SweetBay

RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-7 & COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2

Advanced Meeting Package

Regular Meeting

Friday
March 20, 2026
10:00 A.M., C.D.T

Location:
960 Promenade St.,
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 Districts 1-7 & Commercial Community Development Districts 1-2

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

Board of Supervisors
SweetBay Residential Community Development Districts 1-7 & Commercial Community Development Districts 1-2

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the SweetBay Residential Community Development Districts 1-7 & Commercial Community Development Districts 1-2 is scheduled for **Friday, March 20, 2026,** at **10:00 a.m., C.D.T.** at **960 Promenade St., 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 DISTRICTS 1-7 & COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2

Meeting Date:	Friday, March 20, 2026	Call-in Number:	+1 (904) 348-0776
Time:	10:00 AM, C.D.T	Phone Conference ID:	667 133 14#
Location:	960 Promenade St., Panama City, FL 32405	Teams Meeting ID:	247 211 381 086 6
		Teams Link:	Link

Agenda

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

III. Presentation of Proof of Publication(s) — Exhibit 1 Pgs. 5-13

IV. Consent Agenda

A. Consideration for Approval – The Minutes of the Regular Board Meeting Held on February 27, 2026 — Exhibit 2 Pgs. 15-17

V. Business Matters

A. Consideration & Adoption of **Resolution 2026-03,** Designating Officers — Exhibit 3 Pg. 19

VI. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

VII. Supervisors' Requests

VIII. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

IX. Adjournment

EXHIBIT 1

Published in Bay County

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-7 & COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the SweetBay Residential Community Development Districts 1-7 & Commercial Community Development Districts 1-2 (the " **District** ") will be held on Friday, March 20, 2026, at 10:00 a.m. C.D.T. at 960 Promenade St., Panama City, FL 32405. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

SweetBay Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193

Publication date:

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 **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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 *SweetBay CDD Engineer's Report, dated January 2026* ("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 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, stormwater management, roadways and sidewalks, portable water, sanitary sewer and reuse water systems, recreational amenities, parks, signage, hardscape, landscaping, irrigation, and electrical improvements, 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 total estimated cost of the Master Infrastructure Improvements is $40,047,496. The total estimated cost of the Subdivision Infrastructure Improvements is $0. The combined total estimated costs for the Improvements are $40,047,496.

The District intends to impose assessments on benefited lands in the manner set forth in the District's *Amended and Restated Master Assessment Methodology Report SweetBay Community Development District, dated January 29, 2026* ("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 benefitted 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 for all costs aside from roadway costs at the time that such property is platted or subject to a site plan or sold. Roadway costs are proposed to be allocated by trip rates for each land use. For further explanation regarding the ERU and trip rates, please request a copy of the Assessment report from the District Manager's Office.

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 District expects to assess and collect sufficient revenues to retire no more than $8,414,383 in debt, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments, including the Maximum Annual Debt Service ("MADS") is as follows:

LAND USE	Total Par Debt	MADS Debt Service	Volume	Par/Unit	MADS/Unit
Multifamily 2	$4,354,110	$316,321	288	$15,118	$1,098
School & Fire Station/ Build to Rent	$4,060,272	$294,974	185	$21,947	$1,594
	========	========			
Total Residential District 1	$8,414,383	$611,296			

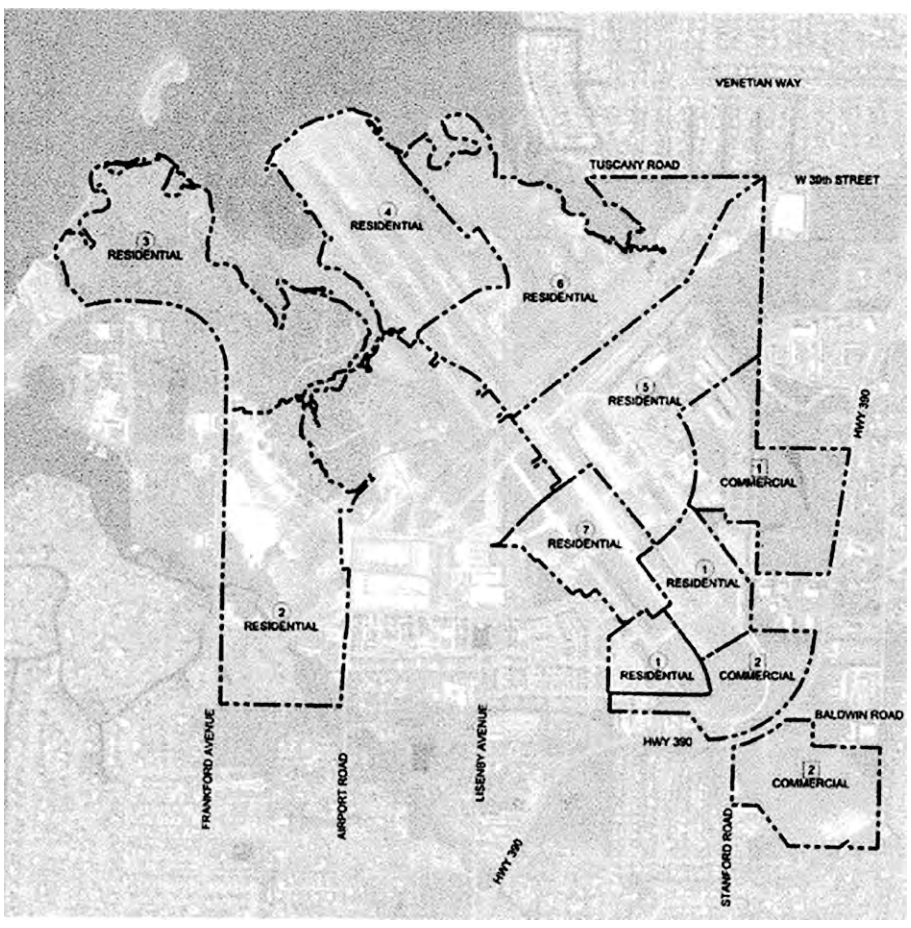
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Bay County tax roll by the Tax Collector. 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 **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1



RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1 DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE BOARD OF CITY COMMISSIONERS OF PANAMA CITY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the SweetBay Residential Community Development District 1 **("District")** is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes **("Act")**, and Board of City Commissioners of Panama City, Florida, Ordinance No. 3155 (the **"Ordinance"**); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 35.95 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries in the manner generally depicted in **Exhibit A** attached hereto and incorporated herein by reference **("Amended Area")**, and upon which property the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors **("Board")**; and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with THE Board of City Commissioners of Panama City, Florida, to seek the amendment of the District's boundaries to include the lands within the Amended Area, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the Chairman, Kutak Rock LLP, District Counsel, and Harrison Rivard & Duncan CHTD to act as agents of the District with regard to any and all matters pertaining to the petition to Panama City, Florida, to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of January 2026.

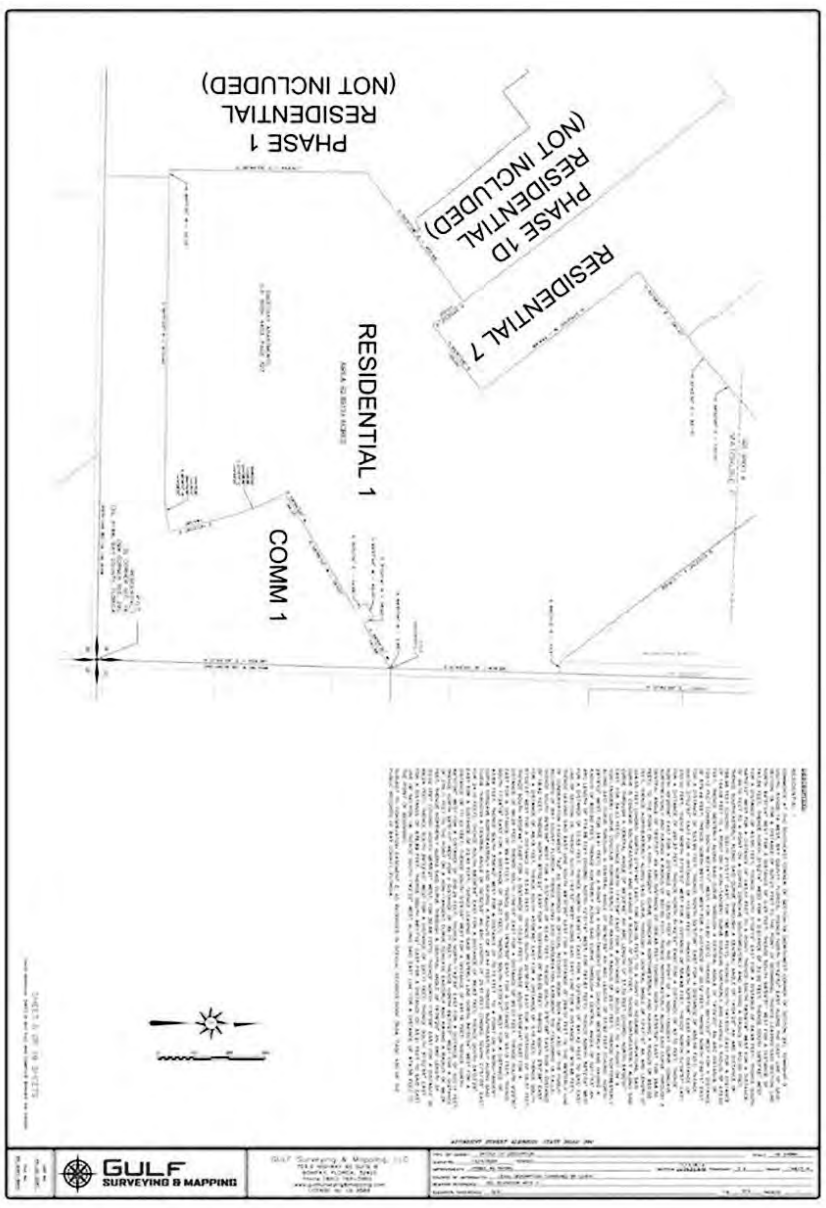
ATTEST:

