

**KINGS CREEK II
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 09, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Kings Creek II Community Development Districts

Board of Supervisors

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

District Staff

Samantha Harvey, District Manager
Jere Earlywine, District Counsel
Tonja Stewart, District Engineer

Landowner's Election & Regular Meeting Agenda

Tuesday, December 09, 2025 at 1:00 p.m.

The Landowner's Election & Regular Meeting of the Kings Creek II Community Development District will be held on **Tuesday, December 09, 2025 at 1:00 p.m.** at **Office Evolution located at 12574 Flagler Center Blvd.**

[Join the meeting now](#)

Meeting ID: 252 909 119 881 65 **Passcode:** fP9Zu3MG

Dial-in by phone [+1 646-838-1601](tel:+16468381601) **Pin:** 109 303 267#

All cellular phones and pagers must be turned off during the meeting.

LANDOWNERS ELECTION

1. CALL TO ORDER
2. APPOINTMENT OF MEETING CHAIRMAN
3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS
4. ELECTION OF SUPERVISORS
5. OWNERS' REQUESTS
6. ADJOURNMENT

REGULAR MEETING

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS TO AGENDA ITEMS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Resolution 2026-27; Canvassing and Certifying the Results of the Landowners Election
- B. Consideration of Resolution 2026-28; Designating Officers
- C. Consideration of Master Engineers Report
- D. Consideration of Master Methodology Report
- E. Consideration of Resolution 2026-29; Declaring Assessments and Setting Public Hearing

4. CONSENT AGENDA

- A. Approval of Minutes of the October 28, 2025, Organizational Meeting

5. STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

6. BOARD MEMBERS & AUDIENCE COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-27

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three Supervisors to the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held February 04, 2025, at which the below recited persons were duly elected by virtue of the votes cast in his or her favor; and

WHEREAS, this Resolution canvasses the votes, and declares and certifies the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KINGS CREEK II COMMUNITY DEVELOPMENT DISTRICT;

1. The following persons are found, certified, and declared to have been duly elected as a Supervisor of and for the District, having been elected by the votes cast in his or her favor as shown, to wit:

	_____ Votes
	_____ Votes
	_____ Votes

2. In accordance with said Statute, and by virtue of the number of votes cast for each Supervisor, and is declared to have been elected for the following terms of office:

	four (4) year term
	four (4) year term
	two (2) year term

3. Said term of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED THIS 9TH DAY OF DECEMBER 2025.

Secretary/Assistant Secretary

Chairman/Vice Chairman

RESOLUTION 2026-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGS CREEK II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Kings Creek II **Community Development District (“District ”)** is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes* **, the Board of Supervisors (“Board ”)**, shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KINGS CREEK II COMMUNITY DEVELOPMENT DISTRICT:

1. District Officers. The District officers are as follows:

- Carlos de la Ossa _____ is appointed Chairperson.
- Nicholas Dister _____ is appointed Vice-Chairperson.
- Brian Lamb _____ is appointed Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- Samantha Harvey _____ is appointed Assistant Secretary.
- Eric Davidson _____ is appointed Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption. Adopted this 9th

day of December 2025.

Attest:

Kings Creek II Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

**Kings Creek II Community
Development District**

Master Report
of the District Engineer



Prepared for:
Board of Supervisors
Kings Creek II Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

December 9, 2025



1.0 INTRODUCTION

The Kings Creek II Community Development District ("the District") encompasses approximately 1151.39 acres in Duval County, Florida. The District is located within a portion of Lot 10, as recorded in Plat Book 9, Page 10 Public Records of Duval County, Florida, all of fractional Sections 7 and 8, a portion of fractional Sections 17 and 18, and a portion of Sections 19 and 20, all lying in Township 1 North, Range 26 East, and is generally located east of Lem Turner Road between State Road 200, and I-295, south of Lannie Road, in Jacksonville, Florida.

See Appendix A for a Vicinity Map and Legal Description and Sketch of the District.

2.0 PURPOSE

The District was established by City of Jacksonville Ordinance 2025-638-E, approved on October 21, 2025, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Master Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities planned within the District.

3.0 THE PROPERTY OWNER AND DEVELOPMENT

The property owner EPG Jax, LLC currently plans to develop 621 residential units.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, recreational amenities, and hardscape and landscape buffers.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by the City of Jacksonville and the St. John's River Water Management District ("SJRWMD"). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.



Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands.
4. To preserve the 100 year flood plain per current FEMA FIRMA Panel.

Water management and control systems will be designed in accordance with the City of Jacksonville's Land Development Procedures Manual and technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

JEA will be the water supply provider for potable water and fire protection. The water supply improvements will include looped water mains and appurtenances. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with JEA Water and Wastewater Standards. JEA will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

JEA will be the sewer and wastewater management provider to the District. The sewer and wastewater management improvements will include gravity sanitary sewer systems within the road rights-of-way and/or appropriate easements and pumping stations that will connect to existing points of connection. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with the JEA Water and Wastewater Standards. JEA will own and maintain these facilities.



4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas and within publicly owned common areas.

District Roads will be designed in accordance with the City of Jacksonville's Traffic Engineering Design Guidelines. Subdivision streets are anticipated to be owned and maintained by District and off-site and connector roadways are anticipated to be owned and maintained by the City of Jacksonville.

4.5 RECREATIONAL AMENITIES

Recreational amenities are being planned within the District and will be owned and maintained by the District.

4.6 HARDSCAPE AND LANDSCAPE BUFFERS

Community entry monumentation and landscape buffering and screening are being planned within the District. Irrigation will also be provided in the landscaped common areas.

These improvements will be owned and maintained by the District.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

The City of Jacksonville, JEA, and SJRWMD impose fees for construction plans review and issuance of construction permits. Professional engineering, surveying, landscape, architecture services, and construction management services, along with performance and warranty bond fees, may be needed for the subdivision, landscape, hardscape, and recreational amenities' design, permitting, and construction administration.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES ESTIMATED CONSTRUCTION COSTS

See Appendix B for the Construction Cost Estimate. It is our professional opinion that the estimated public infrastructure construction costs provided are conservative to complete the construction of the District's Public Improvements and Community Facilities.



The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

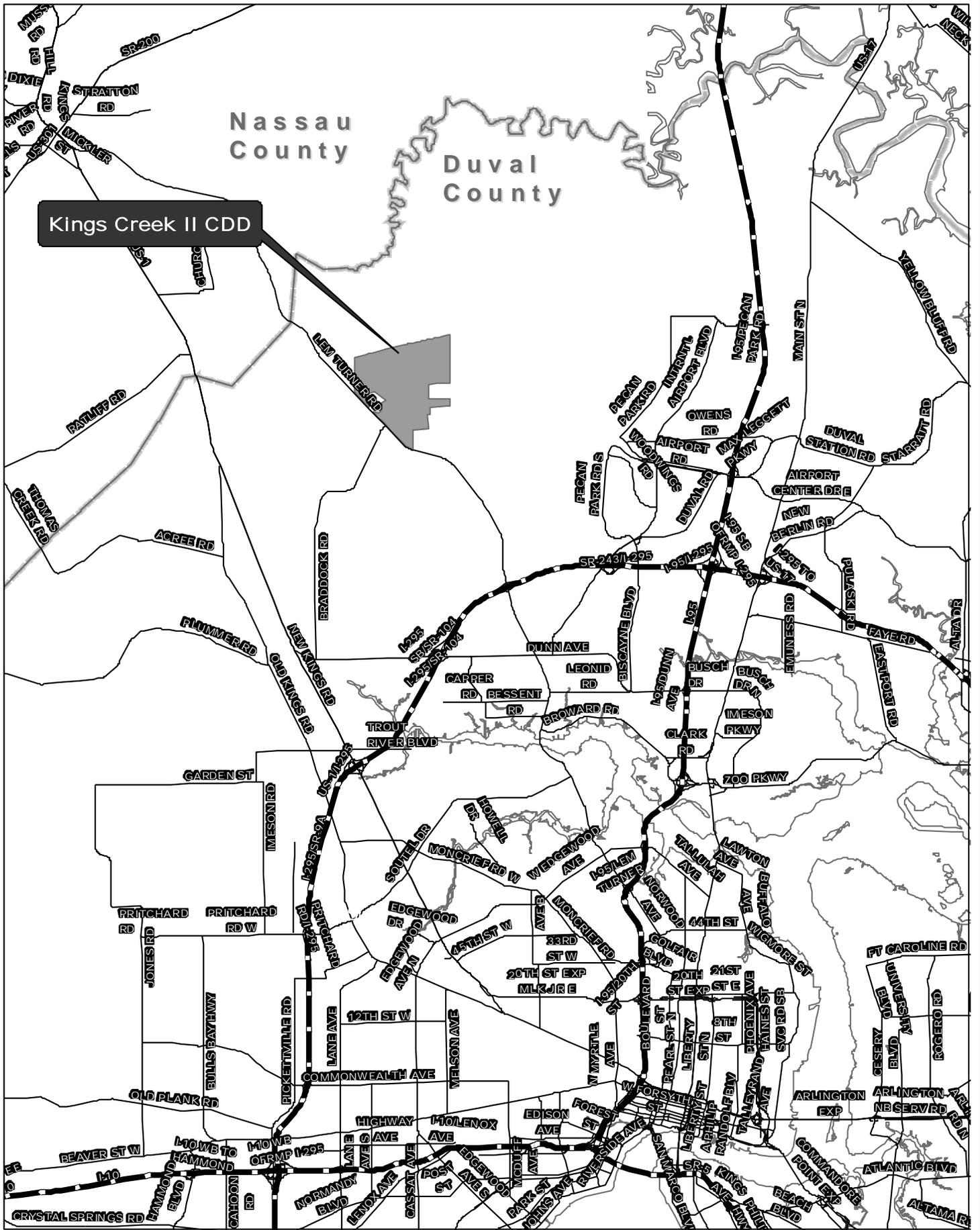
Tonja L. Stewart, P.E.

