144	\$810	\$52	\$861
Phase 1D 40'	\$12,737	\$925	\$59	\$984
Phase 1D 50'	\$15,921	\$1,157	\$74	\$1,230
Phase 1D 60'	\$19,105	\$1,388	\$89	\$1,477
Phase 1D 70'	\$31,841	\$2,313	\$148	\$2,461
Phase 1D Towns	\$11,144	\$810	\$52	\$861
60'	\$19,105	\$1,388	\$89	\$1,477
50'	\$15,921	\$1,157	\$74	\$1,230
45'	\$14,329	\$1,041	\$66	\$1,107
50'	\$15,921	\$1,157	\$74	\$1,230
45'	\$14,329	\$1,041	\$66	\$1,107
60'	\$19,105	\$1,388	\$89	\$1,477
50'	\$15,921	\$1,157	\$74	\$1,230
45'	\$14,329	\$1,041	\$66	\$1,107
60'	\$19,105	\$1,388	\$89	\$1,477
50'	\$15,921	\$1,157	\$74	\$1,230
45'	\$14,329	\$1,041	\$66	\$1,107
35'	\$11,144	\$810	\$52	\$861
25'	\$7,960	\$578	\$37	\$615
Phase 1D South Townhomes	\$11,144	\$810	\$52	\$861
Phase 3 South	\$15,921	\$1,157	\$74	\$1,230
Marina District	\$31,841	\$2,313	\$148	\$2,461
School & Fire Station/Build to Rent	\$15,921	\$1,157	\$74	\$1,230
Single Family- East Side Parcels	\$15,921	\$1,157	\$74	\$1,230
Multifamily 3- East Side Parcels	\$7,960	\$578	\$37	\$615
Marina Premium Podium Condos	\$23,881	\$1,735	\$111	\$1,846
Gold Coast	\$31,841	\$2,313	\$148	\$2,461
Gold Coast Premium Podium Condos	\$23,881	\$1,735	\$111	\$1,846
Multifamily 4- East Side Parcels	\$7,960	\$578	\$37	\$615
Single Family- East Side Parcels	\$15,921	\$1,157	\$74	\$1,230
Commercial (square feet)				
Marina District 1	\$8	\$0.58	\$0.04	\$0.62
Marina District 2	\$8	\$0.58	\$0.04	\$0.62
Town Center 1	\$8	\$0.58	\$0.04	\$0.62
Town Center 2	\$8	\$0.58	\$0.04	\$0.62
Town Center 3	\$8	\$0.58	\$0.04	\$0.62
Town Center 4	\$8	\$0.58	\$0.04	\$0.62
Marina and Clubhouses	\$8	\$0.58	\$0.04	\$0.62

Table 9. Allocation of Bond Debt Funding Master Infrastructure

	Volume	ERU/ Use	ERUs	%ERU	Par Bonds	Annual Assessment	Administrative Charges	Total Annual Assessment
Residential (units)								
Phase 1	0	0.00	0.00	0.0%	\$0	\$0	\$0	\$0
Phase 2	0	0.00	0.00	0.0%	\$0	\$0	\$0	\$0
Multifamily 1	0	0.50	0.00	0.0%	\$0	\$0	\$0	\$0
Multifamily 2	0	0.50	0.00	0.0%	\$0	\$0	\$0	\$0
Phase 1D 34'	3	0.70	2.10	0.7%	\$139,617	\$9,606	\$613	\$10,220
Phase 1D 40'	26	0.80	20.80	6.5%	\$1,382,869	\$95,149	\$6,073	\$101,222
Phase 1D 50'	73	1.00	73.00	22.7%	\$4,853,337	\$333,936	\$21,315	\$355,251
Phase 1D 60'	15	1.20	18.00	5.6%	\$1,196,713	\$82,340	\$5,256	\$87,596
Phase 1D 70'	13	2.00	26.00	8.1%	\$1,728,586	\$118,936	\$7,592	\$126,528
Phase 1D Towns	11	0.70	7.70	2.4%	\$511,927	\$35,223	\$2,248	\$37,472
60'	12	1.20	14.40	4.5%	\$957,371	\$65,872	\$4,205	\$70,077
50'	16	1.00	16.00	5.0%	\$1,063,745	\$73,191	\$4,672	\$77,863
45	5	0.90	4.50	1.4%	\$299,178	\$20,585	\$1,314	\$21,899
50	4	1.00	4.00	1.2%	\$265,936	\$18,298	\$1,168	\$19,466
45'	8	0.90	7.20	2.2%	\$478,685	\$32,936	\$2,102	\$35,038
35	15	0.70	10.50	3.3%	\$698,083	\$48,032	\$3,066	\$51,098

25'	24	0.50	12.00	3.7%	\$797,809	\$54,894	\$3,504	\$58,397
24'	26	0.48	12.48	3.9%	\$829,721	\$57,089	\$3,644	\$60,733
60'	3	1.20	3.60	1.1%	\$239,343	\$16,468	\$1,051	\$17,519
50	11	1.00	11.00	3.4%	\$731,325	\$50,319	\$3,212	\$53,531
45'	9	0.90	8.10	2.5%	\$538,521	\$37,053	\$2,365	\$39,418
60'	4	1.20	4.80	1.5%	\$319,124	\$21,957	\$1,402	\$23,359
50'	15	1.00	15.00	4.7%	\$997,261	\$68,617	\$4,380	\$72,997
45'	26	0.90	23.40	7.3%	\$1,555,727	\$107,042	\$6,832	\$113,875
35'	26	0.70	18.20	5.7%	\$1,210,010	\$83,255	\$5,314	\$88,569
25'	17	0.50	8.50	2.6%	\$565,115	\$38,883	\$2,482	\$41,365
Phase 1D South Townhomes	0	0.70	0.00	0.0%	\$0	\$0	\$0	\$0
Phase 3 South	0	1.00	0.00	0.0%	\$0	\$0	\$0	\$0
Marina District	0	2.00	0.00	0.0%	\$0	\$0	\$0	\$0
School & Fire Station/Build to Rent	0	1.00	0.00	0.0%	\$0	\$0	\$0	\$0
Single Family- East Side Parcels	0	1.00	0.00	0.0%	\$0	\$0	\$0	\$0
Multifamily 3- East Side Parcels	0	0.50	0.00	0.0%	\$0	\$0	\$0	\$0
Marina Premium Podium Condos	0	1.50	0.00	0.0%	\$0	\$0	\$0	\$0
Gold Coast	0	2.00	0.00	0.0%	\$0	\$0	\$0	\$0
Gold Coast Premium Podium Condos	0	1.50	0.00	0.0%	\$0	\$0	\$0	\$0
Multifamily 4- East Side Parcels	0	0.50	0.00	0.0%	\$0	\$0	\$0	\$0
Single Family- East Side Parcels	0	1.00	0.00	0.0%	\$0	\$0	\$0	\$0
Commercial (square feet)								
Marina District 1	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Marina District 2	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Town Center 1	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Town Center 2	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Town Center 3	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Town Center 4	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Marina and Clubhouses	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
					321.28	100%	\$21,360,000	\$1,469,683
							\$93,810	\$1,563,493

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Bay County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on **August 15, 2025 at 10:00 A.M. CT, at 3204 Heartleaf Ave. E., Panama City, FL 32405**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Ad Preview

**SweetBay Residential Community
Development District 1
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 PROPOSED
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the SweetBay Residential Community Development District 1 ("District") will hold a public hearing and regular meeting as follows:

DATE: August 15, 2025

TIME: 10:00 a.m. CT

LOCATION: 3204 Heartleaf Ave. E.,
Panama City, FL 32405

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746, (321) 263-0132 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

07/30/25 08/06/25 #11517626

EXHIBIT 2

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6

The Regular Meeting of the Board of Supervisors of the SweetBay Residential Community Development District 1 was held on Friday, June 20, 2025 at 10:17 a.m. CDT, at 3204 Heartleaf Ave., E., Panama City, FL 32405.

Ms. Harden called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Will Randle	Board Supervisor, Chairman
Melissa Lupton	Board Supervisor, Vice Chairwoman
Cheryl Duncan	Board Supervisor, Assistant Secretary

Also, present were:

Dana Harden (<i>via phone</i>)	Assistant District Manager, Vesta District Services
Wes Haber (<i>via phone</i>)	District Counsel, Kutak Rock
Carol Watson	Association Manager, Burg Management Company, Inc.

The following is a summary of the discussions and actions taken at the June 20, 2025 SweetBay Residential Community Development District 1 Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Consent Agenda

A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
Held on May 16, 2025

On a MOTION by Mr. Randle, SECONDED by Ms. Lupton, WITH ALL IN FAVOR, the Board approved the Consent agenda as presented, for the SweetBay Residential Community Development District 1.

THIRD ORDER OF BUSINESS – Business Matters

A. Exhibit 2: Consideration & Adoption of **Resolution 2025-02**, Declaring Assessments

Mr. Haber provided a brief explanation.

On a MOTION by Mr. Randle, SECONDED by Ms. Lupton, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-02**, Declaring Assessments, in substantial form, for the SweetBay Residential Community Development District 1.

B. Exhibit 3: Consideration & Adoption of **Resolution 2025-03**, Setting Assessment Public Hearing

On a MOTION by Mr. Randle, SECONDED by Ms. Lupton, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-3**, Setting Assessment Public Hearing for Friday, August 15, 2025 at 10:00 a.m. CDT, in substantial form, for the SweetBay Residential Community Development District 1.

FOURTH ORDER OF BUSINESS – Adjournment

Ms. Harden asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Randle made a motion to adjourn the meeting.

On a MOTION by Mr. Randle, SECONDED by Ms. Lupton, WITH ALL IN FAVOR, the Board adjourned the meeting at 10:19 a.m. CDT for the SweetBay Residential Community Development District 1.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 15, 2025.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 3

SweetBay Residential Community Development District #1

Financial Statements
(Unaudited)

Period Ending
June 30, 2025



SweetBay Residential CDD 1
Balance Sheet
June 30, 2025

	<u>General Fund</u>	<u>Total</u>
Assets:		
Cash - Operating Account	\$ 308	\$ 308
Accounts Receivable	26	26
Total Assets	<u><u>334</u></u>	<u><u>334</u></u>
Liabilities:		
Accounts Payable	26	26
Customer Deposits	308	308
Total Liabilities	<u><u>334</u></u>	<u><u>334</u></u>
Fund Balance:		
Nonspendable:		-
Deposits & Prepaids	-	-
Unassigned	-	-
Total Liabilities & Fund Balance	<u><u>\$ 334</u></u>	<u><u>\$ 334</u></u>

**SweetBay Residential CDD 1
General Fund**

**Statement of Revenues, Expenditures as Changes in Fund Balance
For the period from October 1, 2024 to June 30, 2025**

	FY2025 Adopted Budget	Actual Year-to-Date	Variance (+ / -)	% of Budget
Revenue				
Developer Funding	\$ 15,295	\$ 8,039	\$ (7,256)	52.56%
Total Revenue	15,295	8,039	(7,256)	52.56%
Expenditures				
Professional & Administrative				
District Management	250	234	(16)	93.74%
District Management - Other Fee	-	-	-	
Travel and Per Diem	-	-	-	
Engineering Services	-	2,430	2,430	
Property Appraiser Fees and Taxes	600	-	(600)	0.00%
District Counsel Services	850	-	(850)	0.00%
Assessment Administration	-	-	-	
Reamortization Schedules	-	-	-	
Auditing Services	1,500	-	(1,500)	0.00%
Postage & Shipping	-	-	-	
Copies	-	-	-	
Legal Advertising	100	-	(100)	0.00%
Bank Fees	100	-	(100)	0.00%
Office Supplies	-	-	-	
Website Maintenance	1,515	-	(1,515)	0.00%
Dues, Licenses, and Fees	250	175	(75)	70.00%
Miscellaneous	100	-	(100)	0.00%
Total Administrative	5,265	2,839	(2,426)	53.93%
Insurance				
General Liability Insurance	2,500	5,200	2,700	208.00%
Public Officials Liability Insurance	5,500	-	(5,500)	0.00%
Total Insurance	8,000	5,200	(2,800)	65.00%
Debt Service Administration				
Dissemination Agent	600	-	(600)	0.00%
Trustee Fees	1,430	-	(1,430)	0.00%
Total Debt Service Administration	2,030	-	(2,030)	0.00%
Total Expenditures	15,295	8,039	(7,256)	52.56%
Excess of Revenue Over (Under) Expenditures	-	-	-	
Fund Balance - Beginning		-		
Fund Balance - Ending		\$ -		

EXHIBIT 4

**SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-7 AND SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE**

[illegible]

**SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-7
AND SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2
FISCAL YEAR 2025-2026 PROPOSED BUDGET
OPERATIONS & MAINTENANCE ASSESSMENTS**

UNIT TYPE/USE	UNIT COUNT	ERU/Use	O&M ERUs	%ERU	TOTAL FY26 O&M BUDGET	FY26 O&M ASSMT PER UNIT (NET)	FY26 O&M ASSMT PER UNIT (GROSS)	PH.3 UNIT COUNT	PH.3 ERU/UNIT	TOTAL PH.3 ERUs	TOTAL PH.3 DEBT SERVICE	PH.3 DEBT SERVICE PER UNIT	FY26 TOTAL ASSMT PER UNIT ⁽¹⁾
<u>Residential (Units)</u>													
Phase 1													
Phase 2													
Multifamily 1	360	0.50	180.00	4.80%	\$15,104	\$41.96	\$44.63						\$44.63
Multifamily 2	219	0.50	109.50	2.92%	\$9,188	\$41.96	\$44.63						\$44.63
Phase 1D 34'	3	0.70	2.10	0.06%	\$176	\$58.74	\$62.49						\$62.49
Phase 1D 40'	26	0.80	20.80	0.55%	\$1,745	\$67.13	\$71.41						\$71.41
Phase 1D 50'	73	1.00	73.00	1.95%	\$6,126	\$83.91	\$89.27						\$89.27
Phase 1D 60'	15	1.20	18.00	0.48%	\$1,510	\$100.69	\$107.12						\$107.12
Phase 1D 70'	13	2.00	26.00	0.69%	\$2,182	\$167.82	\$178.54						\$178.54
Phase 1D Towns	11	0.70	7.70	0.21%	\$646	\$58.74	\$62.49						\$62.49
Phase 3A&B 24'	26	0.48	12.48	0.33%	\$1,047	\$40.28	\$42.85	26	0.48	12.48	\$18,558	\$713.76	\$756.61
Phase 3A&B 25'	41	0.50	20.50	0.55%	\$1,720	\$41.96	\$44.63	41	0.50	20.50	\$30,484	\$743.50	\$788.13
Phase 3A&B 35'	35	0.70	24.50	0.65%	\$2,056	\$58.74	\$62.49	41	0.70	28.70	\$42,677	\$1,040.90	\$1,103.39
Phase 3A&B 45'	41	0.90	36.90	0.98%	\$3,096	\$75.52	\$80.34	48	0.90	43.20	\$64,238	\$1,338.30	\$1,418.64
Phase 3A&B 50'	48	1.00	48.00	1.28%	\$4,028	\$83.91	\$89.27	46	1.00	46.00	\$68,402	\$1,487.00	\$1,576.27
Phase 3A&B 60'	30	1.20	36.00	0.96%	\$3,021	\$100.69	\$107.12	19	1.20	22.80	\$33,904	\$1,784.40	\$1,891.52
Phase 1D South Townhomes	19	0.70	13.30	0.35%	\$1,116	\$58.74	\$62.49						\$62.49
Phase 3 South	73	1.00	73.00	1.95%	\$6,126	\$83.91	\$89.27						\$89.27
Marina District	352	2.00	704.00	18.77%	\$59,074	\$167.82	\$178.54						\$178.54
School & Fire Station/Build to Rent	258	1.00	258.00	6.88%	\$21,649	\$83.91	\$89.27						\$89.27
Single Family- East Side Parcels	217	1.00	217.00	5.79%	\$18,209	\$83.91	\$89.27						\$89.27
Multifamily 3- East Side Parcels	375	0.50	187.50	5.00%	\$15,734	\$41.96	\$44.63						\$44.63
Marina Premium Podium Condos	196	1.50	294.00	7.84%	\$24,670	\$125.87	\$133.90						\$133.90
Gold Coast	220	2.00	440.00	11.73%	\$36,921	\$167.82	\$178.54						\$178.54
Gold Coast Premium Podium Condos	200	1.50	300.00	8.00%	\$25,174	\$125.87	\$133.90						\$133.90
Multifamily 4- East Side Parcels	375	0.50	187.50	5.00%	\$15,734	\$41.96	\$44.63						\$44.63
Single Family- East Side Parcels	288	1.00	288.00	7.68%	\$24,167	\$83.91	\$89.27						\$89.27
	3,514							221					
<u>Commercial (Sq.Ft.)</u>													
Marina District 1	70,988	0.0005	35.49	0.95%	\$2,978	\$0.04	\$0.04						\$0.04
Marina District 2	18,492	0.0005	9.25	0.25%	\$776	\$0.04	\$0.04						\$0.04
Town Center 1	78,888	0.0005	39.44	1.05%	\$3,310	\$0.04	\$0.04						\$0.04
Town Center 2	39,710	0.0005	19.86	0.53%	\$1,666	\$0.04	\$0.04						\$0.04
Town Center 3	60,641	0.0005	30.32	0.81%	\$2,544	\$0.04	\$0.04						\$0.04
Town Center 4	26,000	0.0005	13.00	0.35%	\$1,091	\$0.04	\$0.04						\$0.04
Marina and Clubhouses	50,000	0.0005	25.00	0.67%	\$2,098	\$0.04	\$0.04						\$0.04
TOTAL	344,719		3,750.14	100.00%	\$314,682					173.68	\$258,262		

⁽¹⁾Annual assessments that will appear on the November, 2025 Bay County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

EXHIBIT 5

RESOLUTION 2025-04
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1 (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the SweetBay Residential Community Development District 1 (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the SweetBay Residential Community Development District 1 for the Fiscal Year Ending September 30, 2026.”

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF AUGUST, 2025.

ATTEST:

**SWEETBAY RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT 1**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

EXHIBIT 6

**BUDGET FUNDING AGREEMENT
FY 2026**

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2025 ("**Effective Date**"), by and between:

SweetBay Residential Community Development District 1, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, ("**District**"), and is located in Bay County, Florida ("**County**"), and

St. Andrew Bay Land Company, LLC, a Florida limited liability company, and the owner and/or developer of property located within the boundaries of the District ("**Developer**," and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer's consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District's general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *[Contractual Lien]*. The District shall have the right to file a continuing lien ("**Lien**") upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a "Notice of Lien" in the public records of the County.
- b. *[Enforcement Action]* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *[Uniform Method; Direct]* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** 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 of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **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.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as 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 each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

**SweetBay Residential Community
Development District 1**

Secretary/Assistant Secretary

By: _____
Its: _____

St. Andrew Bay Land Company, LLC,
a Florida limited liability company

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A: FY 2026 Budget

EXHIBIT 7

RESOLUTION 2025-05

A RESOLUTION OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the SweetBay Residential Community Development District 1 (the “District”) previously indicated its intention to construct or acquire certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the “Board”) noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1 AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain public infrastructure improvements, generally consisting of: roadway improvements, sidewalks, drainage conveyance, water, and sewer facilities including lift stations, off-site improvements, stormwater improvements, recreational improvements, electrical utilities and lighting, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Project (the "Project"), the nature and location of which was initially described in Resolution 2025-02 and is shown in the *Engineer's Report*, dated September 2024 (the "Engineer's Report"), and which Project's plans and specifications are on file in the District's records office c/o David McInnis, Vesta District Services 250 International Parkway, Suite 208, Lake Mary FL 32746, (321) 263-0132 ; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the "Bonds").

(g) By Resolution 2025-02, the Board determined to provide the Project and to defray the costs thereof by levying Special Assessments on benefited property and expressed an intention to issue Bonds, notes, or other specific financing mechanisms to provide all or a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2025-02 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2025-02 said Resolution 2025-02 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2025-02, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-03 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On August 15, 2025, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Methodology Report*, dated June 16, 2025 (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special

Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2025-02, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

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

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed, and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs)

thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved, and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or, one time, a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust

indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Bay County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) There may be required from time to time certain true-up payments as specified in the Assessment Report and in supplemental assessment methodology reports. As parcels of land or lots are platted or subject to site plan approval, the Special Assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted or subject to site plan approval, it shall be an express condition of the lien established by this Resolution that any and all initial plats or site plans of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres, amounts of debt allocated to each acre, and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution, including the collection of a true-up payment contemplated by the Assessment Report. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such the Assessment Report and supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in supplemental assessment methodology report which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable as set forth in the Assessment Report, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that the landowner intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres or ERUs is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up

Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Bay County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

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

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 15th DAY OF AUGUST 2025.

**SWEETBAY RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report*, dated September 2024

Exhibit B: *Master Assessment Methodology Report*, dated June 16, 2025

Exhibit A

Engineer's Report

SWEETBAY CDD ENGINEER'S REPORT

Prepared for:

St. Andrews Bay Land Company

**3204 Heartleaf Avenue East
Panama City, FL 32405**

Prepared By:



Dewberry®

SEPTEMBER 2024

DEWBERRY

203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 / FAX: 850.522.1011

TABLE OF CONTENTS

Introduction.....	2
Purpose and Scope	3
The Development	3
Capital Improvements	3
Stormwater Management Facilities	4
Public Roadways	4
Water and Wastewater Facilities	5
Off-Site Utilities	5
Recreation and Open Spaces	5
Electric Utilities and Lighting	5
Entry Features.....	5
Miscellaneous.....	6
Permitting	6
Recommendation.....	6
Report Modification	6
Summary and Conclusion	7
Engineer's Certification	7
List of Exhibits	
Location Map	Exhibit 1
Boundary Map	Exhibit 2
Metes and Bounds Description	Exhibit 3
Proposed Water Infrastructure	Exhibit 4
Proposed Sewer Infrastructure	Exhibit 5
Proposed Drainage Outfalls	Exhibit 6
Estimated Timetable and Costs.....	Exhibit 7
Land Use Map	Exhibit 8
Marina Improvements.....	Exhibit 9
Frankford Avenue Offsite Utility Improvements	Exhibit 10
Completed Infrastructure	Exhibit 11

SweetBay CDD

INTRODUCTION

The SweetBay Community Development District (the "District" or "CDD") is a parcel of unimproved property containing approximately 542 +/- acres. All the land in the proposed district is in the municipal boundaries of Panama City, Florida. A map showing the general location of the project and an aerial photograph is attached in **Exhibit 1**.

The Master Developer ("Developer") St. Andrew Bay Land Company is based in Panama City, Florida. The Development is approved as a Planned Unit Development (PUD) for mixed use and is divided into multiple phases. A land use summary is presented in Table 1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the city, county, state, and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of the probable cost of the public improvements are provided in Exhibit 7 of this report.

The Capital Improvement Plan (CIP) or this Engineer's Report reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation of each phase. It should also be noted that these modifications are not expected to diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

TABLE 1	AREA	COUNT
Recreation and Open Space	Minimum 15%	
Residential Land (Single-Family and Townhomes Lots)	Maximum 70%	3,514 UNITS
Office	Maximum 30%	8,267 SF
Retail	Maximum 30%	
Miscellaneous Retail		61,503 SF
Retail (Lawn)		1,967 SF
Grocery		48,387 SF
Liquor		2,104 SF
Drug Store		15,500 SF
Gas Station		5,300 SF
Lodging		57,012 SF
Light Manufacturing	Maximum 10%	

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on the best available information, which includes, but is not limited, to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All storm drainage collection systems and stormwater ponds outside of the right of way within the development will be maintained by the District. All roadways, sidewalks, water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) within the right of way will be dedicated to the City of Panama City for ownership and maintenance upon completion.

PURPOSE AND SCOPE

The purpose of this report is to provide engineering support for the funding of the proposed improvements within the District. This report will identify the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered and in specific instances has relied upon, the information and documentation prepared or supplied by others to prepare this Engineer's Report.

THE DEVELOPMENT

The development will consist of approximately 3,500 residential units and associated infrastructure. The development is a planned residential community located east of Frankford Avenue, North of Highway 390, and south of St. Andrews Bay, consisting of 542 acres. The District is located within the City of Panama City in Bay County, Florida. The land uses and zoning for the development are UC – Urban Community and PUD - Planned unit Development respectively. The development is anticipated to be constructed in 10 phases to be determined.

CAPITAL IMPROVEMENTS

The CIP consists of public infrastructure in the development. The primary portions of the CIP will provide roadway improvements, sidewalks, drainage conveyance, water, and sewer facilities including lift stations, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP, which will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time as well as the lift stations serving the project. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District.