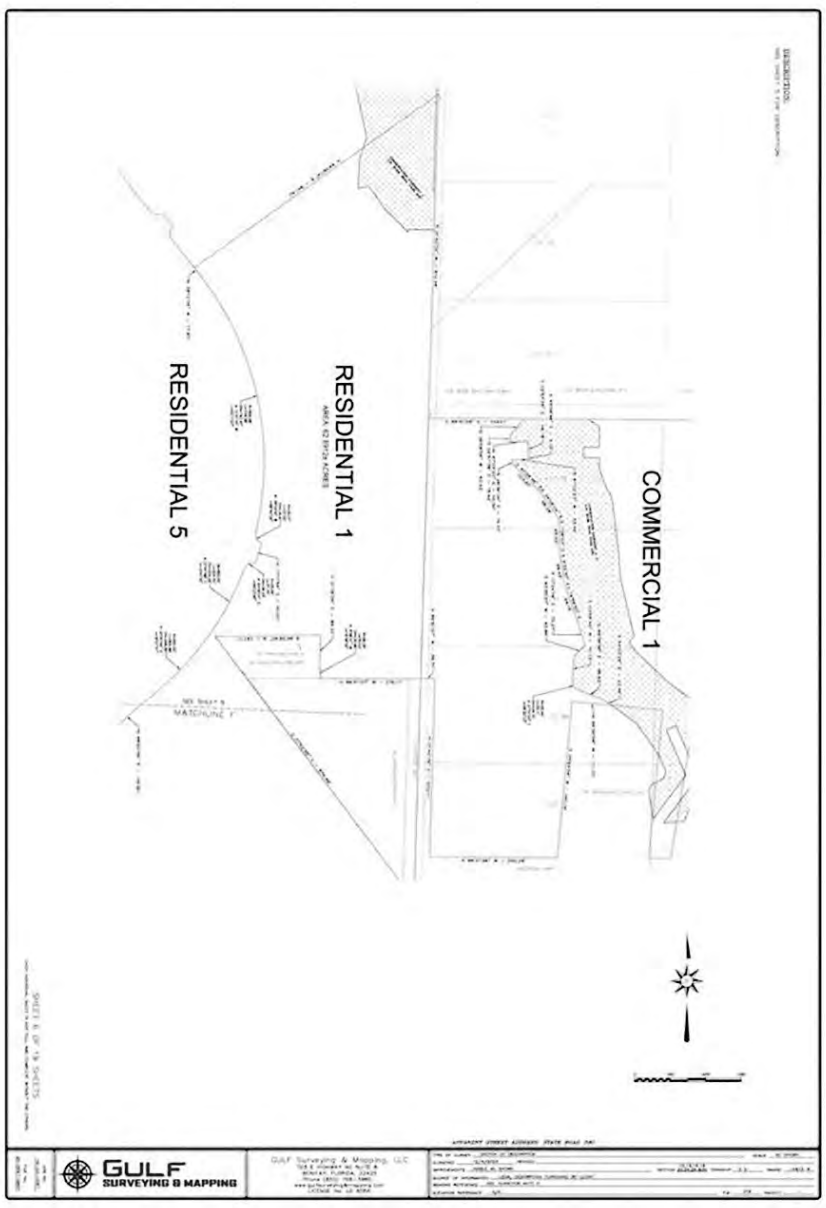
Secretary/Assistant Secretary

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1

Chair/Vice Chair Board of Supervisors

EXHIBIT A





NF-43533733

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, *FLORIDA STATUTES*, BY THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 3

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 3

NOTICE OF REGULAR MEETING OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 3

The Board of Supervisors ("Board") of the SweetBay Residential Community Development District 3 ("District") will hold public hearings on **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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 *SweetBay CDD Engineer's Report, dated January 2026* ("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 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, stormwater management, roadways and sidewalks, portable water, sanitary sewer and reuse water systems, recreational amenities, parks, signage, hardscape, landscaping, irrigation, and electrical improvements, 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 total estimated cost of the Master Infrastructure Improvements is $40,047,496. The total estimated cost of the Subdivision Infrastructure Improvements is $18,244,186. The combined total estimated costs for the Improvements are $58,291,682.

The District intends to impose assessments on benefited lands in the manner set forth in the District's *Amended and Restated Master Assessment Methodology Report SweetBay Community Development District, dated January 29, 2026* ("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 benefitted 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 for all costs aside from roadway costs at the time that such property is platted or subject to a site plan or sold. Roadway costs are proposed to be allocated by trip rates for each land use. For further explanation regarding the ERU and trip rates, please request a copy of the Assessment report from the District Manager's Office.

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 District expects to assess and collect sufficient revenues to retire no more than $5,080,707 of Master Infrastructure Improvements and $23,490,000 of Subdivision Improvements, with a combined total of $28,570,707, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments, including the Maximum Annual Debt Service ("MADS") is as follows:

LAND USE	Total Par Debt	MADS Debt Service	Volume	Par/Unit	MADS/ Unit
Gold Coast	$28,570,707	$2,075,631	200	$142,854	$10,378
	==========	========			
Total Residential District 3	$28,570,707	$2,075,631			

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 **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 3

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 3 DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THEBOARD OF CITY COMMISSIONERS OF PANAMA CITY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the SweetBay Residential Community Development District 3 ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (**"Act"**), and Board of City Commissioners of Panama City, Florida, Ordinance No. 3155 (the "**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 70.36 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries in the manner generally depicted in **Exhibit A** attached hereto and incorporated herein by reference ("**Amended Area**"), and upon which property the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, Florida Statutes, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, Florida Statutes, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 3:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with THE Board of City Commissioners of Panama City, Florida, to seek the amendment of the District's boundaries to include the lands within the Amended Area, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the Chairman, Kutak Rock LLP, District Counsel, and Harrison Rivard & Duncan CHTD to act as agents of the District with regard to any and all matters pertaining to the petition to Panama City, Florida, to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of January 2026.

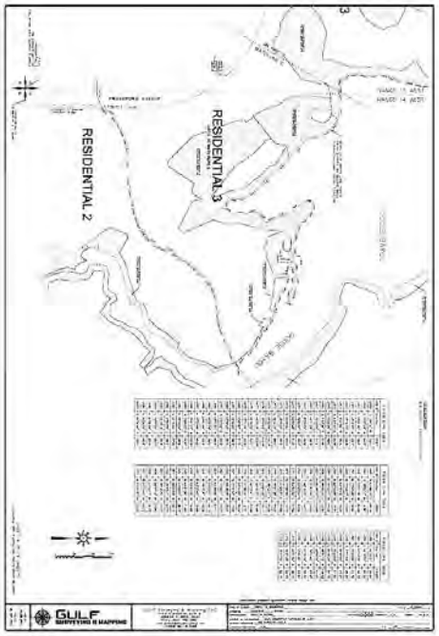
ATTEST

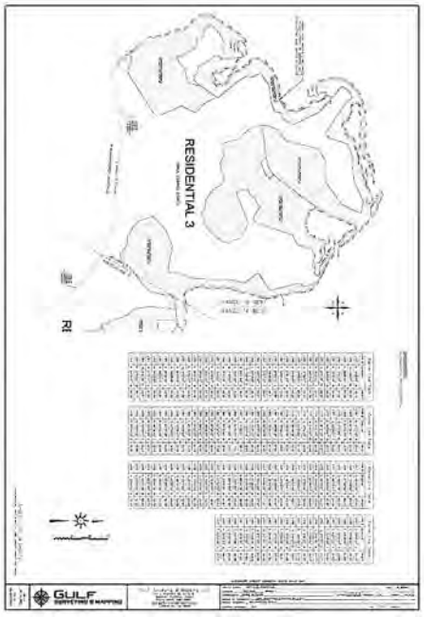
Secretary/Assistant Secretary

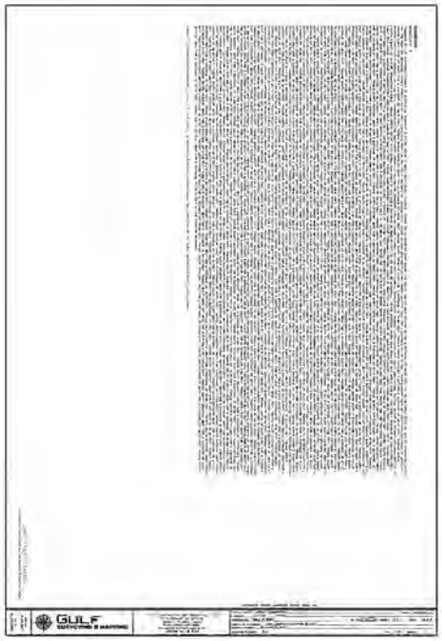
SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 3

Chair/Vice Chair, Board of Supervisors

EXHIBIT A







NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, *FLORIDA STATUTES*, BY THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 5

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 5

NOTICE OF REGULAR MEETING OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 5

The Board of Supervisors ("Board") of the SweetBay Residential Community Development District 5 ("District") will hold public hearings on **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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 *SweetBay CDD Engineer's Report, dated January 2026* ("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 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, stormwater management, roadways and sidewalks, portable water, sanitary sewer and reuse water systems, recreational amenities, parks, signage, hardscape, landscaping, irrigation, and electrical improvements, 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 total estimated cost of the Master Infrastructure Improvements is $40,047,496. The total estimated cost of the Subdivision Infrastructure Improvements is $22,246,810. The combined total estimated costs for the Improvements are $62,294,306.

The District intends to impose assessments on benefited lands in the manner set forth in the District's *Amended and Restated Master Assessment Methodology Report SweetBay Community Development District, dated January 29, 2026* ("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 benefitted 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 for all costs aside from roadway costs at the time that such property is platted or subject to a site plan or sold. Roadway costs are proposed to be allocated by trip rates for each land use. For further explanation regarding the ERU and trip rates, please request a copy of the Assessment report from the District Manager's Office.

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 District expects to assess and collect sufficient revenues to retire no more than $9,417,303 of Master Infrastructure Improvements and $28,570,000 of Subdivision Improvements, with a combined total of $37,987,303, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments, including the Maximum Annual Debt Service ("MADS") is as follows:

Land Use	Total Par Debt	MADS Debt Service	Volume	Par/Unit	MADS/Unit
East Side Parcels District 5	$37,987,303	$2,759,736	426	$88,548	$6,433

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 **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 5

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 5 DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE BOARD OF CITY COMMISSIONERS OF PANAMA CITY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sweet Bay Residential Community Development District 5 ("**District''**) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("**Act**"), and Board of City Commissioners of Panama City, Florida, Ordinance No. 3155 (the "**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 81.66 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries in the manner generally depicted in **Exhibit A** attached hereto and incorporated herein by reference ("**Amended Area**"), and upon which property the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, Florida Statutes, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, Florida Statutes, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 5:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with THE Board of City Commissioners of Panama City, Florida, to seek the amendment of the District's boundaries to include the lands within t he Amended Area, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of t he procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of t he District's boundaries.

SECTION 3. The Board hereby authorizes the Chairman, Kutak Rock LLP, District Counsel, and Harrison Rivard & Duncan CHTD to act as agents of t he District with regard to any and all matters pertaining to the petition to Panama City, Florida, to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of January 2026.