Florida License No. 47704



Appendix A VICINITY MAP AND LEGAL DESCRIPTION AND SKETCH OF THE DISTRICT

Kings Creek II CDD



0 1 2 4 6 8 10 12 14 Miles

Revised May 20, 2025
August 5, 2024
Page 1 of 3

Work Order No. 24-165.01
File No. 130C-34.01B

**Kings Creek II CDD
Parcel 2**

All of fractional Sections 7 and 8, a portion of fractional Sections 17 and 18, and a portion of Sections 19 and 20, all lying in Township 1 North, Range 26 East, Duval County, Florida, being a portion of Parcel A, as described and recorded in Official Records Book 20900, page 374, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Lot 12 (as monumented), as depicted on Subdivision of Part of the David O. Ogilvie Estate, recorded in Plat Book 6, page 70, of said current Public Records; thence South $01^{\circ}19'13''$ West, along the Westerly line of said Lot 12, a distance of 981.44 feet to the Southwesterly corner thereof, said corner lying on the Easterly line of said fractional Section 8 (as monumented); thence South $01^{\circ}20'39''$ West, along said Easterly line, 653.71 feet to the Northeasterly corner of said fractional Section 17 (as monumented); thence South $00^{\circ}13'20''$ West, along the Easterly line of said fractional Section 17, a distance of 2650.58 feet to a point lying on the Southerly line of the South one-half of the North one-half of said fractional Section 17 (as monumented); thence South $88^{\circ}38'48''$ West, departing said Easterly line and along said Southerly line, 1900.06 feet to a point lying on the Easterly line of the West 45 acres of the North one-half of the South one-half of said fractional Section 17 (as monumented); thence South $00^{\circ}46'56''$ East, departing said Southerly line and along said Easterly line, 1312.82 feet to a point lying on the Northerly line of the South one-quarter of said fractional Section 17 (as monumented); thence North $88^{\circ}46'51''$ East, departing said Easterly line and along said Northerly line, 1820.72 feet to its intersection with the Westerly right of way line of Eagerton Road, a 66 foot right of way as presently established; thence South $00^{\circ}47'17''$ East, departing said Northerly line and along said Westerly right of way line, 664.12 feet to its intersection with the Northerly line of the South one-half of the East 55 acres of the South one-quarter of said fractional Section 17 (as monumented); thence South $89^{\circ}03'09''$ West, departing said Westerly right of way line and along said Northerly line, 1798.61 feet to a point lying on the Westerly line of said South one-half of the East 55 acres of the South one-quarter of said fractional Section 17 (as monumented); thence South $00^{\circ}46'21''$ East, departing said Northerly line and along said Westerly line, 657.40 feet to a point lying on the Northerly line of said Section 20; thence South $88^{\circ}54'53''$ West, departing said Westerly line and along said Northerly line, 181.84 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 14707, page 1126, of said current Public Records (as monumented); thence South $00^{\circ}31'33''$ East, departing said Northerly line, along the Westerly line of said Official Records Book 14707, page 1126, and along the Westerly line of Parcel "B" as described and recorded in Official Records Volume 3728, page 762, of said current Public Records (as monumented), a distance of 1296.21 feet to the Southeasterly corner of the Northwest one-quarter of the Northwest one-quarter of said Section 20 (as monumented); thence South $88^{\circ}32'17''$ West, departing last said Westerly line and along the Southerly line of said Northwest one-quarter of the Northwest one-quarter of Section 20, a distance of 1315.09 feet to the Southwesterly corner thereof (as monumented), said corner lying on the

**Kings Creek II CDD
Parcel 2 (continued)**

Westerly line of said Section 20; thence South $00^{\circ}07'30''$ East, along said Westerly line, 1282.90 feet; thence South $00^{\circ}07'19''$ East, continuing along said Westerly line, 456.69 feet to its intersection with the Northeasterly right of way line of State Road No. 115 (Lem Turner Road), a variable width right of way as presently established; thence Northwesterly along said Northeasterly right of way line the following 4 courses: Course 1, thence North $74^{\circ}21'25''$ West, departing said Westerly line, 15.45 feet to the point of curvature of a curve concave Northeasterly having a radius of 1876.86 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of $31^{\circ}43'00''$, an arc length of 1038.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $58^{\circ}29'55''$ West, 1025.74 feet; Course 3, thence North $47^{\circ}21'35''$ East, along a non-tangent line, 17.00 feet; Course 4, thence North $42^{\circ}38'25''$ West, 3711.32 feet; thence South $80^{\circ}19'41''$ East, departing said Northeasterly right of way line, 438.86 feet; thence North $46^{\circ}48'13''$ East, 351.39 feet; thence North $26^{\circ}05'37''$ West, 543.70 feet; thence North $53^{\circ}48'43''$ East, 730.24 feet; thence North $52^{\circ}08'31''$ West, 1254.26 feet; thence South $62^{\circ}16'45''$ West, 488.29 feet to a point lying on the Easterly line of Parcel "B", as described and recorded in Official Records Book 20070, page 1234, of said current Public Records; thence South $00^{\circ}41'02''$ West, along said Easterly line, 204.71 feet; thence South $65^{\circ}18'24''$ West, departing said Easterly line, 28.87 feet; thence North $37^{\circ}49'54''$ West, 35.29 feet; thence North $36^{\circ}34'37''$ West, 16.13 feet; thence North $26^{\circ}40'08''$ West, 42.45 feet; thence North $82^{\circ}30'53''$ West, 32.30 feet; thence South $62^{\circ}28'13''$ West, 35.22 feet; thence North $67^{\circ}13'48''$ West, 31.99 feet; thence South $07^{\circ}04'22''$ West, 40.99 feet; thence South $38^{\circ}53'25''$ East, 39.16 feet; thence South $13^{\circ}53'32''$ East, 38.72 feet; thence North $87^{\circ}39'49''$ East, 34.40 feet; thence South $18^{\circ}33'59''$ East, 53.44 feet; thence South $67^{\circ}31'06''$ East, 26.13 feet; thence South $10^{\circ}01'19''$ West, 45.40 feet; thence North $85^{\circ}01'30''$ West, 21.90 feet; thence South $71^{\circ}49'29''$ West, 39.58 feet; thence South $10^{\circ}49'02''$ West, 28.37 feet; thence South $28^{\circ}38'15''$ East, 16.06 feet; thence South $28^{\circ}35'12''$ East, 22.38 feet; thence South $18^{\circ}31'24''$ East, 31.22 feet; thence South $18^{\circ}50'39''$ West, 39.69 feet; thence South $00^{\circ}08'01''$ West, 31.68 feet; thence South $36^{\circ}29'29''$ West, 27.76 feet; thence South $53^{\circ}32'16''$ West, 56.39 feet; thence South $01^{\circ}03'58''$ East, 51.33 feet; thence South $11^{\circ}56'10''$ East, 40.53 feet; thence South $64^{\circ}36'35''$ West, 41.18 feet; thence North $08^{\circ}03'57''$ West, 41.80 feet; thence South $75^{\circ}02'54''$ West, 44.91 feet; thence South $50^{\circ}33'40''$ West, 36.68 feet; thence South $40^{\circ}24'22''$ West, 73.48 feet; thence South $80^{\circ}25'12''$ West, 39.20 feet; thence South $35^{\circ}32'04''$ West, 41.50 feet to a point lying on said Northeasterly right of way line of State Road No. 115; thence North $42^{\circ}38'25''$ West, along said Northeasterly right of way line, 1354.77 feet to the Southwesterly corner of said Parcel "B"; thence North $00^{\circ}46'03''$ East, departing said Northeasterly right of way line and along the Westerly line of said Parcel "B", 3029.51 feet to the Northwesterly corner thereof, said corner lying on the Southerly line of Section 41 of the William Gibson Grant (as monumented), said Township and Range; thence North $77^{\circ}30'15''$ East, along said Southerly line, 8629.00 feet to the Point of Beginning.

Containing 1150.70 acres, more or less.

**Kings Creek II CDD
Parcel 3**

A portion of Lot 10, as depicted on Subdivision of Part of the William A. Ogilvie Estate, recorded in Plat Book 9, page 10, of the current Public Records of Duval County, Florida, being a portion of Section 41 of the William Gibson Grant, Township 1 North, Range 26 East, Duval County, Florida, being Parcel G, as described and recorded in Official Records Book 20900, page 374, of said current Public, being more particularly described as follows:

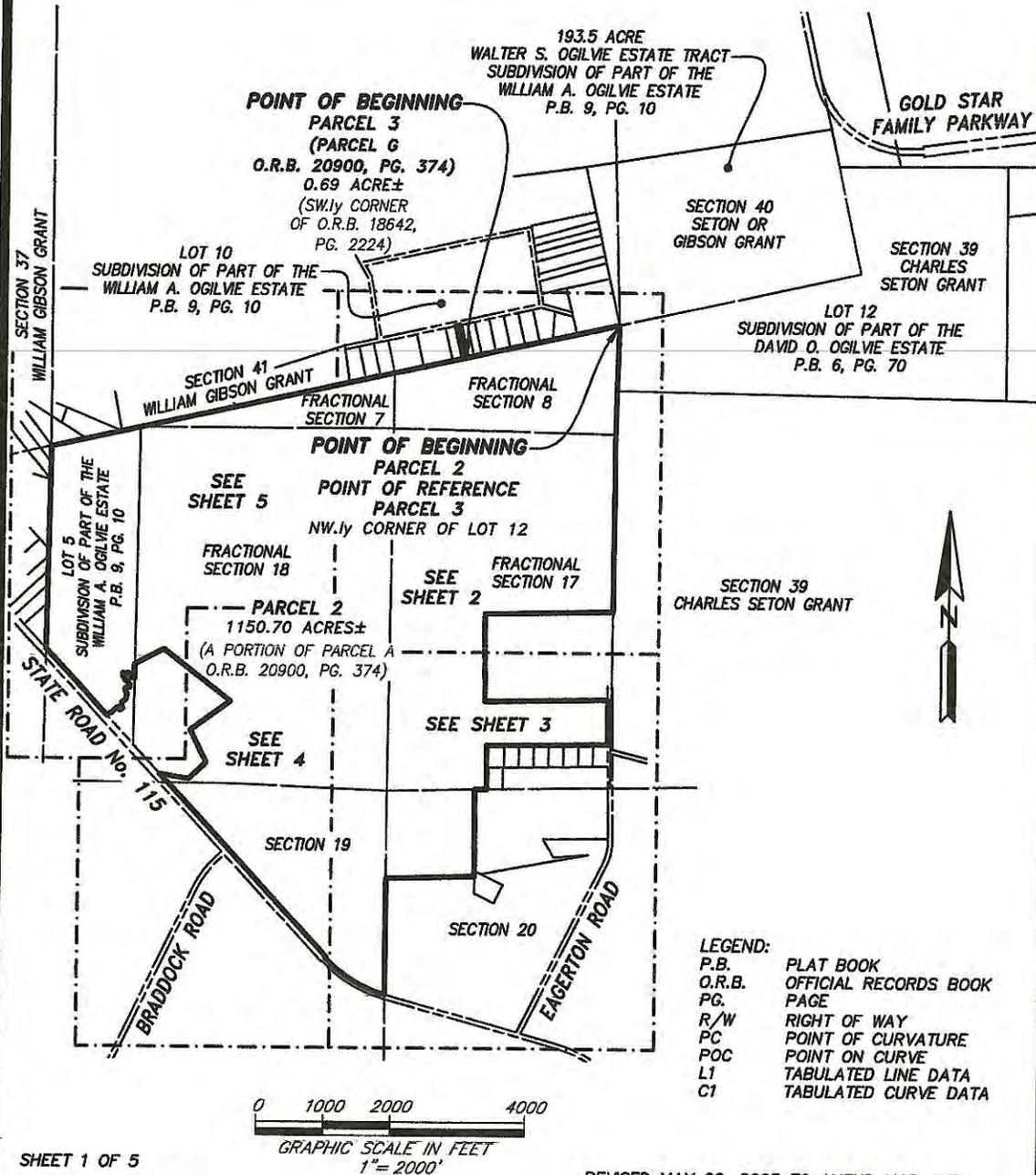
For a Point of Reference, commence at the Northwesterly corner of Lot 12 (as monumented), as depicted on Subdivision of Part of the David O. Ogilvie Estate, recorded in Plat Book 6, page 70, of said current Public Records, said corner lying on the Southerly line of said Section 41; thence South $77^{\circ}30'15''$ West, along said Southerly line, 2314.05 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $77^{\circ}30'15''$ West, along said Southerly line of Section 41, a distance of 60.00 feet to Southeasterly corner of those lands described and recorded in Official Records Book 17017, page 1486, of said current Public Records; thence North $12^{\circ}29'45''$ West, departing said Southerly line and along the Easterly line of last said lands, 497.51 feet to the Northeasterly corner thereof, said corner lying on the Southerly right of way line of Parete Road South, a 60 foot right of way as presently established; thence North $77^{\circ}34'25''$ East, along said Southerly right of way line, 60.00 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 18642, page 2224, of said current Public Records; thence South $12^{\circ}29'45''$ East, departing said Southerly right of way line and along the Westerly line of last said lands, 497.44 feet to the Southwesterly corner thereof and the Point of Beginning.