As a part of the recreational component of the CIP, there are conservation areas that can serve as passive parks within the development that are available to the public for utilization of the facilities. The recreational areas will have connectivity via sidewalks and boardwalks to the other portions of the District. The recreational areas will be accessed by the public roadways and sidewalks.

CAPITAL IMPROVEMENT PLAN COMPONENTS

The CIP for the District includes the following:

Stormwater Management Facilities

Stormwater Management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed storm ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the city, the county, and FDEP. There are various conservation areas throughout the District and will be preserved in the existing condition and these will accept stormwater discharges from our ponds as shown on Exhibit 6.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel Nos. 12005C0330J, 12005C00331J, 12005C0329J, and 12005C0333J demonstrates that the property is located within Flood Zones VE, AE, A and X. Based on this information and the site topography, it appears that 100-year compensation will be done in areas where we will impact existing depressions throughout the development and the 100-year flood volumes will be compensated as it is required by the city and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the FDEP as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections will have various widths based on the approved PUD. These widths will range from 60ft wide for 4-lane principal arterial roads to 24ft for 2-lane local roads. The proposed roadway section will consist of stabilized subgrade, graded aggregate base and asphalt type roadway wearing surface. The proposed PUD include four (4) different types of curb and gutter configurations. These configurations include a 24" Roll Type Curb, 18" Modified Type F, 18" Drop Curb, and 18" Header Curb. These curbs are placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement, and to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

Water and Wastewater Facilities

A potable drinking water system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed for the District. The water service provider will be the City of Panama City. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District. The location of the proposed major water facilities can be seen in Exhibit 4.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Laterals will branch off from these sewer lines to serve the individual lots. Multiple lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main that will pump to an existing force main that will connect to the City of Panama City's St. Andrews Wastewater treatment facility. The location of the proposed major wastewater facilities can be seen in Exhibit 5.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances as well as utility improvements along Frankford Avenue. Upon completion of each phase, the improvements will be through the required inspections as well as final certifications of completions will be obtained from FDEP (Stormwater), City of Panama City (water and wastewater), and FDEP (water and wastewater).

Recreation and Open Spaces

Current plans are that the District will provide funding for a marina bulkhead, marina promenade, parks, accessible greenways along the bay, and an extensive open-space network. The open space system will connect the surrounding context with greenways and flow-ways, helping to create continuity and enhance quality of regional ecological and hydrological systems. A network of bicycle pedestrian, and/or multi-use facilities will interconnect the open space network.

Electric Utilities and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by Florida Power and Light (FPL). Electric facilities will be owned and maintained by FPL after the dedication, with FPL providing underground electrical service to the Development. The CDD presently intends to fund the cost to purchase and install the street lighting along the internal roadways within the CDD. These lights will be owned, operated, and maintained by FPL after the dedication, with the District funding maintenance services.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report are being financed by the District to benefit all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

Permitting

Construction permits for all phases are required and include the FDPE ERP, City of Panama City Development Order, FDEP Water, FDEP Wastewater, and county construction plan approval.

Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District:

Phase 1	
Permits/Approvals	Approval/Expected Date
Zoning Approval	Planned Unit Development (PUD)
FDEP Conceptual ERP	Approved
ACOE 404	Approved
Preliminary Plat	To be obtained
FDEP ERP	To be obtained
City of Panama City Development Order	To be obtained
FDEP Wastewater General Permit	To be obtained
FDEP Water Distribution General Permit	To be obtained
FDEP NOI	To be obtained

RECOMMENDATION

As previously explained within this report, the public infrastructure, as described, is necessary for the development and functional operation as required by the City. The site planning, engineering design, and construction plans for the infrastructure are in accordance with the applicable requirements of the City of Panama City and the FDEP. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs for this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current FDEP and City of Panama City regulations.

REPORT MODIFICATION

During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

SUMMARY AND CONCLUSION

The improvements as outlined are necessary for the functional development of the Project. The Project is being designed in accordance with current government regulatory requirements. The Project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

ENGINEER'S CERTIFICATION

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar

projects and basis in the county and city. However; labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

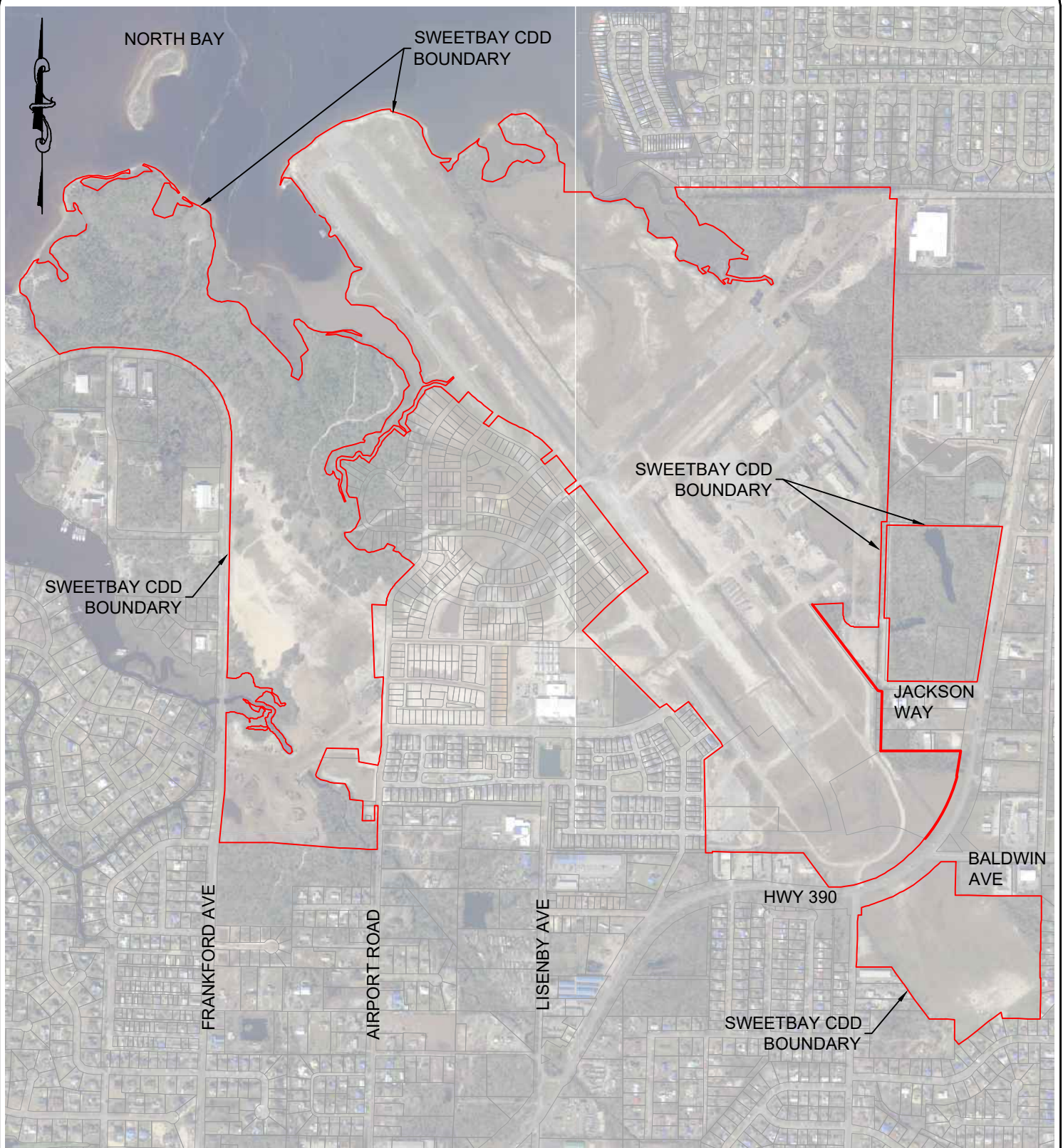
I hereby certify that the foregoing is a true and correct copy of the engineer's report for the SweetBay Community Development District.

Jonathan Sklarski, P.E.
Florida License No. 67361`

Exhibit 1

Location Map

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.



BAY COUNTY PARCEL ID NUMBERS

11728-000-000
11762-000-000
13000-000-000

LEGEND

	SWEETBAY CDD
	PARCELS

EB# 0008794



203 Aberdeen Parkway, Panama City, FL 32405
850.522.0644 | Dewberry.com

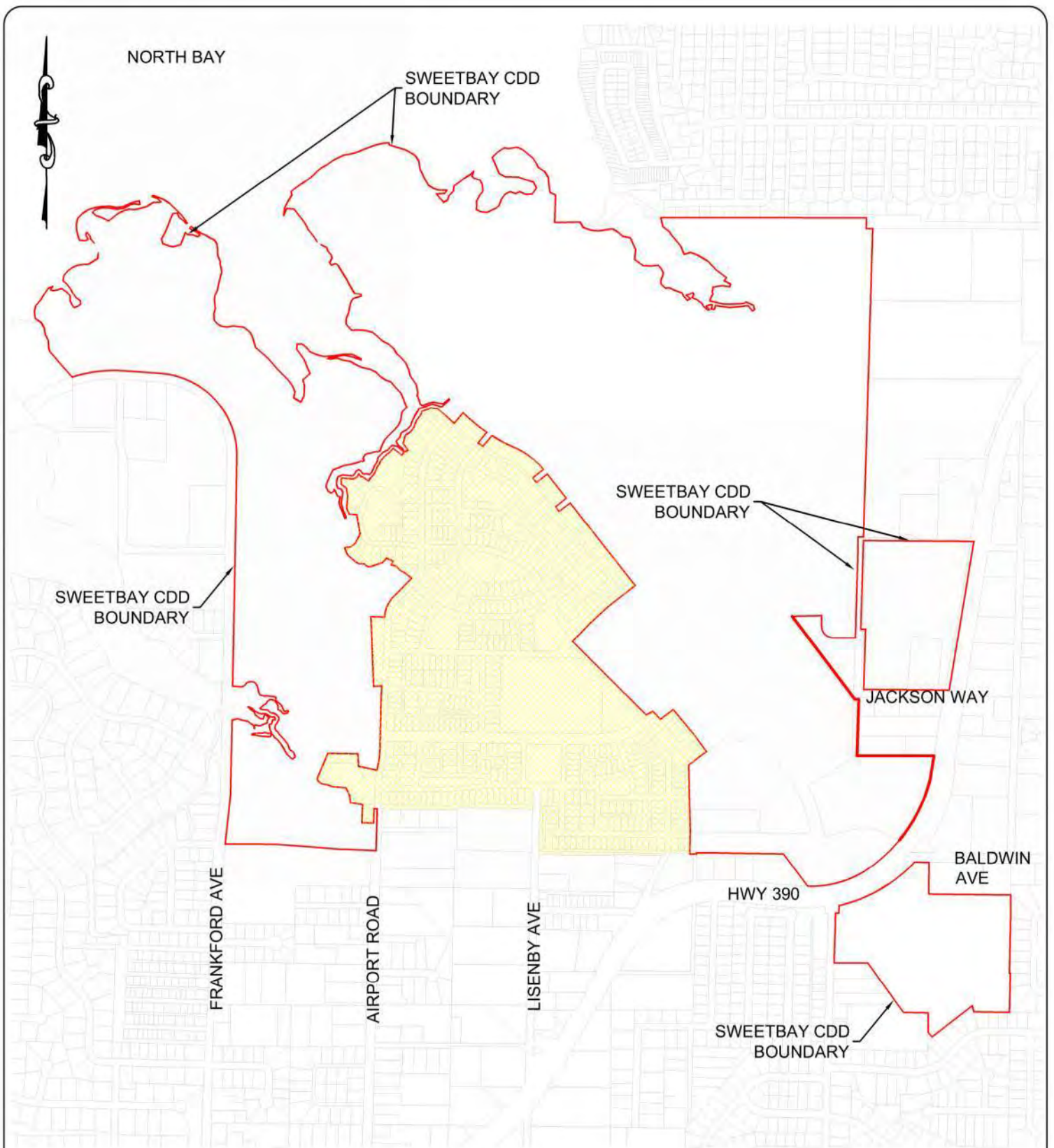
EXHIBIT 1 LOCATION MAP SWEETBAY CDD

DATE: APRIL 2024	PROJECT NO. 1
SCALE: 1"=1,000'	SHEET 1
DRAWN: BWR	
CHECKED: JMS	

Exhibit 2

Boundary Map

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.



LEGEND

- EXISTING PHASES
- SWEETBAY CDD BOUNDARY
- PARCELS

EB# 0008794



203 Aberdeen Parkway, Panama City, FL 32405
850.522.0644 | Dewberry.com

EXHIBIT 2 DISTRICT BOUNDARY SWEETBAY CDD

DATE: SEPT. 2024	PROJECT NO. 1
SCALE: 1"=1,000'	
DRAWN: BWR	SHEET 1
CHECKED: JMS	

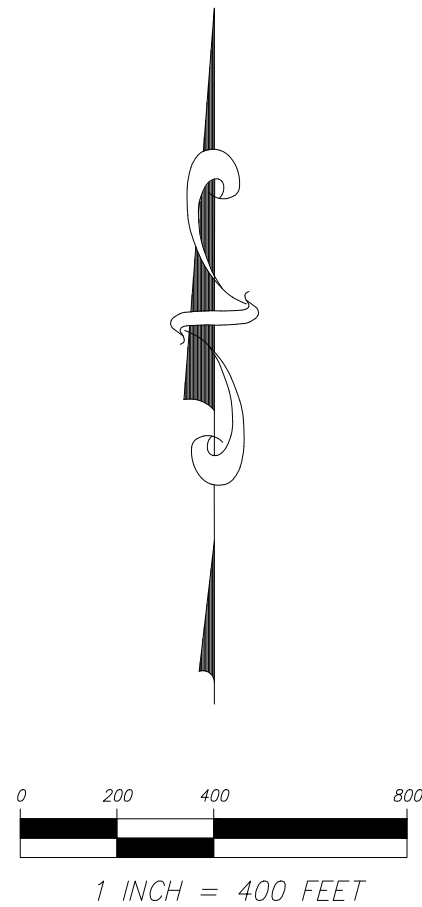
Exhibit 3

Metes and Bounds Description

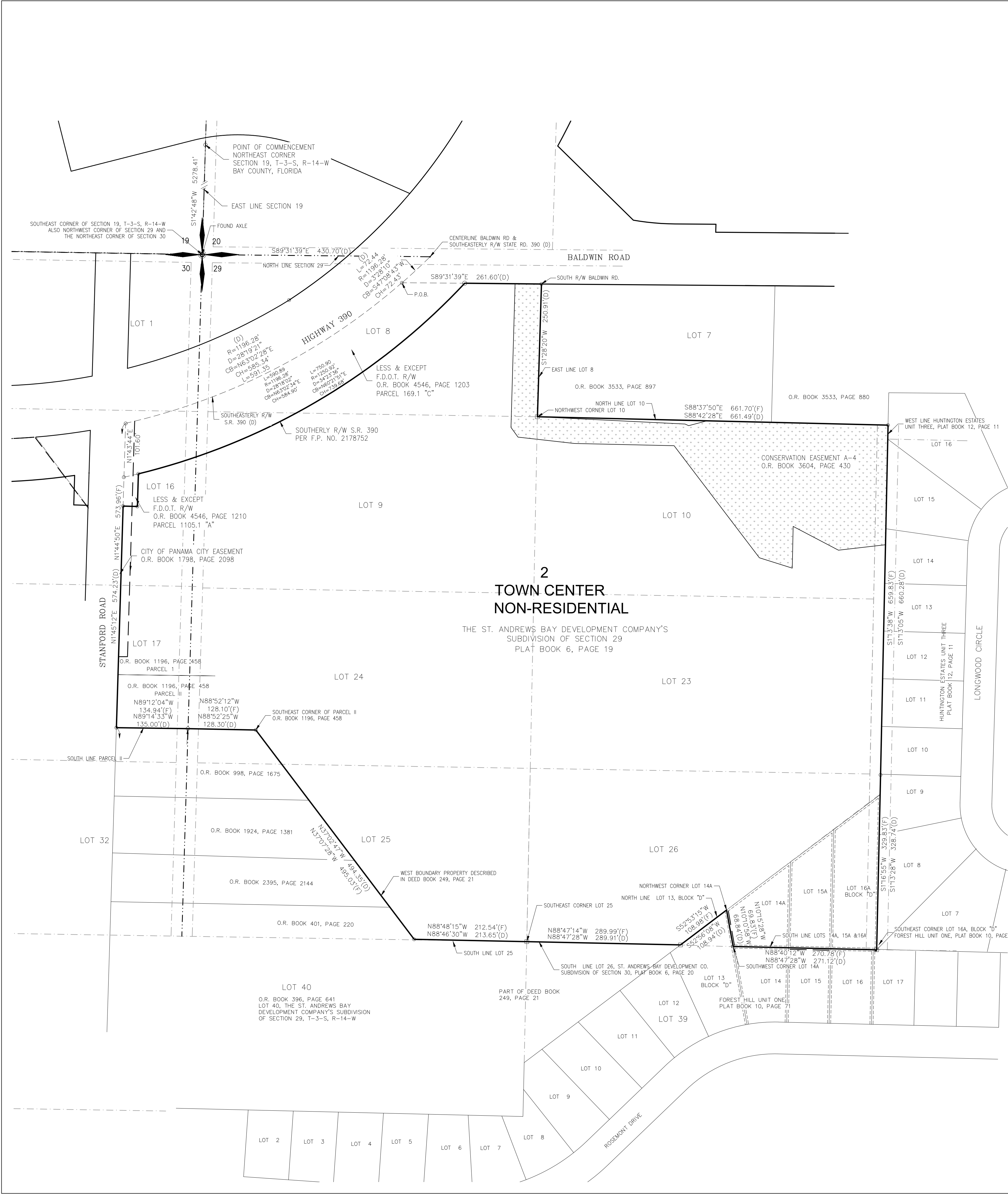
COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.

COMMUNITY DEVELOPMENT DISTRICT

SWEETBAY ~ CITY OF PANAMA CITY



REVISIONS		DATE	Dewberry DEWBERRY ENGINEERS INC. 203 ABERDEEN PARKWAY PANAMA CITY, FLORIDA 32405 PHONE: 850.322.0844 FAX: 850.522.1011 CERTIFICATE OF AUTHORIZATION NO. LB 8011
CKD	REVISION		
KEY SHEET SKETCH OF DESCRIPTION COMMUNITY DEVELOPMENT DISTRICT CITY OF PANAMA CITY BAY COUNTY, FLORIDA			
FB/PG			
NA			
FIELD DATE			
NA			
DRAWING DATE			
04/10/2023			
BY			
DJB			
APPROVED			
RD			
PROJECT NO.			
50162148			
SCALE			
1" = 400'			
S1			



TOWN CENTER SOUTH

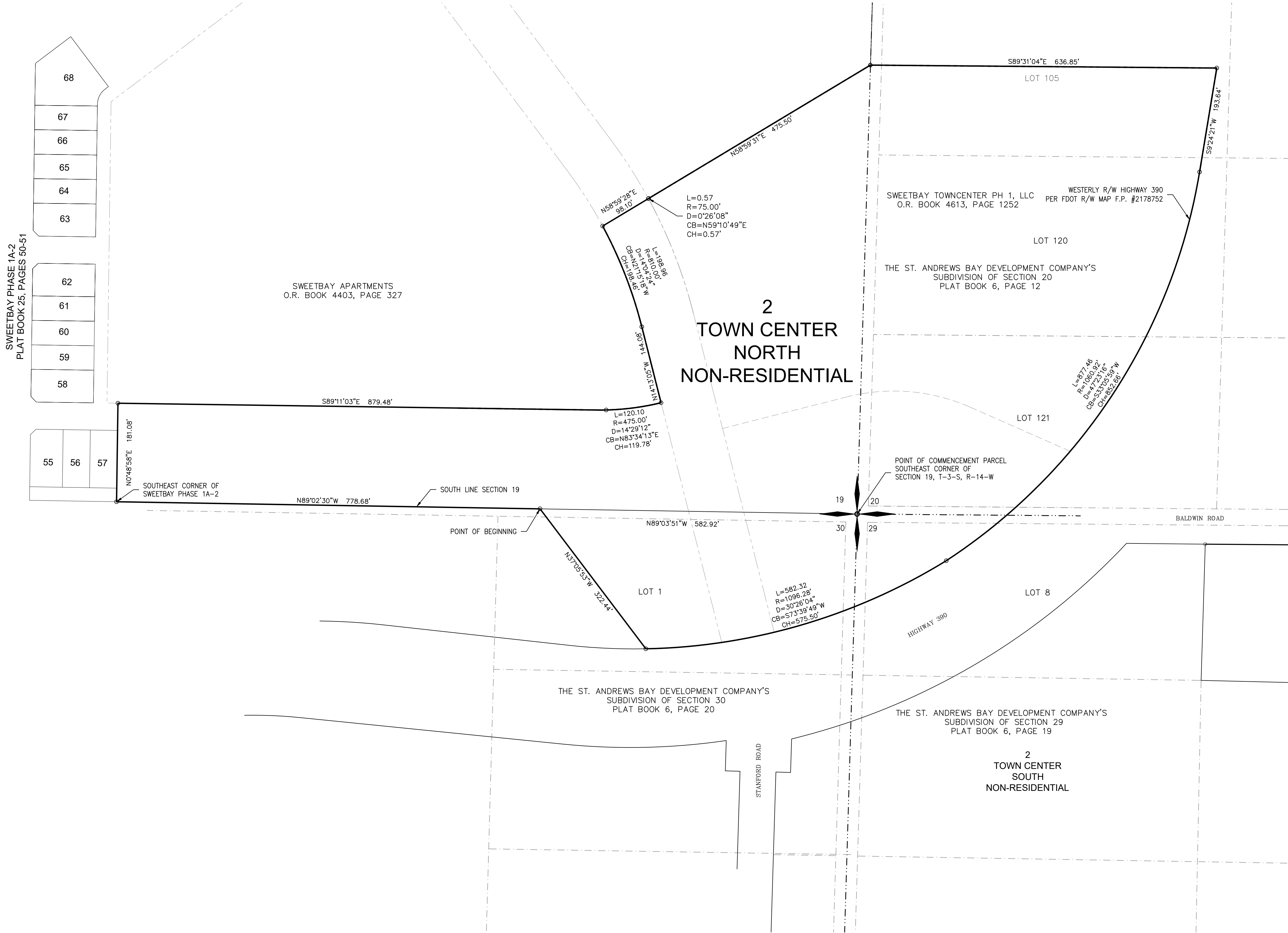
A PARCEL OF LAND BEING A PORTION OF LOTS 16 AND 17 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 30, RECORDED IN PLAT BOOK 6, PAGE 20, A PORTION OF LOTS 8, 24, 25 AND 26, AND ALL OF LOTS 9, 10 AND 23 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 29, RECORDED IN PLAT BOOK 6, PAGE 19, AND ALL OF LOTS 14A, 15A AND 16A, BLOCK D OF FOREST HILLS UNIT ONE, AS RECORDED IN PLAT BOOK 10, PAGE 71 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, LYING IN SECTIONS 29 AND 30, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST; THENCE S01°42'48"W, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 5278.41 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 19, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 29 AND THE NORTHEAST CORNER OF SAID SECTION 30, THENCE S89°31'39"E, ALONG THE NORTH LINE OF SAID SECTION 29, ALSO BEING THE CENTERLINE OF A 100 FOOT RIGHT OF WAY KNOWN AS BALDWIN ROAD, 430.70 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 390; SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1196.28 FEET, A CENTRAL ANGLE OF 03°28'10", AND A CHORD BEARING AND DISTANCE OF S47°08'43"W, 72.43 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 72.44 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BALDWIN ROAD AND THE POINT OF BEGINNING; THENCE S89°31'39"E, ALONG SAID SOUTH RIGHT OF WAY LINE, 261.60 FEET TO THE EAST LINE OF SAID LOT 8; THENCE S01°28'20"W, ALONG SAID EAST LINE, 250.91 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE S88°42'28"E, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 661.49 FEET TO THE WEST LINE OF HUNTINGTON ESTATES UNIT THREE, AS RECORDED IN PLAT BOOK 12, PAGE 11 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES: 1) S01°13'05"W, 660.28 FEET; 2) S01°13'28"W, 328.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16A, BLOCK D OF FOREST HILLS UNIT ONE; THENCE N88°47'28"W, ALONG THE SOUTH LINE OF SAID LOTS 14A, 15A AND 16A, 271.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14A; THENCE N10°10'58"W, ALONG THE WEST LINE OF SAID LOT 14A, 68.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 14A; THENCE S52°56'08"W, ALONG THE NORTH LINE OF LOT 13, BLOCK D OF SAID FOREST HILLS UNIT ONE, 108.94 FEET TO THE SOUTH LINE OF SAID LOT 26; THENCE N88°47'28"W, ALONG SAID SOUTH LINE, 289.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE N88°46'30"W, ALONG THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 213.65 FEET TO THE WESTERLY LINE OF PROPERTY CONVEYED IN OFFICIAL RECORDS BOOK 249, PAGE 21, PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE N37°02'47"W, ALONG SAID WESTERLY LINE, 494.35 FEET TO THE SOUTHEAST CORNER OF PARCEL II PER OFFICIAL RECORDS BOOK 1196, PAGE 458, PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PARCEL II THE FOLLOWING TWO (2) COURSES: 1) N88°52'25"W, 128.30 FEET; 2) N89°14'33"W, 135.00 FEET TO THE EAST RIGHT OF WAY LINE OF STANFORD ROAD; THENCE N01°45'12"E, ALONG SAID EAST RIGHT OF WAY LINE, 574.23 FEET TO SAID SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 390; SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1196.28 FEET, A CENTRAL ANGLE OF 28°19'21" AND A CHORD BEARING AND DISTANCE OF N63°02'28"E, 585.34 FEET; THENCE ALONG SAID CURVE AND RIGHT OF WAY LINE AN ARC DISTANCE OF 591.35 FEET TO THE SAID POINT OF BEGINNING; TOGETHER WITH ANY PORTION OF PLATTED RIGHTS OF WAY ALONG THE WEST LINE OF SAID SECTION 29 AND ALONG THE EAST LINE OF SAID LOTS 10, 23 AND 26 LYING WEST OF SAID HUNTINGTON ESTATES UNIT THREE AND NORTH OF SAID FOREST HILLS UNIT ONE.

