



Rizzetta & Company

Legacy Palm Drive Community Development District

**Board of Supervisors' Meeting
February 26, 2026**

**District Office:
5020 W. Linebaugh Avenue Suite 240
Tampa, Florida 33624
813.933.5571**

LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors	Chris Middleton Pedro Hernandez Clay Crevasse Jeremy Hampson Diana Manso	Chairman Vice-Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Ginger Wald	Billing, Cochran, Lyles Mauro & Ramsey, PA
Interim District Engineer	Juan Alvarez	Alvarez Engineers

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, FL 33624
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

February 18, 2026

Board of Supervisors
**Legacy Palm Drive Community
Development District**

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Legacy Palm Drive Community Development District will be held on **February 26, 2026 at 9:00 a.m.**, to be held at the offices of Alvarez Engineers located at 8935 NW 35th Ln #101, Doral, Florida 33172. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION²**
 - A. Consideration of Regular Meeting Minutes of January 22, 2026 Tab 1
 - B. Consideration of Landowner Election Minutes of January 22, 2026 Tab 2
- 4. BUSINESS ITEMS**
 - A. Public Hearing of Rules of Procedure
 - i. Consideration of Resolution 2026-32;
Adopting Rules of Procedure Tab 3
 - B. Public Hearing of Uniform Method of Collection
 - i. Consideration of Resolution 2026-33;
Adopting Uniform Method of Collection Tab 4
 - C. Public Hearing of Fiscal Year 2025/2026 Final Budget
 - i. Consideration of Resolution 2026-34;
Approving FY 2025-2026 Final Budget..... Tab 5
 - D. Public Hearing on Debt Assessments
 - i. Consideration of Resolution 2026-35;
Imposing & Levying Special Assessments Tab 6
 - E. Consideration of Resolution 2026-36;
Re-Designating Officers Tab 7
 - F. Consideration of Acquisition Agreement..... Tab 8
 - G. Discussion of Bond Related Matters

5. STAFF REPORTS

- A. District Counsel
- B. Interim Engineer
- C. District Manager
 - i. Presentation of Website Compliance Report..... Tab 9

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Matthew Huber
Matthew Huber
District Manager

Tab 1

MINUTES OF MEETING

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

**LEGACY PALM DRIVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Legacy Palm Drive Community Development District was held on **Thursday, January 22, 2026, at 9:08 a.m.** at the offices of Alvarez Engineering located at 8935 NW 35th Ln #101, Doral, Florida 33172.

Present and constituting a quorum:

Chris Middleton	Chair
Pedro Hernandez	Vice-Chair
Diana Manso	Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company
Ginger Wald	District Counsel, Billing Cochran
Juan Alvarez	Interim Engineer, Alvarez Engineers

Audience	None
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FIRST ORDER OF BUSINESS **Call to Order**

Mr. Huber opened the meeting at 9:08 a.m.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

No audience members were present.

THIRD ORDER OF BUSINESS **Consideration of Organizational Meeting Minutes of December 17, 2025**

Change Alvarez Engineering to Alvarez Engineers.

On a Motion by Mr. Middleton, seconded by Mr. Hernandez, with all in favor, the Board of Supervisors approved the Organizational Meeting Minutes of December 17, 2025, as amended, for the Legacy Palm Drive Community Development District.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-28;
Setting Public Hearing on Rules of**

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**Procedure and Rescinding Resolution
2026-18**

On a Motion by Mr. Middleton, seconded by Mr. Hernandez, with all in favor, the Board of Supervisors adopted Resolution 2026-28, Setting Public Hearing on Rules of Procedure and Rescinding Resolution 2026-18, for Legacy Palm Drive Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-29;
Setting Public Hearing on Uniform
Method of Collection and Rescinding
Resolution 2026-19**

On a Motion by Mr. Middleton, seconded by Mr. Hernandez, with all in favor, the Board of Supervisors adopted Resolution 2026-29, Setting Public Hearing on Rules of Procedure and Rescinding Resolution 2026-19, for Legacy Palm Drive Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-30;
Interlocal Agreement Miami Dade
County Website**

Ms. Wald reviewed the resolution with the Board.

On a Motion by Mr. Middleton, seconded by Ms. Manso, with all in favor, the Board of Supervisors adopted Resolution 2026-30, Interlocal Agreement Miami Dade County Website, for the Legacy Palm Drive Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-31;
Canvassing & Certifying Landowner
Election Results**

On a Motion by Mr. Middleton, seconded by Ms. Manso, with all in favor, the Board of Supervisors adopted Resolution 2026-31, Canvassing & Certifying Landowner Election Results, for Legacy Palm Drive Community Development District.

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EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT
January 22, 2026 - Minutes of Meeting
Page 3

80 No report. The Oath of office was administered to Chris Middleton, Pedro Hernandez
81 and Diana Manso.
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On a Motion by Mr. Middleton, seconded by Mr. Hernandez, with all in favor, the Board of Supervisors approved all Board Supervisors remain in same positions, Chris Middleton as Chairman, Pedro Hernandez as Vice-Chairman, Clay Crevasse, Jeremy Hampson and Diana Manso as Assistant Secretaries, for the Legacy Palm Drive Community Development District.

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84 Ms. Wald stated the hearing date for the Bond Delegation is March 31, 2026. Ms.
85 Wald reviewed the Acquisition Agreement with the Board.
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87 **B. Interim District Engineer**

88 No report. The Board discussed the conveyance, and Mr. Hernandez will send to
89 Mr. Alvarez.
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92 **C. District Manager**

93 Mr. Huber stated the next meeting will be February 26, 2026, at 9:00 a.m.
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95 **NINTH ORDER OF BUSINESS**

Supervisor Requests

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97 There were no supervisor requests.

98 Ms. Wald advised the Board of the Ethics training that is required after February
99 2026, which is available through Florida Ethics online.

100 **TENTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Middleton, seconded by Mr. Hernandez, with all in favor, the Board of Supervisors adjourned the meeting at 9:26 a.m., for Legacy Palm Drive Community Development District.

Assistant Secretary/Secretary

Chairman / Vice-Chairman

Tab 2

MINUTES OF MEETING

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

**LEGACY PALM DRIVE
COMMUNITY DEVELOPMENT DISTRICT**

The landowner Meeting of the Board of Supervisors of Legacy Palm Drive Community Development District was held on **Thursday, January 22, 2026, at 9:00 a.m.** at the offices of Alvarez Engineering located at 8935 NW 35th Ln #101, Doral, Florida 33172.

Present and constituting a quorum:

Chris Middleton **Proxy Holder**

Also present were:

Matthew Huber **District Manager, Rizzetta & Company**
Ginger Wald **District Counsel, Billing Cochran**

FIRST ORDER OF BUSINESS Call to Order

Mr. Huber opened the meeting at 9:00 a.m. and stated that the purpose of the meeting was to hold the Landowner Elections for five (5) Supervisor positions as per Chapter 190 Florida Statutes. He explained that the number of votes correlates with the number of acres owned by the property owners.

**SECOND ORDER OF BUSINESS Election of Chairman for the Purpose
of Conducting the Landowner Election**

Mr. Huber was designated as the Chairman for purposes of the election.

**THIRD ORDER OF BUSINESS Determination of Number of Voting
Units Represented**

Mr. Huber stated that Legacy VI 1 Owner, LLC has a total of 51 votes and confirmed they were the only landowner that returned a proxy form.

FOURTH ORDER OF BUSINESS Call for Nominations

Mr. Huber stated that he received a ballot from the proxy holder on behalf of the landowner nominating Chris Middleton, Pedro Hernandez, Diana Manso, Jeremy Hampson and Clay Crevasse to serve as Board Supervisors for the district

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FIFTH ORDER OF BUSINESS

**Final Tabulation of Ballots and
Announcement of Candidates**

Mr. Huber announced that, based on the ballot, Chris Middleton and Jemery Hampson received 51 votes, and Pedro Hernandez, Clay Crevasse and Diana Manso received 49 votes. Based on this, Chris Middleton and Jeremy Hampson will each serve four-year terms and Pedro Hernandez, Clay Crevasse and Diana Manso will serve 2-year terms.

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Huber adjourned the meeting at 9:08 a.m.

Assistant Secretary/Secretary

Chairman / Vice-Chairman

Tab 3

RESOLUTION 2026-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE, RULE 2026-01, IN ACCORDANCE WITH CHAPTER 120.54(5), *FLORIDA STATUTES*.

WHEREAS, the Legacy Palm Drive Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the intent of this Resolution is to provide for the adoption of the Rules of Procedure, Rule 2026-01; and

WHEREAS, the District set February 26, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 120.54, *Florida Statutes*; and

WHEREAS, the District has complied with the rule making process as outlined in Section 120.54, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The above recitals are true and correct and by reference are hereby incorporated into and made an integral part of this Resolution.

Section 2. The Board hereby adopts the Rules of Procedure, Rule 2026-01, as attached hereto as **Exhibit “A”**.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON FEBRUARY 26, 2026.

ATTEST:

**LEGACY PALM DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary/Assistant Secretary

Name:
Title: Chair/Vice-Chair of the Board of
Supervisors

Tab 4

RESOLUTION 2026-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF COLLECTION FOR ANY NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED BY THE DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Legacy Palm Drive Community Development District (the “**District**”) is a local unit of special-purpose government that was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “**Act**”); and

WHEREAS, the Act authorizes the Board of Supervisors of the District (the “**Board**”) to levy non-ad valorem special assessments for the purposes authorized by the Act and Chapter 170, *Florida Statutes* (“**Special Assessments**”) using the procedures provided in the Act, Chapter 170, and Chapter 197, Florida Statutes; and

WHEREAS, the Board levied and/or may levy Special Assessments in the future to provide necessary funds: (1) for the administrative operations of the District, (2) to construct or acquire any facilities and projects of the District, (3) to maintain and preserve any facilities and projects of the District, and (4) to enable the District to provide any other services authorized by law; and

WHEREAS, the Act authorizes the District, at its sole discretion, to collect and enforce its Special Assessments pursuant to the provisions of the Act, Sections 197.3631, 197.3632, and 197.3635, Chapter 170, or Chapter 173, *Florida Statutes*; and

WHEREAS, Section 197.3632, *Florida Statutes* authorizes the District to use the uniform method of collection (the “**Uniform Method of Collection**”) to collect its Special Assessments if the District certifies its non-ad valorem assessment roll to the Tax Collector of Miami-Dade County, which enables the Special Assessments, or the portion thereof that is certified, to be collected on the annual tax bill and enforced pursuant to Florida law; and

WHEREAS, the Board finds that use of the Uniform Method of Collection results in an efficient and effective collection and enforcement of certain Special Assessments levied by the District which are certified for collection using the Uniform Method of Collection; and

WHEREAS, in accordance with the requirements of Section 197.3632, *Florida Statutes*, the Board caused notice of a public hearing on its intent to use the Uniform Method of Collection to be advertised weekly in a newspaper of general circulation within Miami-Dade County for 4 consecutive weeks prior to such hearing and held the public hearing prior to the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT

1. The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. The Board hereby expresses its intent to use the Uniform Method of Collection for any Special Assessments levied by the Board, now and in the future, on any properties within the boundaries of the District pursuant to the legal description included in **Exhibit A**, attached hereto and incorporated herein.
3. The Special Assessments, which may be collected annually pursuant to the provisions of the Act, and the District's use of the Uniform Method of Collection may continue in any given year when the Board determines that use of the Uniform Method of Collection for that year is in the best interests of the District.
4. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Miami-Dade County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.
5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
6. This Resolution shall become effective upon its adoption and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED ON FEBRUARY 26, 2026.