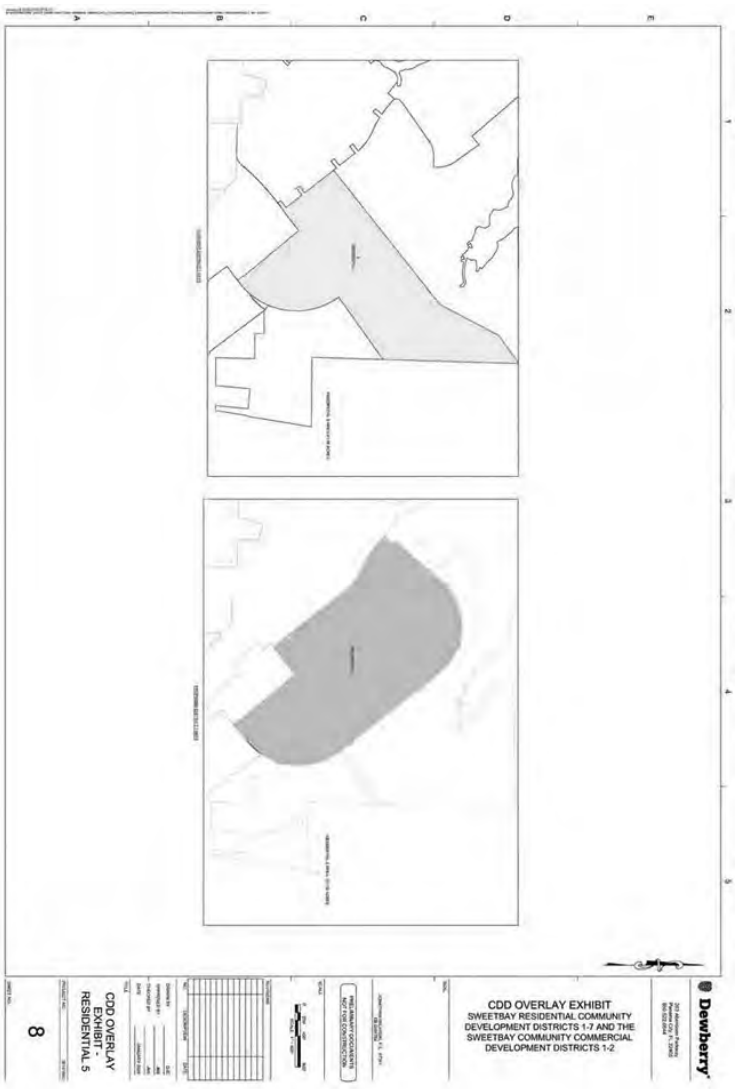
ATTEST:

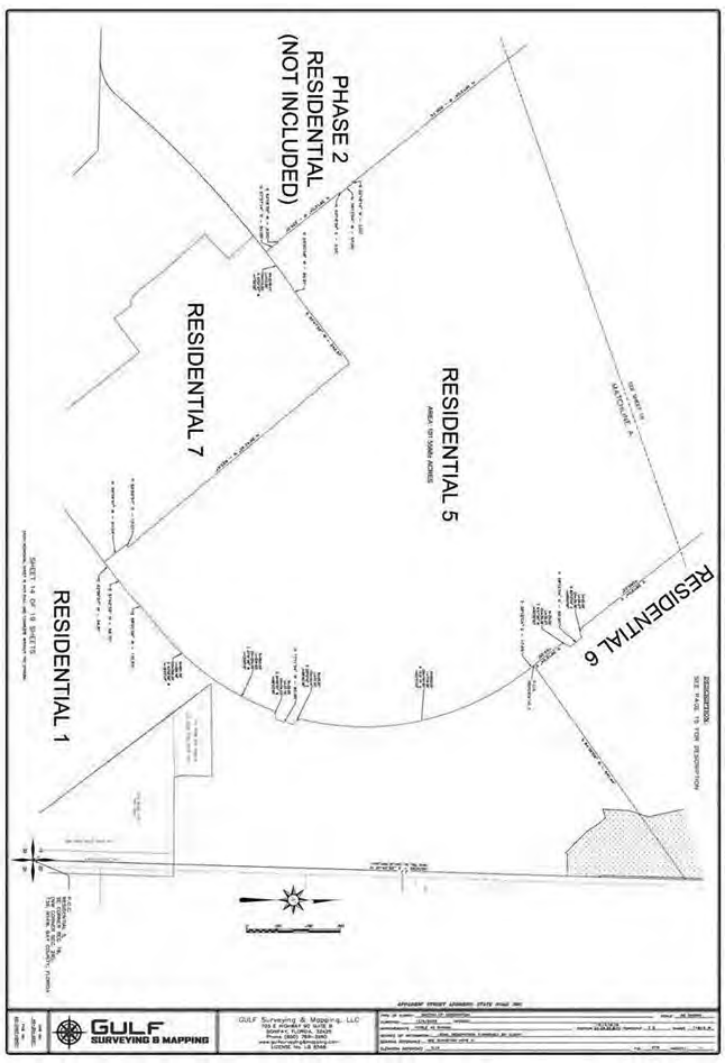
Secretary/Assistant Secretary

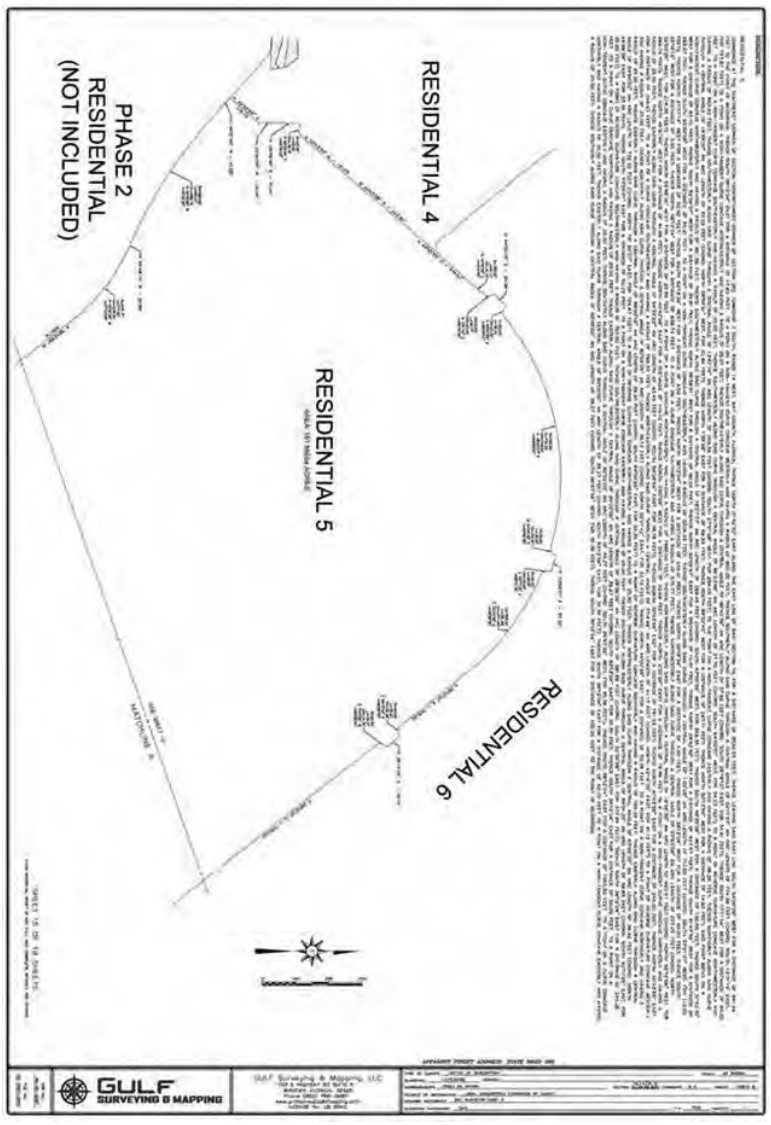
SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1

Chair/Vice Chair, Board of Supervisors

EXHIBIT A







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

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

The Board of Supervisors ("Board") of the SweetBay Commercial Community Development District 1 ("District") will hold public hearings on **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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 *SweetBay CDD Engineer's Report, dated January 2026* ("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 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, stormwater management, roadways and sidewalks, portable water, sanitary sewer and reuse water systems, recreational amenities, parks, signage, hardscape, landscaping, irrigation, and electrical improvements, 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 total estimated cost of the Master Infrastructure Improvements is $40,047,496. The total estimated cost of the Subdivision Infrastructure Improvements is $10,903,416. The combined total estimated costs for the Improvements are $50,950,912.

The District intends to impose assessments on benefited lands in the manner set forth in the District's *Amended and Restated Master Assessment Methodology Report SweetBay Community Development District, dated January 29, 2026* ("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 benefitted 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 for all costs aside from roadway costs at the time that such property is platted or subject to a site plan or sold. Roadway costs are proposed to be allocated by trip rates for each land use. For further explanation regarding the ERU and trip rates, please request a copy of the Assessment report from the District Manager's Office.

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 District expects to assess and collect sufficient revenues to retire no more than $2,537,736 of Master Infrastructure Improvements and $14,170,000 of Subdivision Improvements, with a combined total of $16,707,736, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments, including the Maximum Annual Debt Service ("MADS") is as follows:

Land Use	Total Par Debt	MADS Debt Service	Volume	Par/Unit	MADS/Unit
Town Center South -Phase 1	$9,255,175	$672,378	76,015	$122	$8.85
Town Center South -Phase 2	$5,016,906	$364,473	41,200	$122	$8.85
Town Center South -Phase 3	$2,435,654	$176,948	20,000	$122	$8.85
	==========	========			
Total Commercial District 1	$16,707,736	$1,213,799			

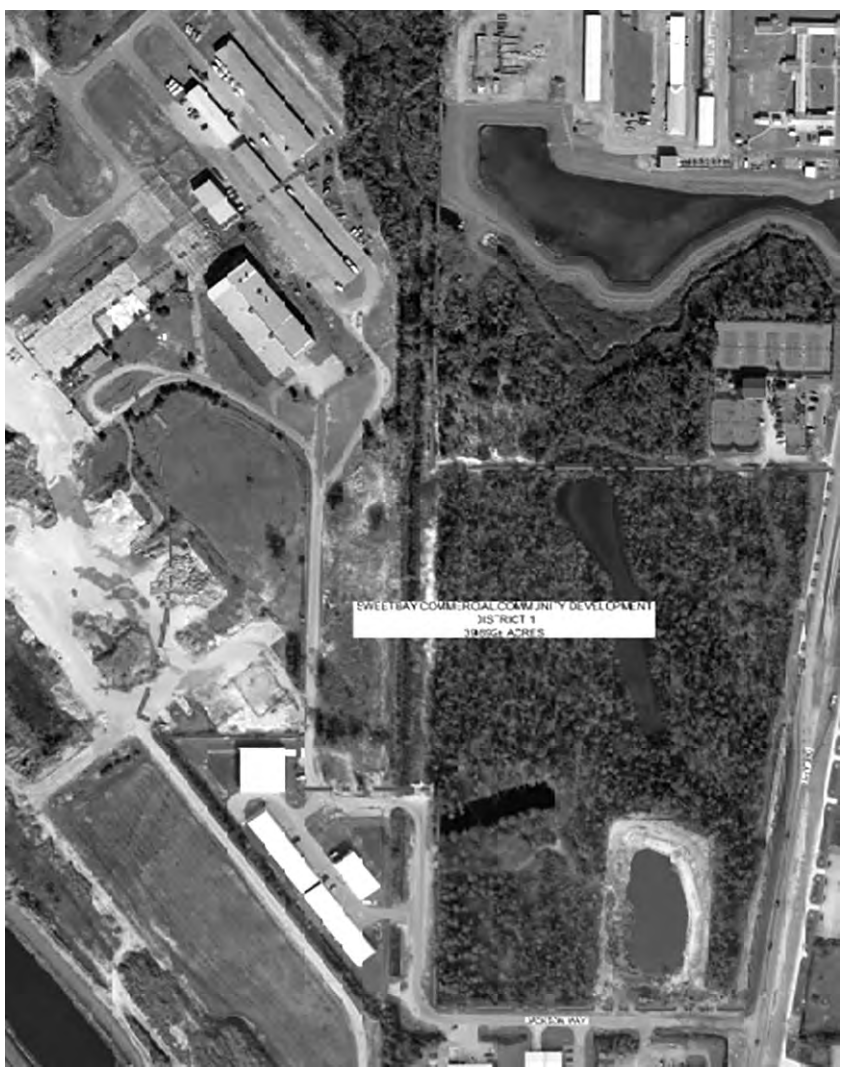
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Bay County tax roll by the Tax Collector. 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 March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 1



RESOLUTION 2026--02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 1 DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE BOARD OF CITY COMMISSIONERS OF PANAMA CITY, FLORIDA, REQUESTING THE PASSAGE OF I\N ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the SweetBay Commercial Community Development District 1 ("'**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("**Act**"), and Board of City Commissioners of Panama City, Florida, Ordinance No. 3155 (the "**Ordinance**); and

WHEREAS, pursuant to the Act, the District Is authorized to construct, acquire, and maintain infrastructure Improvements and services; and

WHEREAS, the District presently consists of 39.69 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend Its boundaries in the manner generally depicted in Exhibit A attached hereto and incorporated herein by reference ("**Amended Area**"), and upon which property the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficient compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require t he expenditure of certain fees, costs, and other expenses by t he District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with THE Board of City Commissioners of Panama City, Florida, to seek the amendment of the District's boundaries to include the lands within the Amended Area, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for t he amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the Chairman, Kutak Rock LLP, District Counsel, and Harrison Rivard & Duncan CHTD to act as agents of the District with regard to any and all matters pertaining to the petition to Panama City, Florida, to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of January 2026.