LESS AND EXCEPT THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY, RECORDED IN OFFICIAL RECORDS BOOK 4546, PAGE 1210, PARCEL 1105.1 "A" AND OFFICIAL RECORDS BOOK 4546, PAGE 1203, PARCEL 169.1 "C"; BOTH RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

SUBJECT TO A CITY OF PANAMA CITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1798, PAGE 2098 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, AND CONSERVATION EASEMENT A-4 RECORDED IN OFFICIAL RECORDS BOOK 3604, PAGE 430 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA

DATE	REVISIONS	
	REVISION	CKD
Dewberry DEWBERRY ENGINEERS INC. 203 ABERDEEN PARKWAY PANAMA CITY, FLORIDA 32405 PHONE: 850.322.0844 FAX: 850.522.1011 CERTIFICATE OF AUTHORIZATION NO. LB 8011		
SKETCH OF DESCRIPTION SECTION 29 & 30, T-3-S, R-14-W TOWN CENTER SOUTH OF S.R. 390 CITY OF PANAMA CITY BAY COUNTY, FLORIDA DAVID JON BARTLETT, P.S.M. PROFESSIONAL SURVEYOR & MAPPER No. LS4018		
FB/PG		
NA		
FIELD DATE		
NA		
DRAWING DATE	03/28/2023	
BY		
DJB		
APPROVED		
RD		
PROJECT NO.	50162148	
SCALE	1" = 100'	
S2		



TOWN CENTER NORTH

A PARCEL OF LAND BEING A PORTION OF LOT 1 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 30, RECORDED IN PLAT BOOK 6, PAGE 20, A PORTION OF LOT 8 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 29, RECORDED IN PLAT BOOK 6, PAGE 19, A PORTION OF LOTS 105, 120 AND 121 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 20, RECORDED IN PLAT BOOK 6, PAGE 12 AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 03 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 19, FOR A DISTANCE OF 582.92 FEET TO THE POINT OF BEGINNING. THENCE NORTH 89 DEGREES 02 MINUTES 30 SECONDS WEST, FOR A DISTANCE OF 778.68 FEET TO THE SOUTHEAST CORNER OF SWEETBAY PHASE 1A-2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 50 THROUGH 51 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 48 MINUTES 58 SECONDS EAST, ALONG THE SOUTH BOUNDARY OF SAID PHASE 1A-2, FOR A DISTANCE OF 181.08 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4403, PAGE 327 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID PROPERTY AS FOLLOWS: SOUTH 89 DEGREES 11 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 879.48 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 14 DEGREES 29 MINUTES 12 SECONDS; THENCE PROCEED EASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 120.10 FEET, (CHORD BEARING AND DISTANCE = NORTH 83 DEGREES 34 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 119.78 FEET); THENCE NORTH 14 DEGREES 13 MINUTES 05 SECONDS WEST, A DISTANCE OF 144.08 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 810.00 FEET, THROUGH A CENTRAL ANGLE OF 14 DEGREES 04 MINUTES 24 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 198.96 FEET, (CHORD BEARING AND DISTANCE = NORTH 21 DEGREES 15 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 198.46 FEET); THENCE LEAVING SAID BOUNDARY LINE PROCEED NORTH 58 DEGREES 59 MINUTES 28 SECONDS EAST, A DISTANCE OF 98.10 FEET TO A POINT MARKING THE NORTHWEST CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4613, PAGE 252 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; POINT BEING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 26 MINUTES 08 SECONDS; THENCE PROCEED NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 0.57 FEET, (CHORD BEARING AND DISTANCE = NORTH 59 DEGREES 10 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 0.57 FEET); THENCE NORTH 58 DEGREES 59 MINUTES 31 SECONDS EAST, A DISTANCE OF 475.50 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 636.85 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY 390 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP F.P. #2178752 (SAID MAP BEING ON FILE AT (FDOT) DISTRICT 3 OFFICE, CHIPLEY, FLORIDA); THENCE PROCEED ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: SOUTH 09 DEGREES 24 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 193.64 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,060.92 FEET, THROUGH A CENTRAL ANGLE OF 47 DEGREES 23 MINUTES 16 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 877.46 FEET, (CHORD BEARING AND DISTANCE = SOUTH 33 DEGREES 05 MINUTES 59 SECONDS WEST, FOR A DISTANCE OF 852.66 FEET) TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,096.28 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 04 SECONDS; THENCE PROCEED WESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 582.32 FEET, (CHORD BEARING AND DISTANCE = SOUTH 73 DEGREES 39 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 575.50 FEET); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE PROCEED NORTH 37 DEGREES 05 MINUTES 53 SECONDS WEST, A DISTANCE OF 322.44 FEET TO THE POINT OF BEGINNING. CONTAINING 23.680 ACRES, MORE OR LESS.

REVISIONS

DATE	REVISION

SKETCH OF DESCRIPTION

SECTION 19, 20, 29 & 30
T-3-S, R-14-W
TOWN CENTER NORTH
PANAMA CITY
BAY COUNTY, FLORIDA

FB/PG

NA

FIELD DATE

NA

DRAWING DATE

03/29/2023

BY

DJB

APPROVED

RD

PROJECT NO.

50162148

SCALE

1" = 100'

Dewberry

DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.322.0844 FAX: 850.522.1011
CERTIFICATE OF AUTHORIZATION NO. LB 8011

DAVID JON BARTLETT, P.E.M.

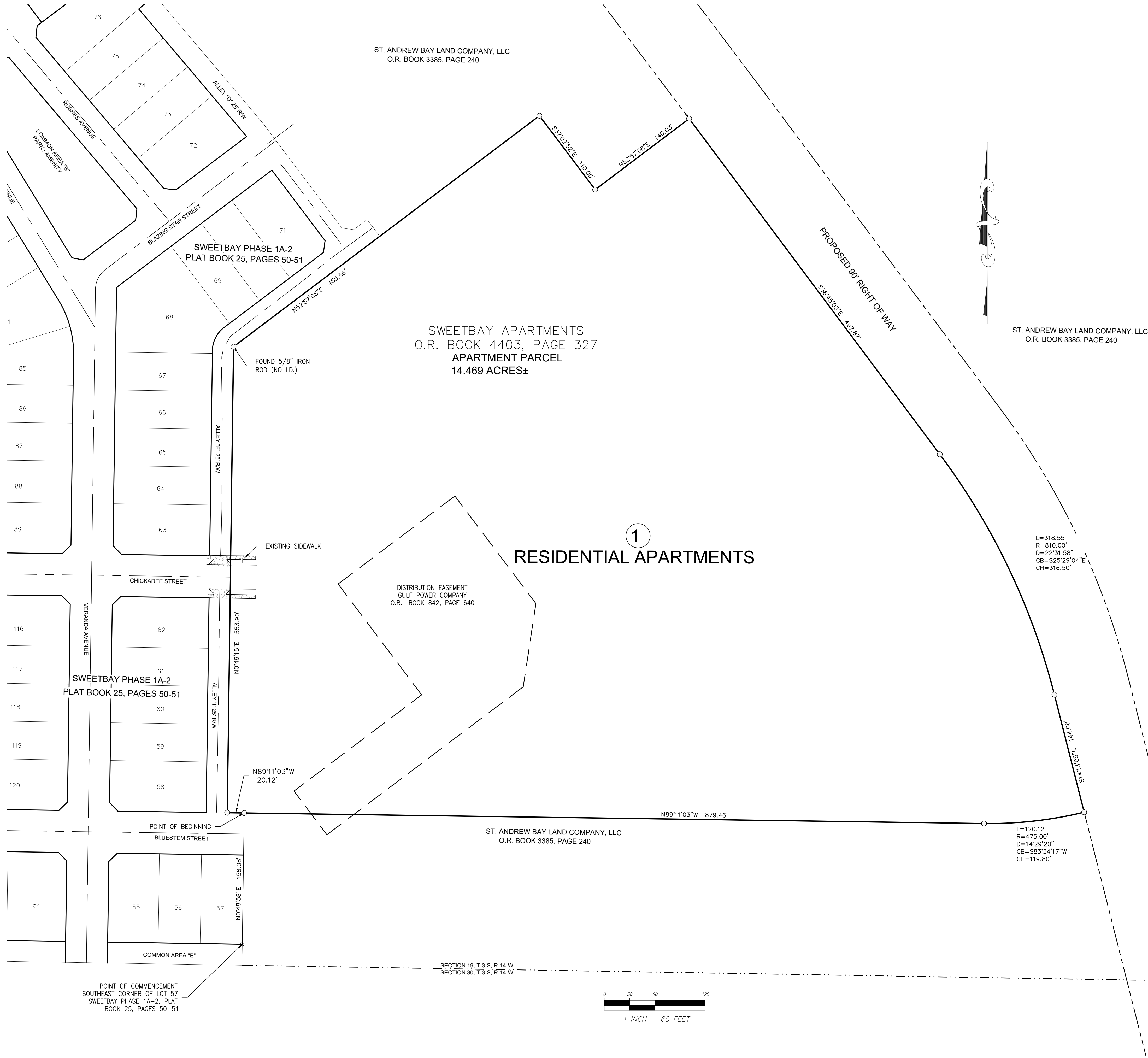
DATE SIGNED

PROFESSIONAL SURVEYOR & MAPPER No. LS4018

CKD

S3

April 11, 2023 (14:36:23 EST)
DRAWING NAME: W: 50162148 SWEETBAY PHASES SURVEY DWG 50162148 SWEETBAY DISTRICT TOWN CENTER APARTMENTS PHASE 1 (S4).DWG 24X36 BY: DBARTLETT



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
2. THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE AE (EL 20) AND ZONE X AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR THE CITY OF PANAMA CITY, BAY COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120012 0335 H; WHICH REVISED TO REFLECT LOMR, EFFECTIVE: NOVEMBER 26, 2012. CASE NO. 12-04-3225P.
4. SOURCE OF INFORMATION: PLAT OF SWEETBAY PHASE 1A-2 AS RECORDED IN PLAT BOOK 25, PAGES 50-51 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
5. THE PROPERTY SURVEYED IS VACANT.
6. NO UNDERGROUND UTILITIES, UTILITY LINES, FOUNDATIONS, OR OTHER UNDERGROUND STRUCTURES HAVE BEEN LOCATED BY DEWBERRY ENGINEERS, INC.
7. THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

LEGAL DESCRIPTION APARTMENT PARCEL
A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 57, SWEETBAY PHASE 1A-2, A SUBDIVISION RECORDED IN PLAT BOOK 25, PAGES 50-51 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND PROCEED NORTH ALONG THE EAST BOUNDARY LINE OF SAID SWEETBAY PHASE 1A-2 AS FOLLOWS: NORTH 00 DEGREES 48 MINUTES 58 SECONDS EAST, FOR A DISTANCE OF 156.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY LINE AS FOLLOWS: NORTH 89 DEGREES 11 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 20.12 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 553.90 FEET; THENCE NORTH 52 DEGREES 57 MINUTES 08 SECONDS EAST, ALONG AN EXTENSION OF SAID EAST BOUNDARY, FOR A DISTANCE OF 455.56 FEET; THENCE LEAVING SAID EXTENSION PROCEED SOUTH 37 DEGREES 02 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 110.00 FEET; THENCE NORTH 52 DEGREES 57 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 140.03 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A PROPOSED 90 FOOT RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: SOUTH 36 DEGREES 45 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 497.87 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 810.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 31 MINUTES 58 SECONDS; THENCE PROCEED SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 318.55 FEET, (CHORD BEARING AND DISTANCE = SOUTH 25 DEGREES 29 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 316.50 FEET); THENCE SOUTH 14 DEGREES 13 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 144.08 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 14 DEGREES 29 MINUTES 20 SECONDS; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE PROCEED WESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 120.12 FEET, (CHORD BEARING AND DISTANCE = SOUTH 83 DEGREES 34 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 119.80 FEET); THENCE NORTH 89 DEGREES 11 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 879.46 FEET TO THE POINT OF BEGINNING. CONTAINING 14.469 ACRES, MORE OR LESS.

REVISIONS

DATE	REVISION

CKD

DATE

SKETCH OF DESCRIPTION

SWEETBAY APARTMENTS PHASE 1

SECTION 19, T-3--S, R-14-W

CITY OF PANAMA CITY

BAY COUNTY, FLORIDA

FB/PG

NA

FIELD DATE

NA

DRAWING DATE

04/03/2023

BY

DJB

APPROVED

RD

PROJECT NO.

50162148

SCALE

1" = 60'

DAVID JON BARTLETT, P.S.M.

DATE SIGNED

PROFESSIONAL SURVEYOR & MAPPER No. L36595

Dewberry

DEWBERRY ENGINEERS, INC.

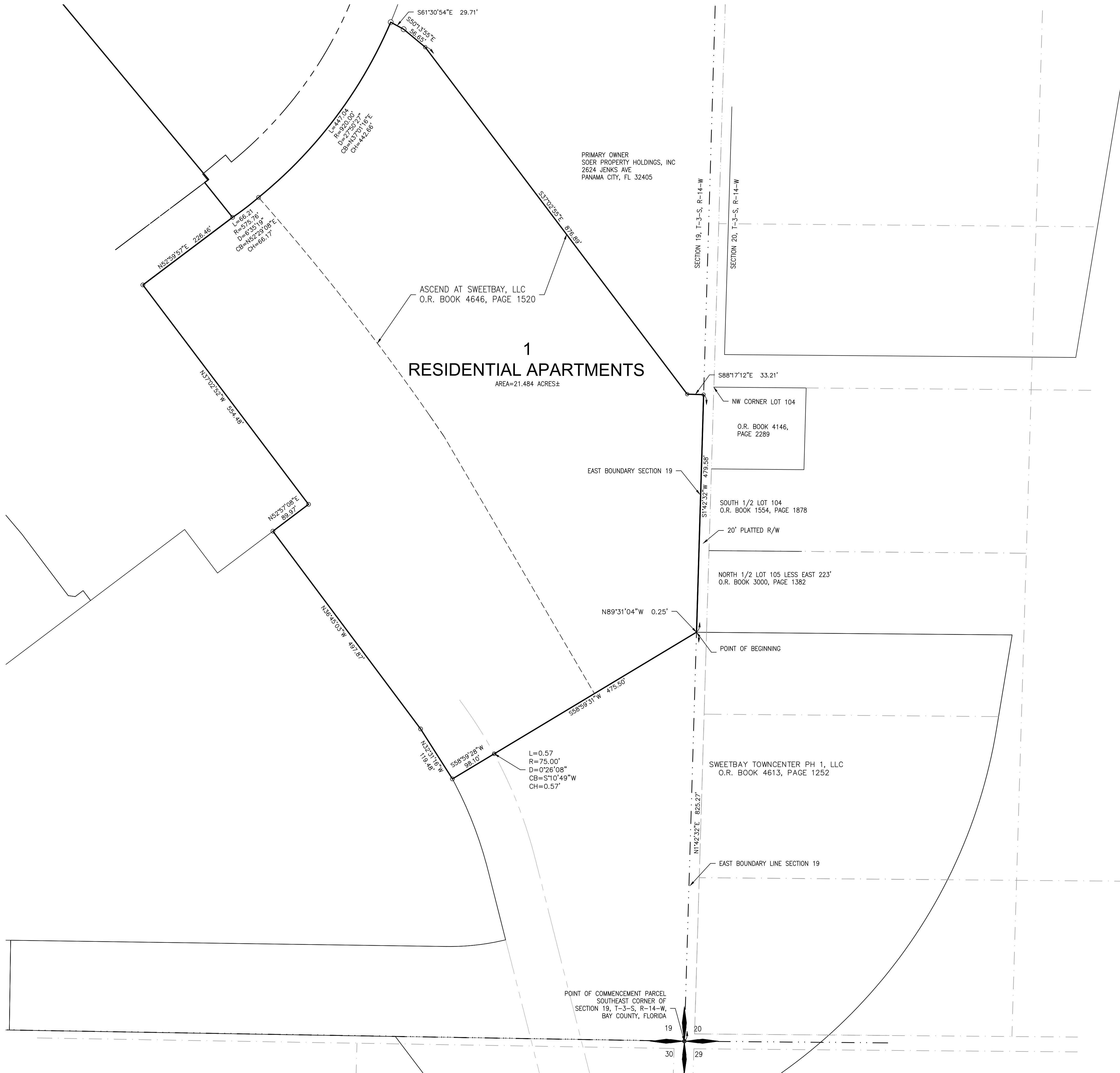
203 ABERDEEN PARKWAY

PANAMA CITY, FLORIDA 32405

PHONE: 850.322.0844 FAX: 850.522.1011

CERTIFICATE OF AUTHORIZATION NO. LB 8011

S4



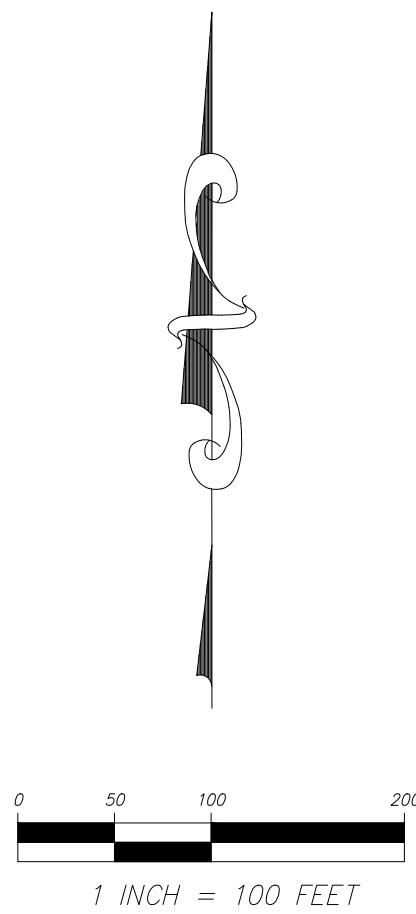
LEGAL DESCRIPTION SWEETBAY APARTMENTS PHASE 2

A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

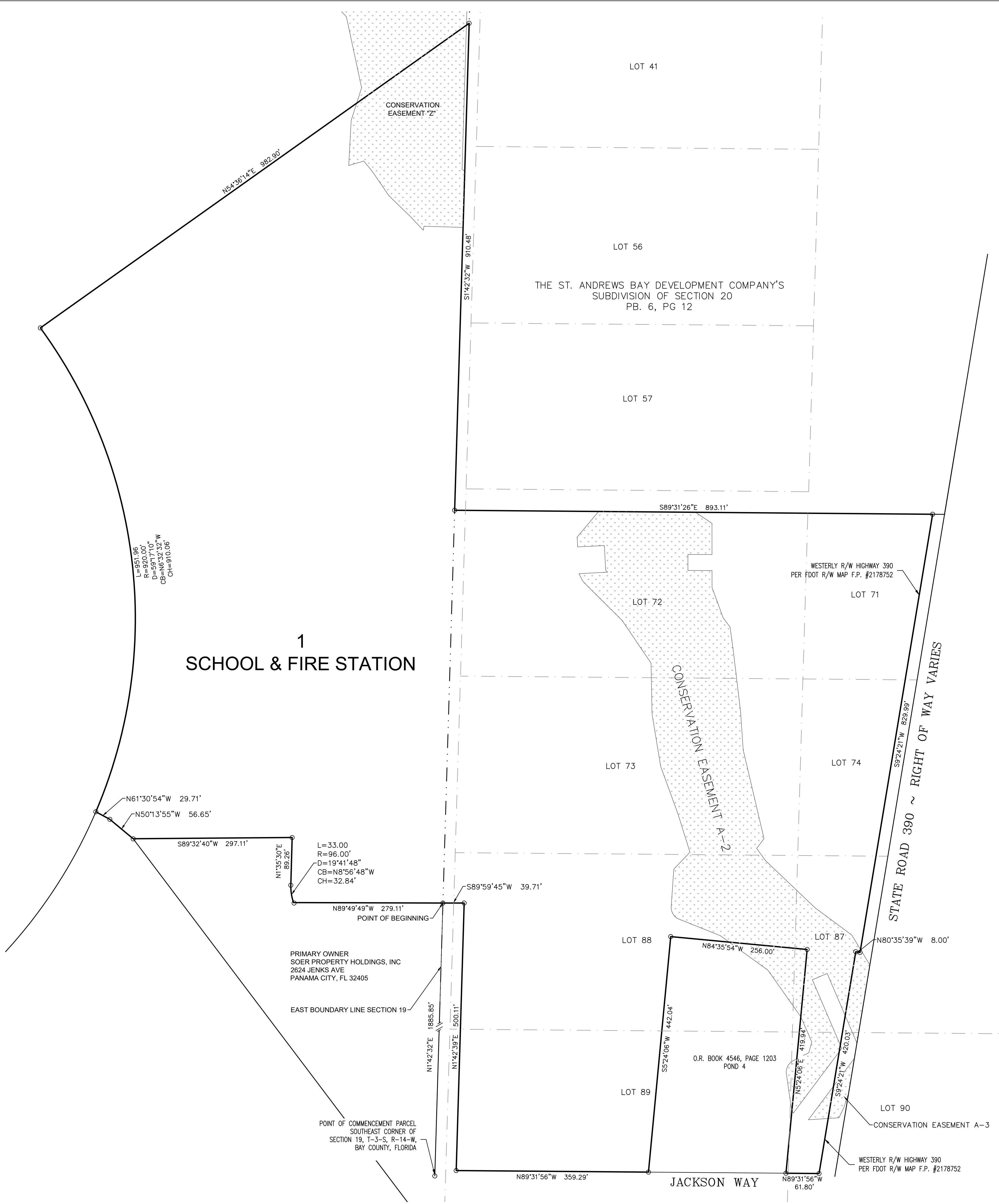
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 01 DEGREE 42 MINUTES 32 SECONDS EAST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 19, FOR A DISTANCE OF 825.27 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST BOUNDARY LINE PROCEED NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 27 DEGREES 50 MINUTES 27 SECONDS, ALONG SAID CURVE FOR AN ARC DISTANCE OF 119.48 FEET, (CHORD BEARING AND DISTANCE = SOUTH 59 DEGREES 10 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 0.57 FEET); THENCE SOUTH 59 DEGREES 10 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 0.57 FEET; THENCE LEAVING SAID NORTHEASTERLY BOUNDARY PROCEED NORTH 32 DEGREES 31 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 119.48 FEET; THENCE NORTH 36 DEGREES 45 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 119.48 FEET; THENCE PROCEED NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 66.21 FEET, (CHORD BEARING AND DISTANCE = NORTH 52 DEGREES 29 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 66.17 FEET) TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 27 DEGREES 50 MINUTES 27 SECONDS; THENCE PROCEED NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 447.04 FEET, (CHORD BEARING AND DISTANCE = NORTH 37 DEGREES 01 MINUTE 16 SECONDS EAST, FOR A DISTANCE OF 442.86 FEET); THENCE SOUTH 37 DEGREES 01 MINUTE 16 SECONDS EAST, FOR A DISTANCE OF 442.86 FEET; THENCE SOUTH 50 DEGREES 13 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 56.65 FEET; THENCE SOUTH 37 DEGREES 02 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 876.89 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 12 SECONDS EAST, FOR A DISTANCE OF 33.21 FEET TO THE EAST BOUNDARY LINE OF AFORESAID SECTION 19; THENCE SOUTH 01 DEGREE 42 MINUTES 32 SECONDS WEST, ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 475.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.484 ACRES, MORE OR LESS.