Containing 0.69 acre, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

ALL OF FRACTIONAL SECTIONS 7 AND 8, A PORTION OF FRACTIONAL SECTIONS 17 AND 18, A PORTION OF SECTIONS 19 AND 20, AND A PORTION OF SECTION 41 OF THE WILLIAM GIBSON GRANT, ALL LYING IN TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 5

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 41 AS BEING NORTH 77°30'15" EAST.

REVISED MAY 20, 2025 TO AMEND MAP AND LEGAL DESCRIPTION.
 REVISED DECEMBER 13, 2024 TO AMEND MAP AND LEGAL DESCRIPTION.
 REVISED AUGUST 22, 2024 TO UPDATE MAP NAME.

ETM
 SURVEYING & MAPPING

Trusted
 Advisors,
 Creating
 Community.

14775 Old St. Augustine Rd. (904) 642-8550
 Jacksonville, Florida 32258 www.etmnc.com
 Certificate of Authorization No: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

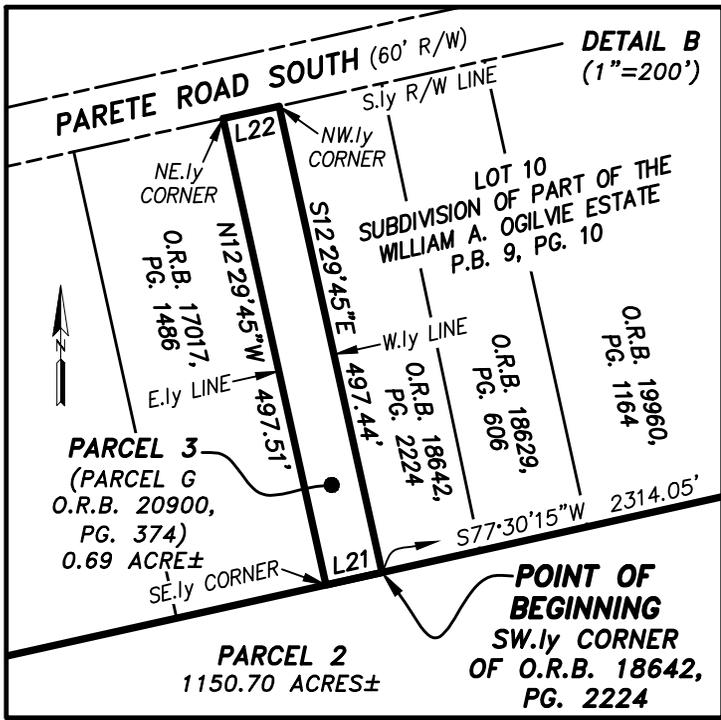


Digitally signed by
 Gilmore C Colyer III
 Date: Jun 9, 2025

SCALE: 1"=2000'

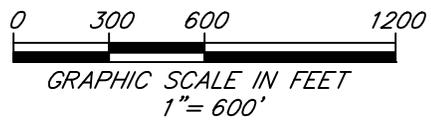
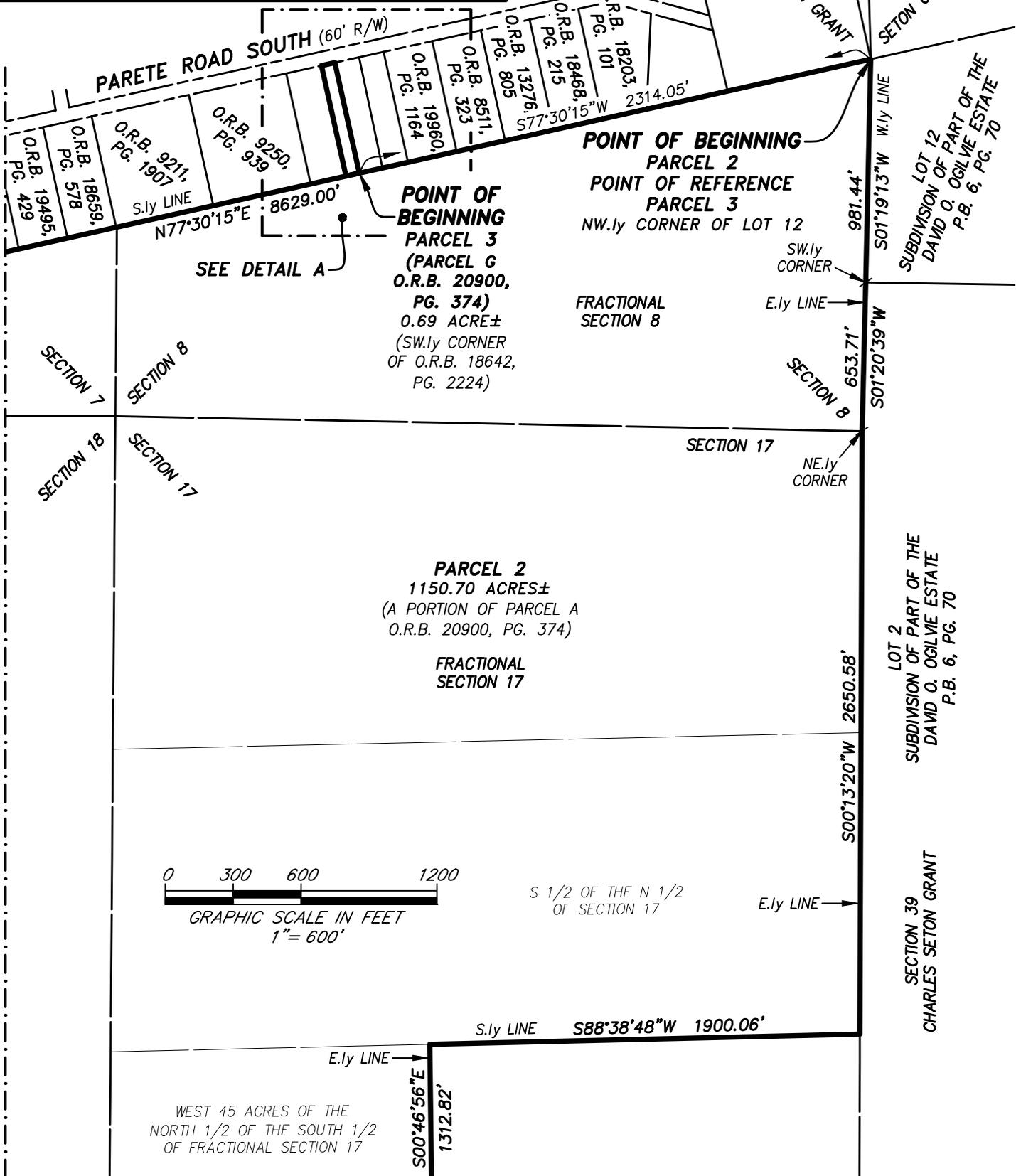
G. C. COLYER III
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6963

DATE: AUGUST 5, 2024



LINE TABLE		
LINE	BEARING	LENGTH
L21	S77°30'15"W	60.00'
L22	N77°34'25"E	60.00'

- LEGEND:**
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - POC POINT ON CURVE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