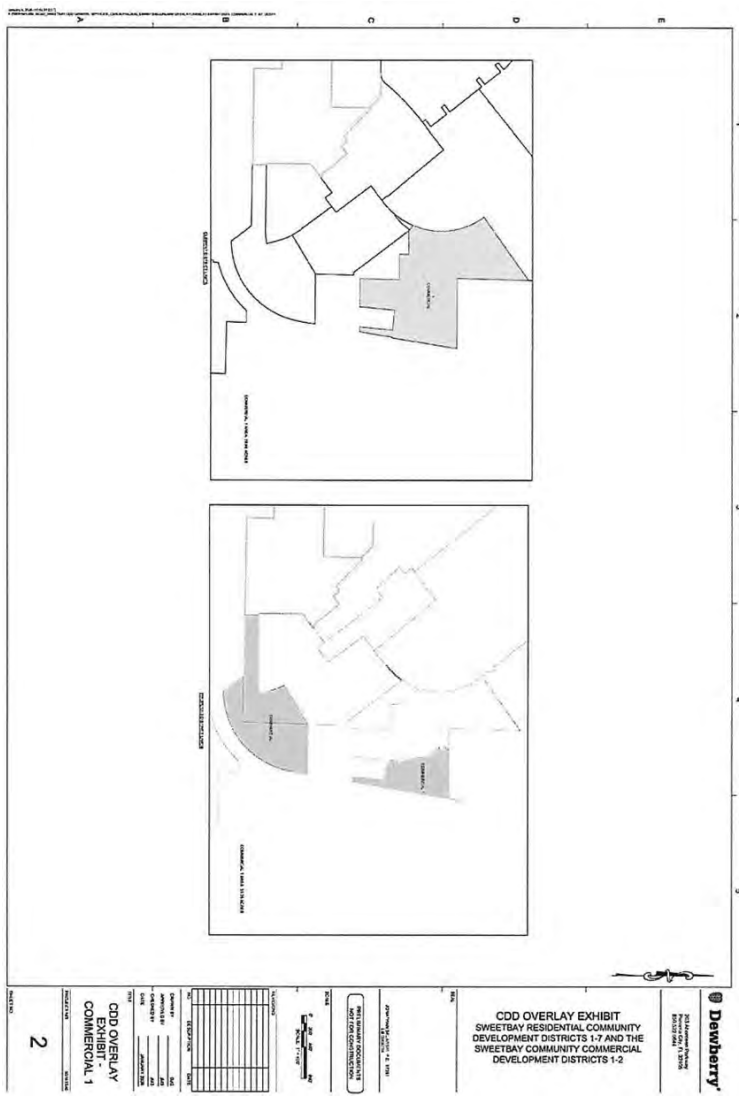
ATTEST:

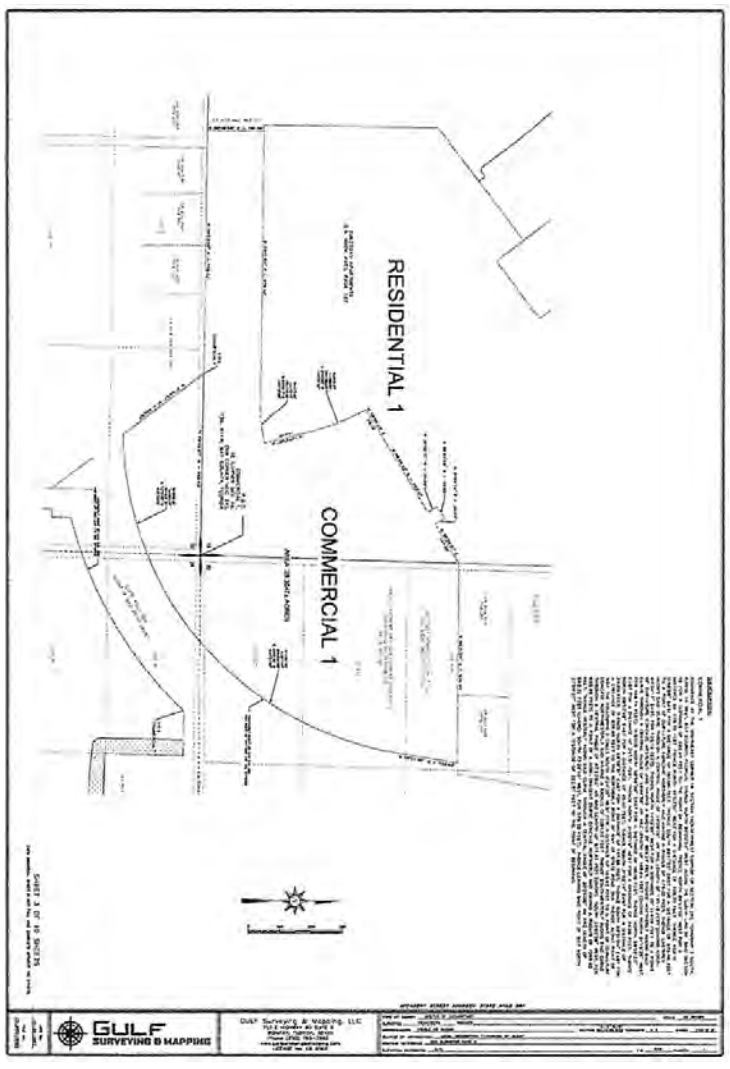
Secretary Assistant Secretary

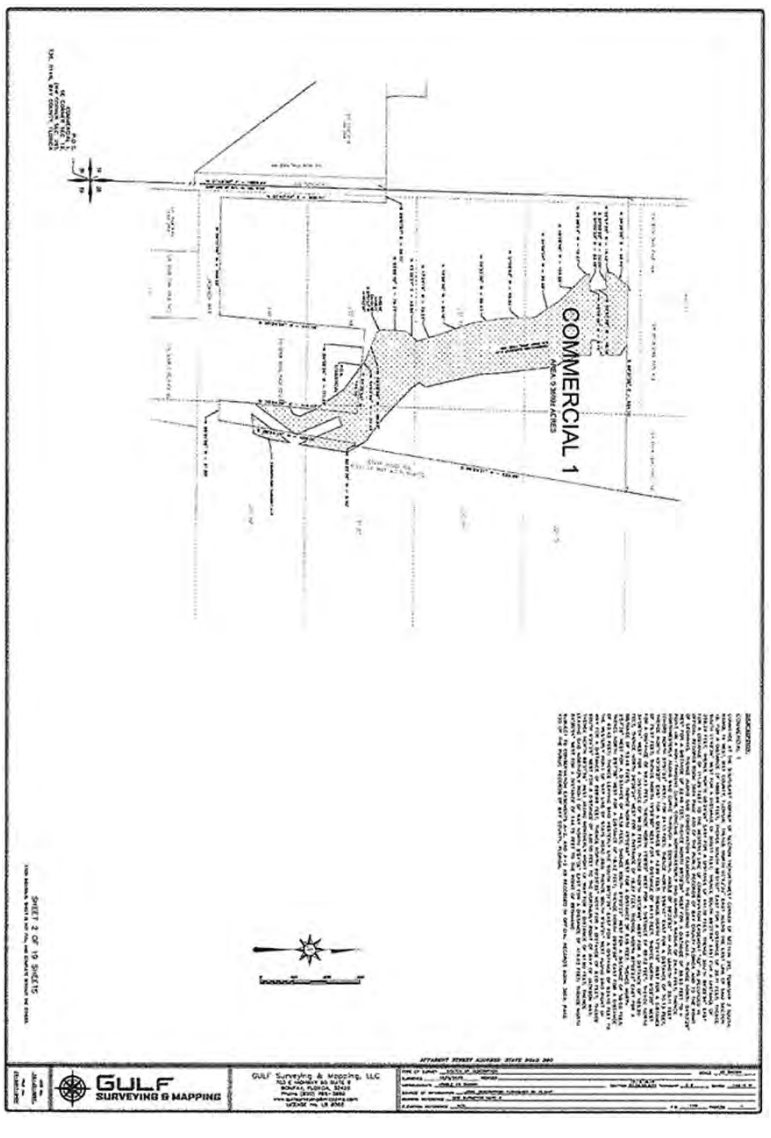
SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1

Chair/Vice Chair Board of Supervisors

EXHIBIT A







NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, *FLORIDA STATUTES*, BY THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2

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 2

NOTICE OF REGULAR MEETING OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2

The Board of Supervisors ("Board") of the SweetBay Residential Community Development District 2 ("District") will hold public hearings on March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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 *SweetBay CDD Engineer's Report, dated January 2026* ("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 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, stormwater management, roadways and sidewalks, portable water, sanitary sewer and reuse water systems, recreational amenities, parks, signage, hardscape, landscaping, irrigation, and electrical improvements, 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 total estimated cost of the Master Infrastructure Improvements is $40,047,496. The total estimated cost of the Subdivision Infrastructure Improvements is $17,695,680. The combined total estimated costs for the Improvements are $57,743,176.

The District intends to impose assessments on benefited lands in the manner set forth in the District's *Amended and Restated Master Assessment Methodology Report SweetBay Community Development District, dated January 29, 2026* ("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 benefitted 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 for all costs aside from roadway costs at the time that such property is platted or subject to a site plan or sold. Roadway costs are proposed to be allocated by trip rates for each land use. For further explanation regarding the ERU and trip rates, please request a copy of the Assessment report from the District Manager's Office.