CONTAINING 21.484 ACRES, MORE OR LESS.



 Dewberry DEWBERRY ENGINEERS INC. 1000 CENTENNIAL WAY PANAMA CITY, FLORIDA 32405 PHONE: 850.522.0644 FAX: 850.522.0111 WWW.DWBERRY.COM CERTIFICATE OF AUTHORIZATION NO. LB 8011	REVISIONS REVISION		CKD
	DATE		
SKETCH OF DESCRIPTION SWEETBAY APARTMENTS PHASE 2 SECTION 19, T-3-S, R-14-W CITY OF PANAMA CITY BAY COUNTY, FLORIDA	DAVID JON BARLETT, P.S.M. DATE SIGNED PROFESSIONAL SURVEYOR & MAPPER No. 154018		
	FB/Pg NA FIELD DATE NA DRAWING DATE 04/04/2023 BY DJB APPROVED RD PROJECT NO. 50162148 SCALE 1" = 100' S5		



DESCRIPTION SCHOOL & FIRE STATION

A PARCEL OF LAND BEING A PORTION OF THE EAST ONE HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST AND ALL OF LOTS 72, 73 AND A PORTION OF LOTS 71, 74, 87, 88 AND 89 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 12 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 01 DEGREES 42 MINUTES 32 SECONDS EAST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 19, FOR A DISTANCE OF 1885.85 FEET TO THE POINT OF BEGINNING, THENCE LEAVING SAID EAST BOUNDARY LINE PROCEED THENCE NORTH 89 DEGREES 49 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 279.11 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 96.00 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 41 MINUTES 48 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 33.00 FEET, (CHORD BEARING AND DISTANCE = NORTH 08 DEGREES 56 MINUTES 48 SECONDS WEST, FOR A DISTANCE OF 32.84 FEET); THENCE NORTH 01 DEGREE 35 MINUTES 30 SECONDS EAST, A DISTANCE OF 89.26 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 297.11 FEET; THENCE NORTH 50 DEGREES 13 MINUTES 55 SECONDS WEST, FOR A DISTANCE OF 56.65 FEET; THENCE NORTH 61 DEGREES 30 MINUTES 54 SECONDS WEST, FOR A DISTANCE OF 29.71 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 59 DEGREES 17 MINUTES 10 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 951.96 FEET, (CHORD BEARING AND DISTANCE = NORTH 06 DEGREES 32 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 910.06 FEET); THENCE NORTH 54 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF 982.90 FEET; THENCE SOUTH 01 DEGREE 42 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 910.48 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 893.11 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY 390, PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP F.P. NO. 2178752, MAP ON FILE AT DISTRICT 3 OFFICE, CHIPLEY, FLORIDA; THENCE PROCEED ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: SOUTH 09 DEGREES 24 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 829.99 FEET; THENCE NORTH 80 DEGREES 35 MINUTES 39 SECONDS WEST, FOR A DISTANCE OF 8.00 FEET; THENCE SOUTH 09 DEGREES 24 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 420.03 FEET TO THE NORTH RIGHT OF WAY LINE OF JACKSON WAY; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE PROCEED THENCE NORTH 89 DEGREES 31 MINUTES 56 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 61.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 05 DEGREES 24 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 419.03 FEET; THENCE NORTH 84 DEGREES 35 MINUTES 54 SECONDS WEST, FOR A DISTANCE OF 256.00 FEET; THENCE SOUTH 05 DEGREES 24 MINUTES 06 SECONDS WEST, FOR A DISTANCE OF 442.04 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE JACKSON WAY; THENCE 89 DEGREES 31 MINUTES 56 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 359.29 FEET; THENCE NORTH 01 DEGREE 42 MINUTES 39 SECONDS EAST, FOR A DISTANCE OF 500.11 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS WEST, FOR A DISTANCE OF 39.71 FEET TO THE POINT OF BEGINNING, CONTAINING 39.692 ACRES, MORE OR LESS.

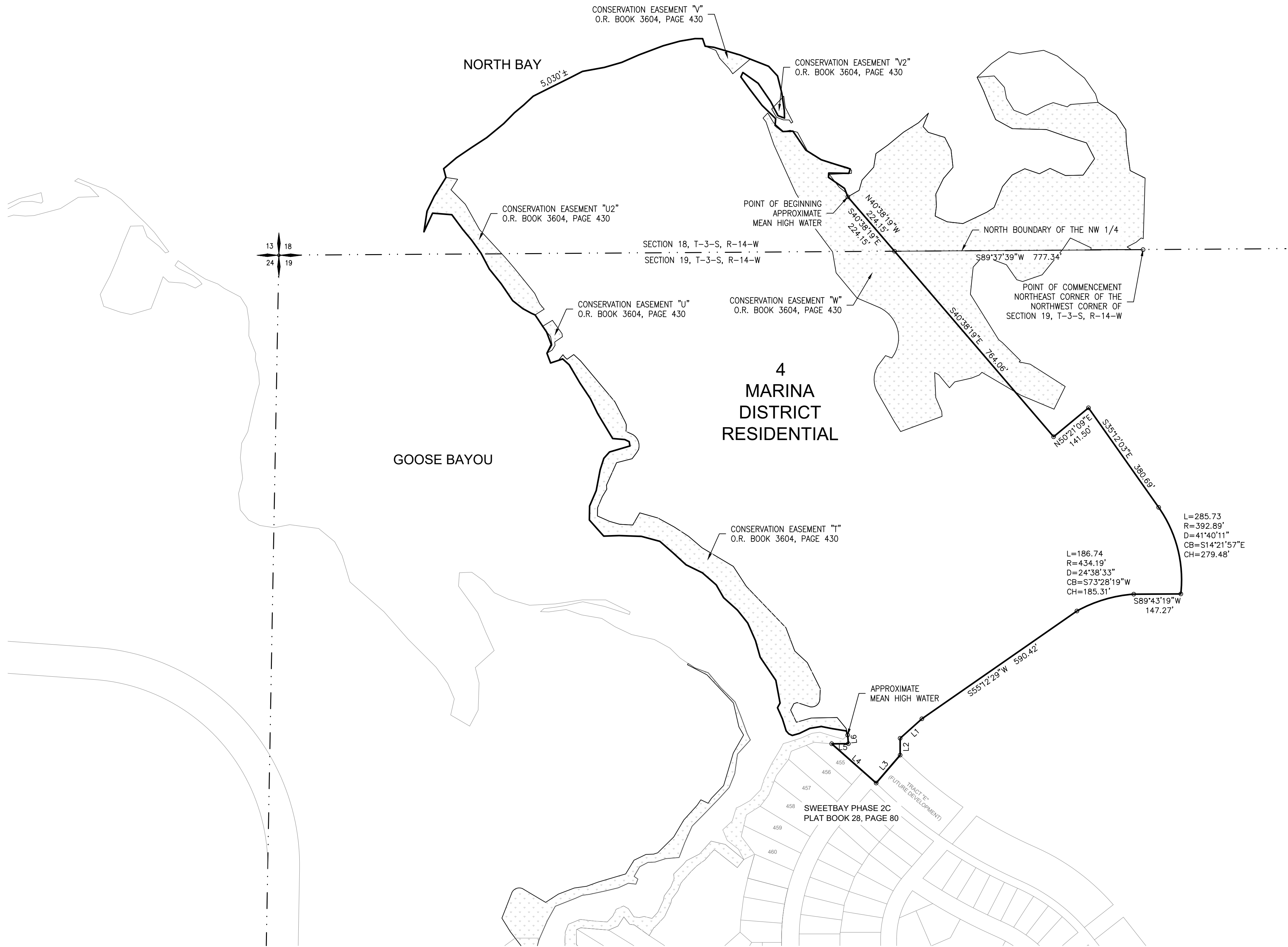
SUBJECT TO CONSERVATION EASEMENTS Z, A2 AND A3 AS RECORDED IN OFFICIAL RECORDS BOOK 3604, PAGE 430 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

 Dewberry DEWBERRY ENGINEERS INC. 203 ABERDEEN PARKWAY PANAMA CITY, FLORIDA 32405 PHONE: 850.522.0844 FAX: 850.522.1011 CERTIFICATE OF AUTHORIZATION NO. LB 8011		DATE		CKD	
		REVISION			
SKETCH OF DESCRIPTION SECTION 19 & 20, T-3-S, R-14-W SCHOOL & FIRE STATION CITY OF PANAMA CITY BAY COUNTY, FLORIDA		DATE SIGNED		DATE	
		DAVID JON BARTLETT, P.S.M.		PROFESSIONAL LAND SURVEYOR No. L54018	
		FB/PG			
		NA			
		FIELD DATE			
		NA			
		DRAWING DATE			
		04/04/2023			
		BY			
		DJB			
APPROVED					
RD					
PROJECT NO.		50162148			
SCALE		1" = 100'			
S6					



Line Table		
Line #	Bearing	Length
L1	S12°29'20"E	38.59
L2	S31°58'20"W	39.06
L3	S14°22'E	60.88
L4	S12°02'05"E	82.90
L5	S40°03'50"E	38.38
L6	N37°33'58"E	22.99
L7	N73°25'21"E	24.18
L8	S43°19'49"E	10.71
L9	S16°34'39"E	29.38
L10	S50°52'21"E	10.23
L11	S7°27'22"E	36.37
L12	S50°52'21"E	32.11

 Dewberry DEWBERRY ENGINEERS INC. 2000 W. CENTRAL EXPRESSWAY PANAMA CITY, FLORIDA 32405 PHONE: 850.522.0644 FAX: 850.522.1011 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION NO. LB 8011	DATE	REVISIONS	CKD	
SKETCH OF DESCRIPTION SECTION 19, T-3-S, R-14-W DISTRICT 2—PHASE 3 CITY OF PANAMA CITY BAY COUNTY, FLORIDA	DAVID JOHN BARTLETT, P.E.M. DATE SKETCHED PROFESSIONAL LAND SURVEYOR No. 154018			
	FB/PG			
	NA			
	FIELD DATE			
	NA			
	DRAWING DATE	04/05/2023		
	BY			
	DJB			
	APPROVED			
	RD			
PROJECT NO.	50162148			
SCALE	1" = 100'			
S7				



LEGAL DESCRIPTION MARINA DISTRICT RESIDENTIAL

A PARCEL OF LAND LYING AND BEING IN SECTIONS 18 AND 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 89 DEGREES 37 MINUTES 39 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 777.34 FEET; THENCE LEAVING SAID NORTH BOUNDARY PROCEED NORTH 40 DEGREES 38 MINUTES 19 SECONDS WEST, FOR A DISTANCE OF 224.15 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE OF NORTH BAY FOR THE POINT OF BEGINNING; THENCE LEAVING SAID APPROXIMATE MEAN HIGH WATER LINE PROCEED SOUTH 40 DEGREES 38 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 224.15 FEET; THENCE CONTINUE SOUTH 40 DEGREES 38 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 764.06 FEET; THENCE NORTH 50 DEGREES 21 MINUTES 09 SECONDS EAST, FOR A DISTANCE OF 141.50 FEET; THENCE SOUTH 35 DEGREES 12 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 380.69 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 392.89 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 40 MINUTES 11 SECONDS; THENCE PROCEED SOUTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 285.73 FEET, (CHORD BEARING AND DISTANCE = SOUTH 14 DEGREES 21 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 279.48 FEET); THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, A DISTANCE OF 147.27 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 434.19 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 38 MINUTES 33 SECONDS; THENCE PROCEED WESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 186.74 FEET, (CHORD BEARING AND DISTANCE = SOUTH 73 DEGREES 28 MINUTES 19 SECONDS WEST, FOR A DISTANCE OF 185.31 FEET); THENCE SOUTH 55 DEGREES 12 MINUTES 29 SECONDS WEST, A DISTANCE OF 590.42 FEET; THENCE SOUTH 48 DEGREES 07 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 91.24 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 52.68 FEET; THENCE SOUTH 40 DEGREES 43 MINUTES 55 SECONDS WEST, FOR A DISTANCE OF 115.10 FEET; THENCE NORTH 48 DEGREES 31 MINUTES 42 SECONDS WEST, FOR A DISTANCE OF 185.30 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 27 SECONDS EAST, FOR A DISTANCE OF 52.04 FEET; THENCE NORTH 04 DEGREES 43 MINUTES 35 SECONDS WEST, FOR A DISTANCE OF 27.03 FEET TO A POINT ON THE APPROXIMATE MEAN HIGH WATER LINE OF GOOSE BAYOU; THENCE PROCEED NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE OF GOOSE BAYOU AND NORTH BAY, FOR A DISTANCE OF 5030 FEET, MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 58.76 ACRES, MORE OR LESS.

SUBJECT TO CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3604, PAGE 430 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

Line Table		
Line #	Bearing	Length
L1	S48°07'32\"W	91.24
L2	S0°00'59\"E	52.68
L3	N40°43'55\"E	115.10
L4	N48°31'42\"E	185.30
L5	N89°43'27\"E	52.04
L6	S4°43'35\"E	27.03

CKD

REVISION

DATE

REVISIONS

DATE

REVISION

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883

884

885

886

887

888

889

890

891

892

893

894

895

896

897

898

899

900

901

902

903

904

905

906

907

908

909

910

911

912

913

914

915

916

917

918

919

920

921

922

923

924

925

926

927

928

929

930

931

932

933

934

935

936

937

938

939

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

977

978

979

980

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

997

998

999

1000

1001

1002

1003

1004

1005

1006

1007

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

1230

1231

1232

1233

1234

1235

1236

1237

1238

1239

1240

1241

1242

1243

1244

1245

1246

1247

1248

1249

1250

1251

1252

1253

1254

1255

1256

1257

1258

1259

1260

1261

1262

1263

1264

1265

1266

1267

1268

1269

1270

1271

1272

1273

1274

1275

1276

1277

1278

1279

1280

1281

1282

1283

1284

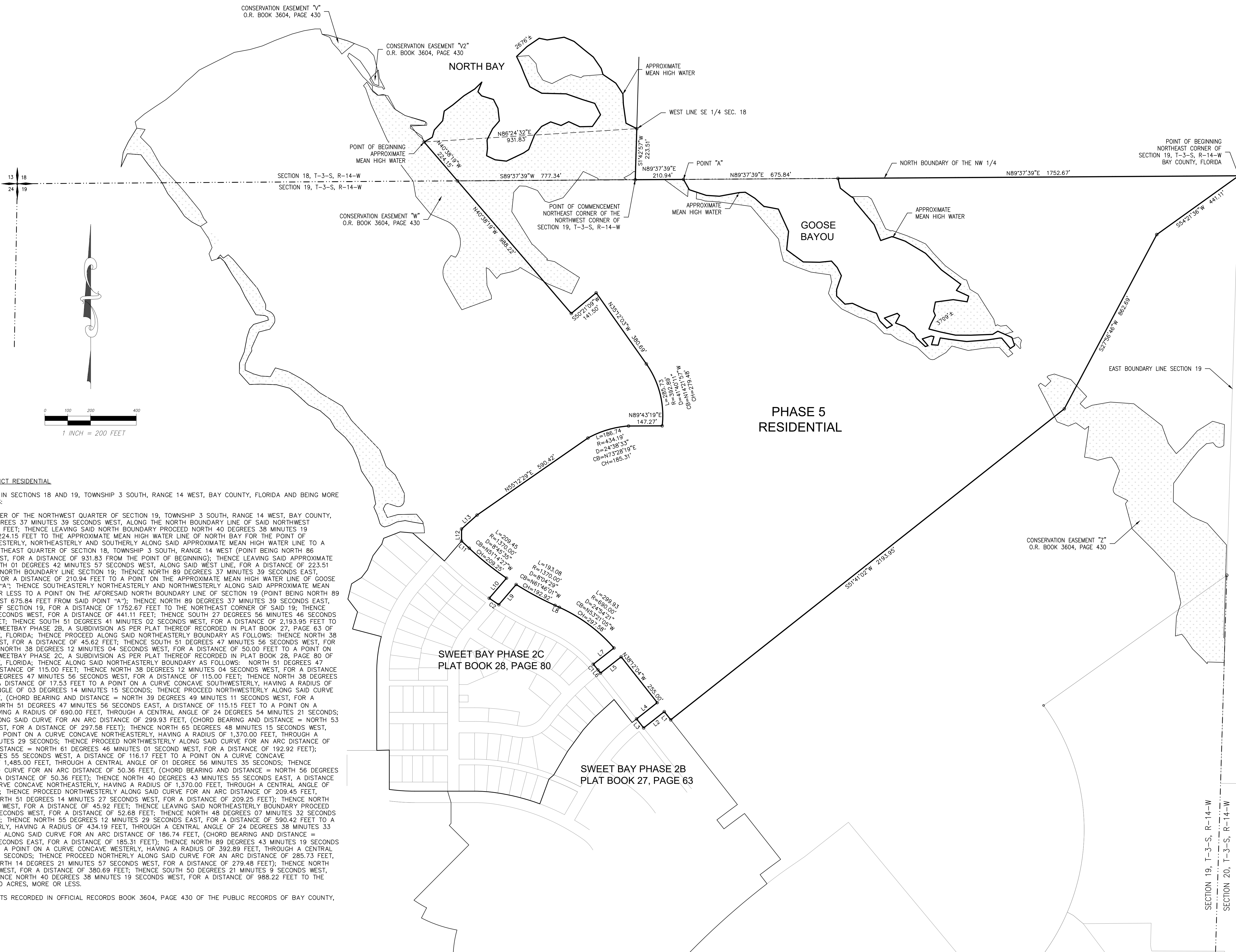
1285

1286

1287

1288

1289



LEGAL DESCRIPTION PHASE 5(6) DISTRICT RESIDENTIAL

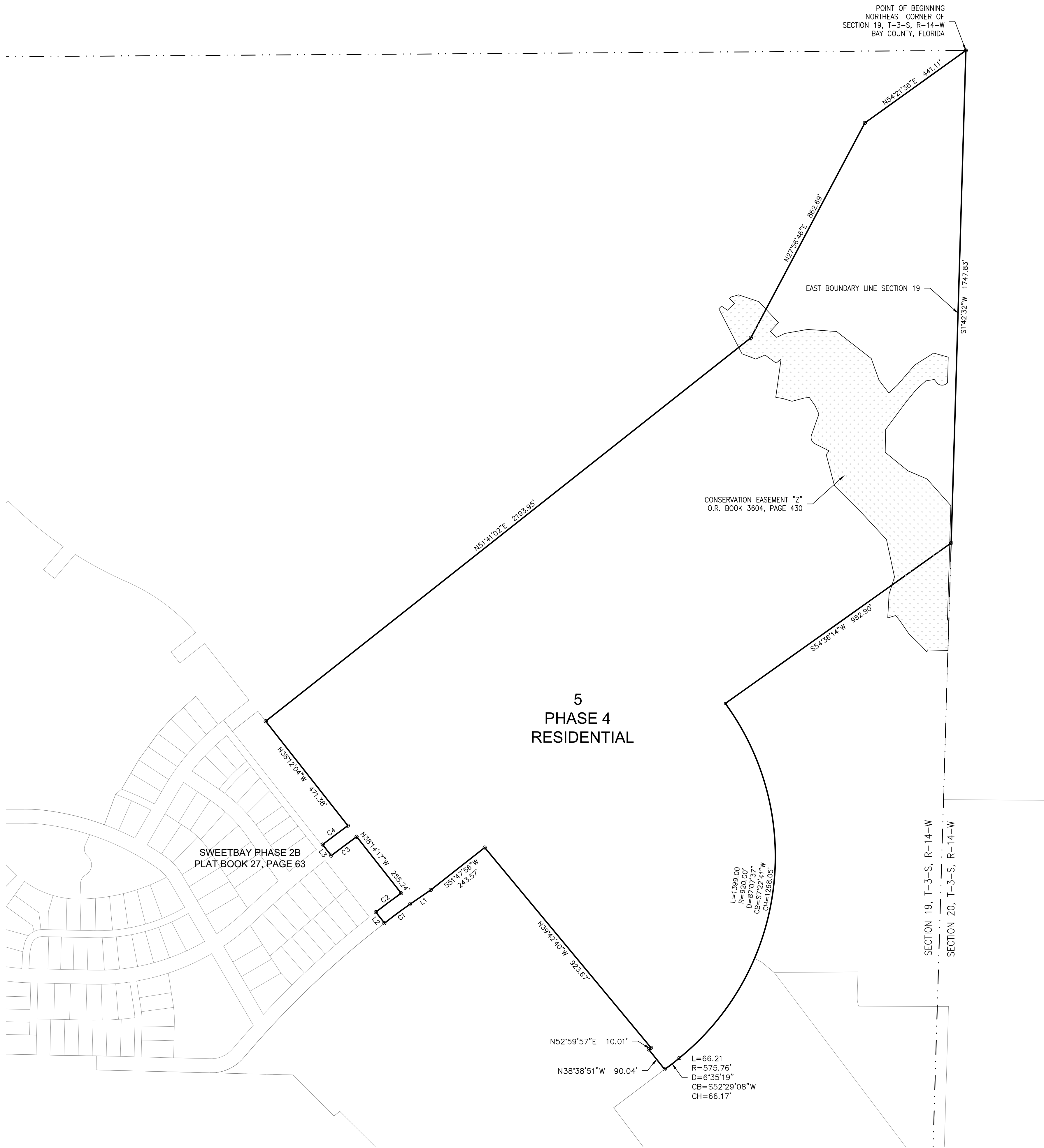
A PARCEL OF LAND LYING AND BEING IN SECTIONS 18 AND 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-EAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 89 DEGREES 23 MINUTES 39 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 777.34 FEET; THENCE LEAVING SAID NORTH BOUNDARY PROCEED NORTH 40 DEGREES 38 MINUTES 19 SECONDS WEST, FOR A DISTANCE OF 1224.15 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE OF NORTH BAY FOR THE POINT OF BEGINNING OF THE PRESENTLY UNRECORDED NORTHEASTLY BOUNDARY OF SAID AFORESAID NORTH BAY; THENCE PROCEED TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 14 WEST (POINT BEING NORTH 86 DEGREES 24 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 931.83 FROM THE POINT OF BEGINNING); THENCE LEAVING SAID APPROXIMATE MEAN HIGH WATER LINE PROCEED SOUTH 01 DEGREES 42 MINUTES 57 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 223.51 FEET TO A POINT ON THE AFORESAID NORTH BOUNDARY LINE SECTION 19; THENCE NORTH 89 DEGREES 37 MINUTES 39 SECONDS EAST, ALONG SAID NORTH BOUNDARY LINE, FOR A DISTANCE OF 210.94 FEET TO A POINT ON THE APPROXIMATE MEAN HIGH WATER LINE OF NORTH BAY; THENCE PROCEED NORTHEAST, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, 3.794 FEET MORE OR LESS TO A POINT ON THE AFORESAID NORTH BOUNDARY LINE OF SECTION 19 (POINT BEING NORTH 89 DEGREES 37 MINUTES 39 SECONDS EAST 675.84 FEET FROM SAID POINT "A"); THENCE NORTH 89 DEGREES 37 MINUTES 39 SECONDS EAST, ALONG SAID NORTH BOUNDARY LINE OF SECTION 19, FOR A DISTANCE OF 1752.67 FEET TO THE NORTHEAST CORNER OF SAID 19; THENCE SOUTH 54 DEGREES 21 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 441.11 FEET; THENCE SOUTH 27 DEGREES 56 MINUTES 46 SECONDS WEST, FOR A DISTANCE OF 862.68 FEET; THENCE SOUTH 51 DEGREES 41 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 2,193.95 FEET TO THE NORTHEASTLY BOUNDARY OF 162.5 FEET; THENCE PROCEED SOUTHWESTERLY, BY PLAT EASES OF RECORD IN DEED BOOK PAGE 63 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE PROCEED ALONG SAID NORTHEASTERLY BOUNDARY AS FOLLOWS: THENCE NORTH 38 DEGREES 12 MINUTES 04 SECONDS WEST, FOR A DISTANCE OF 45.62 FEET; THENCE SOUTH 51 DEGREES 47 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 115.00 FEET; THENCE NORTH 12 MINUTES 04 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHEASTLY BOUNDARY OF SAID PLAT EASES; THENCE PROCEED SOUTHWESTERLY, BY PLAT EASES OF RECORD IN DEED BOOK PAGE 80 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE PROCEED ALONG SAID NORTHEASTERLY BOUNDARY AS FOLLOWS: THENCE NORTH 43 DEGREES 47 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 115.00 FEET; THENCE NORTH 38 DEGREES 12 MINUTES 04 SECONDS WEST, FOR A DISTANCE OF 255.00 FEET; THENCE SOUTH 51 DEGREES 47 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 115.00 FEET; THENCE NORTH 38 DEGREES 12 MINUTES 04 SECONDS WEST, FOR A DISTANCE OF 17.53 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 53.36 FEET, CENTRAL ANGLE OF 24 DEGREES 54 MINUTES 21 SECONDS; THENCE PROCEED SOUTHWESTERLY, ALONG SAID CURVE FOR AN ARC DISTANCE OF 32.49 FEET; THENCE NORTH 51 DEGREES 47 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 115.15 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.00 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 54 MINUTES 21 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 299.93 FEET, (CHORD BEARING AND DISTANCE = NORTH 53 DEGREES 21 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 297.58 FEET); THENCE NORTH 65 DEGREES 48 MINUTES 15 SECONDS WEST, FOR A DISTANCE OF 20.87 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,370.00 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 45 MINUTES 35 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 209.42 FEET, (CHORD BEARING AND DISTANCE = NORTH 61 DEGREES 46 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 192.92 FEET); THENCE SOUTH 40 DEGREES 43 MINUTES 55 SECONDS WEST, A DISTANCE OF 116.17 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,485.00 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREE 56 MINUTES 35 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 50.36 FEET, (CHORD BEARING AND DISTANCE = NORTH 56 DEGREES 05 MINUTES 54 SECONDS WEST, FOR A DISTANCE OF 50.36 FEET); THENCE NORTH 40 DEGREES 43 MINUTES 55 SECONDS EAST, A DISTANCE OF 116.17 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,370.00 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 45 MINUTES 35 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR A DISTANCE OF 209.42 FEET, (CHORD BEARING AND DISTANCE = NORTH 51 DEGREES 14 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 209.25 FEET); THENCE NORTH 46 DEGREES 51 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 45.92 FEET; THENCE LEAVING SAID NORTHEASTERLY BOUNDARY PROCEED NORTH 00 DEGREES 00 MINUTES 59 SECONDS WEST, FOR A DISTANCE OF 52.68 FEET; THENCE NORTH 48 DEGREES 07 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 91.24 FEET; THENCE NORTH 55 DEGREES 12 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 590.42 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,485.00 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 53 SECONDS; THENCE PROCEED EASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 186.74 FEET, (CHORD BEARING AND DISTANCE = NORTH 73 DEGREES 28 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 185.31 FEET); THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS EAST, A DISTANCE OF 147.27 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 392.89 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 40 MINUTES 11 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 285.73 FEET, (CHORD BEARING AND DISTANCE = NORTH 14 DEGREES 21 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 279.48 FEET); THENCE NORTH 73 DEGREES 28 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 141.50 FEET; THENCE NORTH 40 DEGREES 38 MINUTES 19 SECONDS WEST, FOR A DISTANCE OF 988.22 FEET TO THE POINT OF BEGINNING, CONTAINING 98.80 ACRES, MORE OR LESS.