SHEET 2 OF 5

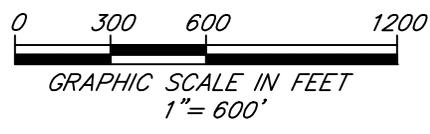
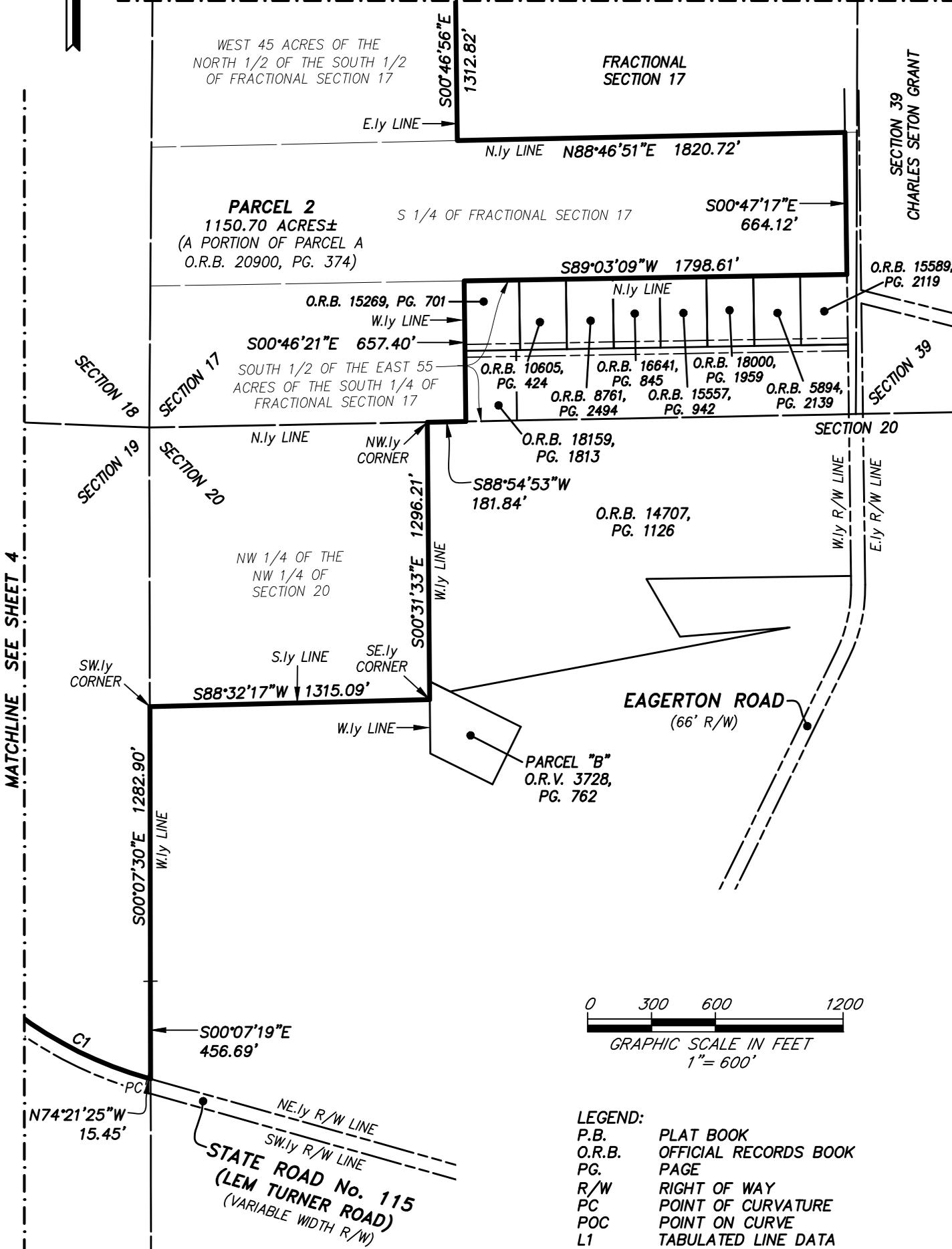
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:

ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624



MATCHLINE SEE SHEET 2



- LEGEND:**
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - POC POINT ON CURVE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1876.86'	31°43'00"	1038.96'	N58°29'55"W	1025.74'

SHEET 3 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

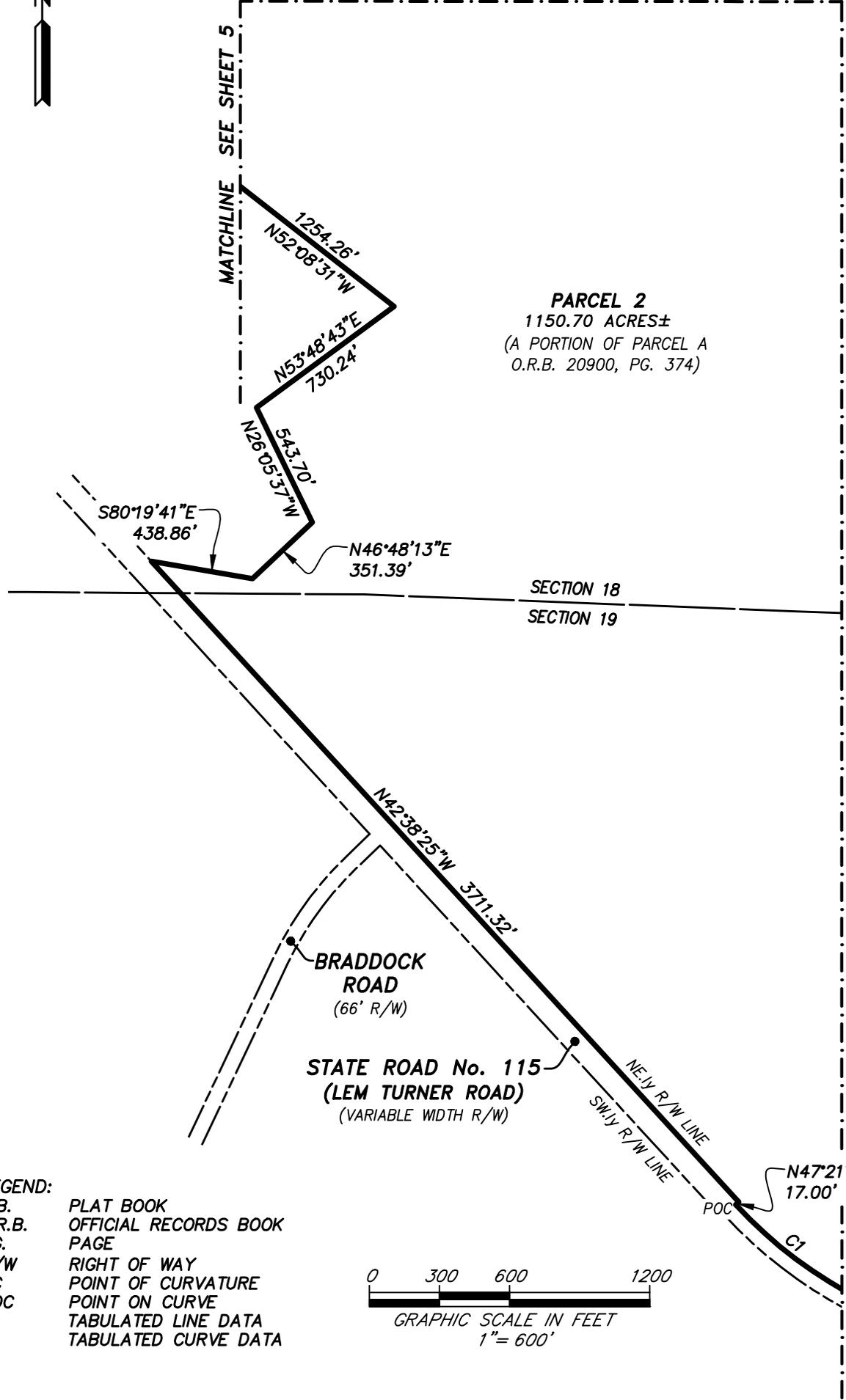
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 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624



MATCHLINE SEE SHEET 5

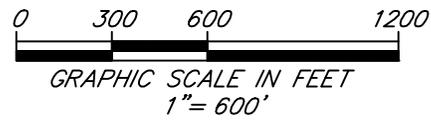
MATCHLINE SEE SHEET 5

PARCEL 2
 1150.70 ACRES±
 (A PORTION OF PARCEL A
 O.R.B. 20900, PG. 374)



MATCHLINE SEE SHEET 3

- LEGEND:**
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - POC POINT ON CURVE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA



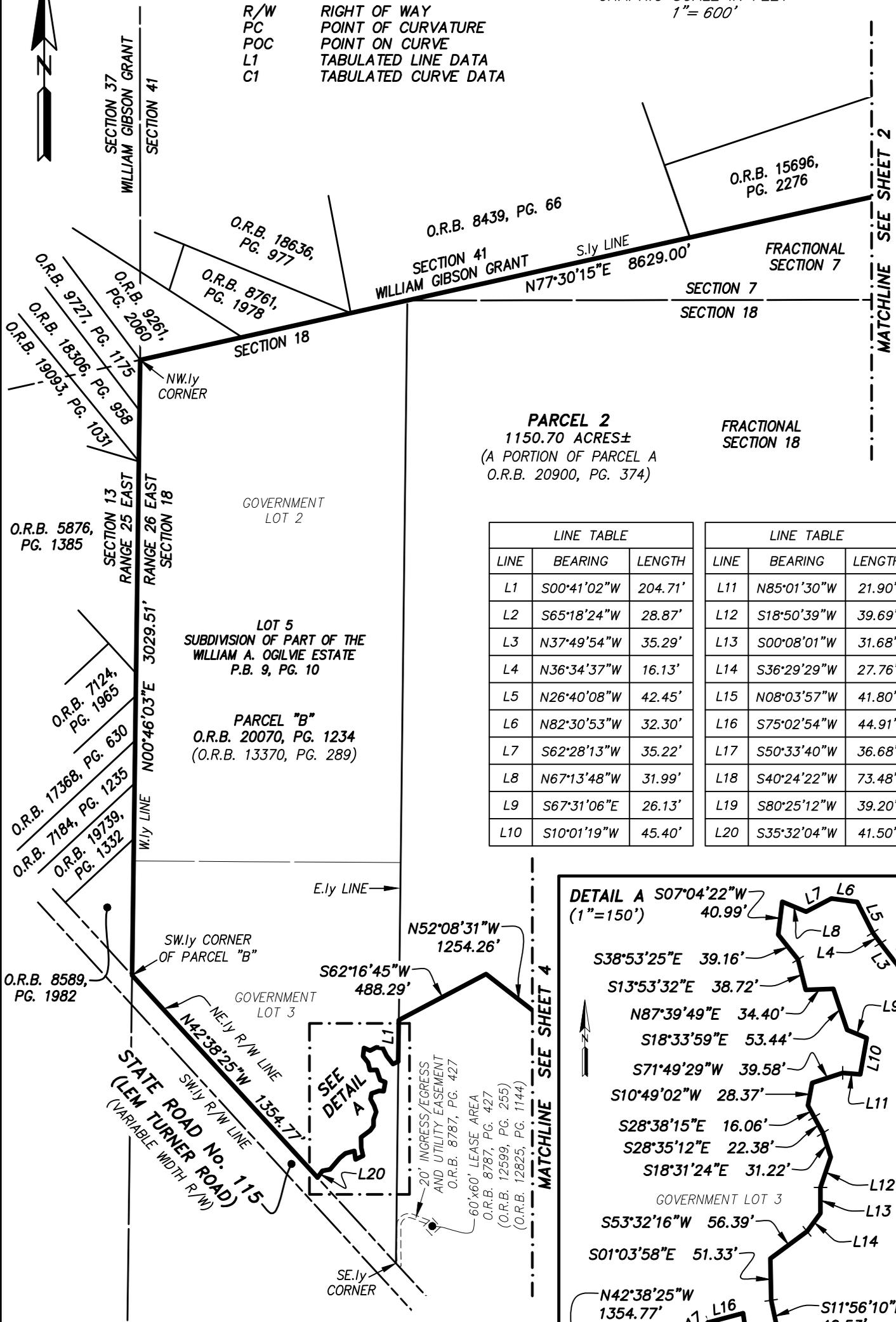
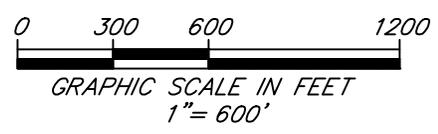
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1876.86'	31°43'00"	1038.96'	N58°29'55"W	1025.74'