ATTEST:

**LEGACY PALM DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Name: _____
 Secretary / Assistant Secretary

 Name:
 Title: Chair/Vice-Chair of the Board of Supervisors

Exhibit A: Legal Description of District Boundaries

Exhibit "A"

LEGACY PALM DRIVE CDD
LEGAL DESCRIPTION:

BEGIN AT THE N.W. CORNER OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, OF MIAMI-DADE COUNTY FLORIDA; THENCE RUN ALONG THE NORTH LINE OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, OF MIAMI-DADE COUNTY FLORIDA N89°43'55"E FOR A DISTANCE OF 331.03 FEET TO A POINT ON SAID NORTH LINE OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, OF MIAMI-DADE COUNTY FLORIDA; THENCE RUN S00°31'57"E FOR A DISTANCE OF 1329.00 FEET TO A POINT; THENCE RUN S89°15'00"W FOR A DISTANCE OF 331.33 TO A POINT; THENCE RUN S89°28'27"W FOR A DISTANCE OF 1129.73 FEET TO A POINT; THENCE RUN N00°14'00"W FOR A DISTANCE OF 1328.53 FEET TO A POINT ON THE NORTH LINE OF SECTION 27, TOWNSHIP 57 SOUTH, RANGE 38 EAST, OF MIAMI-DADE COUNTY FLORIDA; THENCE RUN ALONG SAID NORTH LINE OF SECTION 27, TOWNSHIP 57 SOUTH, RANGE 38 EAST, OF MIAMI-DADE COUNTY FLORIDA N89°19'56"E FOR A DISTANCE OF 1322.47 FEET TO THE **POINT OF BEGINNING**, SAID POINT ALSO BEING THE N.E. CORNER OF SECTION 27, TOWNSHIP 57 SOUTH, RANGE 38 EAST, AND ALSO BEING THE N.W. CORNER OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 2,204,078 SQUARE FEET (50.6 ACRES ±)

Tab 5

RESOLUTION 2026-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR 2025-2026; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted to the Board of Supervisors (“**Board**”) of the Legacy Palm Drive Community Development District (“**District**”) a proposed budget for the Fiscal Year 2025-2026 budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board held a duly noticed public hearing on February 25, 2026, pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the Board is required to adopt a resolution approving a budget for the fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the fiscal year pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Legacy LV1 Owner, LLC, a Delaware limited liability company (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Legacy Palm Drive Community Development District for the Fiscal Year 2025-2026”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year 2025-2026, the sum of \$150,000.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), *Florida Statutes*.

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said Agreement on and on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on FEBRUARY 26, 2026.

Attested By:

Legacy Palm Drive Community
Development District

Name: _____
Secretary/Assistant Secretary

Name:
Title: Chair/Vice-Chair of the Board of
Supervisors

Exhibit A: FY 2025-2026 Adopted Budget
Exhibit B: Budget Funding Agreement with Developer

Final Budget
Legacy Palms Community Development District
General Fund
Fiscal Year 2025-2026

Chart of Accounts Classification	Budget for 2025/2026
REVENUES	
Contributions & Donations from Private Sources	
Developer Contributions	\$ 150,000
TOTAL REVENUES	\$ 150,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 150,000
*Allocation of assessments between the Tax Roll and Off Roll are	
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 3,000
Financial & Administrative	
Accounting Services	\$ 19,200
Administrative Services	\$ 4,200
Arbitrage Rebate Calculation	\$ 500
Auditing Services	\$ 3,500
Disclosure Report	\$ 5,000
Trustees Fees	\$ -
Assessment Roll	\$ 5,000
Disclosure Report	\$ 5,000
District Engineer	\$ 5,000
District Management	\$ 21,000
Dues, Licenses & Fees	\$ 175
Arbitrage Rebate Calculation	\$ -
Financial & Revenue Collections	\$ 3,600
Assesment Roll	\$ 5,000
Legal Advertising	\$ 2,500
Miscellaneous Fees	\$ 500
Bank Fees	\$ -
Miscellaneous Mailings	\$ -
Public Officials Liability Insurance	\$ 3,500
Tax Collector /Property Appraiser Fees	\$ 250
Property Taxes	\$ -
Website Hosting, Maintenance, Backup (and	\$ 3,500
Legal Counsel	
District Counsel	\$ 30,000
Administrative Subtotal	\$ 120,425
EXPENDITURES - FIELD OPERATIONS	
Other Physical Environment	
General Liability Insurance	\$ 4,500
Property Insurance	\$ 3,500
Contingency	
Miscellaneous Contingency	\$ 21,575
Field Operations Subtotal	\$ 29,575
TOTAL EXPENDITURES	\$ 150,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 BUDGET FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this 17th day of December, 2025, by and between:

Legacy Palm Drive Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Rizzetta & Company, 3434 Colwell Ave, Suite 200, Tampa, Florida 33614 ("**District**"), and

Legacy LV1 Owner, LLC, a DE LLC, and the developer of the lands in the District ("**Developer**") with a mailing address of 500 Boylston St, Suite 2010, Boston MA 02116.

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2025/2026, which year concludes on September 30, 2026; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2025/2026 budget, or utilizing such other revenue sources as may be available to it; and

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

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

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

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

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

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

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

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

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

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

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

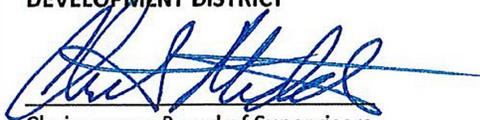
9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

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

**LEGACY PALM DRIVE COMMUNITY
DEVELOPMENT DISTRICT**


Chairperson, Board of Supervisors

**Legacy LV1 Owner, LLC,
a Delaware limited liability company**


By: JESSE R BAKER
Its: AUTHORIZED SIGNATORY

Exhibit A: Fiscal Year 2025/2026 General Fund Budget

Exhibit A

Fiscal Year 2025/2026 General Fund Budget

**Proposed Budget
Legacy Palms Community Development District
General Fund
Fiscal Year 2025-2026**

Chart of Accounts Classification	Budget for 2025/2026
REVENUES	
Contributions & Donations from Private Sources	
Developer Contributions	\$ 150,000
TOTAL REVENUES	\$ 150,000
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 3,000
Financial & Administrative	
Accounting Services	\$ 19,200
Administrative Services	\$ 4,200
Arbitrage Rebate Calculation	\$ 500
Auditing Services	\$ 3,500
Disclosure Report	\$ 5,000
District Engineer	\$ 5,000
District Management	\$ 21,000
Dues, Licenses & Fees	\$ 175
Financial & Revenue Collections	\$ 3,600
Assesment Roll	\$ 5,000
Legal Advertising	\$ 2,500
Miscellaneous Fees	\$ 500
Public Officials Liability Insurance	\$ 3,500
Tax Collector /Property Appraiser Fees	\$ 250
Website Hosting, Maintenance, Backup (and	\$ 3,500
Legal Counsel	
District Counsel	\$ 30,000
Administrative Subtotal	\$ 110,425
EXPENDITURES - FIELD OPERATIONS	
Other Physical Environment	
General Liability Insurance	\$ 4,500
Property Insurance	\$ 3,500
Contingency	
Miscellaneous Contingency	\$ 31,575
Field Operations Subtotal	\$ 39,575
TOTAL EXPENDITURES	\$ 150,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Tab 6

RESOLUTION 2026-35

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS AND PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING, PAYMENT AND COLLECTION OF SUCH SPECIAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT BY THE METHODS PROVIDED FOR IN CHAPTERS 170 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS AND DETERMINATIONS. The Board of Supervisors (the “**Board**”) of the Legacy Palm Drive Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended and was established by Ordinance of the Board of County Commissioners of Miami-Dade County, Florida.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the *Master Engineer’s Report* dated December 17, 2025 (the “**Engineer’s Report**”) hereinafter referred to collectively as the “**Project**”, attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public health, safety and welfare, and in the best interest of the District to provide for, construct and/or acquire the Project on certain lands within the District, the nature and location of which are described in the Engineer’s Report and in the plans and specifications on file at the Office of the District Engineer ; that the all or a portion of the cost of such Project be assessed against the lands within the District specially benefited by the

Project; and that the District issue its special assessment bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the costs of constructing and/or acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2026-27, adopted by the Board on December 17, 2025, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2026-27 was adopted in compliance with the requirements of Section 190.016 and, Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2026-27 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board at _____.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-27 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) Notice of the public hearing has been given by publication and by mail as required by Section 170.07, Florida Statutes, and affidavits attesting as to such publication and mailing are on file at the office of the Secretary of the Board.

(l) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(m) Having considered costs of the Project, revised estimates of the costs of the Project, revised estimates of financing costs, the assessment methodology and all comments, complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, as specified in the Engineer's Report, as may be revised by the Board, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the *Master Special Assessment Allocation Report* dated December 17, 2025 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll, attached hereto as **Exhibit "C"**;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon and the Assessments are apportioned fairly and reasonably; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

"Assessable Unit" means a building lot in the product type or lot size as set forth in the Assessment Report.

"Debt Assessment" or **"Debt Assessments"** means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

"Developer" means **Freehold Communities**, a *Florida limited liability company/company*, and its successors and assigns.

"Landowner" means **Legacy LVI Owner, LLC**, a *Florida limited liability company/company* and its successors or assigns.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2026-27, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property within the district are set forth in the Engineer's Report and Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "**Improvement Lien Book.**" The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project are less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the “Trustee”): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it

for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer or the Landowner, or their successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer or the Landowner, or their successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears

that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 26th day of February, 2026.

Attest:

**Legacy Palm Drive Community
Development District**

Name: _____
Secretary/Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of
Supervisors

Exhibit “A” – Master Engineer’s Report dated December 17, 2025

Exhibit “B” – Master Special Assessment Allocation Report dated December 17, 2025

Exhibit “C” – Final Assessment Roll

Legacy Palm Drive Community Development District

Engineer's Report
Infrastructure Improvements

Prepared for
Legacy Palm Drive Community Development District
Board of Supervisors
Miami-Dade County, Florida

Prepared by
Alvarez Engineers, Inc.
8935 NW 35 Lane, Suite 101
Doral, FL 33172
Telephone 305-640-1345

E-Mail Address: Alvrez@Alvarezeng.com

Accepted
December 17, 2025

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I. Introduction.

The Legacy Palm Drive Community Development District (herein referred to as the “District,” or “CDD”) was established by the enactment of Miami-Dade County Ordinance No. 25-110 on December 2, 2025. Such ordinance became effective ten days later on December 12, 2025.

The District consists of a 50.60-acre subdivision lying wholly within unincorporated Miami-Dade County (the “County”), in an area bounded by SW 199 Avenue on the west, SW 344 Street on the north, SW 196 Avenue on the east, and SW 348 Street on the south (Refer to Exhibits 1 and 2). The District will partially finance the public infrastructure that supports the residential development within the District known as Legacy Villas At Palm Drive (the “Development”). The landowner and developer of the Development is Legacy LV1 Owner, LLC (the “Developer”).

The Development consists of the construction of 309 townhome residential units with associated roadway improvements, stormwater drainage, potable water, and sanitary sewer collection systems. The roads, drainage, water, and sewer systems constitute the improvements to be partially financed by the District and are hereinafter referred to as the “Public Infrastructure”. Such Public Infrastructure is estimated to cost approximately \$20,350,000.

The Development is wholly contained within the tentative plat of Legacy Villas At Palm Drive, which has received approval from the Miami-Dade County Department of Regulatory and Economic Resources under Tentative Plat Number T-24729. Such approval is valid until April 14, 2029. It is expected that the final plat will be recorded prior to that date.