SUBJECT TO CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3604, PAGE 430 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

April 10, 2023 (08:26:10 EST)
DRAWING NAME: M: \50162148 SWEETBAY PHASES\ SURVEY DWG\ 50162148 SWEETBAY DISTRICT PHASE 5 RESIDENTIAL (S10).DWG 24X36
BY: DBARTLETT

 Dewberry DEWBERRY ENGINEERS INC. 203 ABERDEEN PARKWAY PALM BEACH, FL 33405 PHONE: 850.522.0844 FAX: 850.522.1011 WWW.DEWBERRY.COM	DATE	REVISIONS	CKD
<i>SKETCH OF DESCRIPTION</i> SECTION 18 & 19, T-3-S, R-14-W (6) PHASE 5 RESIDENTIAL CITY OF PANAMA CITY BAY COUNTY, FLORIDA	DAVID JOY BARTLETT P.E.M. DATE SHOWN		
	PROFESSIONAL SURVEYOR & MAPPER No. LS4018		
FB/PG			
NA			
FIELD DATE			
NA			
DRAWING DATE	04/06/2023		
BY			
DJB			
APPROVED			
RD			
PROJECT NO.	50162148		
SCALE	1" = 200'		
S10			



LEGAL DESCRIPTION SWEETBAY DISTRICT PHASE 4

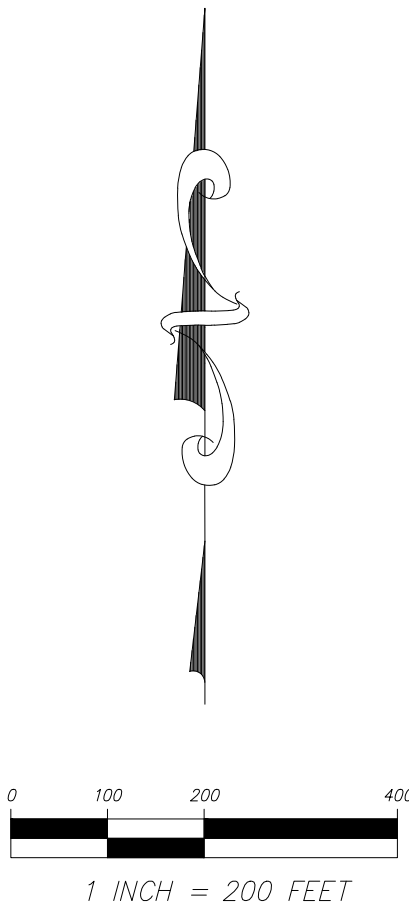
A PARCEL OF LAND LYING AND BEING ON SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 01 DEGREE 42 MINUTES 32 SECONDS WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 19, FOR A DISTANCE OF 1,747.83 FEET; THENCE LEAVING SAID EAST BOUNDARY PROCEED SOUTH 54 DEGREES 36 MINUTES 14 SECONDS WEST, FOR A DISTANCE OF 982.90 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 87 DEGREES 07 MINUTES 37 SECONDS; THENCE PROCEED SOUTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 1,399.00 FEET, (CHORD BEARING AND DISTANCE = SOUTH 07 DEGREES 22 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 1,268.05 FEET) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 575.76 FEET, THROUGH A CENTRAL ANGLE OF 6 DEGREES 35 MINUTES 19 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 66.21 FEET, (CHORD BEARING AND DISTANCE = SOUTH 52 DEGREES 29 MINUTES 08 SECONDS WEST, FOR A DISTANCE OF 66.17 FEET); THENCE NORTH 38 DEGREES 38 MINUTES 51 SECONDS WEST, A DISTANCE OF 90.04 FEET; THENCE NORTH 52 DEGREES 59 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 10.01 FEET; THENCE NORTH 39 DEGREES 42 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 923.67 FEET; THENCE SOUTH 51 DEGREES 47 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 243.57 FEET; THENCE SOUTH 55 DEGREES 30 MINUTES 58 SECONDS WEST, FOR A DISTANCE OF 90.21 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,637.38 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 54 MINUTES 18 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 111.60 FEET, (CHORD BEARING AND DISTANCE = SOUTH 53 DEGREES 22 MINUTES 14 SECONDS WEST, FOR A DISTANCE OF 111.58 FEET) TO THE NORTHEASTERLY BOUNDARY OF SWEETBAY PHASE 2B, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 63 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE ALONG SAID NORTHEASTERLY BOUNDARY AS FOLLOWS: NORTH 38 DEGREES 30 MINUTES 51 SECONDS WEST, A DISTANCE OF 50.01 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,320.00 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREE 56 MINUTES 18 SECONDS; THENCE PROCEED NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 112.32 FEET, (CHORD BEARING AND DISTANCE = NORTH 53 DEGREES 20 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 112.32 FEET); THENCE NORTH 38 DEGREES 14 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 112.34 FEET); THENCE NORTH 38 DEGREES 12 MINUTES 04 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3,625.00 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREE 46 MINUTES 15 SECONDS; THENCE PROCEED NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 112.04 FEET, (CHORD BEARING AND DISTANCE = NORTH 53 DEGREES 12 MINUTES 46 SECONDS EAST, FOR A DISTANCE OF 112.03 FEET); THENCE NORTH 38 DEGREES 12 MINUTES 04 SECONDS WEST, A DISTANCE OF 471.38 FEET; THENCE LEAVING SAID NORTHEASTERLY BOUNDARY PROCEED NORTH 51 DEGREES 41 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 2,193.95 FEET; THENCE NORTH 27 DEGREES 56 MINUTES 46 SECONDS EAST, FOR A DISTANCE OF 862.69 FEET; THENCE NORTH 54 DEGREES 21 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 441.11 FEET TO THE POINT OF BEGINNING, CONTAINING 81.662 ACRES, MORE OR LESS.

SUBJECT TO CONSERVATION EASEMENT "Z" AS RECORDED IN OFFICIAL RECORDS BOOK 3604, PAGE 430 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

Line Table		
Line #	Bearing	Length
L1	S55°30'58"W	90.21
L2	N38°30'51"W	50.01
L3	N38°12'04"W	50.00

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	111.60	1637.38	3°54'18"	S53°22'14"W	111.58
C2	112.32	3320.00	1°56'18"	N53°20'55"E	112.32
C3	112.35	3575.00	1°48'02"	S53°14'07"W	112.34
C4	112.04	3625.00	1°46'15"	N53°12'46"E	112.03



REVISIONS

DATE	REVISION

CKD

Dewberry

DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.322.0844 FAX: 850.522.1011
CITY OF PANAMA CITY
BAY COUNTY, FLORIDA

CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION

SECTION 19, T-3-S, R-14-W
(5) PHASE 4 RESIDENTIAL
CITY OF PANAMA CITY
BAY COUNTY, FLORIDA

FB/PG

NA

FIELD DATE

NA

DRAWING DATE

04/06/2023

BY

DJB

APPROVED

RD

PROJECT NO.

50162148

SCALE

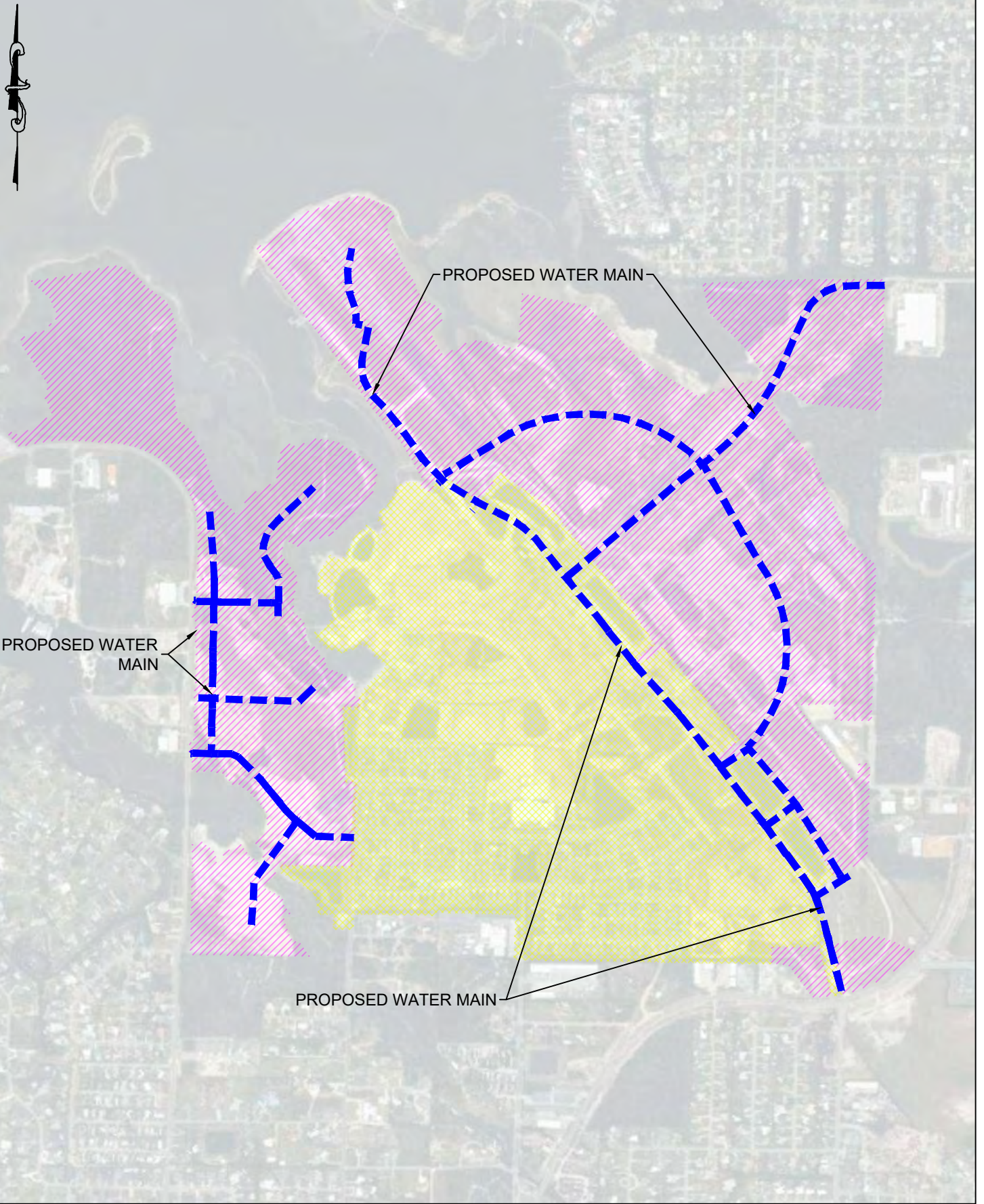
1" = 200'

S11

Exhibit 4

Proposed Water Infrastructure

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.



EB# 0008794



203 Aberdeen Parkway, Panama City, FL 32405
850.522.0644 | Dewberry.com

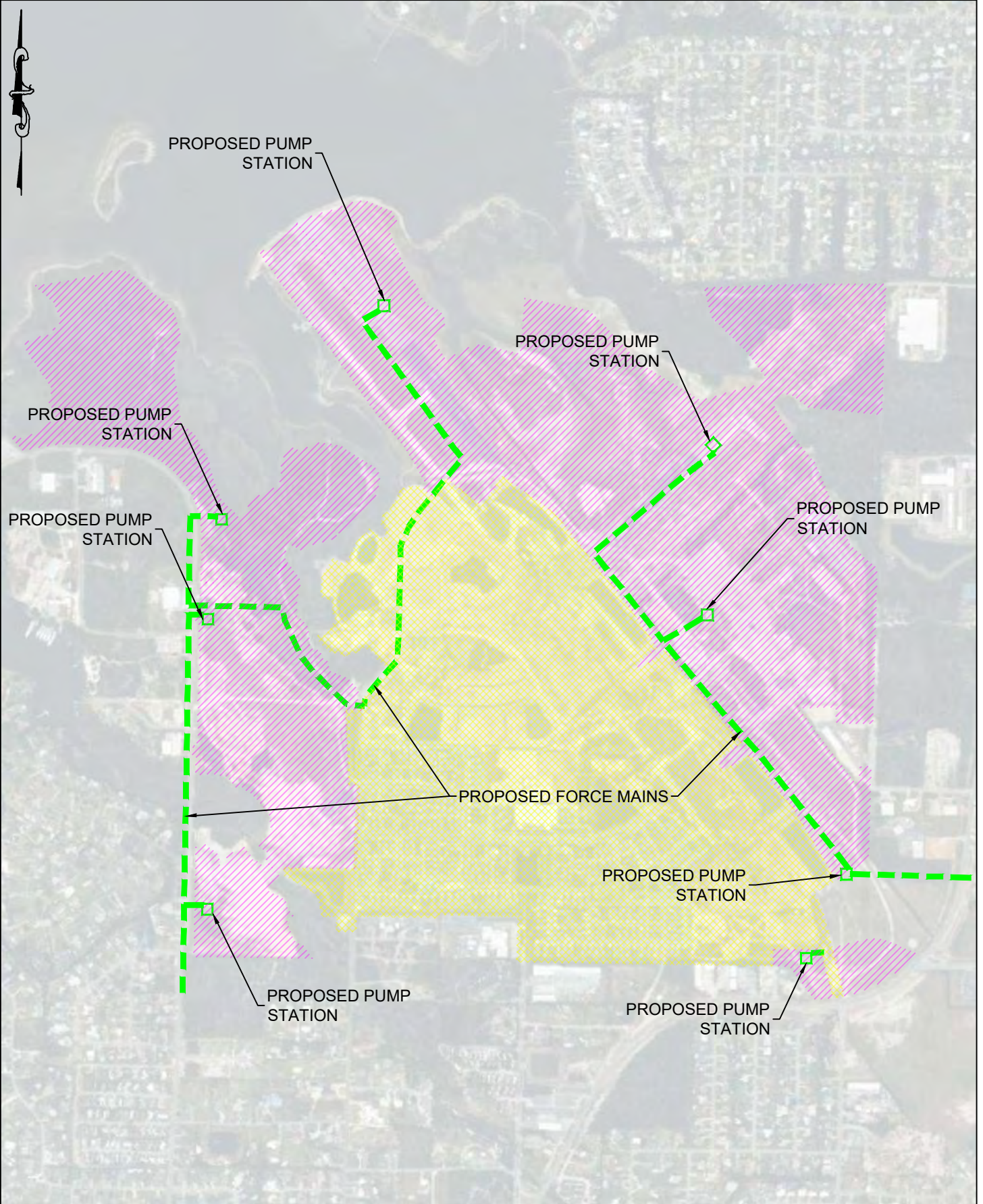
EXHIBIT 4
PROPOSED WATER
INFRASTRUCTURE
SWEETBAY CDD

DATE: MAR. 2023	PROJECT NO. 1
SCALE: 1"=1,000'	
DRAWN: BWR	SHEET
CHECKED: JMS	1

Exhibit 5

Proposed Sewer Infrastructure

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.



EB# 0008794



203 Aberdeen Parkway, Panama City, FL 32405
850.522.0644 | Dewberry.com

EXHIBIT 5
PROPOSED SEWER
INFRASTRUCTURE
SWEETBAY CDD

DATE:
MAR. 2023

SCALE:
1"=1,000'

DRAWN:
BWR

CHECKED:
JMS

PROJECT NO.

1

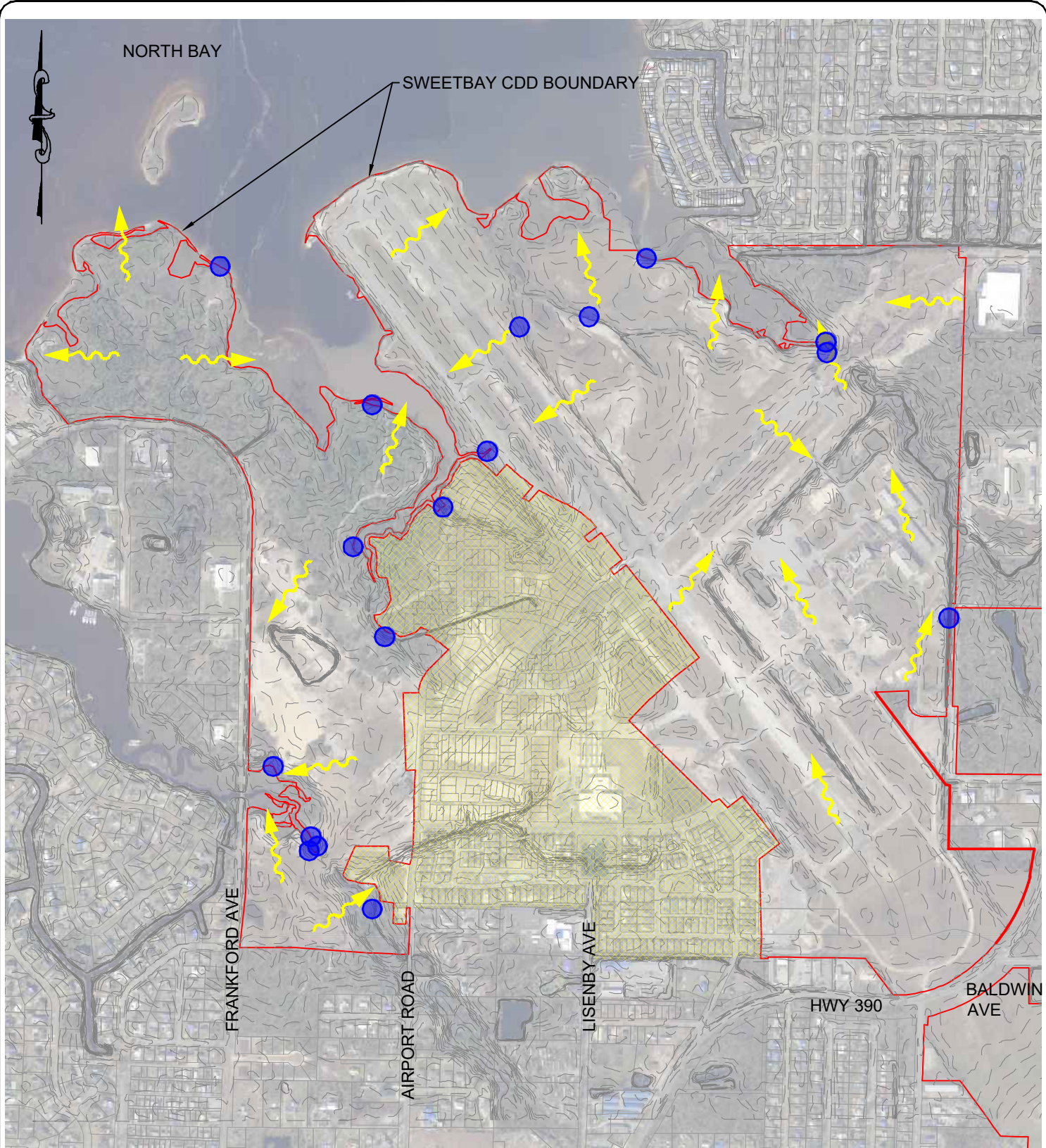
SHEET

1

Exhibit 6

Drainage Outfalls

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.