SHEET 4 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

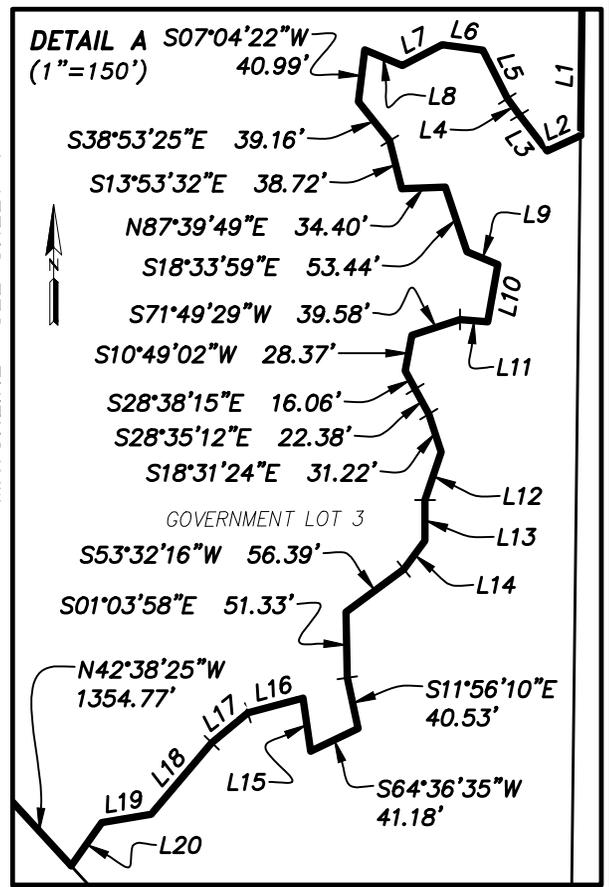
LEGEND:
 P.B. PLAT BOOK
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 PC POINT OF CURVATURE
 POC POINT ON CURVE
 L1 TABULATED LINE DATA
 C1 TABULATED CURVE DATA



PARCEL 2
 1150.70 ACRES±
 (A PORTION OF PARCEL A
 O.R.B. 20900, PG. 374)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°41'02"W	204.71'
L2	S65°18'24"W	28.87'
L3	N37°49'54"W	35.29'
L4	N36°34'37"W	16.13'
L5	N26°40'08"W	42.45'
L6	N82°30'53"W	32.30'
L7	S62°28'13"W	35.22'
L8	N67°13'48"W	31.99'
L9	S67°31'06"E	26.13'
L10	S10°01'19"W	45.40'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N85°01'30"W	21.90'
L12	S18°50'39"W	39.69'
L13	S00°08'01"W	31.68'
L14	S36°29'29"W	27.76'
L15	N08°03'57"W	41.80'
L16	S75°02'54"W	44.91'
L17	S50°33'40"W	36.68'
L18	S40°24'22"W	73.48'
L19	S80°25'12"W	39.20'
L20	S35°32'04"W	41.50'



SHEET 5 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624



Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

KINGS CREEK II COMMUNITY DEVELOPMENT DISTRICT
CIP COST ESTIMATE

IMPROVEMENT CATEGORY	ESTIMATED COSTS	ANNUAL OUTLAY			MAINTENANCE ENTITY
		2025	2026	2027	
Offsite Utilities and Roads	\$17,765,000.00	26%	30%	35%	JEA/City
Subdivision Roads	\$4,220,000.00	6%	7%	8%	CDD
Pond Excavation and Stormwater Management	\$16,575,000.00	24%	28%	33%	CDD
Sewer and Wasterwater Management	\$6,715,000.00	13%	9%	8%	JEA
Water Supply	\$5,650,000.00	11%	8%	7%	JEA
Power Infrastructure	\$1,448,600.00	3%	2%	2%	JEA
Hardscapes, Landscape Buffers	\$2,520,000.00	5%	4%	3%	CDD
Recreational Amenities	\$1,500,000.00	1%	7%	0%	CDD
Enviormental	\$1,700,000.00	3%	2%	2%	CDD
Professional and Permit Fees	\$3,395,000.00	8%	3%	2%	CDD
TOTAL	\$61,488,600.00				

A) The probable costs estimated herein do not include anticipated carrying costs, interest reserves, or other anticipated CDD expenditures that may be incurred.

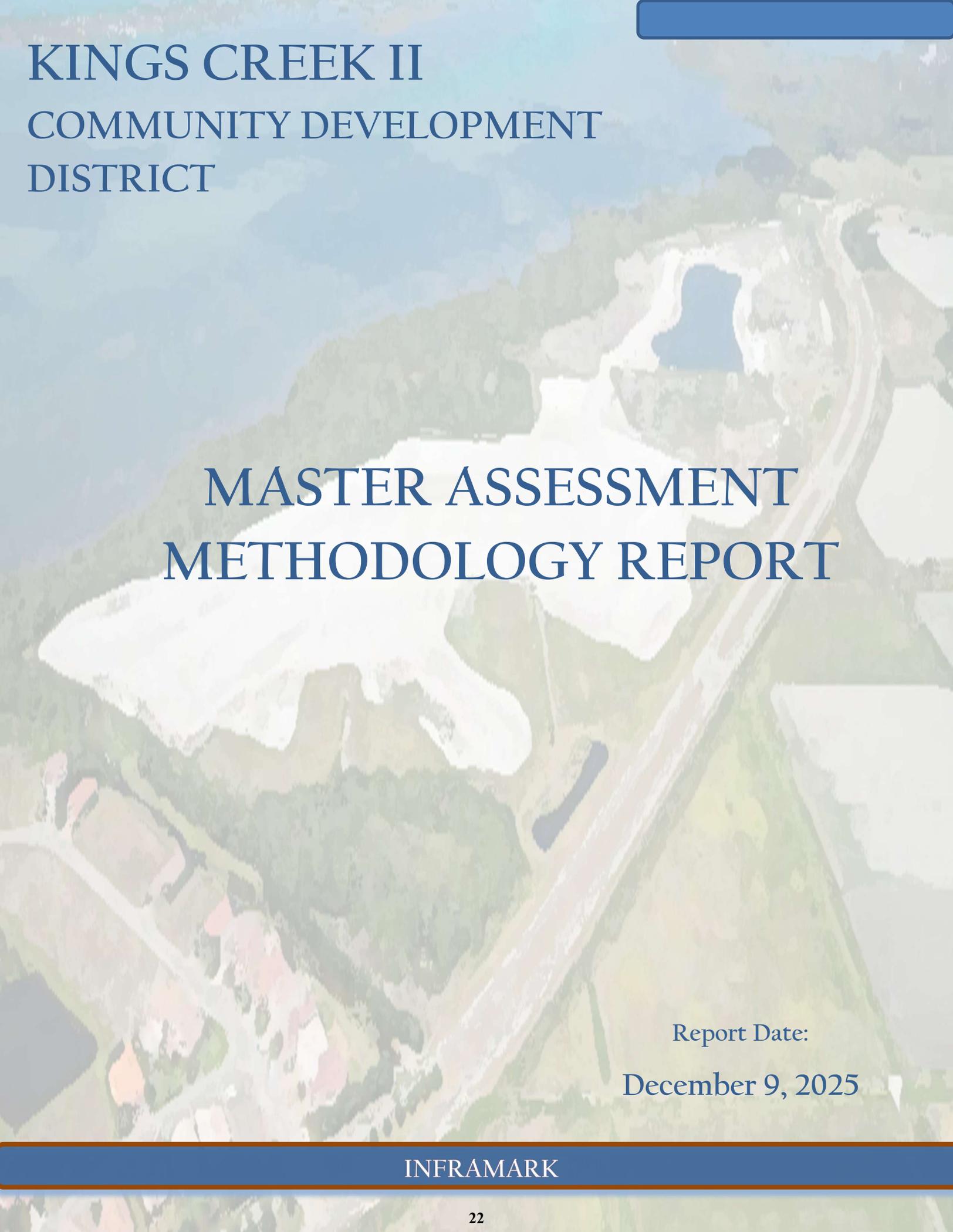
B) The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP

C) All figures and times are estimates only and subject to change.

Time - Table: Development is estimated to occur in phases from 2025 to 2027

Cost Estimate and Time Table prepared by:

Tonja L. Stewart
Senior Project Manager, Civil Engineering



KINGS CREEK II
COMMUNITY DEVELOPMENT
DISTRICT

MASTER ASSESSMENT
METHODOLOGY REPORT

Report Date:

December 9, 2025

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I. INTRODUCTION

This Master Assessment Methodology Report (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Kings Creek II Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefiting from the public infrastructure are generally described within Exhibit A of this Master Report and further described within the Master Report of the District Engineer, dated December 9, 2025 (the “Engineer’s Report”). The objective of this Master Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Property within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Property within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of the benefit received by Assessable Property relates directly to the proposed CIP. The District’s CIP will create the public infrastructure enabling Assessable Property within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, stormwater management, utilities (water and sewer), roadways, amenities, and landscape and hardscape. The Engineers Report identified the estimated cost to complete the CIP, inclusive of associated “soft costs” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing costs associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Property could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Property within the District based on the level of proportional benefit received.

This Master Report outlines the assignment of benefits, assessment methodology, and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

The methodology consultant is anticipated to prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first-platted, first-assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such

supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, and issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

“Assessable Property:” – All private property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report dated December 9, 2025.

“Developer” – EPG JAX, LLC

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District, Table 2.

“District” – Kings Creek II Community Development District encompasses 1151.39 +/- acres, located in the City of Jacksonville, Florida.

“Engineer Report” – *Master Report of the District Engineer* dated December 9, 2025.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

“Maximum Assessments” – The maximum number of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage under the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction, determined in part due to differentiated sizes, setbacks, and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting according to the Development Plan.