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 District expects to assess and collect sufficient revenues to retire no more than $3,805,153 of Master Infrastructure Improvements and $22,790,000 of Subdivision Improvements, with a combined total of $26,595,153 in debt, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments, including the Maximum Annual Debt Service ("MADS"), is as follows:

LAND USE	Total Par Debt	MADS Debt Service	Volume	Par/Unit	MADS/Unit
Phase 3A&B 24'	$2,243,459	$162,985	26	$86,287	$6,269
Phase 3A&B 25'	$446,098	$32,409	5	$89,220	$6,482
Phase 3A&B 35'	$1,070,870	$77,798	9	$118,986	$8,644
Phase 3A&B 45'	$2,230,743	$162,061	15	$148,716	$10,804
Phase 3A&B 50'	$3,597,977	$261,389	22	$163,544	$11,881
Phase 3A&B 60'	$2,125,635	$154,425	11	$193,240	$14,039
Phase 3 South	$8,993,350	$653,357	55	$163,515	$11,879
Phase 3 D	$5,887,020	$427,686	36	$163,528	$11,880
	=========	========			
Total Residential District 2	$26,595,153	$1,932,109			

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 March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2 DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE BOARD OF CITY COMMISSIONERS OF PANAMA CITY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the SweetBay Residential Community Development District 2 ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"), and Board of City Commissioners of Panama City, Florida, Ordinance No. 3155 (the "**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 74.67 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries in the manner generally depicted in **Exhibit A** attached hereto and incorporated herein by reference ("**Amended Area**"), and upon which property the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with THE Board of City Commissioners of Panama City, Florida, to seek the amendment of the District's boundaries to include the lands within the Amended Area, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the Chairman, Kutak Rock LLP, District Counsel, and Harrison Rivard & Duncan CHTD to act as agents of the District with regard to any and all matters pertaining to the petition to Panama City, Florida, to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of January 2026.

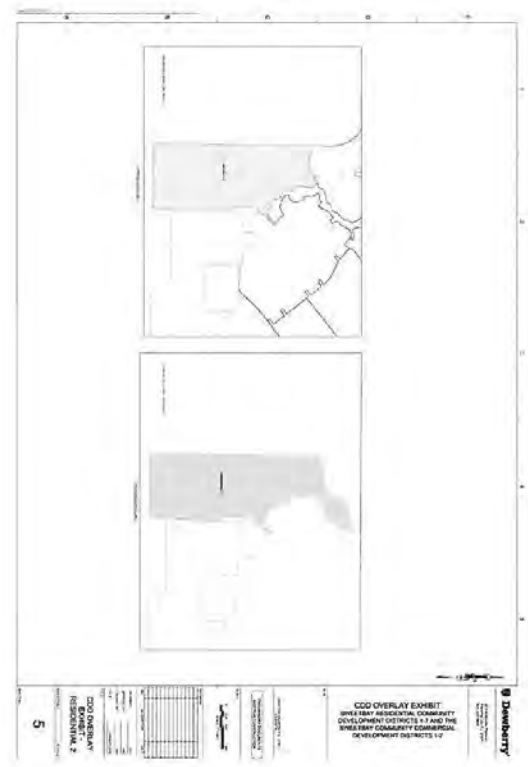
ATTEST:

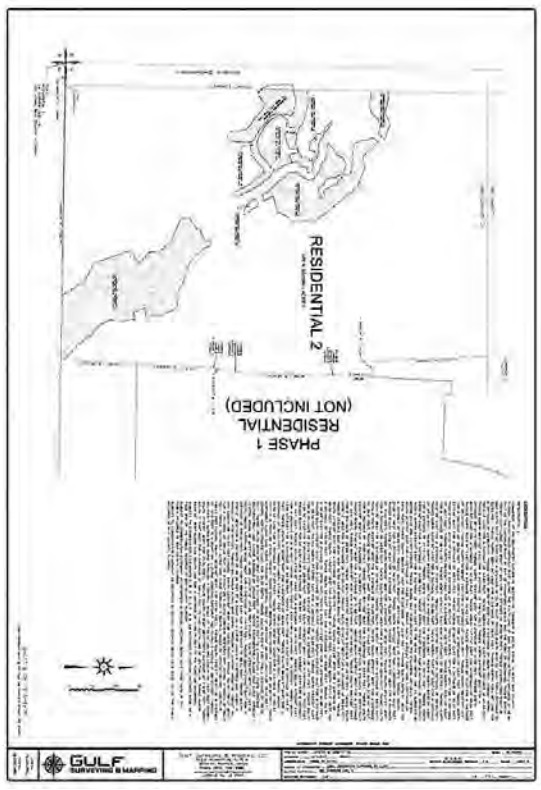
Secretary/Assistant Secretary

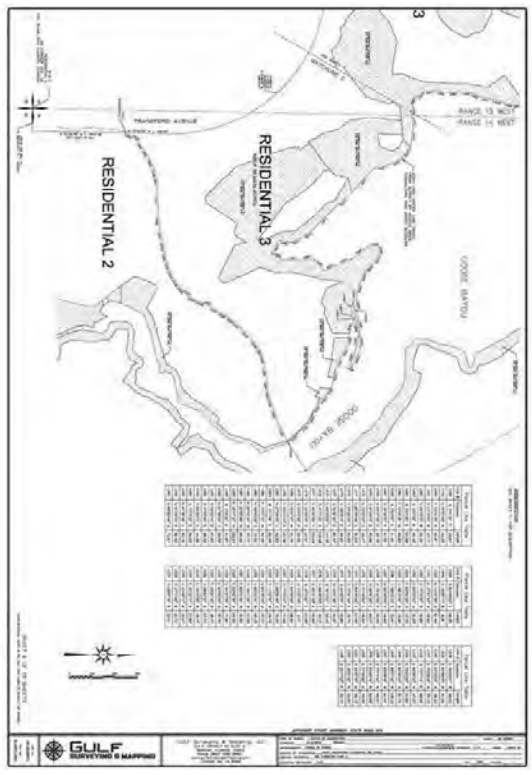
SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 2

Chair/Vice Chair, Board of Supervisors

EXHIBIT A







NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, *FLORIDA STATUTES*, BY THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 4

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 4

NOTICE OF REGULAR MEETING OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 4

The Board of Supervisors ("Board") of the SweetBay Residential Community Development District 4 ("District") will hold public hearings on **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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 *SweetBay CDD Engineer's Report, dated January 2026* ("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 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, stormwater management, roadways and sidewalks, portable water, sanitary sewer and reuse water systems, recreational amenities, parks, signage, hardscape, landscaping, irrigation, and electrical improvements, 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 total estimated cost of the Master Infrastructure Improvements is $40,047,496. The total estimated cost of the Subdivision Infrastructure Improvements is $40,300,000. The combined total estimated costs for the Improvements are $80,347,496.

The District intends to impose assessments on benefited lands in the manner set forth in the District's *Amended and Restated Master Assessment Methodology Report SweetBay Community Development District, dated January 29, 2026* ("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 benefitted 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 for all costs aside from roadway costs at the time that such property is platted or subject to a site plan or sold. Roadway costs are proposed to be allocated by trip rates for each land use. For further explanation regarding the ERU and trip rates, please request a copy of the Assessment report from the District Manager's Office.

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 District expects to assess and collect sufficient revenues to retire no more than $9,726,922 of Master Infrastructure Improvements and $51,820,000 of Subdivision Improvements, with a combined total of $61,546,922, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments, including the Maximum Annual Debt Service ("MADS") is as follows:

LAND USE	Total Par Debt	MADS Debt Service	Volume	Par/Unit	MADS/ Unit
Marina District	$56,359,344	$4,094,445	300	$187,864	$13,648
Marina Retail	$2,371,750	$172,305	40,730	$58	$4
Boat Dry Storage	$2,815,828	$204,567	62,850	$45	$3
	=========	=======			
Total Residential District 4	$61,546,922	$4,471,317			

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 **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 4

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 1 DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE BOARD OF CITY COMMISSIONERS OF PANAMA CITY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the SweetBay Residential Community Development District 1 **("District")** is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes **("Act")**, and Board of City Commissioners of Panama City, Florida, Ordinance No. 3155 (the **"Ordinance"**); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 35.95 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries in the manner generally depicted in **Exhibit A** attached hereto and incorporated herein by reference **("Amended Area")**, and upon which property the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors **("Board")**; and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 4:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with THE Board of City Commissioners of Panama City, Florida, to seek the amendment of the District's boundaries to include the lands within the Amended Area, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the Chairman, Kutak Rock LLP, District Counsel, and Harrison Rivard & Duncan CHTD to act as agents of the District with regard to any and all matters pertaining to the petition to Panama City, Florida, to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of January 2026.

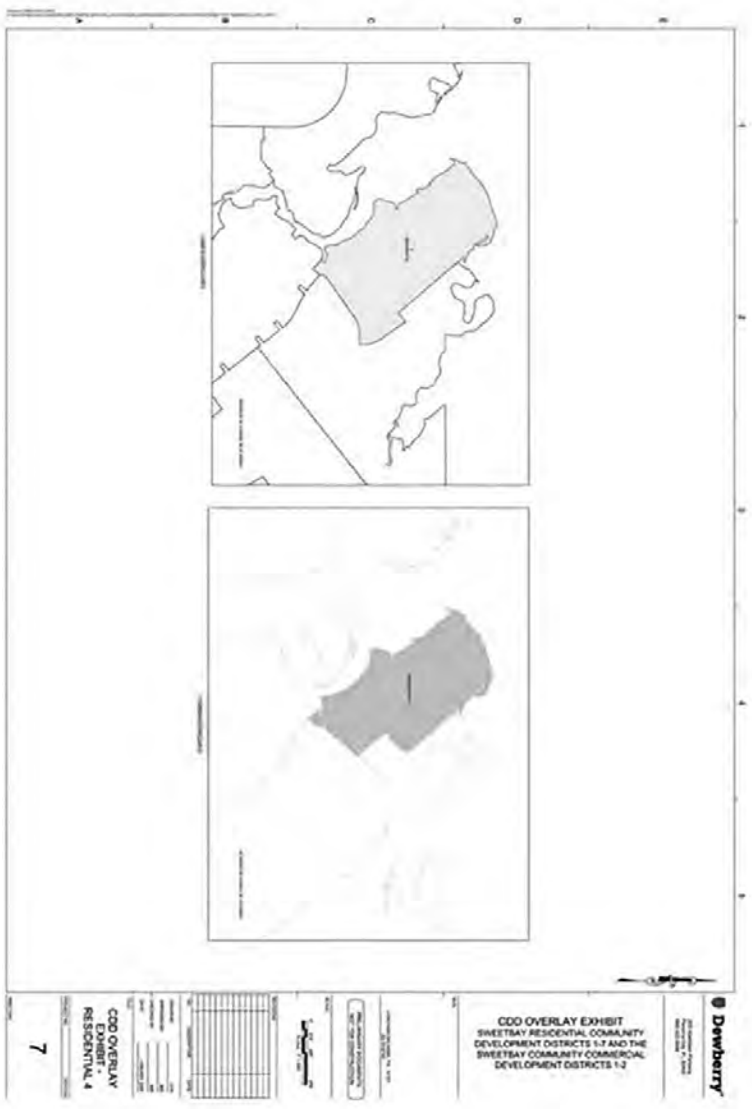
ATTEST:

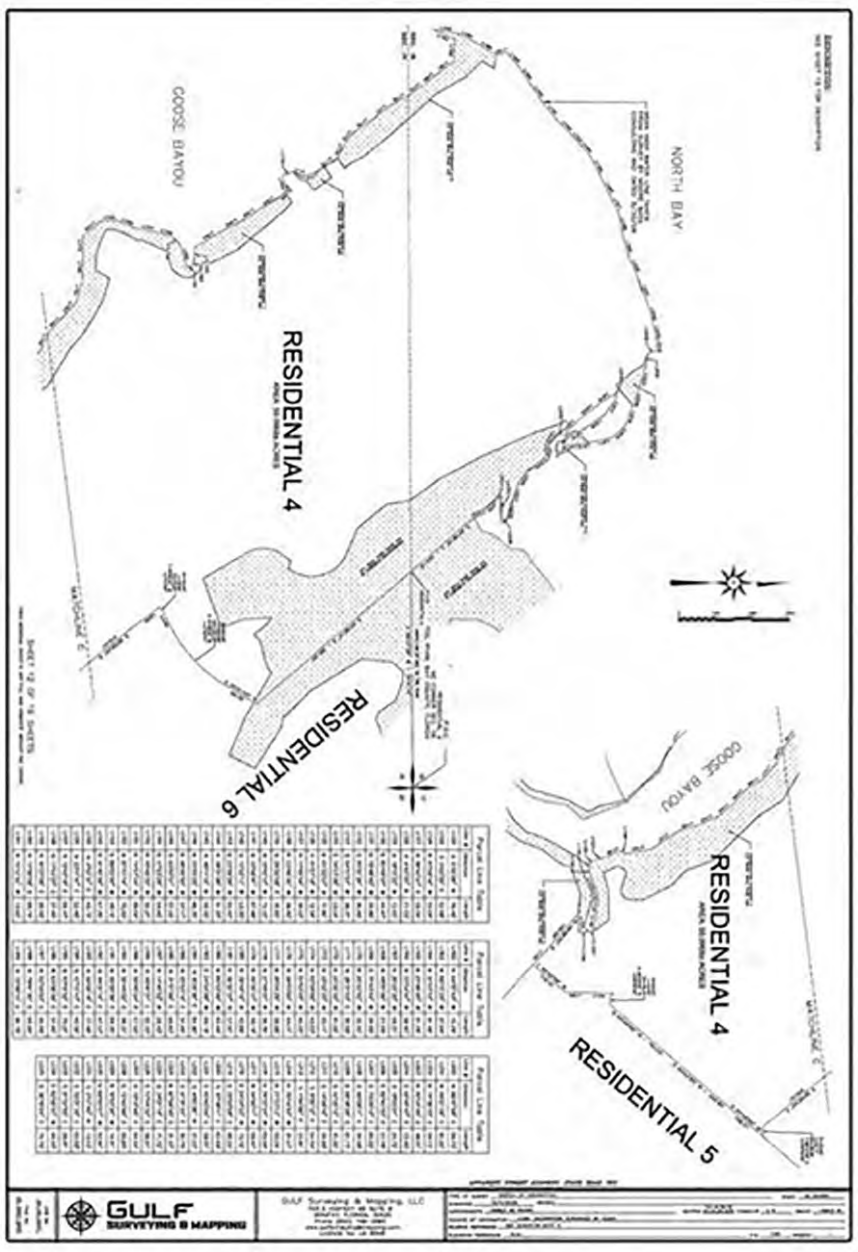
Secretary Assistant Secretary

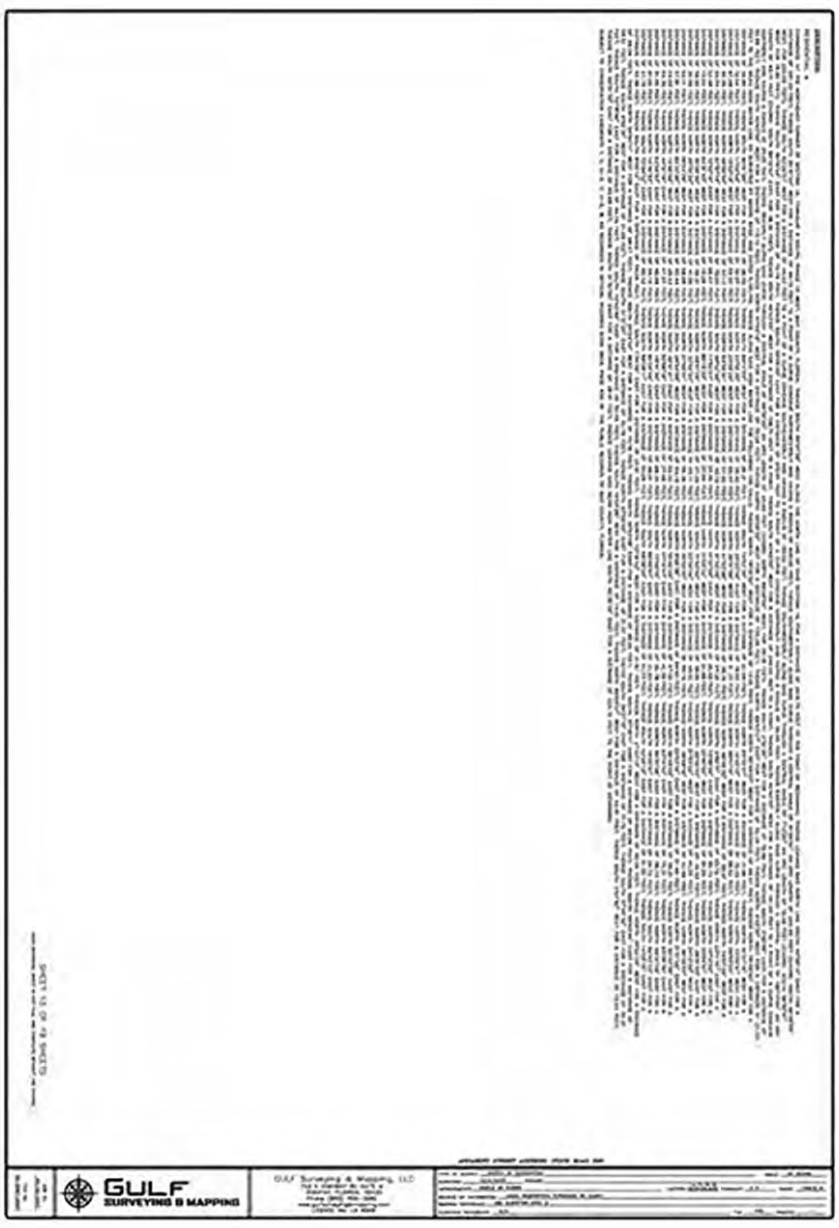
SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1

Chair/Vice Chair Board of Supervisors

EXHIBIT A







NF-43534272

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, *FLORIDA STATUTES*, BY THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 6

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 6

NOTICE OF REGULAR MEETING OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 6

The Board of Supervisors ("Board") of the SweetBay Residential Community Development District 6 ("District") will hold public hearings on **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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 *SweetBay CDD Engineer's Report, dated January 2026* ("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 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, stormwater management, roadways and sidewalks, portable water, sanitary sewer and reuse water systems, recreational amenities, parks, signage, hardscape, landscaping, irrigation, and electrical improvements, 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 total estimated cost of the Master Infrastructure Improvements is $40,047,496. The total estimated cost of the Subdivision Infrastructure Improvements is $14,799,844. The combined total estimated costs for the Improvements are $54,847,340.

The District intends to impose assessments on benefited lands in the manner set forth in the District's *Amended and Restated Master Assessment Methodology Report SweetBay Community Development District, dated January 29, 2026* ("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 benefitted 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 for all costs aside from roadway costs at the time that such property is platted or subject to a site plan or sold. Roadway costs are proposed to be allocated by trip rates for each land use. For further explanation regarding the ERU and trip rates, please request a copy of the Assessment report from the District Manager's Office.

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 District expects to assess and collect sufficient revenues to retire no more than $4,994,830 of Master Infrastructure Improvements and $19,110,000 of Subdivision Improvements, with a combined total of $24,104,830, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments, including the Maximum Annual Debt Service ("MADS") is as follows:

LAND USE	Total Par Debt	MADS Debt Service	Volume	Par/Unit	MADS/Unit
East Side Parcels District 6	$24,104,830	$1,751,190	270	$89,277	$6,486

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 **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 6

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 6 DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE BOARD OF CITY COMMISSIONERS OF PANAMA CITY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the SweetBay Residential Community Development District 6 ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"), and Board of City Commissioners of Panama City, Florida, Ordinance No. 3155 (the "**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 98.79 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries in the manner generally depicted in **Exhibit A** attached hereto and incorporated herein by reference ("**Amended Area**"), and upon which property the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive land plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 6:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with THE Board of City Commissioners of Panama City, Florida, to seek the amendment of the District's boundaries to include the lands within the Amended Area, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the Chairman, Kutak Rock LLP, District Counsel, and Harrison Rivard & Duncan CHTD to act as agents of the District with regard to any and all matters pertaining to the petition to Panama City, Florida, to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of January 2026.

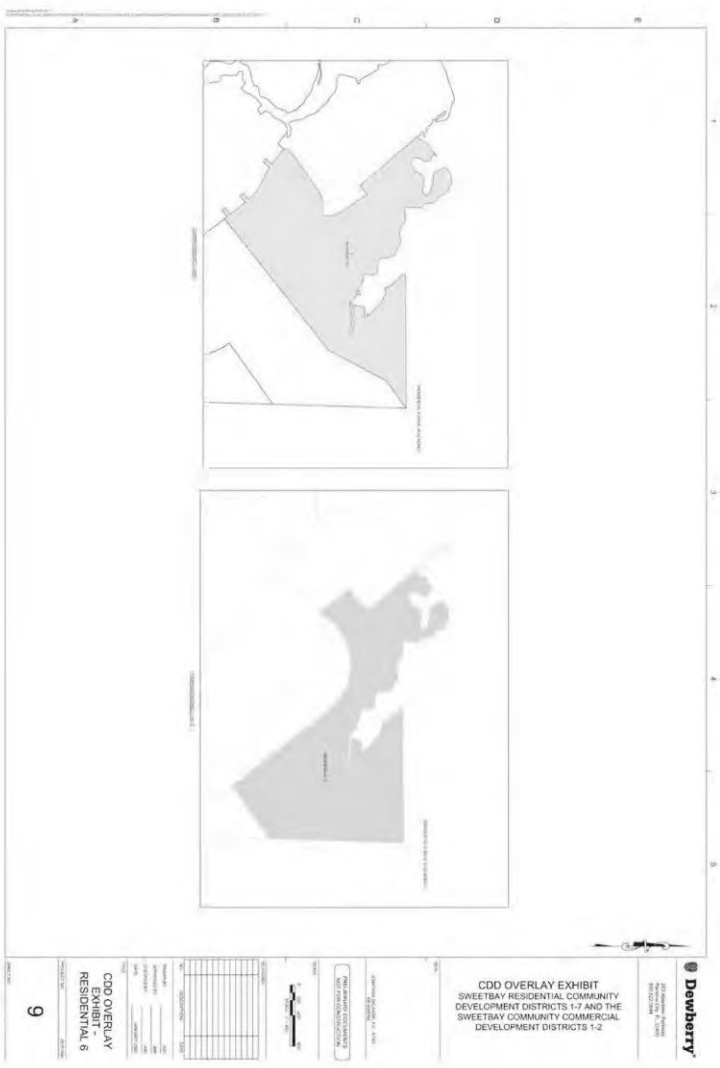
ATTEST:

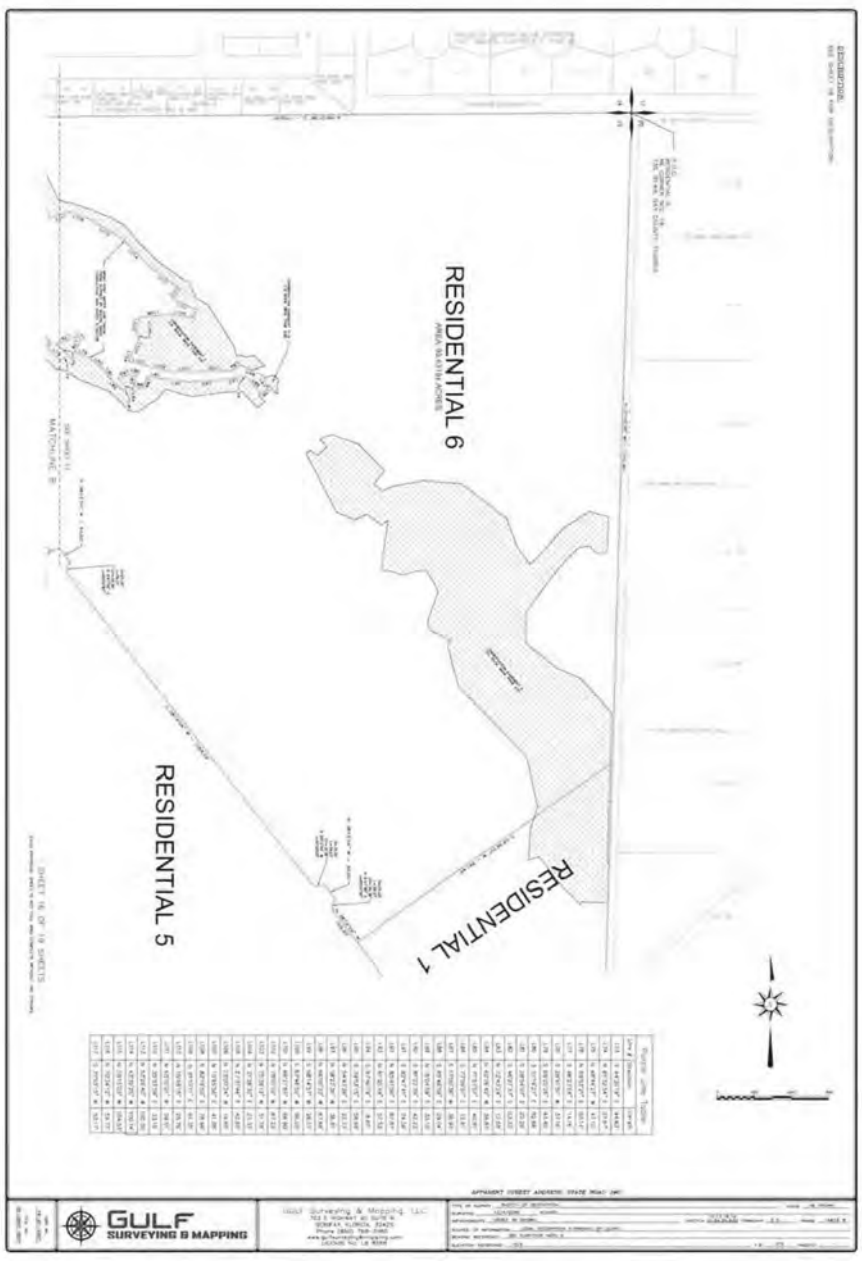
Secretary/Assistant Secretary

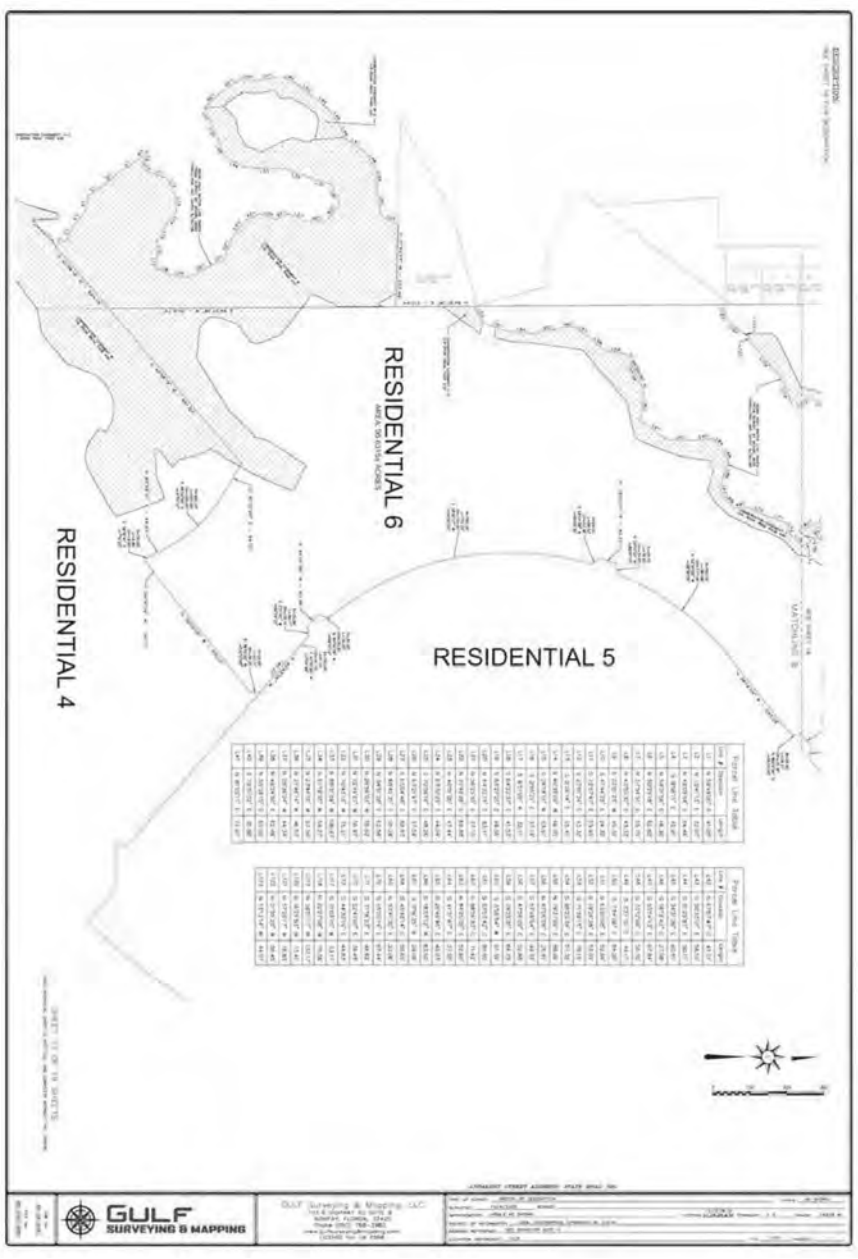
SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT 6

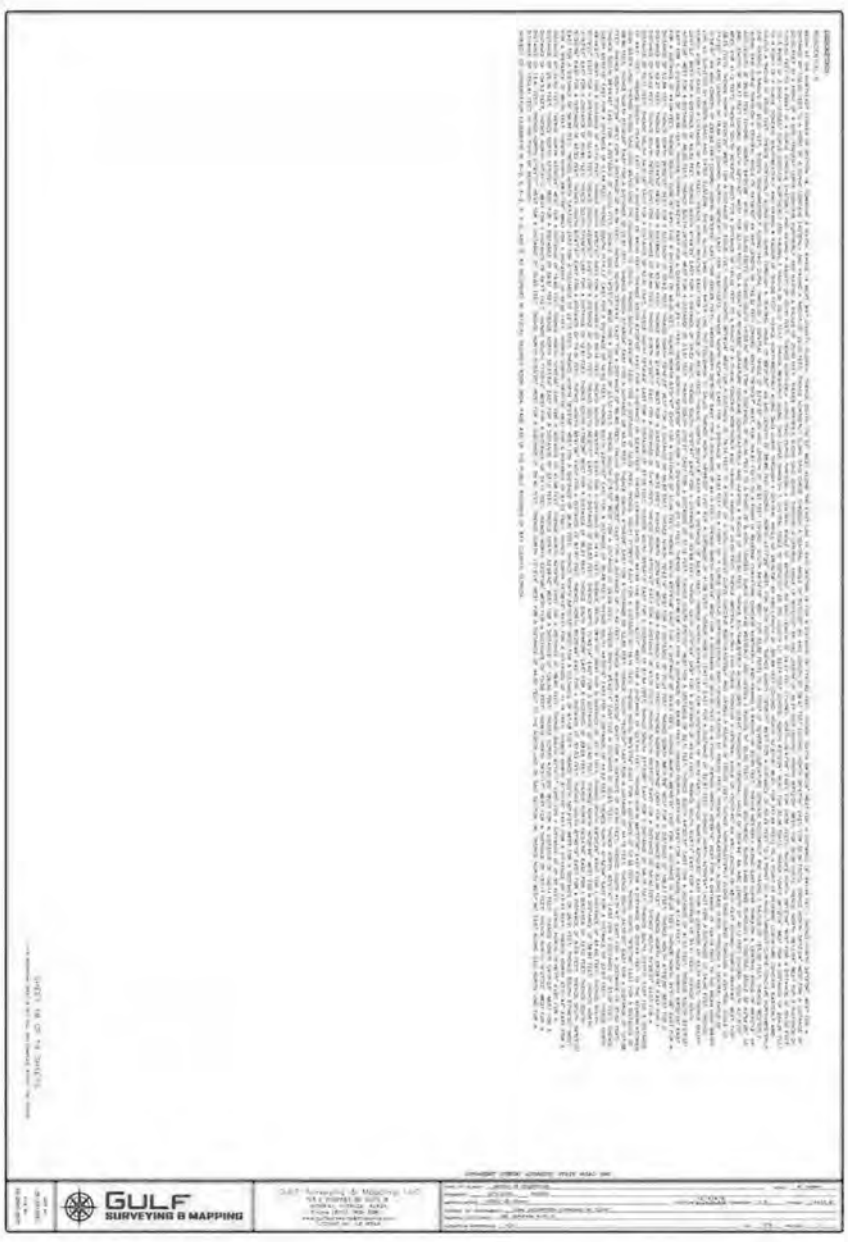
Chair/Vice Chair, Board of Supervisors

EXHIBIT A









NF-43534322

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, *FLORIDA STATUTES*, BY THE SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), *FLORIDA STATUTES*, BY THE

SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2

NOTICE OF REGULAR MEETING OF THE SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2

The Board of Supervisors ("Board") of the SweetBay Commercial Community Development District 2 ("District") will hold public hearings on **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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 SweetBay CDD Engineer's Report, dated January 2026 ("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 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, stormwater management, roadways and sidewalks, portable water, sanitary sewer and reuse water systems, recreational amenities, parks, signage, hardscape, landscaping, irrigation, and electrical improvements, 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 total estimated cost of the Master Infrastructure Improvements is $40,047,496. The total estimated cost of the Subdivision Infrastructure Improvements is $0. The combined total estimated costs for the Improvements are $40,047,496.

The District intends to impose assessments on benefited lands in the manner set forth in the District's *Amended and Restated Master Assessment Methodology Report SweetBay Community Development District, dated January 29, 2026* ("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 benefitted 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 for all costs aside from roadway costs at the time that such property is platted or subject to a site plan or sold. Roadway costs are proposed to be allocated by trip rates for each land use. For further explanation regarding the ERU and trip rates, please request a copy of the Assessment report from the District Manager's Office.