II. Purpose of this Engineer’s Report.

The District will partially finance the acquisition or construction of the Public Infrastructure that supports the Development. This Engineer’s Report (the “Report”) was prepared for the purpose of describing the following: **(i)** The composition of the land within the District and the intended future ownership of the tracts and easements to be granted; **(ii)** The Public Infrastructure; **(iii)** The future ownership and entity responsible for operating and maintaining of the Public Infrastructure; **(iv)** The current status of construction permits; **(v)** The intended schedule of construction and; **(vi)** The estimated Public Infrastructure construction costs.

III. Composition of the Land Within the District, Intended Future Ownerships and Grants of Easements.

Upon recording the final plat in the Public Records of Miami-Dade County, the 50.60-acre District will be subdivided into 309 townhome lots; 30 green open space tracts; two onsite road tracts for ingress, egress and utilities; one sanitary lift station; one clubhouse parcel, and road right of ways dedicated to the County.

It is intended that the townhome lots be privately owned; that the District own, operate and maintain the green open space tracts and the onsite road tracts; that the County own, operate and maintain the lift station and the road right of ways dedicated by plat to the County; and that the CDD own, operate and maintain the clubhouse property.

Easements will be granted for utilities and sidewalks as indicated in the tentative and recorded plats. A blanket easement for construction and/or Public Infrastructure acquisition will be granted to the CDD over the entire District area. Such easement will be vacated at the time of, or after, final plat recording and replaced by deeds transferring the intended tracts to the CDD.

The table below lists in detail the tentative plat tracts Identification, their use, surface areas, and intended future ownership. Refer also to Exhibits 3, 4 and 5 for illustrative ownership maps.

CDD Area Composition and Future Ownerships							
Tract ID	Use	Square Footage	Acreage	Future Ownership			
				CDD	HOA	County	Private
A	Green Area/Park	111,657	2.56	X			
B	Green Area/Park	20,433	0.47	X			
C	Onsite Roads	365,631	8.39	X			
D	Green Area/Park	2,935	0.07	X			
E	Green Area/Park	8,460	0.19	X			
F	Green Area/Park	8,460	0.19	X			
G	Green Area/Park	12,053	0.28	X			
H	Green Area/Park	410,691	9.43	X			
I	Green Area/Park	3,838	0.09	X			
J	Green Area/Park	7,495	0.17	X			
K	Green Area/Park	4,652	0.11	X			
L	Green Area/Park	16,280	0.37	X			
M	Green Area/Park	45,243	1.04	X			
N	Green Area/Park	23,098	0.53	X			
O	Green Area/Park	6,589	0.15	X			
P	Green Area/Park	6,465	0.15	X			
Q	Green Area/Park	28,660	0.66	X			
R	Green Area/Park	4,043	0.09	X			
S	Green Area/Park	8,252	0.19	X			
T	Green Area/Park	12,790	0.29	X			
U	Green Area/Park	14,095	0.32	X			
V	Green Area/Park	3,511	0.08	X			
W	Green Area/Park	8,629	0.20	X			
X	Onsite Roads	89,286	2.05	X			
Y	Green Area/Park	7,574	0.17	X			
Z	Lift Station	2,925	0.07			X	
AA	Green Area/Park	47,794	1.10	X			
BB	Green Area/Park	6,690	0.15	X			
CC	Green Area/Park	6,100	0.14	X			
DD	Green Area/Park	2,232	0.05	X			
EE	Green Area/Park	5,928	0.14	X			
FF	Green Area/Park	4,967	0.11	X			
GG	Green Area/Park	56,940	1.31	X			
HH	Clubhouse	39,278	0.90	X			
ROWs	Plat-Dedicated Road Right of Ways	235,070	5.40			X	
309 Lots	Townhomes	565,334	12.98				X
Total		2,204,078	50.60				

IV. Description of the Public Infrastructure.

The Public Infrastructure, as described in this Report, consists of roadway improvements, stormwater management and drainage, and water and sanitary sewer improvements that will give service and access to the Development located within the District boundary. The proposed Public Infrastructure, as outlined herein, is necessary for the functional development of the District and provides a direct and special benefit to the assessable lots within the District. All CDD improvements will be constructed on land owned by the District or other units of local government, or land subject to a perpetual easement in favor of the District.

a. Roadway Improvements.

The roadway improvements to be financed by the District include the construction of roads in CDD and County right of ways and the Miami-Dade County Mobility Impact fees, as described below. Refer to Exhibit 3 for an illustrative map, and, for details, to the approved set of Paving & Drainage Plans for Legacy Villas at Palm Drive as prepared by Aviñó & Associates.

1. Onsite CDD Right of Ways:

- SW 347 Terrace – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 347 St Rd – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 347 Street – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 346 Terrace – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 346 Street – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 345 Street – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 198 Place – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 198 Court – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 198 Avenue – Two-lane divided road, two sidewalks, curbs, valley gutters, median, two sidewalks, public parking spaces included.
- SW 197 Place – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 197 Court – Two-lane road, valley gutters, two sidewalks. Private parking not included.
- SW 196 Place – Two-lane road, valley gutters, two sidewalks. Private parking not included.

2. County Right of Ways:

- SW 348 Street – One-lane road widening, curb and gutter, 6-ft sidewalk.
- SW 344 Street – Two-lane road widening, bicycle lane, curb and gutters and 6-ft sidewalk.
- SW 199 Avenue – One-lane road widening, curb and gutter, grassed strip, 5-ft sidewalk.
- SW 197 Avenue – Two-lane road, curb and gutters, grassed utility strips, 6-ft sidewalks.
- SW 196 Avenue – One-lane road widening, curb and gutter, grassed strip, 5-ft sidewalk.

The Developer intends to dedicate and convey to the District, at no cost, the ingress and egress onsite road right of ways indicated in Table 1 to construct the CDD roadway improvements listed above. Included in the conveyance will be the landscaping and irrigation systems for CDD ownership, as part of the fixtures of the land.

The Developer intends to dedicate by plat to the County the road right of ways indicated in Table 1 for the Developer to construct the County roadway improvements listed above.

The Miami-Dade County Road Mobility Impact Fees are included in the estimated cost of CDD roadway improvements. The Developer intends to advance the funds to pay for the impact fees on behalf of the District.

The District will not finance the cost of any earthwork that involves the transportation to, or the spreading or grading on, the private lots.

b. Stormwater Management and Drainage Facilities.

The District will fund the construction or the acquisition of the completed drainage system that supports the Development. Once the drainage system is completed and conveyed to the District, the District will transfer to the County the portion of the drainage system that is located within County-owned right of ways for permanent ownership and maintenance and will retain the remainder of the drainage facilities for ownership and maintenance.

Refer to the approved set of Paving & Drainage Plans for Legacy Villas at Palm Drive as prepared by Aviñó & Associates for details of the drainage facilities.

c. Water Distribution and Sewer Collection Systems.

The construction of the water and sewer systems is included in the Public Infrastructure. The systems extend from the point of connection with County facilities to the property lines of the residential lots.

The Developer intends to grant the District, at no cost, the necessary easements for constructing and accessing these improvements. The District intends to convey to the County the completed water distribution and sewer collection systems for future ownership and maintenance.

The Connection Charges for water and sewer are included in the estimated costs of the Public Infrastructure improvements. The Developer intends to advance the funds to pay for the connection charges on behalf of the District.

Refer to the approved set of Water & Sewer Plans for Legacy Villas at Palm Drive as prepared by Aviñó & Associates for details of the water and sewer facilities.

d. Property to be Transferred, and Easements to be Granted, to the CDD.

The Developer intends to grant the CDD at no cost, the land and easements identified in Section III above.

V. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Public Infrastructure. It will then transfer certain of the improvements to the following agencies for ownership and maintenance:

Description	Future Ownership	Future Maintenance
Road Improvements in County Right of Ways	County	County
Road Improvements in CDD Right of Ways	CDD	CDD
Stormwater Drainage Systems in County Right of Ways	County	County
Stormwater Drainage Systems in CDD Right of Ways	CDD	CDD
Water Distribution System	County	County
Sanitary Sewer System	County	County
Clubhouse	CDD	CDD

VI. Permitting Status.

Table 3 reflects the permitting status of the Development as of the date of this Report.

Permit	Agency	In Process	Approved	Date/Anticipated
Ordinance to Create CDD	County	X		December 12, 2025
T-Plat 24729	County		X	July 11, 2025
Final Plat Recorded	County	X		Fourth Quarter, 2026
Soil Improvement Plan (Pollution Remediation)	County		X	September 5, 2025
Paving & Drainage (Pollution & Remediation)	County		X	October 2, 2025
Sanitary Lift Station (Pollution Remediation)	County		X	November 12, 2025
Sanitary Lift Station (WASD)	County		X	October 25, 2024
Sanitary Lift Station (DERM Sewerage Facilities)	County		X	October 28, 2024
DERM Stormwater Management Gen. Permit	County		X	September 10, 2024
DERM Class VI Permit	County		X	September 10, 2024
RER Tree Removal Permit	County		X	February 17, 2022
RER Pollution Remediation Storm Drainage	County		X	May 6, 2024
DERM Sewerage Facilities	County		X	October 28, 2024
WASD Sewer	County		X	October 25, 2025

VII. Schedule of Construction.

Table 4 reflects the intended schedule of construction of the Development as of the date of this Engineer's Report.

Development	Earthwork and Drainage		Roads		Water and Sewer	
	Start	End	Start	End	Start	End
Entire Site	Q2/2025	Q4/2026	Q1/2026	Q4/2026	Q4/2025	Q4/2026

VIII. Estimate of Public Infrastructure Costs.

Infrastructure Component ⁽¹⁾	Total (\$)
Roadway Improvements ⁽²⁾	7,465,000
Stormwater Management	2,953,000
Water System ⁽³⁾	4,624,000
Sanitary Sewers ⁽⁴⁾	5,308,000
Total	20,350,000

⁽¹⁾ Rounded Up to Nearest \$1,000.

⁽²⁾ Includes County Mobility Impact Fees (f.k.a. Road Impact Fees) for 309 Townhome Residential Units.

⁽³⁾ Includes Water connection Fees for 309 Townhome Residential Units.

⁽⁴⁾ Includes Sewer connection Fees for 309 Townhome Residential Units.

Details of the estimates of costs may be found in the cost tables in the Appendix.

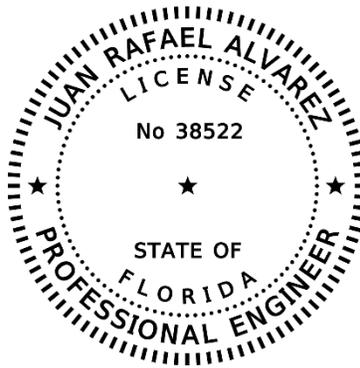
IX. Engineer's Certification.

It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs set forth herein are fair and reasonable, and that the landowners and residents living within the District will receive a direct and special benefit equal to or greater than the cost of such improvements, and that the general public will also receive incidental benefits. We believe that the improvements comprising the Public Infrastructure can be permitted, constructed, and installed at the costs described in this Report. The District will pay the actual cost or fair market value of the Public Infrastructure, whichever is less.