LEGEND

- ~~~~~ DRAINAGE PATTERN SWEETBAY CDD
- PERMITTED OUTFALL PARCELS

EB# 0008794



203 Aberdeen Parkway, Panama City, FL 32405
850.522.0644 | Dewberry.com

**EXHIBIT 6
PROPOSED DRAINAGE
OUTFALLS
SWEETBAY CDD**

DATE: FEB. 2023	PROJECT NO. 1
SCALE: 1"=1,000'	
DRAWN: BWR	SHEET 1
CHECKED: JMS	

Exhibit 7

Estimated Timetable and Costs

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.

SWEETBAY CDD EXHIBIT F

1. Timetable for Improvements

Improvements are anticipated to be completed in 10 phases.

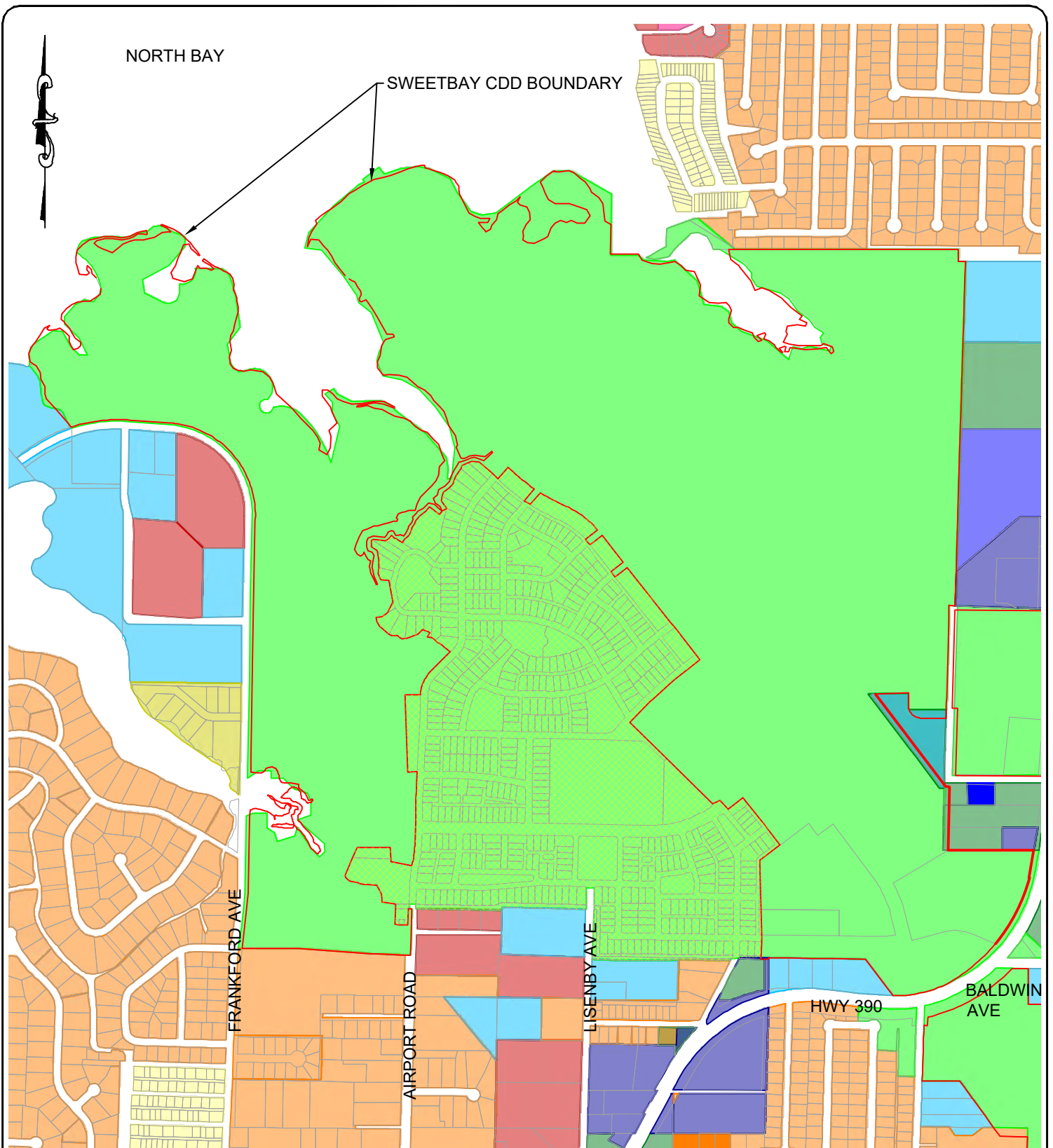
2. Estimated Cost of Improvements

CDD Capital Improvement Plan	Completed	Remaining	Total
Spine Road (60 ft ROW)	\$0	\$5,976,000	\$5,976,000
Spine Road (100 ft ROW)	\$3,938,000	\$2,926,000	\$6,864,000
Electrical Trunk line	\$1,578,780	\$1,706,670	\$3,285,450
Subdivision Improvements	\$20,183,333	\$105,046,667	\$125,230,000
Boardwalk	\$0	\$1,800,000	\$1,800,000
Frankford Ave. Wastewater Improvements	\$0	\$935,500	\$935,500
Forest Park Mobility Plan	\$0	\$3,100,000	\$3,100,000
Culvert/Bridge Crossings	\$0	\$1,500,000	\$1,500,000
Basin Excavation and Seawall Construction	\$0	\$10,000,000	\$10,000,000
Spine Drainage Outfall	\$0	\$4,500,000	\$4,500,000
Subtotal of Construction	\$25,700,113	\$137,490,837	\$163,190,950
Engineering and Legal 10%	\$2,570,011	\$13,749,084	\$16,319,095
Contingency 10%	\$2,570,011	\$13,749,084	\$16,319,095
Grand Total	\$30,840,136	\$164,989,004	\$195,829,140

Exhibit 8

Land Use Map

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.



LEGEND

COM
CSV
ERB
GC
GCOM

HDR
IN
LDR
MDR
MFR

MU
PI
PR
REC
RES

ROS
UC
UR

SWEETBAY CDD

PARCELS

EB# 0008794



203 Aberdeen Parkway, Panama City, FL 32405
850.522.0644 | Dewberry.com

EXHIBIT 8 FUTURE LAND USE MAP SWEETBAY CDD

DATE:
FEB. 2023
SCALE:
1"=1,000'
DRAWN:
BWR
CHECKED:
JMS

PROJECT NO.

1

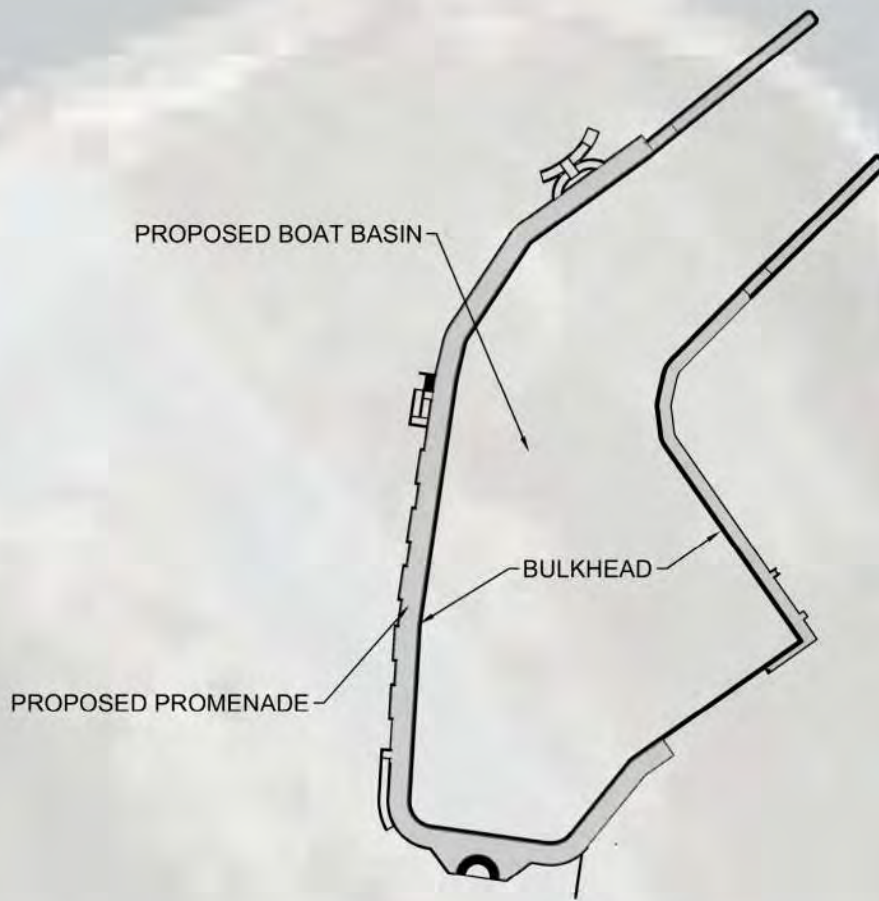
SHEET

8

Exhibit 9

Marina Improvements

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.



EB# 0008794



203 Aberdeen Parkway, Panama City, FL 32405
850.522.0644 | Dewberry.com

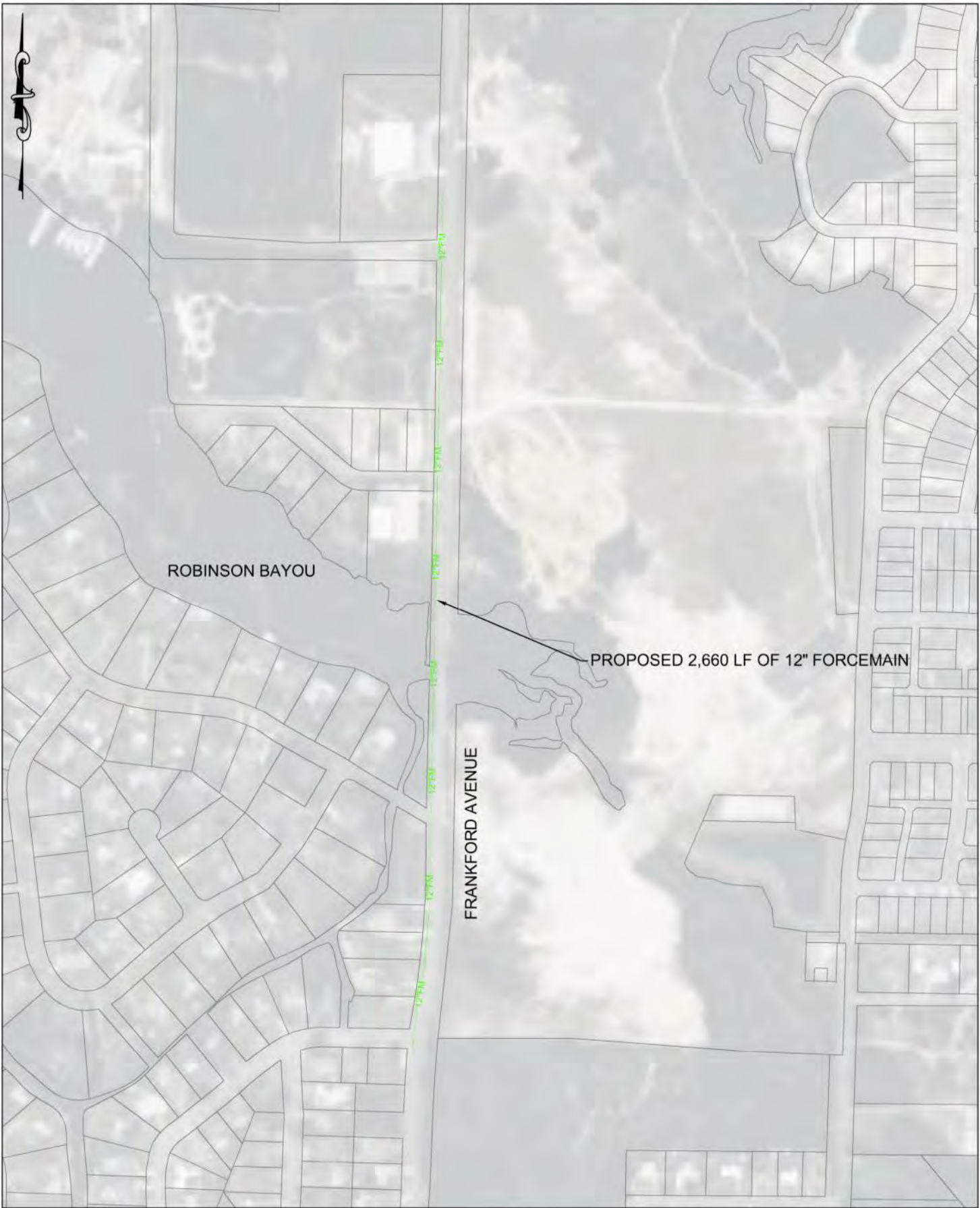
EXHIBIT 9
PROPOSED MARINA
SWEETBAY CDD

DATE: JUNE 2023	PROJECT NO. 1
SCALE: 1"=150'	
DRAWN: BWR	SHEET 1
CHECKED: JMS	

Exhibit 10

Frankford Avenue Offsite Utility Improvements

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.



EB# 0008794



203 Aberdeen Parkway, Panama City, FL 32405
850.522.0644 | Dewberry.com

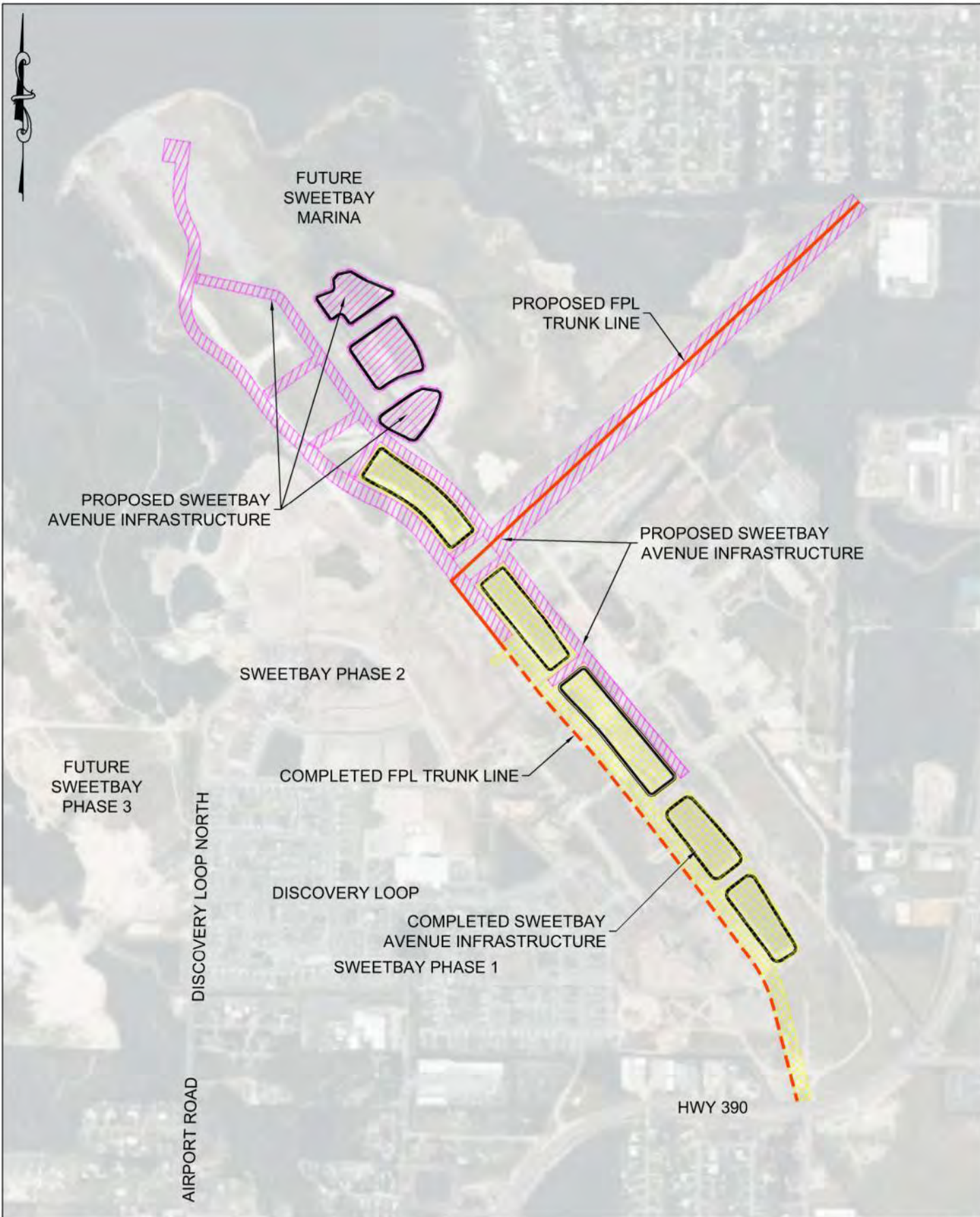
EXHIBIT 10
PROPOSED FRANKFORD AVE.
FORCE MAIN
SWEETBAY CDD

DATE: JUNE 2023	PROJECT NO. 1
SCALE: 1"=400'	
DRAWN: BWR	SHEET 1
CHECKED: JMS	

Exhibit 11

Completed Infrastructure

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.



EB# 0008794



203 Aberdeen Parkway, Panama City, FL 32405
850.522.0644 | Dewberry.com

EXHIBIT 11
SWEETBAY AVENUE
SPINE ROAD
SWEETBAY CDD

DATE: JUNE 2023	PROJECT NO.
SCALE: 1"=800'	1
DRAWN: BWR	SHEET
CHECKED: JMS	1

Exhibit B

Master Assessment Methodology

MASTER ASSESSMENT METHODOLOGY REPORT SWEETBAY STEWARDSHIP DISTRICTS

June 16, 2025

Prepared for

**Board of Supervisors
SweetBay Stewardship Districts**

Prepared by

**Fishkind Litigation Services, Inc.
3504 Lake Lynda Drive, Suite 107
Orlando, Florida 32817
407-382-3256
WWW.Fishkindls.com**

Master Assessment Methodology Report SweetBay Stewardship District

1.0 Introduction

1.1 Purpose

This Master Assessment Methodology, (“Methodology”) provides a system to allocate non-ad valorem special assessments securing the repayment of bond debt to be issued by the SweetBay Residential Community Development Districts 1-7 and the SweetBay Non-Residential Districts 1-2 (collectively the “Districts”). Residential Community Development District 7 is in the process of being approved. For the purposes of this report this area and its proposed residential units are included for informational purposes and expected to be assessed at a later date when that area is validly established by Panama City.

The Methodology has two goals: (1) quantifying the special benefits received by properties within the Districts from the construction of the Districts’ improvements and facilities, and (2) equitably allocating the costs incurred by the Districts to provide the improvements to properties in the Districts.

The Districts plan to implement a capital improvement program (“CIP”) that will allow the development of property within the Districts. The Districts plan to fund most of the CIP through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the Districts. These special assessments will serve as liens against properties within the boundaries of the Districts that receive a special benefit from the CIP. This Methodology is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.¹

1.2 Background

The Districts were created by the city of Panama City on May 23, 2023, by Ordinance 3155 except for Residential District 7 which is in formation. The districts comprise +/- 542 acres in Panama City, Florida. The “SweetBay CDD Engineer’s Report” dated April 2024 provides a description of the Districts and a location map.

¹ City of Winter Springs v. State, 776 So.2d 255 (Fla 2003) and City of Boca Raton, v. State, 595 So.2d 25 (Fla 1992)

This Methodology outlines the method to allocate the debt incurred by the Districts to fund the CIP over the approximately 542 acres in the Districts that will receive a special benefit from the installation of the CIP. It is the Districts' debt-funded capital infrastructure improvements that will allow the development of the lands within the Districts. By making development of the lands within the Districts possible, the Districts create special benefits to the lands within the Districts.

1.3 Projected Land Use Plan for the Districts

Table 1 summarizes the land use development plan for the SweetBay development. The land use plan envisions 2,671 single-family homes, townhomes, and condominiums; 1,329 rental apartments; and 344,719 square feet of commercial and retail space, a marina, a bayfront trail system, and extensive public amenities. Prior to the formation of the Districts, 486 single-family homes were developed and are outside of the boundaries of the Districts.

Table 1. Development Plan Summary

Land Uses	CDD	Non CDD	Total
Single/Multifamily units	2,185	486	2,671
Apartment units	1,329	0	1,329
Commercial/retail/marina sqft	344,719	0	344,719

Source: St. Andrews Bay, LLC ("Developer")

At the outset, the CIP is based on the land uses the Developer plans for the property in the Districts as shown in Table 1. However, until either: (a) parcels of land along with their development entitlements are sold by the Developer to a new landowner and entitlements conveyed or (b) plats are filed; the precise land uses are unknown. At this time 110 lots are platted. These lots will be allocated assessments based on the Methodology in this report. The balance of the property in the Districts' will be initially assessed on a gross acre. When properties are sold and entitlements conveyed or plats are filed, the precise land uses will be known on these properties. At that time the Districts will refine the assessment on the property from the amount based on acreage to the amount specified in the Methodology for the actual land uses.

There is one important provision. The debt per acre on the properties that remain unplatted in the Districts is not allowed to increase above its debt Ceiling Amount. The Ceiling Amount is set whenever the Districts issues debt. It is calculated by dividing the unplatted acres of the properties in the Districts into the debt allocated to the unplatted properties. In addition, this requirement will be tested at four intervals based upon the percentage of total acres that are developed. The intervals are at 25%, 50%, 75%, 90% and 100% of the gross acres.

1.4 CIP - Infrastructure Installation

The Districts will construct public infrastructure and improvements as outlined in the Engineer's Report. The Districts' CIP is summarized in Table 2 with an estimated cost of \$195,829,140. This estimate is in constant 2024 dollars and does not include an allowance for cost escalation over time.

Table 2. Summary of CIP Cost Estimates (\$2024) (1)

Capital Improvement Plan	Completed	Remaining	Total
Spine Road (60+- ROW)	\$0	\$5,976,000	\$5,976,000
Spine Road (100+- ROW)	\$3,938,000	\$2,926,000	\$6,864,000
Trunkline (Electric)	\$1,578,780	\$1,706,670	\$3,285,450
Subdivision Improvements	\$20,183,333	\$105,046,667	\$125,230,000
Boardwalk	\$0	\$1,800,000	\$1,800,000
Frankford Ave. Wastewater Improvements	\$0	\$935,500	\$935,500
Forest Park Mobility Plan	\$0	\$3,100,000	\$3,100,000
Culvert/Bridge Crossing	\$0	\$1,500,000	\$1,500,000
Basin Excavation and Seawall			
Construction	\$0	\$10,000,000	\$10,000,000
Spine Drainage Outflow	\$0	\$4,500,000	\$4,500,000
	=====	=====	=====
Subtotal Construction	\$25,700,113	\$137,490,837	\$163,190,950
Engineering and Legal @ 10%	\$2,570,011	\$13,749,084	\$16,319,095
Contingency @ 10%	\$2,570,011	\$13,749,084	\$16,319,095
	=====	=====	=====
Total	\$30,840,136	\$164,989,004	\$195,829,140

Source: "SweetBay CDD Engineer's Report", Dewberry Engineering, P.A.,
April 2024.

(1) Any costs outlined in the Engineer's Report not funded with bond proceeds will be funded via Developer's Agreement with the District

The CIP is usefully divided into two parts: (1) master infrastructure that benefits all of the developable property in the Districts that is currently under construction, and (2) subdivision improvements that only benefit residential properties and are installed in phases over time. The master infrastructure includes all of the items listed in Table 2 except for the subdivision improvements. The estimated cost of the master infrastructure, including its share of engineering, legal, and contingencies totals \$45,553,140. The subdivision improvements are estimated to cost \$150,276,000.

The Developer plans to develop the property in ten phases over a twenty year period. Table 3 shows the estimated cost of the CIP over the 20 year development period including an inflation allowance of 5% per year. The master infrastructure is currently under construction along with the initial phase of the subdivision improvements.

Table 3. Estimated Cost of the CIP Including 5% Annual Inflation

Phase	Master Infrastructure	Subdivision Improvements	Total	Bond Amounts
1	\$45,553,140	\$16,567,929	\$62,121,069	\$80,990,000
2	\$0	\$18,266,142	\$18,266,142	\$23,510,000
3	\$0	\$20,138,421	\$20,138,421	\$25,940,000
4	\$0	\$22,202,609	\$22,202,609	\$28,620,000
5	\$0	\$24,478,377	\$24,478,377	\$31,580,000
6	\$0	\$26,987,411	\$26,987,411	\$34,840,000
7	\$0	\$29,753,620	\$29,753,620	\$38,450,000
8	\$0	\$32,803,366	\$32,803,366	\$42,420,000
9	\$0	\$36,165,711	\$36,165,711	\$46,810,000
10	\$0	\$39,872,697	\$39,872,697	\$51,660,000
	=====	=====	=====	=====
Total	\$45,553,140	\$267,236,283	\$312,789,423	\$404,820,000

1.5 Requirements of a Valid Assessment Methodology

Valid special assessments under Florida law require two things. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments that exceeds the burden of the debt placed upon them. Second, the assessments must be fairly and reasonably allocated to the properties being assessed.²

² City of Boca Raton v. State, 595 So.2nd 25,30 (Fla. 1992), Sarasota Cnty. v. Sarasota Church of Christ, Inc., 667 So.2nd 180, 183 (Fla. 1995).

If these two characteristics of valid special assessments are adhered to, Florida law provides wide latitude to legislative bodies, such as the Districts' Board of Supervisors in approving special assessments. Indeed, Florida courts have found that mathematical perfection is probably impossible, but if reasonable people disagree the assessment will be upheld. Only if the Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment method be overturned.³

1.6 Special Benefits and General Benefits

New capital Infrastructure improvements included in the CIP create both: (1) special benefits to the properties in the Districts and (2) general benefits to properties outside the Districts. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to properties in the Districts. The CIP described in the District Engineer's Report is designed to enable properties in the Districts to be developed. Without the CIP there would be no infrastructure to support development of the properties in the Districts. There is no doubt that the general public, and property owners outside the Districts, will benefit from the provision of the CIP. However, these benefits are incidental to the CIP, which is designed solely to meet the needs of the Districts. Lands outside the Districts do not depend upon the CIP to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which developable property in the Districts receive compared to those lying outside of the boundaries of the Districts.

1.7 Demonstration of Benefit

As shown in Table 2, the estimated cost of the CIP is \$195,829,140. The Districts plan to issue bonds to fund these costs, with total bond principal estimated at \$254,200,000 without inflation (Table 6). The development plan for properties in the Districts includes 3,514 residential units and 344,719 square feet of nonresidential space within the Districts. For ease of discussion in this section of the report only the 3,514 residential units are considered. Therefore, the average cost per unit for the CIP without inflation is \$72,339.

³ City of Winter Springs v. State, 766 So.2nd 255,258 (Fla. 2001).

As discussed in more detail below, when the properties are developed according to the land plan in Table 1, the developed properties will have absorbed all of the debt that was initially allocated on a gross acre basis. Therefore, the proper analysis of the special benefit to the properties in the Districts planned for development is to compare the current value of the property to be developed to the expected future value of the property after the CIP is installed.

Table 4 displays the calculations estimating the value of the residential properties in the District when they are fully improved and platted, along with the estimated value of the land for those properties on an improved basis. The figures are all in 2024 dollars without inflation, based on the Developer's current pricing schedule. The 2,185 single-family, townhomes, and condominiums have a projected sell out value of \$1.2 billion. The rental apartments are valued at \$313 million. The total sell out value of the residential real estate is projected at 1.5 billion. Using the market standard relationship between the sales price of residential real estate (land and buildings) to the value of the developed building pad of 25% generates the estimated value of the residential property in the Districts at \$375 million or \$106,715 per residential unit.

Table 4. Residential Land Values for Residential Properties in the Districts as Improved by the CIP (\$2024)

Residential Units	Single Family	Multifamily	Total
Units	2,185	1,329	3,514
Total Value	\$1,186,348,000	\$313,644,000	\$1,499,992,000
Value/Unit	\$542,951	\$236,000	\$426,862
Land Value/Unit	\$135,738	\$59,000	\$106,715

As demonstrated in Table 5, the installation of the infrastructure will generate benefits more than its cost of \$72,339 per residential unit by boosting the market value of the now undeveloped property well above the current land value (as described below) at \$106,715 per lot. Deducting the cost to produce the finished building pads of \$72,339 from the value of the lots as improved of \$106,715 results in a net value per unit of \$34,376. The SweetBay property was purchased by the Developer for \$6 million. The cost per residential lot is \$1,500 for the original total of 4,000 lots. Thus, the special benefit from the installation of the CIP is the difference between the net value of the lots at the net value of \$34,376 per unit and the cost of the land of \$1,500 per unit, or \$32,876. This estimate of special benefit is conservative, because it did not take into account the value of the improved nonresidential property.

Table 5. Demonstration of Special Benefit

Category	Amount
Total Bond Debt \$2024	\$254,200,000
Residential Units	3,514
	=====
Cost Unit	\$72,339
Land Value/Unit	\$106,715
	=====
Gross Value of District Infrastructure/Unit	\$34,376
Cost of Land	\$6,000,000
Residential Units	4,000
Cost/Unit	\$1,500
Gross Value of District Infrastructure/Unit	\$34,376
	=====
Special Benefit	\$32,876

2.0 CIP Plan of Finance

The Districts intend to finance the CIP costs shown in Table 2 by issuing bonds. These bonds will be issued in several series, as development progresses within the Districts. A number of component funds comprise the total principal of the bonds to be issued by the Districts. These funds may include, but are not limited to, construction, capitalized interest, debt service reserve, underwriter's discount, and issuance costs. The debt service reserve account is set initially at 100% of maximum annual debt service. The bond sizing includes 36 months of capitalized interest. The underwriter's discount is estimated at 2.0% of par. This allowance pays the underwriter for taking the risks involved in purchasing the District's bonds. The cost of issuance pays for the trustee, financial advisor, District counsel, and other costs associated with issuing the District's bonds.

An estimate of the bond issuance required to fund the District's CIP without inflation is found in Table 6. The construction/acquisition funds raised by the Districts' bonds may fund only a portion of the District's CIP. The balance of any remaining CIP costs will be funded by one or more landowners in the Districts or by the Developer. As bonds are issued by the Districts over time, the Districts will adopt supplemental assessment methodology reports detailing the particulars of each specific bond issue with respect to bond pricing. The ultimate timing of the bond issuances will be based on market demand.

Table 6. Estimated Bond for CIP without Inflation

Category	Amount
Construction Fund	\$195,829,140
Capitalized Interest	\$34,317,000
Debt Service Reserve	\$18,467,353
Under Writer's Discount	\$5,084,000
Cost Of Issuance	\$500,000
Rounding	\$2,507
	=====
Bond Issuance	\$254,200,000

The Developer plans to develop and sell the improved building pads over a twenty year period with the exact timing of the phasing dependent on market conditions. As noted previously, construction of the master infrastructure benefitting all the properties in the Districts is underway along with the first phase of the subdivision improvements. The projected cost for each phase of the CIP and the bonds needed to fund each phase were estimated using a 5% per year cost escalator and the twenty year development horizon. Table 7 shows the projected costs by phase including the inflation allowance.

The total bonds needed to fund the CIP with cost escalation is \$404,820,000 as shown above. The initial bond issue is estimated at \$80,990,000. It includes all of the master infrastructure and the initial phase of the subdivision improvements. The future bond issues are smaller because they only fund subdivision improvements.

Table 7. Estimated Bond for CIP with Inflation by Phase of Development

Bond Issues	Phase 1 Master	Phase 1 Subdivision	Phase 2	Phase 3
Construction Fund	\$45,553,140	\$16,567,929	\$18,266,142	\$20,138,421
Capitalized Interest	\$8,050,050	\$2,643,300	\$2,909,363	\$3,210,075
Debt Service Reserve	\$4,332,055	\$1,469,683	\$1,617,615	\$1,784,812
Under Writer's Discount	\$1,192,600	\$427,200	\$470,200	\$518,800
Cost Of Issuance	\$500,000	\$250,000	\$250,000	\$289,406
Rounding	\$2,155	\$1,888	-\$3,319	-\$1,514
	=====	=====	=====	=====
Bond Issuance	\$59,630,000	\$21,360,000	\$23,510,000	\$25,940,000

Bond Issues	Phase 4	Phase 5	Phase 6	Phase 7
Construction Fund	\$22,202,609	\$24,478,377	\$26,987,411	\$29,753,620
Capitalized Interest	\$3,541,725	\$3,908,025	\$4,311,450	\$4,758,188
Debt Service Reserve	\$1,969,210	\$2,172,874	\$2,397,180	\$2,645,567
Under Writer's Discount	\$572,400	\$631,600	\$696,800	\$769,000
Cost Of Issuance	\$335,024	\$387,832	\$448,964	\$519,732
Rounding	-\$969	\$1,292	-\$1,804	\$3,893
	=====	=====	=====	=====
Bond Issuance	\$28,620,000	\$31,580,000	\$34,840,000	\$38,450,000

Bond Issues	Phase 8	Phase 9	Phase 10	Total
Construction Fund	\$32,803,366	\$36,165,711	\$39,872,697	\$312,789,423
Capitalized Interest	\$5,249,475	\$5,792,738	\$6,392,925	\$50,767,313
Debt Service Reserve	\$2,918,725	\$3,220,780	\$3,554,486	\$28,082,987
Under Writer's Discount	\$848,400	\$936,200	\$1,033,200	\$8,096,400
Cost Of Issuance	\$601,655	\$696,491	\$806,275	\$5,085,379
Rounding	-\$1,621	-\$1,920	\$417	-\$1,501
	=====	=====	=====	=====
Bond Issuance	\$42,420,000	\$46,810,000	\$51,660,000	\$404,820,000

3.0 Assessment Methodology

3.1 Overview