III. DISTRICT OVERVIEW

The District area encompasses 1151.39 +/- acres and is located entirely within Duval County, Florida, and is generally located within a portion of Lot 10, as recorded in Plat Book 9, Page 10 Public Records of Duval County, Florida, all of fractional Sections 7 and 8, a portion of fractional sections 17 and 18, and a portion of Sections 19 and 20, all lying in Township 1 North, Range 26 East, and is generally located east of Lem Turner Road between State Road 200, and I-295, south of Lannie Road, in Jacksonville, Florida. The primary developer of the Assessable Property is EPG JAX, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates multiple phases consisting of approximately 621 residential units. As described in the Engineer’s Report, the public improvements include off-site improvements, stormwater management, utilities (water and sewer), roadways, amenities, and landscape/hardscape.

IV. CAPITAL IMPROVEMENT PROGRAM

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of the Assessable Property within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect costs as further detailed within the Engineer’s Report; these costs are exclusive of any financing-related costs.

V. FINANCING INFORMATION

The District intends to finance only a portion of the CIP through the issuance of Bonds; however, this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, they will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter’s discount, issuance costs, and rounding.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, capitalized interest, underwriter’s discount, issuance costs, rounding, and collection cost as shown in Table 5. The methodology consultant will issue supplemental report(s) that outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates, and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards completing the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, the underwriter’s discount, issuance, and collection costs. Additionally, the supplemental report(s) will apply the principles outlined in the Master Report to determine the specific assessments required to repay the Bonds.

VI. ALLOCATION METHODOLOGY

The CIP benefits all Assessable Property within the District proportionally. The relative benefit level can be compared by defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished by estimating the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by privately benefiting properties. One (1) EAU has been assigned to the 50’ residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 2 outlines EAU assignments for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting of Assessable Property by use and size compared to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the District’s governing body. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Properties. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on determining the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated in Tables 3 through 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VII. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s CIP contains a “system of improvements” including the funding, construction, and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape, and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above.

Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02 and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include but are not limited to, the added use of the property, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Properties. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that the property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignments.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out how special assessments will be assigned to the Assessable Property within the District. In general, the assessments will initially be assigned on a gross acreage basis, gradually absorbed, and assigned on a first-platted, first-assigned priority.

It is helpful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state.” At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed before any development. While the land is “undeveloped,” special assessments will be assigned on an equal acre basis across all of the gross acreage within each phase, relative to the special assessment lien levied as

identified within Exhibit “A” of this Master Report. Debt will not be solely assigned to properties within each phase that have development rights but will be assigned to undevelopable properties to ensure the integrity of development plans, rights, and entitlements.

The second condition is “ongoing development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully developed, they are assigned specific assessments concerning the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per-acre basis as described in the preceding paragraph. This generally describes the flow for a “first-platted, first-assigned basis” of assessments against product types per parcel. Therefore, each fully developed, platted unit would be assigned a parcel debt assessment as outlined in Table 6. Suppose undeveloped or partially developed parcels are sold during development. In that case, special assessments may be assigned to such parcels at closing based on the development rights and entitlements assigned to such parcels. It is not contemplated that any unassigned debt would remain once all the lots associated with the improvements are platted and fully developed; if such a condition were to occur, the true-up provisions in section IX of this Master Report would be applicable.

The third condition is the “completed development state.” In this condition, the entire development program for the District has been platted, and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each phase of the District based on the methodology described herein.

IX. TRUE-UP MODIFICATION

During the construction period of development phases, the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the assessment principle. To ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining unplatted acres must remain equal to, or lower than, the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses, it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow

the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or before the final true-up due to changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to service Bond debt adequately. The Developer and District will enter into a true-up agreement to evidence the obligations described in Section VIII.

All assessments levied run with the land, and it is the district's responsibility to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due until provision for such payment has been satisfactorily made.

X. NEW UNIT TYPES

As noted herein, this report identifies the anticipated product types for development and associates particular EAU factors with each product type. Suppose new product types are identified in the course of development. In that case, the District's Assessment Consultant – without a further hearing – may determine the EAU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding EAUs.

XI. SYSTEM OF IMPROVEMENTS

As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefited property or designated assessment area within the District, regardless of where the special assessments are levied, provided that special assessments are fairly and reasonably allocated across all benefited properties.

XII. CONTRIBUTIONS

As outlined in any supplemental report, and for any particular bond issuance, the developer may opt to “buy down” the special assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for special assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down special assessments will not be eligible for “deferred costs” or any other form of repayment if any are provided for in connection with any particular bond issuance.

XIII. TRANSFERRED PROPERTY

In the event unplatted land (the “Transferred Property”) is sold to a third party not affiliated with the Developer, the special assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total special assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total special assessment is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total special assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the Methodology as described herein (i.e., equal assessment per acre until platting).

XIV. ADDITIONAL STIPULATIONS

The District retained Inframark to prepare a methodology to fairly allocate the special assessments related to the District’s CIP. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary to compile this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

TABLE 1

KINGS CREEKS II COMMUNITY DEVELOPMENT DISTRICT							
INFRASTRUCTURE CIP COST SUMMARY							
DESCRIPTION	Master Costs	Pod CL	Pod H	Pod I	Pod K	Pod L	TOTAL
Collector Roads	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Offsite Utilities and Roads	\$ 17,765,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,765,000.00
Subdivision Roads	\$ -	\$ 1,350,000.00	\$ 435,000.00	\$ 1,050,000.00	\$ 910,000.00	\$ 475,000.00	\$ 4,220,000.00
Pond Excavation and Stormwater Management	\$ -	\$ 3,950,000.00	\$ 1,950,000.00	\$ 4,575,000.00	\$ 4,000,000.00	\$ 2,100,000.00	\$ 16,575,000.00
Sewer and Wastewater Management	\$ -	\$ 2,675,000.00	\$ 485,000.00	\$ 2,000,000.00	\$ 1,015,000.00	\$ 540,000.00	\$ 6,715,000.00
Water Supply	\$ -	\$ 1,300,000.00	\$ 675,000.00	\$ 1,575,000.00	\$ 1,375,000.00	\$ 725,000.00	\$ 5,650,000.00
Power Infrastructure	\$ -	\$ 731,600.00	\$ 95,000.00	\$ 265,000.00	\$ 232,000.00	\$ 125,000.00	\$ 1,448,600.00
Hardscapes, Landcape Buffers	\$ 2,250,000.00	\$ 270,000.00	\$ -	\$ -	\$ -	\$ -	\$ 2,520,000.00
Amenities, Entries	\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000.00
Environmental	\$ 1,700,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700,000.00
Professional and Permit Fees	\$ 1,750,000.00	\$ 450,000.00	\$ 150,000.00	\$ 425,000.00	\$ 370,000.00	\$ 250,000.00	\$ 3,395,000.00
Total	\$24,965,000.00	\$10,726,600.00	\$3,790,000.00	\$9,890,000.00	\$7,902,000.00	\$4,215,000.00	\$61,488,600.00

TABLE 2

KINGS CREEKS II COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS			
PROJECT STATISTICS - EAU ASSIGNMENTS			
PRODUCT	LOT COUNT	PER UNIT	TOTAL EAUS
Single Family 42	176	0.80	140.80
Single Family 50	387	1.00	387.00
Single Family 60	58	1.25	72.50
Total	621		600.30

Notations:
 (1) Product Type
 (2) Equivalent Assessment Unit

TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BENEFIT ANALYSIS		
Infrastructure CIP Costs		\$61,488,600
EAUS		600.30
Total CIP Cost/ Benefit Per EAU		\$102,430

Notations:
 1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
Single Family 42	0.80	176	140.80	\$14,422,114	\$81,944
Single Family 50	1.00	387	387.00	\$39,640,327	\$102,430
Single Family 60	1.25	58	72.50	\$7,426,159	\$128,037
Total		621	600.30	\$61,488,600	

Notations:
 1) Table 4 determines only the benefit of construction cost, net of finance and other related costs.

TABLE 5

KINGS CREEKS II COMMUNITY DEVELOPMENT DISTRICT		
FINANCING ASSUMPTIONS - SPECIAL ASSESSMENT BONDS		
Coupon Rate ⁽¹⁾		8.00%
Term (Years)		33
Principal Amortization Installments		30
ISSUE SIZE		\$94,735,000
Construction Fund		\$61,488,600
Capitalized Interest (Months) ⁽²⁾	36	\$22,736,400
Debt Service Reserve Fund	100%	\$8,415,067
Cost of Issuance		\$2,094,700
Rounding		\$233
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$8,415,067
Collection Costs and Discounts @	7.00%	\$633,392
TOTAL ANNUAL ASSESSMENT		\$9,048,459
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 6

KINGS CREEKS II COMMUNITY DEVELOPMENT DISTRICT								
ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS ⁽¹⁾								
PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Single Family 42	0.80	140.80	23.45%	176	\$22,220,037	\$1,973,749	\$126,250	\$11,214
Single Family 50	1.00	387.00	64.47%	387	\$61,073,538	\$5,425,006	\$157,813	\$14,018
Single Family 60	1.25	72.50	12.08%	58	\$11,441,425	\$1,016,312	\$197,266	\$17,523
Totals		600.30	100.00%	621	\$94,735,000	\$8,415,067		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Maximum Capitalized Interest Period.

⁽²⁾ Includes principal, interest less discounts and collection fees

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$94,735,000.00 payable in 30 annual installments of principal of \$7,308.62 per gross acre. The maximum par debt is \$82,278.81 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT PLAT			
TOTAL ASSESSMENT:		\$94,735,000	
ANNUAL ASSESSMENT:		\$8,415,067 - (30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:		1,151.39	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		82,279	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		7,309 (30 Installments)	
		PER PARCEL ASSESSMENTS	
Landowner Name, Legal Description & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
(I) EPG JAX, LLC 111 S Armenia Avenue Suite 201, Tampa FL 33609 RE# 019233-0100 See Exhibit B, Legal Description	1151.39	\$94,735,000	\$8,415,067
Totals:	1151.39	\$94,735,000	\$8,415,067
Notation: Assessments shown are net of collection cost			

EXHIBIT B

LEGAL DESCRIPTION AND SKETCH



SURVEYING & MAPPING

14775 Old St. Augustine Road, Jacksonville, Florida 32258

etminc.com | 904.642.8550

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August 5, 2024
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Work Order No. 24-165.01
File No. 130C-34.01B