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

Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
Report Date: December 17, 2025

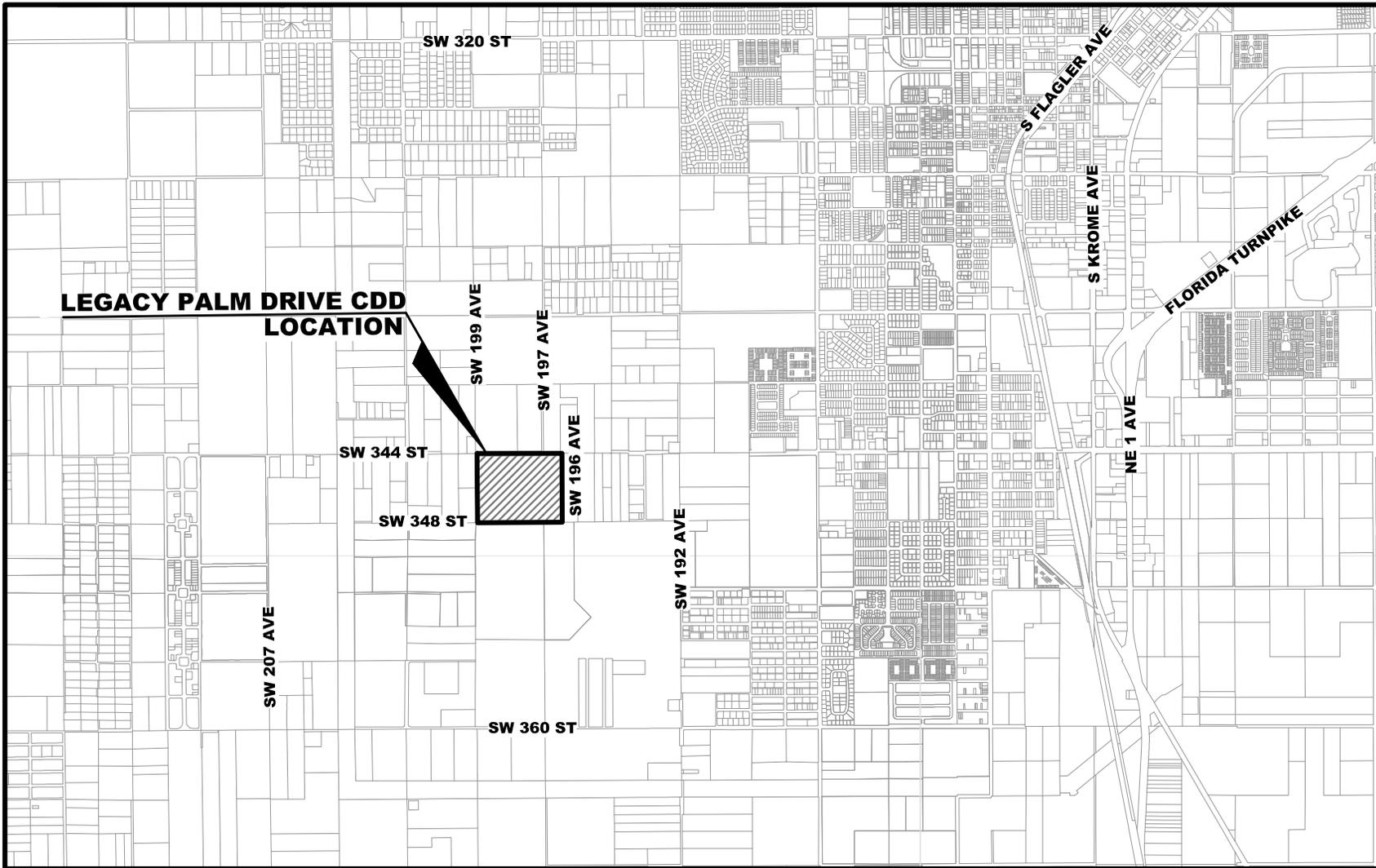
Date Digitally Signed and Sealed:
December 23, 2025



This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

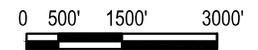
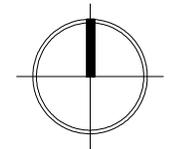
Signature must be verified on any electronic Copies.

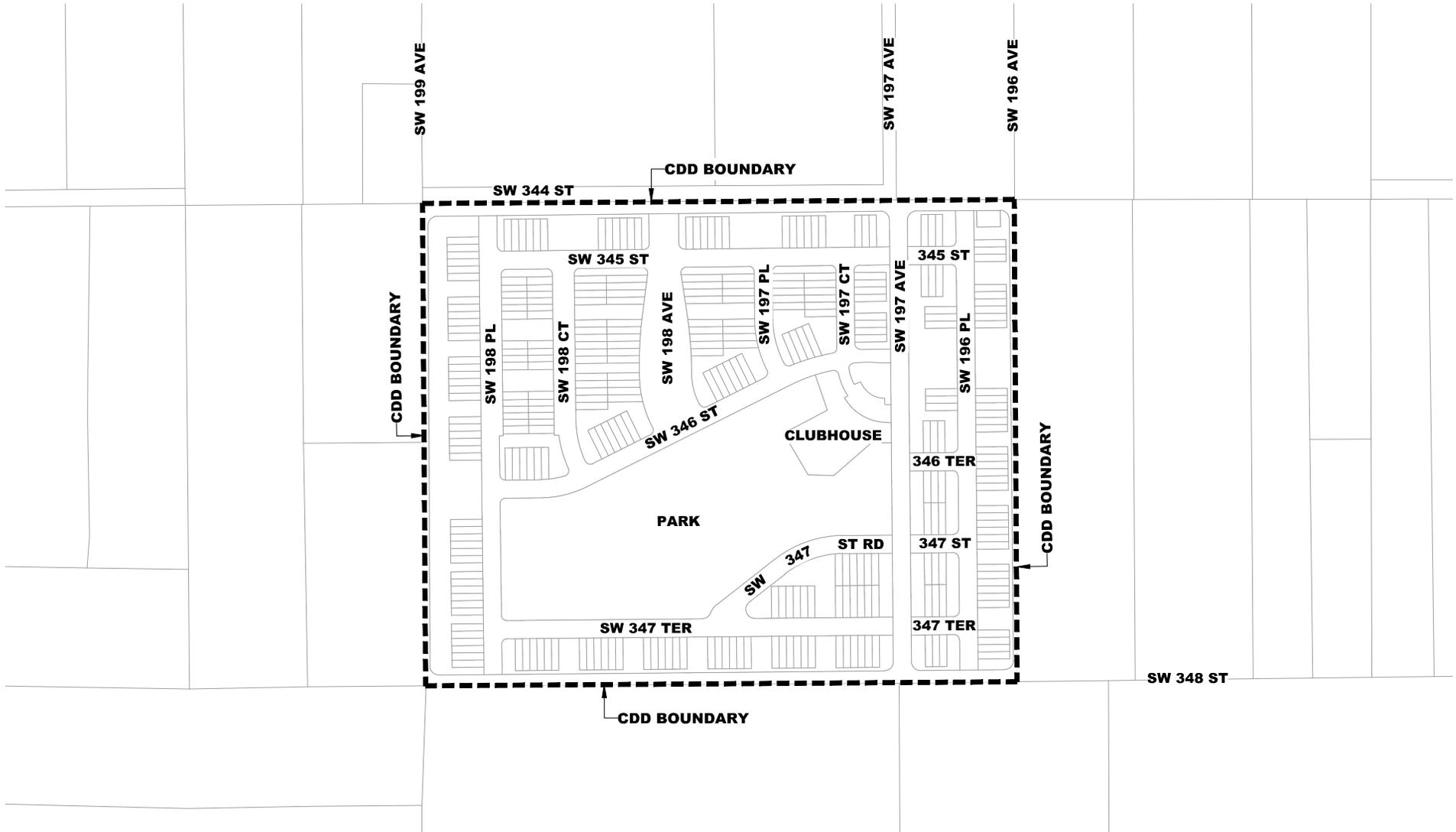
APPENDIX



ALVAREZ ENGINEERS, INC.

**LEGACY PALM DRIVE CDD
LOCATION MAP**

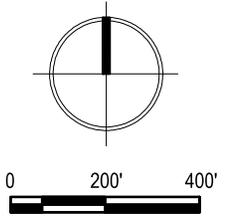


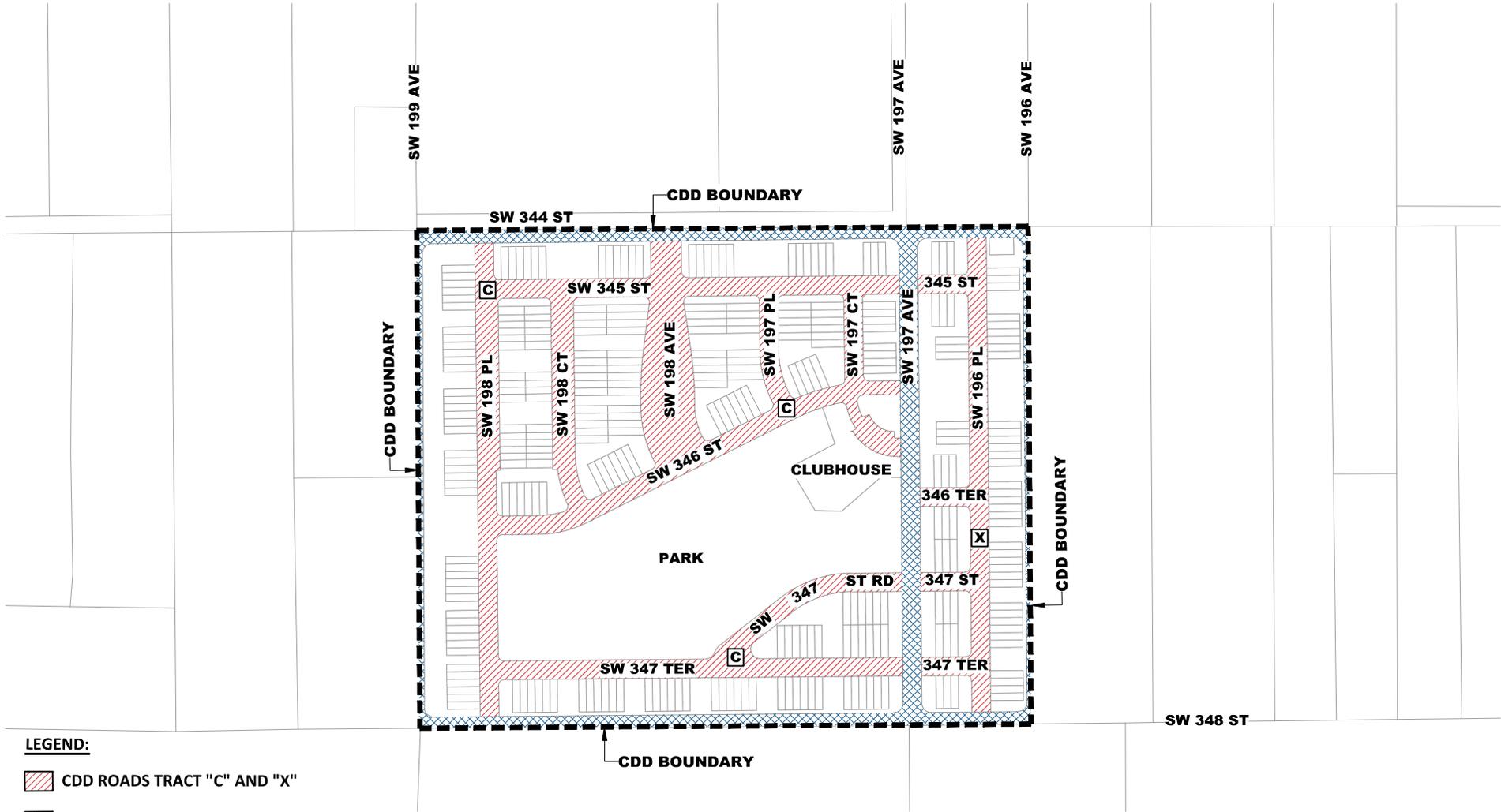


ALVAREZ ENGINEERS, INC.