The assessment methodology has four components. First, the Districts' Engineer determines the costs for the CIP's master improvements that benefit all developable property in the Districts and for the subdivision improvements benefitting specific subdivisions. Second, the Assessment Consultant and the Underwriter estimate of the dollar amount of bonds required to finance the CIP. Third, the Assessment Consultant determines the properties in the Districts that specially benefit from the installation of the CIP. Finally, the as-financed costs of the CIP are allocated to the specially benefiting properties based on the approximate relative benefit each property receives.

3.2 Allocation of Specific Assessments

The discussion below illustrates the process by which the Districts will allocate bond debt incurred to fund the CIP. As shown in Table 7, the Districts anticipate issuing \$404,820,000 in bonds to fund the CIP. The Districts' bond debt will be secured by special assessments allocated to properties in the Districts based on and proportional to the benefits that each property receives from the CIP. As described above, until such time as either: (a) properties are sold along with their entitlements or (b) plats are recorded; the specific land uses in the Districts are not known with certainty. Therefore, at the outset, the debt is allocated on a gross acreage basis across all benefited acres in the Districts totaling approximately 542 acres. As the sale and platting process unfolds, the Districts will more finely articulate the allocation of debt to benefiting properties based on their land uses. At this juncture the Developer has platted 110 lots comprising phase 3a of SweetBay.

As noted above, as long as two basic principles are adhered to, Florida law generally allows the Districts latitude in determining the appropriate methodology to allocate the costs of its CIP to benefiting properties in the Districts. The two principles are: (1) the properties being assessed must receive a special benefit from the CIP and (2) the assessments allocated to each property must be fairly and reasonably apportioned among the benefiting properties.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, dwelling units, acreage, and equivalent residential units (“ERU”). The development plan for lands in the Districts encompasses a variety of single-family unit types, multifamily apartments, a marina, clubhouses, and commercial/retail uses. Given this variety of land uses, the ERU method is best suited to produce an equitable allocation of bond debt proportional to the special benefits provided by the installation of the CIP.

The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. The Florida Supreme Court concluded that the ERU method was a valid methodology in its decision in *Winter Springs v. State*.⁴ In addition, the ERU methodology is widely used in other similar CDDs.

In this application the ERU unit of measurement is a standard, single-family lot, with a 50’ frontage. All other land uses will be measured in terms of the 50’ standard single-family metric. The average apartment unit is about 1,000 square feet and is expected to house an average of 2 people. This is about 50% of the standard 50’ single-family home, so the apartments are assigned 0.50 ERU per unit. There are six categories of single-family homes planned for SweetBay ranging from: (1) small, three-bedroom, two-bath standard homes to (2) large estate homes, with five or more bedrooms and 4 or more bathrooms. ERUs are assigned in proportion to the lot frontage and the expected size of the homes. The development plan also includes townhomes assigned 0.75 ERU and condominiums measured at 1.5 ERU. Commercial/retail/marina uses are counted as 1 ERU per 2,000 square feet.

As noted above, the CIP can be usefully divided into two categories: (1) master infrastructure which benefits all developable property in the Districts and (2) subdivision infrastructure benefitting only particular residential subdivisions installed in 10 phases. In Table 7 the estimated bonds needed to fund the master infrastructure improvements total \$59,630,000. Table 8 shows the allocation of the \$59,630,000 of bond debt needed to fund the master infrastructure to the benefitting properties in the Districts using the ERU method. Phase 1 and 2 of the residential units are in SweetBay, but they are outside of the Districts. Therefore, they have no ERUs assigned. Each of the other land uses are assigned their ERU/unit and allocated their proportionate share of the master infrastructure bonds totaling \$59,630,000. Annual debt service is estimated at the rates used to size the bonds. The administrative charges allow for 4% early payment of property taxes and allowances for the costs of the tax assessor and tax collector.

⁴ City of Winter Springs v. State, 776 So.2d 255 (Fla 2003)

Table 8. Allocation of Bond Debt Funding Master Infrastructure

Land Use	Volume	ERU/Use	ERUs	%ERU	Par Bonds	Annual Assessment	Administrative Charges	Total Annual Assessment ¹
<u>Residential (units)</u>								
Phase 1	252	0.00	0.00	0.0%	\$0	\$0	\$0	\$0
Phase 2	234	0.00	0.00	0.0%	\$0	\$0	\$0	\$0
Multifamily 1	360	0.50	180.00	4.8%	\$2,865,725	\$208,192	\$13,289	\$221,481
Multifamily 2	219	0.50	109.50	2.9%	\$1,743,316	\$126,650	\$8,084	\$134,734
Phase 1D 34'	3	0.70	2.10	0.1%	\$33,433	\$2,429	\$155	\$2,584
Phase 1D 40'	26	0.80	20.80	0.6%	\$331,150	\$24,058	\$1,536	\$25,593
Phase 1D 50'	73	1.00	73.00	1.9%	\$1,162,211	\$84,433	\$5,389	\$89,823
Phase 1D 60'	15	1.20	18.00	0.5%	\$286,573	\$20,819	\$1,329	\$22,148
Phase 1D 70'	13	2.00	26.00	0.7%	\$413,938	\$30,072	\$1,919	\$31,992
Phase 1D Towns	11	0.70	7.70	0.2%	\$122,589	\$8,906	\$568	\$9,474
60'	12	1.20	14.40	0.4%	\$229,258	\$16,655	\$1,063	\$17,718
50'	16	1.00	16.00	0.4%	\$254,731	\$18,506	\$1,181	\$19,687
45'	5	0.90	4.50	0.1%	\$71,643	\$5,205	\$332	\$5,537
50'	4	1.00	4.00	0.1%	\$63,683	\$4,626	\$295	\$4,922
45'	8	0.90	7.20	0.2%	\$114,629	\$8,328	\$532	\$8,859
35'	15	0.70	10.50	0.3%	\$167,167	\$12,145	\$775	\$12,920
25'	24	0.50	12.00	0.3%	\$191,048	\$13,879	\$886	\$14,765
24'	26	0.48	12.48	0.3%	\$198,690	\$14,435	\$921	\$15,356
60'	3	1.20	3.60	0.1%	\$57,315	\$4,164	\$266	\$4,430
50'	11	1.00	11.00	0.3%	\$175,128	\$12,723	\$812	\$13,535
45'	9	0.90	8.10	0.2%	\$128,958	\$9,369	\$598	\$9,967
60'	4	1.20	4.80	0.1%	\$76,419	\$5,552	\$354	\$5,906
50'	15	1.00	15.00	0.4%	\$238,810	\$17,349	\$1,107	\$18,457

45'	26	0.90	23.40	0.6%	\$372,544	\$27,065	\$1,728	\$28,792
35'	26	0.70	18.20	0.5%	\$289,757	\$21,051	\$1,344	\$22,394
25'	17	0.50	8.50	0.2%	\$135,326	\$9,831	\$628	\$10,459
Phase 1D South Townhomes	19	0.70	13.30	0.4%	\$211,745	\$15,383	\$982	\$16,365
Phase 3 South	73	1.00	73.00	1.9%	\$1,162,211	\$84,433	\$5,389	\$89,823
Marina District	352	2.00	704.00	18.8%	\$11,208,169	\$814,261	\$51,974	\$866,235
School & Fire Station/Build to Rent	258	1.00	258.00	6.9%	\$4,107,539	\$298,408	\$19,047	\$317,456
Single Family- East Side Parcels	217	1.00	217.00	5.8%	\$3,454,791	\$250,987	\$16,020	\$267,007
Multifamily 3- East Side Parcels	375	0.50	187.50	5.0%	\$2,985,130	\$216,866	\$13,843	\$230,709
Marina Premium Podium Condos	196	1.50	294.00	7.8%	\$4,680,684	\$340,047	\$21,705	\$361,752
Gold Coast	220	2.00	440.00	11.7%	\$7,005,106	\$508,913	\$32,484	\$541,397
Gold Coast Premium Podium Condos	200	1.50	300.00	8.0%	\$4,776,209	\$346,986	\$22,148	\$369,134
Multifamily 4- East Side Parcels	375	0.50	187.50	5.0%	\$2,985,130	\$216,866	\$13,843	\$230,709
Single Family- East Side Parcels	288	1.00	288.00	7.7%	\$4,585,160	\$333,107	\$21,262	\$354,369
<u>Commercial (square feet)</u>								
Marina District 1	70,988	0.001	35.49	0.9%	\$565,089	\$41,053	\$2,620	\$43,674
Marina District 2	18,492	0.001	9.25	0.2%	\$147,203	\$10,694	\$683	\$11,377
Town Center 1	78,888	0.001	39.44	1.1%	\$627,976	\$45,622	\$2,912	\$48,534
Town Center 2	39,710	0.001	19.86	0.5%	\$316,105	\$22,965	\$1,466	\$24,431
Town Center 3	60,641	0.001	30.32	0.8%	\$482,723	\$35,069	\$2,238	\$37,308
Town Center 4	26,000	0.001	13.00	0.3%	\$206,969	\$15,036	\$960	\$15,996
Marina and Clubhouses	50,000	0.001	25.00	0.7%	\$398,017	\$28,916	\$1,846	\$30,761
=====								
Total	344,719		3,745.44	100.0%	\$59,630,000	\$4,332,055	\$276,514	\$4,608,569

Table 8. Continued

Land Use	Debt/Unit	Annual Assessment/Unit	Administrative Charges	Total Annual Assessment ¹
<u>Residential (units)</u>				
Phase 1	\$0	\$0	\$0	\$0
Phase 2	\$0	\$0	\$0	\$0
Multifamily 1	\$7,960	\$578	\$37	\$615
Multifamily 2	\$7,960	\$578	\$37	\$615
Phase 1D 34'	\$11,144	\$810	\$52	\$861
Phase 1D 40'	\$12,737	\$925	\$59	\$984
Phase 1D 50'	\$15,921	\$1,157	\$74	\$1,230
Phase 1D 60'	\$19,105	\$1,388	\$89	\$1,477
Phase 1D 70'	\$31,841	\$2,313	\$148	\$2,461
Phase 1D Towns	\$11,144	\$810	\$52	\$861
60'	\$19,105	\$1,388	\$89	\$1,477
50'	\$15,921	\$1,157	\$74	\$1,230
45'	\$14,329	\$1,041	\$66	\$1,107
50'	\$15,921	\$1,157	\$74	\$1,230
45'	\$14,329	\$1,041	\$66	\$1,107
35'	\$11,144	\$810	\$52	\$861
25'	\$7,960	\$578	\$37	\$615
24'	\$7,642	\$555	\$35	\$591
60'	\$19,105	\$1,388	\$89	\$1,477
50'	\$15,921	\$1,157	\$74	\$1,230
45'	\$14,329	\$1,041	\$66	\$1,107
60'	\$19,105	\$1,388	\$89	\$1,477
50'	\$15,921	\$1,157	\$74	\$1,230
45'	\$14,329	\$1,041	\$66	\$1,107
35'	\$11,144	\$810	\$52	\$861
25'	\$7,960	\$578	\$37	\$615
Phase 1D South Townhomes	\$11,144	\$810	\$52	\$861
Phase 3 South	\$15,921	\$1,157	\$74	\$1,230
Marina District	\$31,841	\$2,313	\$148	\$2,461
School & Fire Station/Build to Rent	\$15,921	\$1,157	\$74	\$1,230
Single Family- East Side Parcels	\$15,921	\$1,157	\$74	\$1,230
Multifamily 3- East Side Parcels	\$7,960	\$578	\$37	\$615
Marina Premium Podium Condos	\$23,881	\$1,735	\$111	\$1,846
Gold Coast	\$31,841	\$2,313	\$148	\$2,461
Gold Coast Premium Podium Condos	\$23,881	\$1,735	\$111	\$1,846
Multifamily 4- East Side Parcels	\$7,960	\$578	\$37	\$615
Single Family- East Side Parcels	\$15,921	\$1,157	\$74	\$1,230

Commercial (square feet)

Marina District 1	\$8	\$0.58	\$0.04	\$0.62
Marina District 2	\$8	\$0.58	\$0.04	\$0.62
Town Center 1	\$8	\$0.58	\$0.04	\$0.62
Town Center 2	\$8	\$0.58	\$0.04	\$0.62
Town Center 3	\$8	\$0.58	\$0.04	\$0.62
Town Center 4	\$8	\$0.58	\$0.04	\$0.62
Marina and Clubhouses	\$8	\$0.58	\$0.04	\$0.62

(1) Total annual assessments represent the assessment placed on the County tax roll each year using the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Total assessments include a 6.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

In addition to the master infrastructure, the subdivision improvements will be installed in phases over ten years. The Developer has initiated the plat for the first plat of 110 units in phase 3a of its development program, which is a subset of phase 1 of the Districts' infrastructure program. Also, in support of the initial plat the Developer has begun installation of the subdivision improvements. As shown in Table 7, the subdivision improvements have an estimated cost of \$16,567,929 with \$21,360,000 of bonds needed for the financing. Table 9 shows the allocation of debt funding the subdivision improvements to the 362 residential lots planned for the initial development phase. The same ERU method used for the master infrastructure was applied to the subdivision infrastructure. As Table 9 shows, only the 362 residential units in this phase (the 110 platted lots of Developer phase 3a plus the 111 lots planned for Developer phase 3b and 141 lots planned for phase 1d, for a total of 362 residential lots) are allocated the costs for phase 1 of the subdivision improvements.

In the future the Districts will allocate debt funding each phase of the subdivision improvements following this same methodology.

Table 9. Allocation of Bond Debt Funding Subdivision Infrastructure

Land Use	Volume	ERU/Use	ERUs	%ERU	Par Bonds	Annual Assessment	Administrative Charges	Total Annual Assessment ¹
Residential (units)								
Phase 1	0	0.00	0.00	0.0%	\$0	\$0	\$0	\$0
Phase 2	0	0.00	0.00	0.0%	\$0	\$0	\$0	\$0
Multifamily 1	0	0.50	0.00	0.0%	\$0	\$0	\$0	\$0
Multifamily 2	0	0.50	0.00	0.0%	\$0	\$0	\$0	\$0
Phase 1D 34'	3	0.70	2.10	0.7%	\$139,617	\$9,606	\$613	\$10,220
Phase 1D 40'	26	0.80	20.80	6.5%	\$1,382,869	\$95,149	\$6,073	\$101,222
Phase 1D 50'	73	1.00	73.00	22.7%	\$4,853,337	\$333,936	\$21,315	\$355,251
Phase 1D 60'	15	1.20	18.00	5.6%	\$1,196,713	\$82,340	\$5,256	\$87,596
Phase 1D 70'	13	2.00	26.00	8.1%	\$1,728,586	\$118,936	\$7,592	\$126,528
Phase 1D Towns	11	0.70	7.70	2.4%	\$511,927	\$35,223	\$2,248	\$37,472
60'	12	1.20	14.40	4.5%	\$957,371	\$65,872	\$4,205	\$70,077
50'	16	1.00	16.00	5.0%	\$1,063,745	\$73,191	\$4,672	\$77,863
45'	5	0.90	4.50	1.4%	\$299,178	\$20,585	\$1,314	\$21,899
50'	4	1.00	4.00	1.2%	\$265,936	\$18,298	\$1,168	\$19,466
45'	8	0.90	7.20	2.2%	\$478,685	\$32,936	\$2,102	\$35,038
35'	15	0.70	10.50	3.3%	\$698,083	\$48,032	\$3,066	\$51,098
25'	24	0.50	12.00	3.7%	\$797,809	\$54,894	\$3,504	\$58,397
24'	26	0.48	12.48	3.9%	\$829,721	\$57,089	\$3,644	\$60,733
60'	3	1.20	3.60	1.1%	\$239,343	\$16,468	\$1,051	\$17,519
50'	11	1.00	11.00	3.4%	\$731,325	\$50,319	\$3,212	\$53,531
45'	9	0.90	8.10	2.5%	\$538,521	\$37,053	\$2,365	\$39,418
60'	4	1.20	4.80	1.5%	\$319,124	\$21,957	\$1,402	\$23,359
50'	15	1.00	15.00	4.7%	\$997,261	\$68,617	\$4,380	\$72,997

45'	26	0.90	23.40	7.3%	\$1,555,727	\$107,042	\$6,832	\$113,875
35'	26	0.70	18.20	5.7%	\$1,210,010	\$83,255	\$5,314	\$88,569
25'	17	0.50	8.50	2.6%	\$565,115	\$38,883	\$2,482	\$41,365
Phase 1D South Townhomes	0	0.70	0.00	0.0%	\$0	\$0	\$0	\$0
Phase 3 South	0	1.00	0.00	0.0%	\$0	\$0	\$0	\$0
Marina District	0	2.00	0.00	0.0%	\$0	\$0	\$0	\$0
School & Fire Station/Build to Rent	0	1.00	0.00	0.0%	\$0	\$0	\$0	\$0
Single Family- East Side Parcels	0	1.00	0.00	0.0%	\$0	\$0	\$0	\$0
Multifamily 3- East Side Parcels	0	0.50	0.00	0.0%	\$0	\$0	\$0	\$0
Marina Premium Podium Condos	0	1.50	0.00	0.0%	\$0	\$0	\$0	\$0
Gold Coast	0	2.00	0.00	0.0%	\$0	\$0	\$0	\$0
Gold Coast Premium Podium Condos	0	1.50	0.00	0.0%	\$0	\$0	\$0	\$0
Multifamily 4- East Side Parcels	0	0.50	0.00	0.0%	\$0	\$0	\$0	\$0
Single Family- East Side Parcels	0	1.00	0.00	0.0%	\$0	\$0	\$0	\$0
Commercial (square feet)								
Marina District 1	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Marina District 2	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Town Center 1	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Town Center 2	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Town Center 3	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Town Center 4	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
Marina and Clubhouses	0	0.001	0.00	0.0%	\$0	\$0	\$0	\$0
			=====	=====	=====	=====	=====	=====
			321.28	100%	\$21,360,000	\$1,469,683	\$93,810	\$1,563,493

Table 9. Continued

Land Use	Debt/Unit	Annual Assessment/Unit	Administrative Charges	Total Annual Assessment
Residential (units)				
Phase 1	\$0	\$0	\$0	\$0
Phase 2	\$0	\$0	\$0	\$0
Multifamily 1	\$0	\$0	\$0	\$0
Multifamily 2	\$0	\$0	\$0	\$0
Phase 1D 34'	\$46,539	\$3,407	\$217	\$3,624
Phase 1D 40'	\$53,187	\$3,893	\$248	\$4,142
Phase 1D 50'	\$66,484	\$4,866	\$311	\$5,177
Phase 1D 60'	\$79,781	\$5,840	\$373	\$6,212
Phase 1D 70'	\$132,968	\$9,733	\$621	\$10,354
Phase 1D Towns	\$46,539	\$3,407	\$217	\$3,624
60'	\$79,781	\$5,840	\$373	\$6,212
50'	\$66,484	\$4,866	\$311	\$5,177
45'	\$59,836	\$4,380	\$280	\$4,659
50'	\$66,484	\$4,866	\$311	\$5,177
45'	\$59,836	\$4,380	\$280	\$4,659
35'	\$46,539	\$3,407	\$217	\$3,624
25'	\$33,242	\$2,433	\$155	\$2,589
24'	\$31,912	\$2,336	\$149	\$2,485
60'	\$79,781	\$5,840	\$373	\$6,212
50'	\$66,484	\$4,866	\$311	\$5,177
45'	\$59,836	\$4,380	\$280	\$4,659
60'	\$79,781	\$5,840	\$373	\$6,212
50'	\$66,484	\$4,866	\$311	\$5,177
45'	\$59,836	\$4,380	\$280	\$4,659
35'	\$46,539	\$3,407	\$217	\$3,624
25'	\$33,242	\$2,433	\$155	\$2,589
Phase 1D South Townhomes	\$0	\$0	\$0	\$0
Phase 3 South	\$0	\$0	\$0	\$0
Marina District	\$0	\$0	\$0	\$0
School & Fire Station/Build to Rent	\$0	\$0	\$0	\$0
Single Family- East Side Parcels	\$0	\$0	\$0	\$0
Multifamily 3- East Side Parcels	\$0	\$0	\$0	\$0
Marina Premium Podium Condos	\$0	\$0	\$0	\$0
Gold Coast	\$0	\$0	\$0	\$0
Gold Coast Premium Podium Condos	\$0	\$0	\$0	\$0
Multifamily 4- East Side Parcels	\$0	\$0	\$0	\$0
Single Family- East Side Parcels	\$0	\$0	\$0	\$0

Commercial (square feet)				
Marina District 1	\$0	\$0	\$0	\$0
Marina District 2	\$0	\$0	\$0	\$0
Town Center 1	\$0	\$0	\$0	\$0
Town Center 2	\$0	\$0	\$0	\$0
Town Center 3	\$0	\$0	\$0	\$0
Town Center 4	\$0	\$0	\$0	\$0
Marina and Clubhouses	\$0	\$0	\$0	\$0

3.3 True-Up Mechanism

Although the Districts do not process plats, they do have important roles to play during the course of development. Whenever a parcel's land use and development density and intensity is determined with sufficient certainty, the Districts must allocate a portion of its debt to the parcel according to the procedures outlined in Section 3.2 above. In addition, the Districts must also prevent any buildup of debt on land that has not yet been developed. Otherwise, the land could be fully subdivided without all of the debt being allocated.

To preclude this, a True-Up test is conducted when development thresholds are reached within the Districts. As long as the development at these thresholds does not cause the debt on the remaining land to increase above Ceiling Level, then no further action is necessary. However, if the debt on the remaining land does increase, a debt reduction payment will be necessary.

The debt Ceiling Level is established at the time each series of bonds is issued. For example, as shown in Table 7, the Districts plan to issue \$80,990,000 of bonds in 2025. Since no property has yet been platted or sold in the Districts, there are 542 acres remaining unplatted and unsold. The Ceiling Level would be set when the Series 2025 Bonds are issued by dividing \$80,990,000 by 542 acres resulting in a Ceiling Level of \$108,025. At the time of each future debt issuance, the Ceiling Level is recalculated by dividing the total amount of debt remaining on the unsold/unplatted property by the number of remaining acres remaining unsold/unplatted.

The True-Up tests are conducted when 25%, 50%, 75%, and 90% of the acreage within the Districts has been developed. Table 10 below illustrates when the true-up test will be applied to determine if debt reduction payments are required.

Table 10. True- Up Thresholds

<u>Category</u>	<u>25%</u>	<u>50%</u>	<u>75%</u>	<u>90%</u>
Platted Developable Acres	136	271	407	488
Unplatted Developable Acres	407	271	136	54

In the event that additional land not currently subject to the assessments required to repay the debt associated with the CIP is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Methodology, will be allocated an appropriate share of the special assessments, with all previously-assessed parcels receiving a relative adjustment in their assessment levels.

4.0 Assessment Roll

Table 11 outlines the maximum bond principal assessment per assessable acre for the lands within the Districts. A description of the land within the District, which will be assessed to secure the repayment of the District's bonds, is found in Exhibit "A". The assessments shall be paid in not more than thirty (30) annual installments.

Table 11. Assessment Roll

Category	Amounts
Parcel ID Numbers	Exhibit "A" - Legal Description
Assessable Acreage	542
Bond Principal Assessment	\$404,820,000
Bond Principal Assessment per Acre	\$746,900
Net Total Bond Annual Assessment	\$28,082,987
Net Annual Assessment per Acre	\$51,814
Bond Gross Annual Assessment (1)	\$30,196,760
Bond Gross Annual Assessment per Acre (1)	\$55,714

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the Districts elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

When the pending plat is processed, the District will update the assessment roll by applying the Methodology to the platted property. Finally, the Districts will only levy and collect debt service for bonds or notes that are issued and at the time their capitalized interest periods expire.

Table 12 displays the assessment roll allocated to each district based on its gross acres.

Table 12. Assessment Roll by District

District	Acreage	Assessment
Residential District 1	36.0	\$26,840,235
Residential District 2	74.7	\$55,741,659
Residential District 3	70.4	\$52,526,325
Residential District 4	58.8	\$43,866,499
Residential District 5	81.7	\$60,963,683
Residential District 6	98.8	\$73,757,830
Residential District 7	28.7	\$21,427,844
Commercial District 1	39.7	\$29,631,536
Commercial District 2	53.7	\$40,064,387
	=====	=====
Total	542.3	\$404,820,000

EXHIBIT "A"
LEGAL DESCRIPTION OF LAND LOCATED WITHIN THE DISTRICT*
*Source: Petition to Establish SweetBay CDD

EXHIBIT 8

RESOLUTION 2025-06
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1 PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the SweetBay Residential Community Development District 1 ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Bay County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 15th DAY OF AUGUST, 2025.

ATTEST:

**SWEETBAY RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT 1**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

SWEETBAY RESIDENTIAL CDDs 1&2
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

PARCEL ID	PHASE	LOT #	SITE #	SITE STREET	ON/OFF ROLL	CDD USE	ERU	O&M	DS	Total CDD