**Kings Creek II CDD
Parcel 2**

All of fractional Sections 7 and 8, a portion of fractional Sections 17 and 18, and a portion of Sections 19 and 20, all lying in Township 1 North, Range 26 East, Duval County, Florida, being a portion of Parcel A, as described and recorded in Official Records Book 20900, page 374, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwestern corner of Lot 12 (as monumented), as depicted on Subdivision of Part of the David O. Ogilvie Estate, recorded in Plat Book 6, page 70, of said current Public Records; thence South 01°19'13" West, along the Westerly line of said Lot 12, a distance of 981.44 feet to the Southwesterly corner thereof, said corner lying on the Easterly line of said fractional Section 8 (as monumented); thence South 01°20'39" West, along said Easterly line, 653.71 feet to the Northeasterly corner of said fractional Section 17 (as monumented); thence South 00°13'20" West, along the Easterly line of said fractional Section 17, a distance of 2650.58 feet to a point lying on the Southerly line of the South one-half of the North one-half of said fractional Section 17 (as monumented); thence South 88°38'48" West, departing said Easterly line and along said Southerly line, 1900.06 feet to a point lying on the Easterly line of the West 45 acres of the North one-half of the South one-half of said fractional Section 17 (as monumented); thence South 00°46'56" East, departing said Southerly line and along said Easterly line, 1312.82 feet to a point lying on the Northerly line of the South one-quarter of said fractional Section 17 (as monumented); thence North 88°46'51" East, departing said Easterly line and along said Northerly line, 1820.72 feet to its intersection with the Westerly right of way line of Eagerton Road, a 66 foot right of way as presently established; thence South 00°47'17" East, departing said Northerly line and along said Westerly right of way line, 664.12 feet to its intersection with the Northerly line of the South one-half of the East 55 acres of the South one-quarter of said fractional Section 17 (as monumented); thence South 89°03'09" West, departing said Westerly right of way line and along said Northerly line, 1798.61 feet to a point lying on the Westerly line of said South one-half of the East 55 acres of the South one-quarter of said fractional Section 17 (as monumented); thence South 00°46'21" East, departing said Northerly line and along said Westerly line, 657.40 feet to a point lying on the Northerly line of said Section 20; thence South 88°54'53" West, departing said Westerly line and along said Northerly line, 181.84 feet to the Northwestern corner of those lands described and recorded in Official Records Book 14707, page 1126, of said current Public Records (as monumented); thence South 00°31'33" East, departing said Northerly line, along the Westerly line of said Official Records Book 14707, page 1126, and along the Westerly line of Parcel "B" as described and recorded in Official Records Volume 3728, page 762, of said current Public Records (as monumented), a distance of 1296.21 feet to the Southeasterly corner of the Northwest one-quarter of the Northwest one-quarter of said Section 20 (as monumented); thence South 88°32'17" West, departing last said Westerly line and along the Southerly line of said Northwest one-quarter of the Northwest one-quarter of Section 20, a distance of 1315.09 feet to the Southwesterly corner thereof (as monumented), said corner lying on the

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Work Order No. 24-165.01
File No. 130C-34.01B

**Kings Creek II CDD
Parcel 2 (continued)**

Westerly line of said Section 20; thence South 00°07'30" East, along said Westerly line, 1282.90 feet; thence South 00°07'19" East, continuing along said Westerly line, 456.69 feet to its intersection with the Northeasterly right of way line of State Road No. 115 (Lem Turner Road), a variable width right of way as presently established; thence Northwesterly along said Northeasterly right of way line the following 4 courses: Course 1, thence North 74°21'25" West, departing said Westerly line, 15.45 feet to the point of curvature of a curve concave Northeasterly having a radius of 1876.86 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 31°43'00", an arc length of 1038.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 58°29'55" West, 1025.74 feet; Course 3, thence North 47°21'35" East, along a non-tangent line, 17.00 feet; Course 4, thence North 42°38'25" West, 3711.32 feet; thence South 80°19'41" East, departing said Northeasterly right of way line, 438.86 feet; thence North 46°48'13" East, 351.39 feet; thence North 26°05'37" West, 543.70 feet; thence North 53°48'43" East, 730.24 feet; thence North 52°08'31" West, 1254.26 feet; thence South 62°16'45" West, 488.29 feet to a point lying on the Easterly line of Parcel "B", as described and recorded in Official Records Book 20070, page 1234, of said current Public Records; thence South 00°41'02" West, along said Easterly line, 204.71 feet; thence South 65°18'24" West, departing said Easterly line, 28.87 feet; thence North 37°49'54" West, 35.29 feet; thence North 36°34'37" West, 16.13 feet; thence North 26°40'08" West, 42.45 feet; thence North 82°30'53" West, 32.30 feet; thence South 62°28'13" West, 35.22 feet; thence North 67°13'48" West, 31.99 feet; thence South 07°04'22" West, 40.99 feet; thence South 38°53'25" East, 39.16 feet; thence South 13°53'32" East, 38.72 feet; thence North 87°39'49" East, 34.40 feet; thence South 18°33'59" East, 53.44 feet; thence South 67°31'06" East, 26.13 feet; thence South 10°01'19" West, 45.40 feet; thence North 85°01'30" West, 21.90 feet; thence South 71°49'29" West, 39.58 feet; thence South 10°49'02" West, 28.37 feet; thence South 28°38'15" East, 16.06 feet; thence South 28°35'12" East, 22.38 feet; thence South 18°31'24" East, 31.22 feet; thence South 18°50'39" West, 39.69 feet; thence South 00°08'01" West, 31.68 feet; thence South 36°29'29" West, 27.76 feet; thence South 53°32'16" West, 56.39 feet; thence South 01°03'58" East, 51.33 feet; thence South 11°56'10" East, 40.53 feet; thence South 64°36'35" West, 41.18 feet; thence North 08°03'57" West, 41.80 feet; thence South 75°02'54" West, 44.91 feet; thence South 50°33'40" West, 36.68 feet; thence South 40°24'22" West, 73.48 feet; thence South 80°25'12" West, 39.20 feet; thence South 35°32'04" West, 41.50 feet to a point lying on said Northeasterly right of way line of State Road No. 115; thence North 42°38'25" West, along said Northeasterly right of way line, 1354.77 feet to the Southwesterly corner of said Parcel "B"; thence North 00°46'03" East, departing said Northeasterly right of way line and along the Westerly line of said Parcel "B", 3029.51 feet to the Northwesterly corner thereof, said corner lying on the Southerly line of Section 41 of the William Gibson Grant (as monumented), said Township and Range; thence North 77°30'15" East, along said Southerly line, 8629.00 feet to the Point of Beginning.

Containing 1150.70 acres, more or less.

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Work Order No. 24-165.01
File No. 130C-34.01C

**Kings Creek II CDD
Parcel 3**

A portion of Lot 10, as depicted on Subdivision of Part of the William A. Ogilvie Estate, recorded in Plat Book 9, page 10, of the current Public Records of Duval County, Florida, being a portion of Section 41 of the William Gibson Grant, Township 1 North, Range 26 East, Duval County, Florida, being Parcel G, as described and recorded in Official Records Book 20900, page 374, of said current Public, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of Lot 12 (as monumented), as depicted on Subdivision of Part of the David O. Ogilvie Estate, recorded in Plat Book 6, page 70, of said current Public Records, said corner lying on the Southerly line of said Section 41; thence South 77°30'15" West, along said Southerly line, 2314.05 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 77°30'15" West, along said Southerly line of Section 41, a distance of 60.00 feet to Southeasterly corner of those lands described and recorded in Official Records Book 17017, page 1486, of said current Public Records; thence North 12°29'45" West, departing said Southerly line and along the Easterly line of last said lands, 497.51 feet to the Northeasterly corner thereof, said corner lying on the Southerly right of way line of Parete Road South, a 60 foot right of way as presently established; thence North 77°34'25" East, along said Southerly right of way line, 60.00 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 18642, page 2224, of said current Public Records; thence South 12°29'45" East, departing said Southerly right of way line and along the Westerly line of last said lands, 497.44 feet to the Southwesterly corner thereof and the Point of Beginning.

Containing 0.69 acre, more or less.

RESOLUTION 2026-29

[DECLARING RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGS CREEK II COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Kings Creek II Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District’s overall capital improvement plan as described in the District *Engineer’s Report* (“**Project**”), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments (“**Assessments**”) using the methodology set forth in that *Master Special Assessment Methodology Report*, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (“**District Records Office**”);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KINGS CREEK II COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

- A. The total estimated cost of the Project is \$_____ (“**Estimated Cost**”).
- B. The Assessments will defray approximately \$_____, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$_____ per year, again as set forth in **Exhibit B**.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a “master” lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s

preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	January 27, 2026
TIME:	1:30 p.m.
LOCATION:	Inframark Offices 12574 Flagler Center Blvd., Suite 101 Jacksonville, Florida 32258

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

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

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

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 9th day of December, 2025.

ATTEST:

**KINGS CREEK II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary

Chairman

Exhibit A: *Engineer's Report*

Exhibit B: *Master Special Assessment Methodology Report*

**MINUTES OF MEETING
KINGS CREEK II
COMMUNITY DEVELOPMENT DISTRICT**

1 The **ORGANIZATIONAL** meeting of the Board of Supervisors of Kings Creek II
2 Community Development District was held on Tuesday, October 28, 2025 at 1:30 pm at 12574
3 Flagler Center Blvd, Suite 101, Jacksonville, Florida 32258.

4
5 Present and constituting a quorum were:

6		
7	Carlos de la Ossa	Chairperson (<i>via phone</i>)
8	Nicholas Dister	Vice Chairperson (<i>via phone</i>)
9	Keith Hyatt	Assistant Secretary
10	Dan Pickett	Assistant Secretary
11	Jennifer Goldyn	Assistant Secretary

12
13 Also present were:

14		
15	Samantha Harvey	District Manager
16	Brian Lamb	VP Developer Services (<i>via phone</i>)
17	Jere Earlywine	District Counsel

18
19 *This is not a certified or verbatim transcript but rather represents the context and*
20 *summary of the meeting. The full meeting is available in audio format upon request. Contact the*
21 *District Office for any related costs for an audio copy.*

22
23 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

24 Ms. Harvey called the meeting to order, and a quorum was established.

25
26 **SECOND ORDER OF BUSINESS**

Public Comments

27 There being no members of the public present, the next order of business followed.

28
29 **THIRD ORDER OF BUSINESS**

**General District Items-Administration of
Oaths of Office to the Board of Supervisors**

30
31 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
32 **Employees**

33 **B. Membership, Obligations and Responsibilities**

34 **C. Chapter 190, Florida Statutes**

35 **D. Financial Disclosure Forms**

36 **I. Form 1: Statement of Financial Interests**

37 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

38 **III. Form 1F: Final Statement of Financial Interests**

39 **E. Form 8B: Memorandum of Voting Conflict**

40 Mr. Lamb provided detailed information regarding items 3A-E. Discussion ensued.

41
42 Ms. Harvey a Commissioned Notary Public for the State of Florida administered Oaths of
43 *Offices to :*