LEGACY PALM DRIVE CDD

CDD BOUNDARY MAP



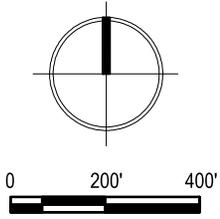


LEGEND:

-  CDD ROADS TRACT "C" AND "X"
-  COUNTY ROADS

ALVAREZ ENGINEERS, INC.

LEGACY PALM DRIVE CDD
ROADWAY OWNERSHIP





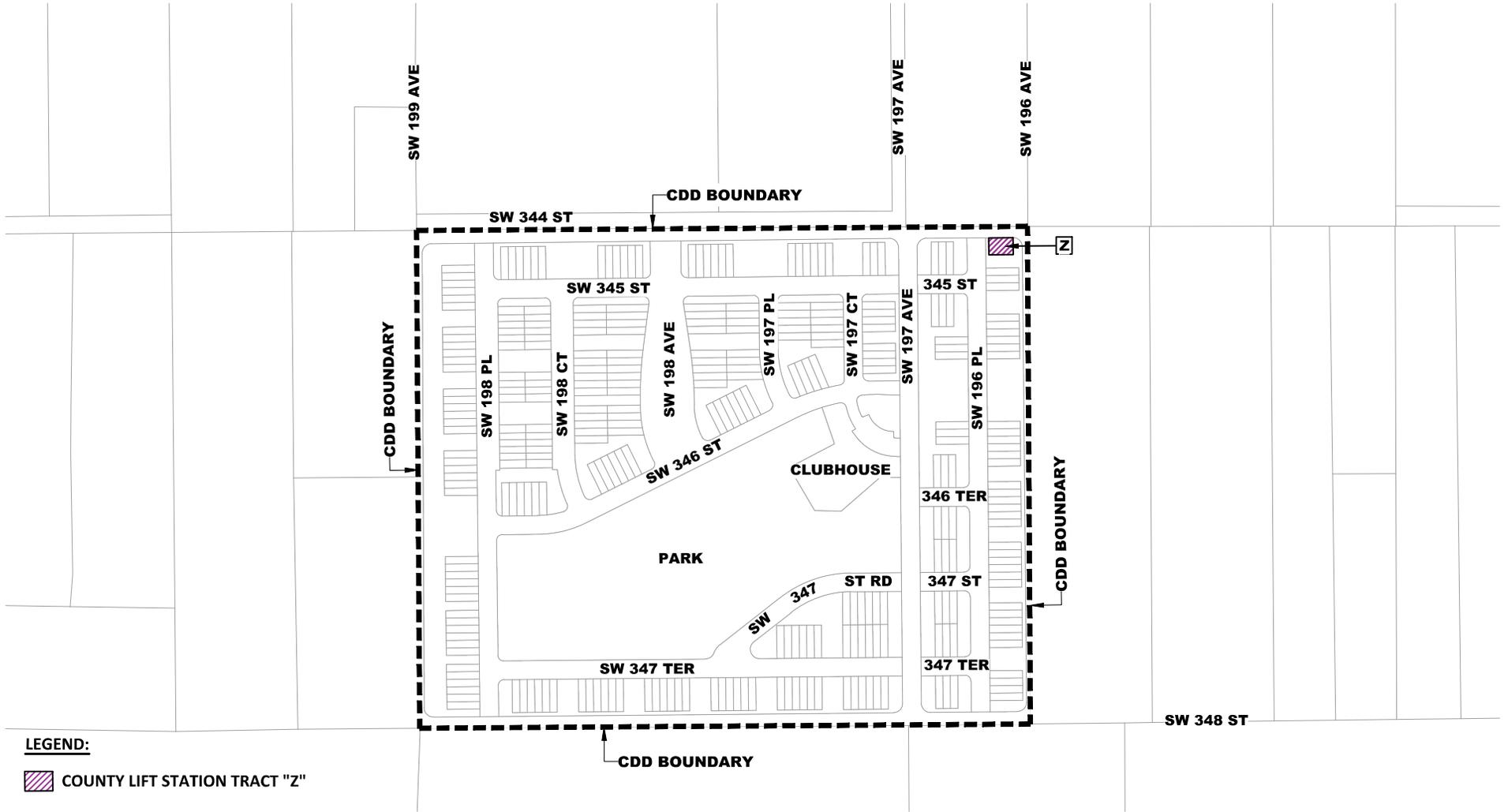
LEGEND:

-  CDD GREEN TRACTS
-  CDD CLUBHOUSE

ALVAREZ ENGINEERS, INC.

LEGACY PALM DRIVE CDD

CDD LAND OWNERSHIP



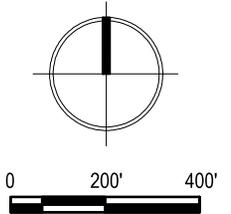
LEGEND:

 COUNTY LIFT STATION TRACT "Z"

ALVAREZ ENGINEERS, INC.

LEGACY PALM DRIVE CDD

COUNTY LIFT STATION LOCATION



Summary of LEGACY PALM DRIVE CDD Construction Cost Estimate and Schedule of Construction			
Item Description	Cost ⁽¹⁾	Begin	End
	(\$)	Quarter/Year	Quarter/Year
Roadway Improvements ⁽²⁾	7,465,000	Q1/2026	Q4/2026
Stormwater Management and Drainage	2,953,000	Q2/2025	Q4/2026
Water Distribution System ⁽³⁾	4,624,000	Q4/2025	Q4/2026
Sanitary Sewer System ⁽⁴⁾	5,308,000	Q4/2025	Q4/2026
Total	20,350,000		

⁽¹⁾ Rounded up to nearest \$1,000

⁽²⁾ Includes Miami-Dade County Mobility Impact Fees

⁽³⁾ Includes Water Connection Fees

⁽⁴⁾ Includes Sanitary Sewer Connection Fees

LEGACY PALM DRIVE CDD
Legacy @Palm Drive DRE JOB #: 2025-025
Construction Cost Estimate

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
EARTHWORK: ENTIRE SITE									
1	Clearing & Grubbing	51	AC	\$ 4,000.00	72.57	27.43	148,039.71	55,960.29	204,000.00
2	Silt Fence (No Maintenance)	6,335	LF	\$ 2.00	100.00	-	12,670.00	-	12,670.00
3	Washed Rock Entrance	2	EA	\$ 5,000.00	100.00	-	10,000.00	-	10,000.00
4	Strip Site 6" & Stockpile	40,815	CY	\$ 1.90	72.57	27.43	56,275.77	21,272.73	77,548.50
5	Move to Green Areas	40,815	CY	\$ 2.90	72.57	27.43	85,894.60	32,468.90	118,363.50
6	Mill Rock	72,000	CY	\$ 2.00	72.57	27.43	104,498.62	39,501.38	144,000.00
7	Load, Haul & Place	72,000	CY	\$ 2.90	72.57	27.43	151,523.00	57,277.00	208,800.00
8	Cut & Balance	9,390	CY	\$ 1.55	72.57	27.43	10,561.98	3,992.52	14,554.50
9	Import Fill	33,970	TN	\$ 23.00	72.57	27.43	566,984.83	214,325.17	781,310.00
10	Import Blended Fill - 6"	6,015	TN	\$ 23.00	72.57	27.43	100,394.87	37,950.13	138,345.00
11	Import Blended Fill - 10"	9,960	TN	\$ 23.00	72.57	27.43	166,239.88	62,840.12	229,080.00
12	Miscellaneous Landscape Grading	1,393,100	SF	\$ 0.10	72.57	27.43	101,095.16	38,214.84	139,310.00
13	Laser Grade Building Pad @ +9.0 NGVD	378,755	SF	\$ 0.10	-	100.00	-	37,875.50	37,875.50
14	Trash Allowance	1	LS	\$ 2,000.00	72.57	27.43	1,451.37	548.63	2,000.00
15	MOT & Traffic Control	1	LS	\$ 1,500.00	72.57	27.43	1,088.53	411.47	1,500.00
16	Survey	1	LS	\$ 35,850.00	72.57	27.43	26,015.80	9,834.20	35,850.00
Sub-total EARTHWORK: ENTIRE SITE							1,542,734.10	612,472.90	2,155,207.00
PAVEMENT: ASPHALT PHASE 1									
1	12" Compacted Subgrade	35,235	SY	\$ 1.10	100.00	-	38,758.50	-	38,758.50
2	8" Rock Base	33,400	SY	\$ 16.00	100.00	-	534,400.00	-	534,400.00
3	3/4" Type S-III Asphalt (1st Lift)	6,360	SY	\$ 6.17	100.00	-	39,241.20	-	39,241.20
4	3/4" Type S-III Asphalt (1st Lift)	15,255	SY	\$ 6.17	100.00	-	94,123.35	-	94,123.35
5	2" Type SP-12.5 Asphalt (1st Lift)	3,210	SY	\$ 15.00	100.00	-	48,150.00	-	48,150.00
6	1" Type FC-9.5 Asphalt (2nd Lift)	3,210	SY	\$ 7.75	100.00	-	24,877.50	-	24,877.50
7	2" Type SP-12.5 Asphalt (1st Lift)	6,830	SY	\$ 15.00	100.00	-	102,450.00	-	102,450.00
8	1" Type FC-9.5 Asphalt (2nd Lift)	6,830	SY	\$ 7.75	100.00	-	52,932.50	-	52,932.50
9	MOT & Traffic Control	1	LS	\$ 2,500.00	100.00	-	2,500.00	-	2,500.00
10	Survey	1	LS	\$ 17,500.00	100.00	-	17,500.00	-	17,500.00
Sub-total PAVEMENT: ASPHALT PHASE 1							954,933.05	-	954,933.05
ASPHALT PATH: 10' WIDE									
1	6" ROCK BASE	5,500	SY	\$ 11.80	100.00	-	64,900.00	-	64,900.00
2	1" TYPE S-III ASPHALT (1 LIFT)	5,215	SY	\$ 7.50	100.00	-	39,112.50	-	39,112.50
Sub-total ASPHALT PATH: 10' WIDE							104,012.50	-	104,012.50
CONCRETE: PHASE 1									
1	4" Concrete Sidewalk (Non-reinforced)	72,798	SF	\$ 4.50	100.00	-	327,591.00	-	327,591.00
2	6" Concrete Sidewalk (Non-reinforced)	2,415	SF	\$ 5.50	100.00	-	13,282.50	-	13,282.50
3	2' Valley Gutter	12,165	LF	\$ 18.00	100.00	-	218,970.00	-	218,970.00
4	2' Type "F" Curb & Gutter	4,840	LF	\$ 18.00	100.00	-	87,120.00	-	87,120.00
5	6" x 12" Type "D" Curb	4,625	LF	\$ 12.00	100.00	-	55,500.00	-	55,500.00
6	Pedestrian Ramp	66	EA	\$ 400.00	100.00	-	26,400.00	-	26,400.00
7	MOT & Traffic Control	1	LS	\$ 500.00	100.00	-	500.00	-	500.00
8	Survey	1	LS	\$ 18,650.00	100.00	-	18,650.00	-	18,650.00
Sub-total CONCRETE: PHASE 1							748,013.50	-	748,013.50
SIGNS & MARKINGS: PHASE 1									
1	R1-1	1	EA	\$ 200.00	100.00	-	200.00	-	200.00
2	R1-1 w/ R1-4	1	EA	\$ 225.00	100.00	-	225.00	-	225.00
3	R1-1 w/ (4) D3-1	20	EA	\$ 225.00	100.00	-	4,500.00	-	4,500.00
4	R1-1 w/ R1-4 & (4) D3-1	4	EA	\$ 250.00	100.00	-	1,000.00	-	1,000.00
5	R1-1 w/ R3-5R, (2) R6-1 & (4) D3-1	2	EA	\$ 275.00	100.00	-	550.00	-	550.00
6	R3-7R	2	EA	\$ 200.00	100.00	-	400.00	-	400.00
7	R4-4	1	EA	\$ 200.00	100.00	-	200.00	-	200.00
8	R4-7	1	EA	\$ 200.00	100.00	-	200.00	-	200.00