11731-550-002	SWEETBAY PH 3A	645	1425	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-550-004	SWEETBAY PH 3A	646	1417	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-006	SWEETBAY PH 3A	647	1409	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-008	SWEETBAY PH 3A	648	1401	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-010	SWEETBAY PH 3A	649	1349	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-012	SWEETBAY PH 3A	650	1341	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-550-014	SWEETBAY PH 3A	651	1333	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-550-016	SWEETBAY PH 3A	652	1325	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-550-018	SWEETBAY PH 3A	653	1317	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-550-020	SWEETBAY PH 3A	654	1309	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-550-022	SWEETBAY PH 3A	655	1301	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-024	SWEETBAY PH 3A	656	1227	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-026	SWEETBAY PH 3A	657	1219	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-028	SWEETBAY PH 3A	658	1211	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-550-030	SWEETBAY PH 3A	659	1203	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-032	SWEETBAY PH 3A	660	1129	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-550-034	SWEETBAY PH 3A	661	1121	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-550-036	SWEETBAY PH 3A	662	1113	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-550-038	SWEETBAY PH 3A	663	1105	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-550-040	SWEETBAY PH 3A	664	1108	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-042	SWEETBAY PH 3A	665	1116	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-044	SWEETBAY PH 3A	666	1124	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-046	SWEETBAY PH 3A	667	1424	SPOONBILL ST	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-048	SWEETBAY PH 3A	668	1420	SPOONBILL ST	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-050	SWEETBAY PH 3A	669	1416	SPOONBILL ST	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-052	SWEETBAY PH 3A	670	1412	SPOONBILL ST	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-054	SWEETBAY PH 3A	671	1408	SPOONBILL ST	ON ROLL	671	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-056	SWEETBAY PH 3A	672	1404	SPOONBILL ST	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-058	SWEETBAY PH 3A	673	1100	LEMONGRASS AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-060	SWEETBAY PH 3A	673	1106	LEMONGRASS AVE	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-062	SWEETBAY PH 3A	673	1112	LEMONGRASS AVE	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-064	SWEETBAY PH 3A	676	1204	LEMONGRASS AVE	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-066	SWEETBAY PH 3A	677	1210	LEMONGRASS AVE	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-068	SWEETBAY PH 3A	678	1216	LEMONGRASS AVE	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-070	SWEETBAY PH 3A	679	1224	LEMONGRASS AVE	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-072	SWEETBAY PH 3A	680	1230	LEMONGRASS AVE	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-074	SWEETBAY PH 3A	681	1236	LEMONGRASS AVE	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-076	SWEETBAY PH 3A	682	1237	LEMONGRASS AVE	OFF ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-078	SWEETBAY PH 3A	683	1233	LEMONGRASS AVE	OFF ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-080	SWEETBAY PH 3A	684	1229	LEMONGRASS AVE	OFF ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-082	SWEETBAY PH 3A	685	1225	LEMONGRASS AVE	OFF ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-084	SWEETBAY PH 3A	686	1221	LEMONGRASS AVE	OFF ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-086	SWEETBAY PH 3A	687	1217	LEMONGRASS AVE	OFF ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-088	SWEETBAY PH 3A	688	1213	LEMONGRASS AVE	OFF ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-090	SWEETBAY PH 3A	689	1209	LEMONGRASS AVE	OFF ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-092	SWEETBAY PH 3A	690	1205	LEMONGRASS AVE	OFF ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-094	SWEETBAY PH 3A	691	1201	LEMONGRASS AVE	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-096	SWEETBAY PH 3A	692	1203	WILDFLOWER CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-098	SWEETBAY PH 3A	693	1207	WILDFLOWER CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-100	SWEETBAY PH 3A	694	1211	WILDFLOWER CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-102	SWEETBAY PH 3A	695	1215	WILDFLOWER CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-104	SWEETBAY PH 3A	696	1219	WILDFLOWER CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-106	SWEETBAY PH 3A	697	1223	WILDFLOWER CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-108	SWEETBAY PH 3A	698	1227	WILDFLOWER CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-110	SWEETBAY PH 3A	699	1231	WILDFLOWER CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-112	SWEETBAY PH 3A	700	1235	WILDFLOWER CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-114	SWEETBAY PH 3A	701	1239	WILDFLOWER CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-116	SWEETBAY PH 3A	702	1243	WILDFLOWER CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-118	SWEETBAY PH 3A	703	1247	WILDFLOWER CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-120	SWEETBAY PH 3A	704	1251	WILDFLOWER CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-122	SWEETBAY PH 3A	705	1255	WILDFLOWER CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-124	SWEETBAY PH 3A	706	1259	WILDFLOWER CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-126	SWEETBAY PH 3A	707	1263	WILDFLOWER CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-128	SWEETBAY PH 3A	708	1267	WILDFLOWER CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-130	SWEETBAY PH 3A	709	1271	WILDFLOWER CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-132	SWEETBAY PH 3A	710	1300	LEMONGRASS AVE	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-134	SWEETBAY PH 3A	711	1304	LEMONGRASS AVE	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-136	SWEETBAY PH 3A	712	1308	LEMONGRASS AVE	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-138	SWEETBAY PH 3A	713	1312	LEMONGRASS AVE	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-140	SWEETBAY PH 3A	714	1316	LEMONGRASS AVE	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-142	SWEETBAY PH 3A	715	1320	LEMONGRASS AVE	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-144	SWEETBAY PH 3A	716	1324	LEMONGRASS AVE	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-146	SWEETBAY PH 3A	717	1328	LEMONGRASS AVE	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-148	SWEETBAY PH 3A	718	1401	TULIP CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-150	SWEETBAY PH 3A	719	1405	TULIP CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-152	SWEETBAY PH 3A	720	1409	TULIP CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-154	SWEETBAY PH 3A	721	1413	TULIP CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-156	SWEETBAY PH 3A	722	1417	TULIP CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-158	SWEETBAY PH 3A	723	1421	TULIP CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-160	SWEETBAY PH 3A	724	1425	TULIP CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-162	SWEETBAY PH 3A	725	1429	TULIP CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-164	SWEETBAY PH 3A	726	1433	TULIP CT	OFF ROLL	24	0.5	\$ 42.85	\$ 713.76	\$ 756.61
11731-550-166	SWEETBAY PH 3A	727	1437	TULIP CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-168	SWEETBAY PH 3A	728	1441	TULIP CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13

SWEETBAY RESIDENTIAL CDDs 1&2
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

PARCEL ID	PHASE	LOT #	SITE #	SITE STREET	ON/OFF ROLL	CDD USE	ERU	O&M	DS	Total CDD
11731-550-170	SWEETBAY PH 3A	729	1445	TULIP CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-172	SWEETBAY PH 3A	730	1449	TULIP CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-174	SWEETBAY PH 3A	731	1453	TULIP CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-176	SWEETBAY PH 3A	732	1427	LEMONGRASS AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-178	SWEETBAY PH 3A	733	1423	LEMONGRASS AVE	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-180	SWEETBAY PH 3A	734	1419	LEMONGRASS AVE	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-182	SWEETBAY PH 3A	735	1415	LEMONGRASS AVE	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-184	SWEETBAY PH 3A	736	1411	LEMONGRASS AVE	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-186	SWEETBAY PH 3A	737	1407	LEMONGRASS AVE	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-188	SWEETBAY PH 3A	738	1403	LEMONGRASS AVE	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-550-190	SWEETBAY PH 3A	739	1404	LEMONGRASS AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-192	SWEETBAY PH 3A	740	1214	LEMONGRASS AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-194	SWEETBAY PH 3A	741	1418	LEMONGRASS AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-196	SWEETBAY PH 3A	742	1422	LEMONGRASS AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-198	SWEETBAY PH 3A	743	1428	LEMONGRASS AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-200	SWEETBAY PH 3A	744	1506	DRIFT ROSE CT	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-202	SWEETBAY PH 3A	745	1510	DRIFT ROSE CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-204	SWEETBAY PH 3A	746	1514	DRIFT ROSE CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-206	SWEETBAY PH 3A	747	1520	DRIFT ROSE CT	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-208	SWEETBAY PH 3A	748	1528	DRIFT ROSE CT	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-550-210	SWEETBAY PH 3A	749	1534	DRIFT ROSE CT	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-212	SWEETBAY PH 3A	750	1538	DRIFT ROSE CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-214	SWEETBAY PH 3A	751	1626	TEAL ST	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-550-216	SWEETBAY PH 3A	752	1622	TEAL ST	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-218	SWEETBAY PH 3A	753	1618	TEAL ST	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-550-220	SWEETBAY PH 3A	754	1612	TEAL ST	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-005	SWEETBAY PH 3-B	755	1404	BUTTONSAGE AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-010	SWEETBAY PH 3-B	756	1410	BUTTONSAGE AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-015	SWEETBAY PH 3-B	757	1420	BUTTONSAGE AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-020	SWEETBAY PH 3-B	758	1400	BOXWOOD AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-025	SWEETBAY PH 3-B	759	1404	BOXWOOD AVE	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-030	SWEETBAY PH 3-B	760	1408	BOXWOOD AVE	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-035	SWEETBAY PH 3-B	761	1412	BOXWOOD AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-040	SWEETBAY PH 3-B	762	1416	BOXWOOD AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-045	SWEETBAY PH 3-B	763	1502	BOXWOOD AVE	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-050	SWEETBAY PH 3-B	764	1506	BOXWOOD AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-055	SWEETBAY PH 3-B	765	1510	BOXWOOD AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-060	SWEETBAY PH 3-B	766	1514	BOXWOOD AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-065	SWEETBAY PH 3-B	767	1518	BOXWOOD AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-070	SWEETBAY PH 3-B	768	1645	DAFFODIL ST	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-075	SWEETBAY PH 3-B	769	1641	DAFFODIL ST	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-080	SWEETBAY PH 3-B	770	1637	DAFFODIL ST	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-085	SWEETBAY PH 3-B	771	1633	DAFFODIL ST	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-090	SWEETBAY PH 3-B	772	1629	DAFFODIL ST	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-095	SWEETBAY PH 3-B	773	1625	DAFFODIL ST	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-100	SWEETBAY PH 3-B	774	1615	DAFFODIL ST	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-105	SWEETBAY PH 3-B	775	1609	DAFFODIL ST	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-110	SWEETBAY PH 3-B	776	1605	DAFFODIL ST	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-115	SWEETBAY PH 3-B	777	1601	DAFFODIL ST	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-120	SWEETBAY PH 3-B	778	1600	DISCOVERY LOOP	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-125	SWEETBAY PH 3-B	779	1614	DISCOVERY LOOP	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-130	SWEETBAY PH 3-B	780	1626	DISCOVERY LOOP	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-135	SWEETBAY PH 3-B	781	1630	DISCOVERY LOOP	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-140	SWEETBAY PH 3-B	782	1634	DISCOVERY LOOP	OFF ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-145	SWEETBAY PH 3-B	783	1638	DISCOVERY LOOP	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-150	SWEETBAY PH 3-B	784	1540	MANGROVE CT	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-155	SWEETBAY PH 3-B	785	1536	MANGROVE CT	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-160	SWEETBAY PH 3-B	786	1532	MANGROVE CT	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-165	SWEETBAY PH 3-B	787	1528	MANGROVE CT	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-170	SWEETBAY PH 3-B	788	1524	MANGROVE CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-175	SWEETBAY PH 3-B	789	1612	DAFFODIL ST	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-180	SWEETBAY PH 3-B	790	1616	DAFFODIL ST	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-185	SWEETBAY PH 3-B	791	1520	MANGROVE CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-190	SWEETBAY PH 3-B	792	1443	COSMOS CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-195	SWEETBAY PH 3-B	793	1439	COSMOS CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-200	SWEETBAY PH 3-B	794	1435	COSMOS CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-205	SWEETBAY PH 3-B	795	1431	COSMOS CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-210	SWEETBAY PH 3-B	796	1427	COSMOS CT	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-215	SWEETBAY PH 3-B	797	1422	COSMOS CT	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-220	SWEETBAY PH 3-B	798	1418	COSMOS CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-225	SWEETBAY PH 3-B	799	1414	COSMOS CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-230	SWEETBAY PH 3-B	800	1410	COSMOS CT	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-235	SWEETBAY PH 3-B	801	1406	COSMOS CT	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-240	SWEETBAY PH 3-B	802	1402	COSMOS CT	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-245	SWEETBAY PH 3-B	803	1609	TEAL ST	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-250	SWEETBAY PH 3-B	804	1613	TEAL ST	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-255	SWEETBAY PH 3-B	805	1617	TEAL ST	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-260	SWEETBAY PH 3-B	806	1426	COPPERLEAF CT	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-265	SWEETBAY PH 3-B	807	1421	COPPERLEAF CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-270	SWEETBAY PH 3-B	808	1417	COPPERLEAF CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-275	SWEETBAY PH 3-B	809	1413	COPPERLEAF CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-280	SWEETBAY PH 3-B	810	1409	COPPERLEAF CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-285	SWEETBAY PH 3-B	811	1405	COPPERLEAF CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-290	SWEETBAY PH 3-B	812	1401	COPPERLEAF CT	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13

SWEETBAY RESIDENTIAL CDDs 1&2
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

PARCEL ID	PHASE	LOT #	SITE #	SITE STREET	ON/OFF ROLL	CDD USE	ERU	O&M	DS	Total CDD
11731-600-295	SWEETBAY PH 3-B	813	1421	TEAL ST	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-300	SWEETBAY PH 3-B	814	1417	TEAL ST	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-305	SWEETBAY PH 3-B	815	1413	TEAL ST	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-315	SWEETBAY PH 3-B	816	1409	TEAL ST	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-320	SWEETBAY PH 3-B	817	1405	TEAL ST	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-310	SWEETBAY PH 3-B	818	1401	TEAL ST	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-325	SWEETBAY PH 3-B	819	1432	LEMONGRASS AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-330	SWEETBAY PH 3-B	820	1436	LEMONGRASS AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-335	SWEETBAY PH 3-B	821	1440	LEMONGRASS AVE	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-340	SWEETBAY PH 3-B	822	1300	DISCOVERY LOOP	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-345	SWEETBAY PH 3-B	823	1304	DISCOVERY LOOP	ON ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-350	SWEETBAY PH 3-B	824	1308	DISCOVERY LOOP	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-355	SWEETBAY PH 3-B	825	1400	DISCOVERY LOOP	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-360	SWEETBAY PH 3-B	826	1404	DISCOVERY LOOP	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-365	SWEETBAY PH 3-B	827	1408	DISCOVERY LOOP	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-370	SWEETBAY PH 3-B	828	1412	DISCOVERY LOOP	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-375	SWEETBAY PH 3-B	829	1416	DISCOVERY LOOP	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-380	SWEETBAY PH 3-B	830	1420	DISCOVERY LOOP	ON ROLL	25	0.5	\$ 44.63	\$ 743.50	\$ 788.13
11731-600-385	SWEETBAY PH 3-B	831	1520	LEMONGRASS AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-390	SWEETBAY PH 3-B	832	1525	LEMONGRASS AVE	ON ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-395	SWEETBAY PH 3-B	833	1401	DISCOVERY LOOP	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-400	SWEETBAY PH 3-B	834	1405	DISCOVERY LOOP	ON ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-405	SWEETBAY PH 3-B	835	1421	DISCOVERY LOOP	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-410	SWEETBAY PH 3-B	836	1501	DISCOVERY LOOP	ON ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-415	SWEETBAY PH 3-B	837	1505	DISCOVERY LOOP	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-420	SWEETBAY PH 3-B	838	1509	DISCOVERY LOOP	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-425	SWEETBAY PH 3-B	839	1513	DISCOVERY LOOP	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-430	SWEETBAY PH 3-B	840	1517	DISCOVERY LOOP	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-435	SWEETBAY PH 3-B	841	1521	DISCOVERY LOOP	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-440	SWEETBAY PH 3-B	842	1525	DISCOVERY LOOP	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-445	SWEETBAY PH 3-B	843	1529	DISCOVERY LOOP	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-450	SWEETBAY PH 3-B	844	1533	DISCOVERY LOOP	OFF ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-455	SWEETBAY PH 3-B	845	1537	DISCOVERY LOOP	OFF ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-460	SWEETBAY PH 3-B	846	1541	DISCOVERY LOOP	OFF ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-465	SWEETBAY PH 3-B	847	1700	BLACKBERRY ST	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-470	SWEETBAY PH 3-B	848	1712	BLACKBERRY ST	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-475	SWEETBAY PH 3-B	849	1712	BLACKBERRY ST	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-480	SWEETBAY PH 3-B	850	1718	BLACKBERRY ST	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-485	SWEETBAY PH 3-B	851	1637	DISCOVERY LOOP	OFF ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-490	SWEETBAY PH 3-B	852	1633	DISCOVERY LOOP	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-495	SWEETBAY PH 3-B	853	1629	DISCOVERY LOOP	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-500	SWEETBAY PH 3-B	854	1625	DISCOVERY LOOP	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-505	SWEETBAY PH 3-B	855	1621	DISCOVERY LOOP	OFF ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-510	SWEETBAY PH 3-B	856	1613	DISCOVERY LOOP	OFF ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-515	SWEETBAY PH 3-B	857	1605	DISCOVERY LOOP	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-520	SWEETBAY PH 3-B	858	1601	DISCOVERY LOOP	OFF ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-525	SWEETBAY PH 3-B	859	1703	BLACKBERRY ST	OFF ROLL	45	0.9	\$ 80.34	\$ 1,338.30	\$ 1,418.64
11731-600-530	SWEETBAY PH 3-B	860	1707	BLACKBERRY ST	OFF ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-535	SWEETBAY PH 3-B	861	1711	BLACKBERRY ST	OFF ROLL	35	0.7	\$ 62.49	\$ 1,040.90	\$ 1,103.39
11731-600-540	SWEETBAY PH 3-B	862	1715	BLACKBERRY ST	OFF ROLL	50	1.0	\$ 89.27	\$ 1,487.00	\$ 1,576.27
11731-600-545	SWEETBAY PH 3-B	863	1617	CASSIA CT	OFF ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-550	SWEETBAY PH 3-B	864	1623	CASSIA CT	OFF ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11731-600-555	SWEETBAY PH 3-B	865	3211	AIRPORT RD	OFF ROLL	60	1.2	\$ 107.12	\$ 1,784.40	\$ 1,891.52
11728-001-004	SWEETBAY MULTIFAMILY 1				ON ROLL	MULTI 1	180.0	\$ 16,068.27	\$ -	\$ 16,068.27