- 44 • Jennifer Golydn - waived compensation
- 45 • Carlos de la Ossa - accepted compensation
- 46 • Nicholas Dister - accepted compensation
- 47 • Keith Hyatt - accepted compensation
- 48 • Daniel Pickett - accepted compensation

49
 50 **FOURTH ORDER OF BUSINESS** **General District Items (CONTINUED)**
 51 **Consideration of Resolution 2026-01, Designating Officers**

52
 53 On MOTION by Mr. de la Ossa seconded by Mr. Hyatt, with all in favor,
 54 Resolution 2026-01, Designating Officers, was adopted. 5-0

55
 56 **FIFTH ORDER OF BUSINESS** **General District Items (CONTINUED)**
 57 **Consideration of Resolution 2026-02, Setting Landowners Election Meeting**

58
 59 On MOTION by Mr. de la Ossa seconded by Ms. Goldyn, with all in favor,
 60 Resolution 2026-02, Setting Landowners Election Meeting for December 9,
 61 2025, was adopted. 5-0

- 62
 63 **SIXTH ORDER OF BUSINESS** **Organizational Matters**
- 64 **A. Resolution 2026-03, Appointing and Fixing the Compensation of the District**
 - 65 **Manager; Appointing a Methodology Consultant; and Providing an Effective Date**
 - 66 • Agreement for District Management Services
 - 67 **B. Resolution 2026-04, Appointing Legal Counsel for the District, Authorizing Its**
 - 68 **Compensation and Providing for an Effective Date**
 - 69 • Fee Agreement
 - 70 **C. Resolution 2026-05, Designating a Registered Agent and Registered Office of the**
 - 71 **District; and Providing for an Effective Date**
 - 72 **D. Resolution 2026-06, Designating a Local Records Office of the District; and**
 - 73 **Providing for an Effective Date**
 - 74 **E. Resolution 2026-07, Appointing and Fixing the Compensation of the Interim District**
 - 75 **Engineer for the District and Providing an Effective Date**
 - 76 • Interim Engineering Services Agreement (Under Separate Cover)
 - 77 **F. Authorization of Request for Qualifications (RFQ) for Engineering Services**
 - 78 **G. Board Member Compensation: 190.006 (8), F.S.**
 - 79 **H. Resolution 2026-08, Designating the Primary Administrative Office and Principal**
 - 80 **Headquarters of the District and Providing an Effective Date**
 - 81 **I. Resolution 2026-09, Setting Forth the Policy of the District Board of Supervisors**
 - 82 **with Regard to the Support and Legal Defense of the Board of Supervisors and,**
 - 83 **District Officers and Providing for an Effective Date**
 - 84 • Authorization to Obtain General Liability and Public Officers' Insurance

- 85 **J. Resolution 2026-10, Providing for the Public’s Opportunity to Be Heard;**
- 86 **Designating Public Comment Periods; Designating a Procedure to Identify**
- 87 **Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing**
- 88 **Exceptions; and Providing for Severability and an Effective Date**
- 89 **K. Resolution 2026-11, Providing for the Appointment of a Records Management**
- 90 **Liaison Officer; Providing the Duties of the Records Management Liaison Officer;**
- 91 **Adopting a Records Retention Policy; and Providing for Severability and Effective**
- 92 **Date**
- 93 **L. Resolution 2026-12, Authorizing Actions to Implement Capital Improvement Plan,**
- 94 **Including Conveyance and Acquisition of Real and Personal Property, Execution of**
- 95 **Plats, Transfer of Permits, Execution of Contracts and Change Orders, Payment of**
- 96 **Requisitions, and Other Actions, Providing for Severability and Effective Date**
- 97 **M. Resolution 2026-13, Ratifying, Confirming and Approving the Recording of the**
- 98 **Notice of Establishment of the District, and Providing for an Effective Date**
- 99 **N. Authorization of Request for Proposals (RFP) for Annual Audit Services**
- 100
 - **Designation of Board of Supervisors as Audit Committee**
- 101 **O. Web-Site Design Agreement (Under Separate Cover)**
- 102 **P. ADA Site Compliance Proposal**
- 103 **Q. Resolution 2026-14, To Designate Date, Time and Place of Public Hearing and**
- 104 **Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules**
- 105 **of Procedure; and Providing an Effective Date**
- 106
 - I. Rules of Procedure**
 - II. Notices**
 - **Notice of Rule Development**
 - **Notice of Rulemaking**
- 108 **R. Resolution 2026-15, Adopting the Annual Meeting Schedule**
- 109 **S. Resolution 2026-16, Approving the Florida Statewide Mutual Aid Agreement;**
- 110 **Providing for Severability; and Providing for an Effective Date**
- 111 **T. Memorandum to District Manager Regarding E-Verify Requirements**
- 112 **Mr. Lamb provided the Board with detailed information regarding items 6A-T;**
- 113 **Discussion ensued. Resolutions 2026-03 through 2026-16; were adopted in consent form.**

The record shall reflect Ms. Goldyn refused item 6A.

On MOTION by Mr. de la Ossa seconded by Mr. Hyatt, with all in favor, Resolutions 2026-03 through 2026-16, as discussed and detailed above, in consent form, were adopted. 5-0

SEVENTH ORDER OF BUSINESS

Banking Matters

- 123 **A. Resolution 2026-17, Designating a Public Depository for Funds of the District and**
- 124 **Providing an Effective Date**
- 125 **B. Resolution 2026-18, Designating the Authorized Signatories for the District’s**
- 126 **Operating Bank Account(s), and Providing for an Effective Date**

128 Mr. Lamb provided the Board with detailed information regarding items 7A-B;
 129 Discussion ensued. Resolutions 2026-17 and 2026-18; were adopted in consent form.

131 On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor,
 132 Resolutions 2026-17; Designating a Public Depository and 2026-18;
 133 Designating the Authorized Signatories, in consent form, were adopted. 5-0

134
 135 **EIGHTH ORDER OF BUSINESS** **Budgetary Matters**

- 136 **A. Resolution 2026-19, Approving a Proposed Budget for Fiscal Year 2025/2026 and**
- 137 **Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing**
- 138 **Transmittal, Posting and Publication Requirements; Addressing Severability; and**
- 139 **Providing an Effective Date**
- 140 **B. Fiscal Year 2025/2026 Budget Funding Agreement**
- 141 **C. Resolution 2026-20, Adopting the Alternative Investment Guidelines for Investing**
- 142 **Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in**
- 143 **Accordance with Section 218.415(17), Florida Statutes**
- 144 **D. Resolution 2026-21, Authorizing the Disbursement of Funds for Payment of Certain**
- 145 **Continuing Expenses Without Prior Approval of the Board of Supervisors;**
- 146 **Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing**
- 147 **Expenses Without Prior Approval of the Board of Supervisors; Providing for a**
- 148 **Monetary Threshold; and Providing for an Effective Date**
- 149 **E. Resolution 2026-22, Adopting a Policy for Reimbursement of District Travel**
- 150 **Expenses; and Providing for Severability and an Effective Date**
- 151 **F. Resolution 2026-23, Adopting Prompt Payment Policies and Procedures Pursuant to**
- 152 **Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an**
- 153 **Effective Date**
- 154 **G. Resolution 2026-24, Adopting an Internal Controls Policy Consistent with Section**
- 155 **218.33, Florida Statutes; Providing an Effective Date**

156 Mr. Lamb provided the Board with detailed information regarding items 8A-G;
 157 Discussion ensued. Resolutions 2026-19 through 2026-24; were adopted in consent form.

158 Mr. de la Ossa requested confirmation on the budget funding agreement for Inframark to
 159 begin working on a cashflow analysis in preparation for the January 27, 2026 meeting and
 160 collaborating with the developer for the financing support.

161
 162 On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor,
 163 Resolutions 2026-19 through 2026-24, in consent form, were adopted. 5-0

164
 165 **NINTH ORDER OF BUSINESS** **Bond Financing Related Matters**

- 166 **A. Bond Financing Team Funding Agreement**
- 167 **B. Engagement of Bond Financing Professionals**
 - 168 **I. Underwriter/Investment Banker**
 - 169 **II. Bond Counsel**

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III. Trustee, Paying Agent and Registrar

Mr. Lamb provided the Board with detailed information regarding Bond Financing.

C. Resolution 2026-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Resolutions 2026-25; Designating a Date, Time, and Location of a Public Hearing, in consent form, was adopted. 5-0

**D. Consideration of Validation Report of the District Engineer
E. Consideration of Validation Report of Assessment Consultant**

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Consideration of Validation Report of the District Engineer and Consideration of Validation Report of Assessment Consultant, in substantial form, were approved. 5-0

Mr. de la Ossa advised he is expecting permits in February, and the Bond Validation hearing needs to be scheduled as soon as possible. Mr. Earlywine will file the pertinent documentation this week to coordinate/schedule the hearing.

F. Resolution 2026-26, Authorizing the Issuance of Not Exceeding \$95,200,000 Principal-Amount Kings Creek II Community Development District Special Assessment Revenue Bonds In One or More Series, for the Purpose of Financing the Construction and/or Acquisition By the District of the Public Improvements a and Community Facilities Permitted By the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date

Mr. Lamb provided the Board with detailed information regarding the Resolution.

On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor, Resolutions 2026-26; Validation Report District Engineer, in substantial form, were adopted. 5-0

G. Consideration of Initial Declaration of Consent

This item was **TABLED** by the Board.

214 **TENTH ORDER OF BUSINESS** **Construction Matters**

215 **A. Temporary Construction Easement**

216 **B. Acquisition Agreement**

217

218 On MOTION by Mr. de la Ossa seconded by Mr. Pickett, with all in favor,
219 Construction Matters A-B, as agreed, were approved. 5-0

220

221 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

222 **A. District Counsel**

223 There being no report, the next item followed.

224

225 **B. District Engineer**

226 Mr. Lamb spoke with Ms. Stewart, to ensure the Masters' Report is ready for

227 presentation on January 27, 2026. The Methodology Report from the Assessment Consultant will

228 include the Masters' Report, with a target date for mid-December.

229

230 **C. District Manager**

231 There being no report, the next order of business followed.

232

233 **TWELFTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

234 There being none, the next order of business followed.

235

236 **THIRTEENTH ORDER OF BUSINESS** **Public Comments**

237 There being no members of the public present, the next order of business followed.

238

239 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

240 There being no further business,

241

242 On MOTION by Mr. de la Ossa seconded by Ms. Goldyn, with all in
243 favor, meeting was adjourned at 1:49 pm. 5-0

244

245

246

247

248 _____
Samantha Harvey

249 District Manager

248 _____
Carlos de la Ossa

Chairperson