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
9	R5-1 w/ R6-1	1	EA	\$ 225.00	100.00	-	225.00	-	225.00
10	R6-1	2	EA	\$ 200.00	100.00	-	400.00	-	400.00
11	(2) R6-1 w/ (2) D3-1	1	EA	\$ 250.00	100.00	-	250.00	-	250.00
12	W1-6R	2	EA	\$ 225.00	100.00	-	450.00	-	450.00
13	(2) W11-2 w/ (2) W16-7P	12	EA	\$ 250.00	100.00	-	3,000.00	-	3,000.00
14	OM-1 w/ Yellow Reflectors	6	EA	\$ 200.00	100.00	-	1,200.00	-	1,200.00
15	6" White 2' - 4' Skip (P)	200	LF	\$ 1.00	100.00	-	200.00	-	200.00
16	6" White 10' - 30' Skip (P)	1,000	LF	\$ 1.00	100.00	-	1,000.00	-	1,000.00
17	6" Double Yellow (P)	730	LF	\$ 1.10	100.00	-	803.00	-	803.00
18	6" White (P)	5,170	LF	\$ 1.00	100.00	-	5,170.00	-	5,170.00
19	6" Yellow (P)	4,145	LF	\$ 1.00	100.00	-	4,145.00	-	4,145.00
20	12" White (P)	1,975	LF	\$ 2.00	100.00	-	3,950.00	-	3,950.00
21	18" White (P)	415	LF	\$ 3.00	100.00	-	1,245.00	-	1,245.00
22	18" Yellow (P)	885	LF	\$ 3.00	100.00	-	2,655.00	-	2,655.00
23	24" White (P)	725	LF	\$ 4.00	100.00	-	2,900.00	-	2,900.00
9	6" White 2' - 4' Skip (T)	200	LF	\$ 2.00	100.00	-	400.00	-	400.00
10	6" White 10' - 30' Skip (T)	1,000	LF	\$ 2.00	100.00	-	2,000.00	-	2,000.00
11	6" Double Yellow (T)	730	LF	\$ 2.10	100.00	-	1,533.00	-	1,533.00
12	6" White (T)	5,170	LF	\$ 2.00	100.00	-	10,340.00	-	10,340.00
13	6" Yellow (T)	4,145	LF	\$ 2.00	100.00	-	8,290.00	-	8,290.00
14	12" White (T)	1,975	LF	\$ 3.00	100.00	-	5,925.00	-	5,925.00
15	18" White (T)	415	LF	\$ 4.00	100.00	-	1,660.00	-	1,660.00
16	18" Yellow (T)	885	LF	\$ 4.00	100.00	-	3,540.00	-	3,540.00
17	24" White (T)	725	LF	\$ 5.00	100.00	-	3,625.00	-	3,625.00
18	White Directional Arrow (T)	58	EA	\$ 100.00	100.00	-	5,800.00	-	5,800.00
19	Double Parking Stall (P)	219	EA	\$ 8.00	100.00	-	1,752.00	-	1,752.00
20	Parallel Parking Stall (P)	55	EA	\$ 8.00	100.00	-	440.00	-	440.00
21	Handicap Stall w/ Sign & Logo (P)	1	EA	\$ 450.00	100.00	-	450.00	-	450.00
22	Handicap Walkway (P)	1	EA	\$ 100.00	100.00	-	100.00	-	100.00
23	Concrete Wheelstops (no paint)	219	EA	\$ 55.00	100.00	-	12,045.00	-	12,045.00
24	RPMs Amber / Amber	268	EA	\$ 8.00	100.00	-	2,144.00	-	2,144.00
25	RPMs Colorless / Red	25	EA	\$ 8.00	100.00	-	200.00	-	200.00
26	RPMs Blue	47	EA	\$ 8.00	100.00	-	376.00	-	376.00
27	50' Green Section @ Entrance & Exit	9	EA	\$ 1,500.00	100.00	-	13,500.00	-	13,500.00
28	Bicycle Logo & Arrow @ Entrance & Exit	9	EA	\$ 750.00	100.00	-	6,750.00	-	6,750.00
29	MOT & Traffic Control	1	LS	\$ 1,500.00	100.00	-	1,500.00	-	1,500.00
30	Survey	1	LS	\$ 7,850.00	100.00	-	7,850.00	-	7,850.00
Sub-total SIGNS & MARKINGS: PHASE 1							125,088.00	-	125,088.00
STORM DRAIN: PHASE 1									
1	18" French Drain w/ P-HDPE (4' x 15' Trench)	2,750	LF	\$ 180.00	100.00	-	495,000.00	-	495,000.00
2	24" French Drain w/ P-HP (4' x 15' Trench)	930	LF	\$ 210.00	100.00	-	195,300.00	-	195,300.00
3	24" HP	1,755	LF	\$ 85.00	100.00	-	149,175.00	-	149,175.00
4	18" HDPE	2,855	LF	\$ 53.00	100.00	-	151,315.00	-	151,315.00
5	12" PVC SDR-35	35	LF	\$ 50.00	100.00	-	1,750.00	-	1,750.00
6	Catch Basin 48" Dia. w/ USF 4700-6223	8	EA	\$ 4,600.00	100.00	-	36,800.00	-	36,800.00
7	Catch Basin 60" Dia. w/ USF 4700-6223	3	EA	\$ 5,000.00	100.00	-	15,000.00	-	15,000.00
8	Catch Basin 72" Dia. w/ USF 4700-6223	2	EA	\$ 7,550.00	100.00	-	15,100.00	-	15,100.00
9	Valley Inlet 48" Dia.w/ USF 5105-6148	66	EA	\$ 4,500.00	100.00	-	297,000.00	-	297,000.00
10	Valley Inlet 60" Dia.w/ USF 5105-6148	9	EA	\$ 5,200.00	100.00	-	46,800.00	-	46,800.00
11	Catch Basin 60" Dia. w/ P-5 Inlet & Throat	6	EA	\$ 6,800.00	100.00	-	40,800.00	-	40,800.00
12	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	11	EA	\$ 6,000.00	100.00	-	66,000.00	-	66,000.00
13	Catch Basin 60" Dia. w/ P-6 Inlet & Throat	8	EA	\$ 7,000.00	100.00	-	56,000.00	-	56,000.00
14	Storm Manhole 48" Dia. w/ USF 310	2	EA	\$ 4,250.00	100.00	-	8,500.00	-	8,500.00
15	Storm Manhole 72" Dia. w/ USF 310	1	EA	\$ 6,500.00	100.00	-	6,500.00	-	6,500.00
16	Concrete Collar for Catch Basin	11	EA	\$ 600.00	100.00	-	6,600.00	-	6,600.00
17	PRB's for 24" FD (CMP)	13	EA	\$ 1,050.00	100.00	-	13,650.00	-	13,650.00

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
18	PRB's for 18" FD (CMP)	58	EA	\$ 950.00	100.00	-	55,100.00	-	55,100.00
19	24" Endcap HP	2	EA	\$ 650.00	100.00	-	1,300.00	-	1,300.00
20	18" Endcap HDPE	31	EA	\$ 250.00	100.00	-	7,750.00	-	7,750.00
21	12" Cap PVC SDR-35	1	EA	\$ 350.00	100.00	-	350.00	-	350.00
22	Filter Fabric in Grates	75	EA	\$ 25.00	100.00	-	1,875.00	-	1,875.00
23	Gutter Buddy	25	EA	\$ 375.00	100.00	-	9,375.00	-	9,375.00
24	Vacuum Structures at Final	116	EA	\$ 275.00	100.00	-	31,900.00	-	31,900.00
25	Survey	1	LS	\$ 7,060.00	100.00	-	7,060.00	-	7,060.00
Sub-total STORM DRAIN: PHASE 1							1,716,000.00	-	1,716,000.00
WATER: PHASE 1									
1	16" DIP	5,350	LF	\$ 155.00	100.00	-	829,250.00	-	829,250.00
2	12" DIP	1,750	LF	\$ 100.00	100.00	-	175,000.00	-	175,000.00
3	8" DIP	6,110	LF	\$ 69.00	100.00	-	421,590.00	-	421,590.00
4	6" DIP	1,060	LF	\$ 55.00	100.00	-	58,300.00	-	58,300.00
5	Blueline Paint Water Main	14,270	LF	\$ 0.50	100.00	-	7,135.00	-	7,135.00
6	Dump Truck	4	WK	\$ 4,700.00	100.00	-	18,800.00	-	18,800.00
7	Fire Hydrant w/ Mega Lug	44	EA	\$ 4,850.00	100.00	-	213,400.00	-	213,400.00
8	16" Gate Valve & Box w/ Mega Lug	16	EA	\$ 9,500.00	100.00	-	152,000.00	-	152,000.00
9	12" Gate Valve & Box w/ Mega Lug	12	EA	\$ 5,900.00	100.00	-	70,800.00	-	70,800.00
10	8" Gate Valve & Box w/ Mega Lug	32	EA	\$ 2,800.00	100.00	-	89,600.00	-	89,600.00
11	6" Gate Valve & Box w/ Mega Lug	45	EA	\$ 2,600.00	100.00	-	117,000.00	-	117,000.00
12	16" x 12" Cross w/ Mega Lug	2	EA	\$ 5,850.00	100.00	-	11,700.00	-	11,700.00
13	16" x 8" Cross w/ Mega Lug	2	EA	\$ 3,850.00	100.00	-	7,700.00	-	7,700.00
14	12" x 12" Cross w/ Mega Lug	1	EA	\$ 2,250.00	100.00	-	2,250.00	-	2,250.00
15	16" Saddle w/ 2" Corp.	6	EA	\$ 850.00	100.00	-	5,100.00	-	5,100.00
16	16" x 16" Tee w/ Mega Lug	1	EA	\$ 4,000.00	100.00	-	4,000.00	-	4,000.00
17	16" x 12" Tee w/ Mega Lug	2	EA	\$ 3,500.00	100.00	-	7,000.00	-	7,000.00
18	16" x 8" Tee w/ Mega Lug	3	EA	\$ 3,200.00	100.00	-	9,600.00	-	9,600.00
19	16" x 6" Tee w/ Mega Lug	20	EA	\$ 3,000.00	100.00	-	60,000.00	-	60,000.00
20	12" x 12" Tee w/ Mega Lug	1	EA	\$ 2,200.00	100.00	-	2,200.00	-	2,200.00
21	12" x 6" Tee w/ Mega Lug	6	EA	\$ 1,650.00	100.00	-	9,900.00	-	9,900.00
22	8" x 8" Tee w/ Mega Lug	12	EA	\$ 1,250.00	100.00	-	15,000.00	-	15,000.00
23	8" x 6" Tee w/ Mega Lug	19	EA	\$ 1,050.00	100.00	-	19,950.00	-	19,950.00
24	16" x 12" Reducer w/ Mega Lug	2	EA	\$ 2,850.00	100.00	-	5,700.00	-	5,700.00
25	12" x 8" Reducer w/ Mega Lug	1	EA	\$ 1,450.00	100.00	-	1,450.00	-	1,450.00
26	16" 45 Bend w/ Mega Lug	2	EA	\$ 2,250.00	100.00	-	4,500.00	-	4,500.00
27	16" 45 Offset Bend w/ Mega Lug	18	EA	\$ 2,250.00	100.00	-	40,500.00	-	40,500.00
28	12" 90 Bend w/ Mega Lug	2	EA	\$ 1,850.00	100.00	-	3,700.00	-	3,700.00
29	12" 45 Offset Bend w/ Mega Lug	8	EA	\$ 1,850.00	100.00	-	14,800.00	-	14,800.00
30	8" 90 Bend w/ Mega Lug	3	EA	\$ 950.00	100.00	-	2,850.00	-	2,850.00
31	8" 45 Offset Bend w/ Mega Lug	78	EA	\$ 950.00	100.00	-	74,100.00	-	74,100.00
32	8" 22 Bend w/ Mega Lug	1	EA	\$ 950.00	100.00	-	950.00	-	950.00
33	8" 11 Bend w/ Mega Lug	12	EA	\$ 950.00	100.00	-	11,400.00	-	11,400.00
34	6" 45 Offset Bend w/ Mega Lug	84	EA	\$ 550.00	100.00	-	46,200.00	-	46,200.00
35	16" Cap Tap 2" w/ Mega Lug	1	EA	\$ 750.00	100.00	-	750.00	-	750.00
36	12" Cap Tap 2" w/ Mega Lug	4	EA	\$ 500.00	100.00	-	2,000.00	-	2,000.00
37	2" FVO Ass'y.	5	EA	\$ 1,850.00	100.00	-	9,250.00	-	9,250.00
38	2" Water Service (Clubhouse)	1	EA	\$ 6,550.00	100.00	-	6,550.00	-	6,550.00
39	1" Double Water Service	96	EA	\$ 1,500.00	100.00	-	144,000.00	-	144,000.00
40	1" Single Water Service	10	EA	\$ 1,500.00	100.00	-	15,000.00	-	15,000.00
41	Wood Stakes	203	EA	\$ 11.00	100.00	-	2,233.00	-	2,233.00
42	16" Pipe Joint Restraint	65	EA	\$ 680.00	100.00	-	44,200.00	-	44,200.00
43	12" Pipe Joint Restraint	16	EA	\$ 550.00	100.00	-	8,800.00	-	8,800.00
44	8" Pipe Joint Restraint	75	EA	\$ 380.00	100.00	-	28,500.00	-	28,500.00
45	6" Pipe Joint Restraint	14	EA	\$ 360.00	100.00	-	5,040.00	-	5,040.00
46	Remove Existing Plug & Connect	1	EA	\$ 1,550.00	100.00	-	1,550.00	-	1,550.00