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 District expects to assess and collect sufficient revenues to retire no more than $2,889,985 of Master Infrastructure Improvements and $0 of Subdivision Improvements, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments, including the Maximum Annual Debt Service ("MADS") is as follows:

LAND USE	Total Par Debt	MADS Debt Service	Volume	Par/Unit	MADS/ Unit
Nursing/ Assisted Living	$398,417	$28,945	60,000	$7	$0.48
Medical /Office	$2,491,568	$181,010	140,000	$18	$1.29
	==========	========			
Total Commercial District 2	$2,889,985	$209,954			

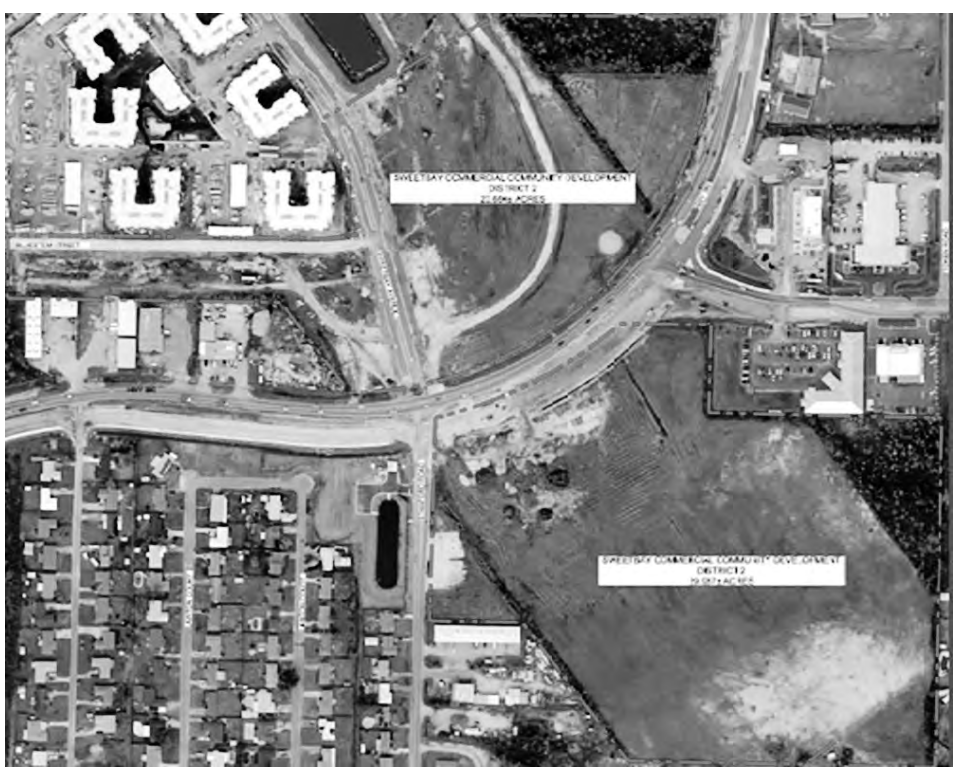
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Bay County tax roll by the Tax Collector. 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 **March 20, 2026 at 10:00 A.M., at 960 Promenade St., 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.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2



RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2 DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE BOARD OF CITY COMMISSIONERS OF PANAMA CITY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the SweetBay Commercial Community Development District 2 ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Act"), and Board of City Commissioners of Panama City, Florida, Ordinance No. 3155 (the "Ordinance"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 53.67 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries in the manner generally depicted in Exhibit A attached hereto and incorporated herein by reference ("Amended Area"), and upon which property the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, Florida Statutes, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, Florida Statutes, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with THE Board of City Commissioners of Panama City, Florida, to seek the amendment of the District's boundaries to include the lands within the Amended Area, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the Chairman, Kutak Rock LLP, District Counsel, and Harrison Rivard & Duncan CHTD to act as agents of the District with regard to any and all matters pertaining to the petition to Panama City, Florida, to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of January 2026.

ATTEST:

Secretary/Assistant Secretary

SWEETBAY COMMERCIAL COMMUNITY DEVELOPMENT DISTRICT 2

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

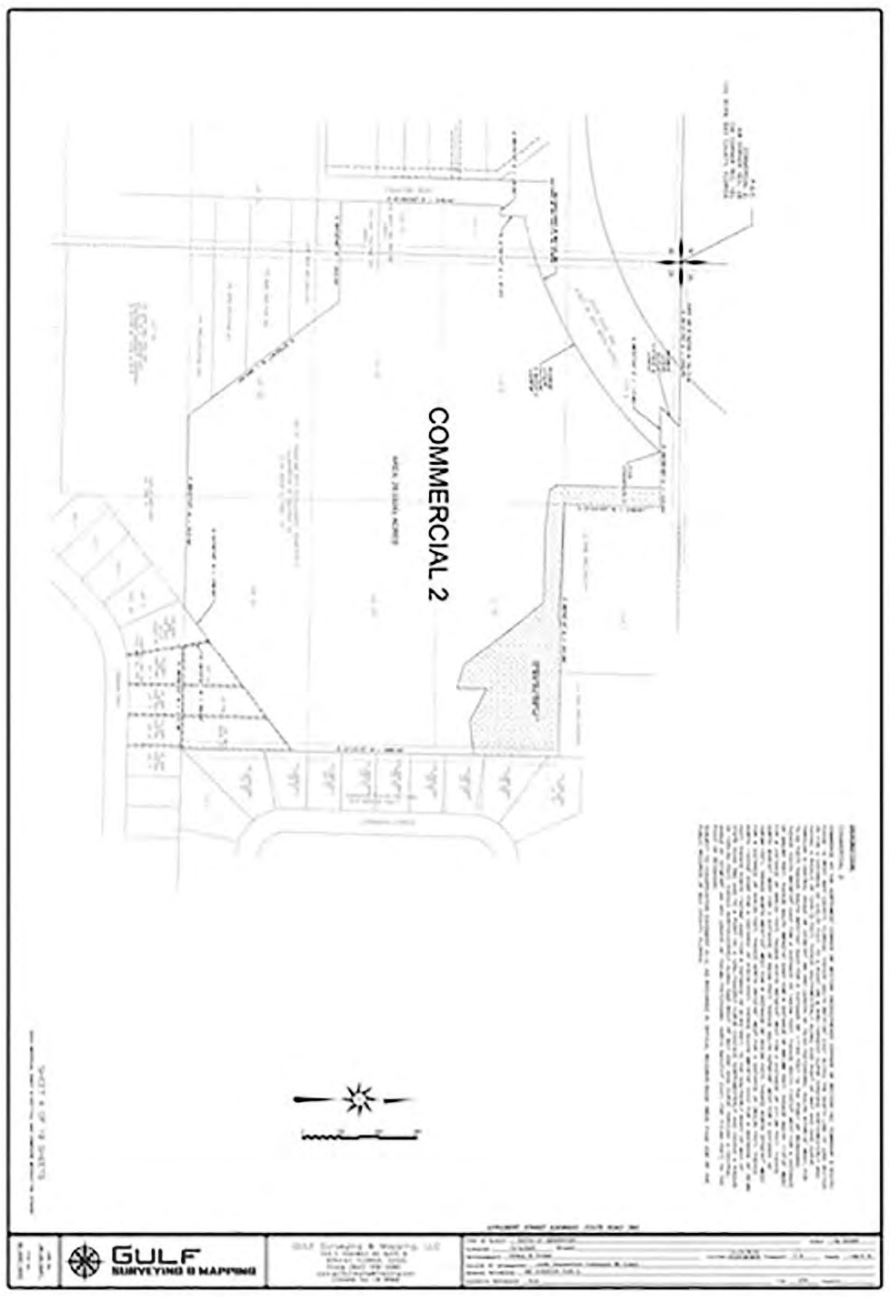


EXHIBIT 2

MINUTES OF MEETING

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-7 & COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2

The Regular Meeting of the Board of Supervisors of the SweetBay Residential Community Development Districts 1-7 and Commercial Community Development Districts 1-2 was held on Friday, February 27, 2026 at 10:06 a.m. CDT, at 3204 Heartleaf Ave., E., Panama City, FL 32405.

FIRST ORDER OF BUSINESS – Roll Call

Mr. McInnes called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Will Randle	Board Supervisor, Chairman
Cheryl Duncan	Board Supervisor, Assistant Secretary
Mark Moody	Board Supervisor, Assistant Secretary

Also, present were:

David McInnes *(via phone)*	District Manager, Vesta District Services
Kyle Magee *(via phone)*	Kutak Rock
Jonathan Sklarski *(via phone)*	District Engineer, Dewberry
Carol Watson	Association Manager, Burg Management Company, Inc.
Joseph Stanton	Bond Counsel, Nelson-Mullins

The following is a summary of the discussions and actions taken at the February 27, 2026 SweetBay Residential Community Development Districts 1-7 & Commercial Community Development Districts 1-2 Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Audience Comments – *(limited to 3 minutes per individual for agenda items)*

There being no audience comments, the next item followed.

THIRD ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on January 20, 2026

On a MOTION by Mr. Randle, SECONDED by Ms. Duncan, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held on January 20, 2026, for the SweetBay Commercial Community Development Districts 1-2 and Residential Community Development Districts 1-7.

FIFTH ORDER OF BUSINESS – Business Matters

A. Exhibit 3: Consideration & Adoption of **Resolution 2026-02,** Bond Validation

Mr. Stanton provided a brief explanation.

On a MOTION by Mr. Randle, SECONDED by Ms. Duncan, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-02,** Bond Validation and all Exhibits Contained Therein, in substantial form, for the SweetBay Commercial Community Development Districts 1-2 and Residential Community Development Districts 1-7.

1. Master Trust Indenture
2. First Supplemental Trust Indenture

B. Exhibit 6: Consideration & Approval of Validation Complaint

Mr. Stanton provided a brief explanation.

On a MOTION by Mr. Randle, SECONDED by Ms. Duncan, WITH ALL IN FAVOR, the Board approved the Validation Complaint, in substantial form, for the SweetBay Commercial Community Development Districts 1-2 and Residential Community Development Districts 1-7.

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

Mr. Magee provided an update on the boundary amendment petition.

B. District Engineer

Mr. Sklarski had nothing to report.

C. District Manager

Mr. McInnes had nothing to report.

SEVENTH ORDER OF BUSINESS – Supervisors' Requests

There being no Supervisors' requests, the next item followed.

EIGHTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda *(limited to 3 minutes per individual)*

There being no audience comments, the next item followed.

NINTH ORDER OF BUSINESS – Adjournment

Mr. McInnes 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. Duncan, WITH ALL IN FAVOR, the Board adjourned the meeting at 10:16 a.m. CDT for the SweetBay Commercial Community Development Districts 1-2 and Residential Community Development Districts 1-7.

**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 March 20, 2026.

_____	_____
Signature	**Signature**
_____	_____
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

EXHIBIT 3

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-7 & COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2 DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the SweetBay Residential Community Development Districts 1-7 & Commercial Community Development Districts 1-2 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-7 & COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. **David McInnes** is appointed Secretary.

Jacquelyn Leger is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Johanna Lee is appointed Treasurer.

Patricia Kehr is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of March, 2026.

ATTEST**:**

SWEETBAY RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICTS 1-7 & COMMERCIAL COMMUNITY DEVELOPMENT DISTRICTS 1-2

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson, Board of Supervisors