Alvarez Engineers, Inc.

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
47	16" Fill & Flush Connection	1	EA	\$ 3,250.00	100.00	-	3,250.00	-	3,250.00
48	12" Fill & Flush Connection	1	EA	\$ 2,850.00	100.00	-	2,850.00	-	2,850.00
49	8" Fill & Flush Connection	2	EA	\$ 2,650.00	100.00	-	5,300.00	-	5,300.00
50	Air Release Valve Ass'y. (manual)	11	EA	\$ 1,850.00	100.00	-	20,350.00	-	20,350.00
51	2" RPBFP	1	EA	\$ 3,250.00	100.00	-	3,250.00	-	3,250.00
52	Backflow Certification	1	EA	\$ 1,600.00	100.00	-	1,600.00	-	1,600.00
53	Meter Box	102	EA	\$ 550.00	100.00	-	56,100.00	-	56,100.00
54	Meter Vault (2" Water Service)	1	EA	\$ 2,900.00	100.00	-	2,900.00	-	2,900.00
55	HRS & Sample Points	1	LS	\$ 1,900.00	100.00	-	1,900.00	-	1,900.00
56	Remove & Dispose Existing 16" Watermain	20	LF	\$ 25.00	100.00	-	500.00	-	500.00
57	Sawcut Existing	10,540	LF	\$ 1.00	100.00	-	10,540.00	-	10,540.00
58	Steel Plate Rental	1	LS	\$ 2,200.00	100.00	-	2,200.00	-	2,200.00
59	Base & Subgrade Restoration w/ CLR	2,345	SY	\$ 19.00	100.00	-	44,555.00	-	44,555.00
60	Pavement Restoration (4' Wide)	2,345	SY	\$ 13.00	100.00	-	30,485.00	-	30,485.00
61	Pavement Marking Restoration	1	LS	\$ 2,500.00	100.00	-	2,500.00	-	2,500.00
62	Police	1	LS	\$ 5,500.00	100.00	-	5,500.00	-	5,500.00
63	Night Premium	1	LS	\$ 5,500.00	100.00	-	5,500.00	-	5,500.00
64	MOT & Traffic Control	1	LS	\$ 6,500.00	100.00	-	6,500.00	-	6,500.00
65	Survey	1	LS	\$ 14,000.00	100.00	-	14,000.00	-	14,000.00
Sub-total WATER: PHASE 1							3,001,078.00	-	3,001,078.00
FIRELINE: CLUBHOUSE PHASE 1									
1	6" DDCV	1	EA	\$ 14,850.00	-	100.00	-	14,850.00	14,850.00
Sub-total PAVING & CURB							-	14,850.00	14,850.00
SAN. SEWER: PHASE 1									
1	6" PVC C-900	7,375	LF	\$ 33.00	100.00	-	243,375.00	-	243,375.00
2	8" PVC C-900 0/6	455	LF	\$ 54.00	100.00	-	24,570.00	-	24,570.00
3	8" PVC C-900 6/8	2,180	LF	\$ 54.00	100.00	-	117,720.00	-	117,720.00
4	8" PVC C-900 8/10	980	LF	\$ 57.00	100.00	-	55,860.00	-	55,860.00
5	8" PVC C-900 10/12	1,209	LF	\$ 64.00	100.00	-	77,376.00	-	77,376.00
6	8" PVC C-900 12/14	346	LF	\$ 79.00	100.00	-	27,334.00	-	27,334.00
7	8" DIP 0/6	79	LF	\$ 100.00	100.00	-	7,900.00	-	7,900.00
8	8" DIP 16/18	125	LF	\$ 145.00	100.00	-	18,125.00	-	18,125.00
9	8" DIP 18/20	16	LF	\$ 170.00	100.00	-	2,720.00	-	2,720.00
10	Pipe Bedding for Sewer Laterals	1,450	TN	\$ 36.00	100.00	-	52,200.00	-	52,200.00
11	Manhole 0/6	6	EA	\$ 3,600.00	100.00	-	21,600.00	-	21,600.00
12	Manhole 6/8	12	EA	\$ 4,000.00	100.00	-	48,000.00	-	48,000.00
13	Manhole 8/10	3	EA	\$ 4,800.00	100.00	-	14,400.00	-	14,400.00
14	Manhole 10/12	5	EA	\$ 5,500.00	100.00	-	27,500.00	-	27,500.00
15	Manhole 12/14	1	EA	\$ 6,500.00	100.00	-	6,500.00	-	6,500.00
16	Manhole 16/18	2	EA	\$ 8,950.00	100.00	-	17,900.00	-	17,900.00
17	Shrink Wrap/ PPC	29	EA	\$ 650.00	100.00	-	18,850.00	-	18,850.00
18	8" Coupling PVC C-900	54	EA	\$ 450.00	100.00	-	24,300.00	-	24,300.00
19	8" Manhole Adaptor PVC C-900	54	EA	\$ 450.00	100.00	-	24,300.00	-	24,300.00
20	8" Coupling DIP	4	EA	\$ 1,250.00	100.00	-	5,000.00	-	5,000.00
21	8" Manhole Adaptor DIP	4	EA	\$ 1,450.00	100.00	-	5,800.00	-	5,800.00
22	6" Coupling PVC C-900	6	EA	\$ 350.00	100.00	-	2,100.00	-	2,100.00
23	6" Manhole Adaptor PVC C-900	6	EA	\$ 380.00	100.00	-	2,280.00	-	2,280.00
24	8" x 6" Wye PVC C-900	193	EA	\$ 550.00	100.00	-	106,150.00	-	106,150.00
25	6" 45 Bend PVC C-900	498	EA	\$ 280.00	100.00	-	139,440.00	-	139,440.00
26	6" Cap PVC C-900	199	EA	\$ 150.00	100.00	-	29,850.00	-	29,850.00
27	6" Cleanout Ass'y. PVC C-900	199	EA	\$ 980.00	100.00	-	195,020.00	-	195,020.00
28	Rainstoppers	29	EA	\$ 95.00	100.00	-	2,755.00	-	2,755.00
29	Drop Connections	5	EA	\$ 2,250.00	100.00	-	11,250.00	-	11,250.00
30	USF Box	199	EA	\$ 550.00	100.00	-	109,450.00	-	109,450.00
31	Wood Stakes	199	EA	\$ 11.00	100.00	-	2,189.00	-	2,189.00
32	Clean & TV Sanitary Sewer (1 time only)	5,390	LF	\$ 5.00	100.00	-	26,950.00	-	26,950.00

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
33	Survey	1	LS	\$ 6,950.00	100.00	-	6,950.00	-	6,950.00
Sub-total SAN. SEWER: PHASE 1							1,475,714.00	-	1,475,714.00
FORCE MAIN: PHASE 1									
1	10" DIP Epoxy	3,605	LF	\$ 120.00	100.00	-	432,600.00	-	432,600.00
2	8" DIP Epoxy	2,480	LF	\$ 105.00	100.00	-	260,400.00	-	260,400.00
3	Paint for Forcemain Pipe	6,085	LF	\$ 0.50	100.00	-	3,042.50	-	3,042.50
4	Dump Truck	9	WK	\$ 4,700.00	100.00	-	42,300.00	-	42,300.00
5	12" Plug Valve & Box w/ Mega Lug	1	EA	\$ 6,850.00	100.00	-	6,850.00	-	6,850.00
6	10" Plug Valve & Box w/ Mega Lug	11	EA	\$ 5,580.00	100.00	-	61,380.00	-	61,380.00
7	8" Plug Valve & Box w/ Mega Lug	10	EA	\$ 3,050.00	100.00	-	30,500.00	-	30,500.00
8	10" x 10" Cross w/ Mega Lug	1	EA	\$ 2,850.00	100.00	-	2,850.00	-	2,850.00
9	10" x 8" Cross w/ Mega Lug	1	EA	\$ 2,250.00	100.00	-	2,250.00	-	2,250.00
10	10" x 10" Tee w/ Mega Lug	1	EA	\$ 2,450.00	100.00	-	2,450.00	-	2,450.00
11	8" x 8" Tee w/ Mega Lug	2	EA	\$ 2,050.00	100.00	-	4,100.00	-	4,100.00
12	12" x 10" Reducer w/ Mega Lug	1	EA	\$ 2,050.00	100.00	-	2,050.00	-	2,050.00
13	10" 45 Offset Bend w/ Mega Lug	22	EA	\$ 2,050.00	100.00	-	45,100.00	-	45,100.00
14	8" 45 Offset Bend w/ Mega Lug	18	EA	\$ 1,250.00	100.00	-	22,500.00	-	22,500.00
15	10" Cap Tap 2" w/ Mega Lug	4	EA	\$ 950.00	100.00	-	3,800.00	-	3,800.00
16	8" Cap Tap 2" w/ Mega Lug	3	EA	\$ 650.00	100.00	-	1,950.00	-	1,950.00
17	2" FVO Ass'y.	7	EA	\$ 2,850.00	100.00	-	19,950.00	-	19,950.00
18	2" ARV Assembly	5	EA	\$ 3,250.00	100.00	-	16,250.00	-	16,250.00
19	Remove Existing Plug & Connect	1	EA	\$ 1,650.00	100.00	-	1,650.00	-	1,650.00
20	10" Pipe Joint Restraint	90	EA	\$ 550.00	100.00	-	49,500.00	-	49,500.00
21	8" Pipe Joint Restraint	62	EA	\$ 280.00	100.00	-	17,360.00	-	17,360.00
22	Flush Test	1	LS	\$ 1,950.00	100.00	-	1,950.00	-	1,950.00
23	Steel Plate Rental	1	LS	\$ 1,950.00	100.00	-	1,950.00	-	1,950.00
24	Sawcut Existing	12,000	LF	\$ 1.25	100.00	-	15,000.00	-	15,000.00
25	Pavement Restoration (4' Wide)	2,665	SY	\$ 19.00	100.00	-	50,635.00	-	50,635.00
26	Subgrade & Base Restoration w/ CLR	2,665	SY	\$ 13.50	100.00	-	35,977.50	-	35,977.50
27	Pavement Marking Restoration	1	LS	\$ 2,500.00	100.00	-	2,500.00	-	2,500.00
28	Police	1	LS	\$ 5,500.00	100.00	-	5,500.00	-	5,500.00
29	MOT & Traffic Control	1	LS	\$ 6,500.00	100.00	-	6,500.00	-	6,500.00
30	Survey	1	LS	\$ 6,204.10	100.00	-	6,204.10	-	6,204.10
Sub-total FORCE MAIN: PHASE 1							1,155,049.10	-	1,155,049.10
LIFE STATION: PHASE 1									
1	Lift Station	1	LS	\$ 750,000.00	100.00	-	750,000.00	-	750,000.00
Sub-total LIFE STATION: PHASE 1							750,000.00	-	750,000.00
PAVEMENT: ASPHALT PHASE 2									
1	12" Compacted Subgrade	18,170	SY	\$ 1.10	100.00	-	19,987.00	-	19,987.00
2	8" Rock Base	17,220	SY	\$ 16.00	100.00	-	275,520.00	-	275,520.00
3	3/4" Type S-III Asphalt (1st Lift)	4,120	SY	\$ 6.17	100.00	-	25,420.40	-	25,420.40
4	3/4" Type S-III Asphalt (1st Lift)	12,205	SY	\$ 6.17	100.00	-	75,304.85	-	75,304.85
5	Survey	1	LS	\$ 8,350.00	100.00	-	8,350.00	-	8,350.00
Sub-total PAVEMENT: ASPHALT PHASE 2							404,582.25	-	404,582.25
CONCRETE: PHASE 2									
1	4" Concrete Sidewalk (Non-reinforced)	36,795	SF	\$ 4.50	100.00	-	165,577.50	-	165,577.50
2	6" Concrete Sidewalk (Non-reinforced)	240	SF	\$ 5.50	100.00	-	1,320.00	-	1,320.00
3	2' Valley Gutter	6,440	LF	\$ 18.00	100.00	-	115,920.00	-	115,920.00
4	2' Type "F" Curb & Gutter	2,715	LF	\$ 18.00	100.00	-	48,870.00	-	48,870.00
5	6" x 12" Type "D" Curb	3,290	LF	\$ 12.00	100.00	-	39,480.00	-	39,480.00
6	Pedestrian Ramp	13	EA	\$ 400.00	100.00	-	5,200.00	-	5,200.00
7	Survey	1	LS	\$ 7,200.00	100.00	-	7,200.00	-	7,200.00
Sub-total CONCRETE: PHASE 2							383,567.50	-	383,567.50
SIGNS & MARKINGS: PHASE 2									
1	R1-1 w/ (4) D3-1	11	EA	\$ 225.00	100.00	-	2,475.00	-	2,475.00
2	R1-1 w/ R3-5R, (2) R6-1 & (4) D3-1	1	EA	\$ 275.00	100.00	-	275.00	-	275.00

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
3	R3-2	1	EA	\$ 200.00	100.00	-	200.00	-	200.00
4	R6-1	6	EA	\$ 200.00	100.00	-	1,200.00	-	1,200.00
5	W1-6R	4	EA	\$ 225.00	100.00	-	900.00	-	900.00
6	(2) D-31 w/ (2) D3-1	1	EA	\$ 250.00	100.00	-	250.00	-	250.00
7	OM-1 w/ Yellow Reflectors	12	EA	\$ 200.00	100.00	-	2,400.00	-	2,400.00
8	6" Double Yellow (P)	335	LF	\$ 1.10	100.00	-	368.50	-	368.50
9	6" White (P)	2,770	LF	\$ 1.00	100.00	-	2,770.00	-	2,770.00
10	6" Yellow (P)	2,905	LF	\$ 1.00	100.00	-	2,905.00	-	2,905.00
11	12" White (P)	325	LF	\$ 2.00	100.00	-	650.00	-	650.00
12	18" Yellow (P)	115	LF	\$ 3.00	100.00	-	345.00	-	345.00
13	24" White (P)	185	LF	\$ 4.00	100.00	-	740.00	-	740.00
14	6" Double Yellow (T)	335	LF	\$ 2.10	100.00	-	703.50	-	703.50
15	6" White (T)	2,770	LF	\$ 2.00	100.00	-	5,540.00	-	5,540.00
16	6" Yellow (T)	2,905	LF	\$ 2.00	100.00	-	5,810.00	-	5,810.00
17	12" White (T)	325	LF	\$ 3.00	100.00	-	975.00	-	975.00
18	18" Yellow (T)	115	LF	\$ 4.00	100.00	-	460.00	-	460.00
19	24" White (T)	185	LF	\$ 5.00	100.00	-	925.00	-	925.00
20	White Directional Arrow (T)	27	EA	\$ 100.00	100.00	-	2,700.00	-	2,700.00
21	Double Parking Stall (P)	144	EA	\$ 8.00	100.00	-	1,152.00	-	1,152.00
22	Parallel Parking Stall (P)	49	EA	\$ 8.00	100.00	-	392.00	-	392.00
23	Concrete Wheelstops (no paint)	144	EA	\$ 55.00	100.00	-	7,920.00	-	7,920.00
24	RPMs Blue	17	EA	\$ 8.00	100.00	-	136.00	-	136.00
25	Survey	1	LS	\$ 3,000.00	100.00	-	3,000.00	-	3,000.00
Sub-total SIGNS & MARKINGS: PHASE 2							45,192.00	-	45,192.00
STORM DRAIN: PHASE 2									
1	18" French Drain w/ P-HDPE (4' x 15' Trench)	2,150	LF	\$ 180.00	100.00	-	387,000.00	-	387,000.00
2	18" HDPE	1,260	LF	\$ 53.00	100.00	-	66,780.00	-	66,780.00
3	Valley Inlet 48" Dia.w/ USF 5105-6148	48	EA	\$ 4,500.00	100.00	-	216,000.00	-	216,000.00
4	Valley Inlet 60" Dia.w/ USF 5105-6148	4	EA	\$ 5,200.00	100.00	-	20,800.00	-	20,800.00
5	Catch Basin 48" Dia. w/ P-6 Inlet & Throat	13	EA	\$ 6,000.00	100.00	-	78,000.00	-	78,000.00
6	Storm Manhole 48" Dia. w/ USF 310	1	EA	\$ 4,250.00	100.00	-	4,250.00	-	4,250.00
7	PRB's for 18" FD (CMP)	45	EA	\$ 950.00	100.00	-	42,750.00	-	42,750.00
8	18" Endcap HDPE	28	EA	\$ 250.00	100.00	-	7,000.00	-	7,000.00
9	Filter Fabric in Grates	65	EA	\$ 25.00	100.00	-	1,625.00	-	1,625.00
10	Gutter Buddy	13	EA	\$ 375.00	100.00	-	4,875.00	-	4,875.00
11	Vacuum Structures at Final	66	EA	\$ 275.00	100.00	-	18,150.00	-	18,150.00
12	Survey	1	LS	\$ 3,790.00	100.00	-	3,790.00	-	3,790.00
Sub-total STORM DRAIN: PHASE 2							851,020.00	-	851,020.00
WATER: PHASE 2									
1	12" DIP	2,695	LF	\$ 105.00	100.00	-	282,975.00	-	282,975.00
2	8" DIP	2,340	LF	\$ 69.00	100.00	-	161,460.00	-	161,460.00
3	6" DIP	245	LF	\$ 55.00	100.00	-	13,475.00	-	13,475.00
4	3" Sleeves	30	LF	\$ 10.00	100.00	-	300.00	-	300.00
5	Polywrap Water Main	120	LF	\$ 25.00	100.00	-	3,000.00	-	3,000.00
6	Blueline Paint Water Main	5,310	LF	\$ 0.50	100.00	-	2,655.00	-	2,655.00
7	Fire Hydrant w/ Mega Lug	17	EA	\$ 4,850.00	100.00	-	82,450.00	-	82,450.00
8	12" Gate Valve & Box w/ Mega Lug	8	EA	\$ 5,900.00	100.00	-	47,200.00	-	47,200.00
9	8" Gate Valve & Box w/ Mega Lug	7	EA	\$ 2,800.00	100.00	-	19,600.00	-	19,600.00
10	6" Gate Valve & Box w/ Mega Lug	17	EA	\$ 2,600.00	100.00	-	44,200.00	-	44,200.00
11	8" Fastite Viton Gasket	6	EA	\$ 1,050.00	100.00	-	6,300.00	-	6,300.00
12	8" MJ Viton Gasket	6	EA	\$ 650.00	100.00	-	3,900.00	-	3,900.00
13	12" x 12" Cross w/ Mega Lug	1	EA	\$ 2,250.00	100.00	-	2,250.00	-	2,250.00
14	12" x 8" Tee w/ Mega Lug	2	EA	\$ 2,000.00	100.00	-	4,000.00	-	4,000.00
15	12" x 6" Tee w/ Mega Lug	9	EA	\$ 1,650.00	100.00	-	14,850.00	-	14,850.00
16	8" x 8" Tee w/ Mega Lug	3	EA	\$ 1,250.00	100.00	-	3,750.00	-	3,750.00
17	8" x 6" Tee w/ Mega Lug	8	EA	\$ 1,050.00	100.00	-	8,400.00	-	8,400.00

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
18	12" 45 Bend w/ Mega Lug	2	EA	\$ 1,850.00	100.00	-	3,700.00	-	3,700.00
19	12" 45 Offset Bend w/ Mega Lug	16	EA	\$ 1,850.00	100.00	-	29,600.00	-	29,600.00
20	8" 45 Bend w/ Mega Lug	1	EA	\$ 950.00	100.00	-	950.00	-	950.00
21	8" 45 Offset Bend w/ Mega Lug	24	EA	\$ 950.00	100.00	-	22,800.00	-	22,800.00
22	8" 11 Bend w/ Mega Lug	4	EA	\$ 950.00	100.00	-	3,800.00	-	3,800.00
23	6" 45 Offset Bend w/ Mega Lug	28	EA	\$ 550.00	100.00	-	15,400.00	-	15,400.00
24	12" Cap Tap 2" w/ Mega Lug	2	EA	\$ 500.00	100.00	-	1,000.00	-	1,000.00
25	2" FVO Ass'y.	2	EA	\$ 1,850.00	100.00	-	3,700.00	-	3,700.00
26	1" Double Water Service	53	EA	\$ 1,550.00	100.00	-	82,150.00	-	82,150.00
27	1" Single Water Service	7	EA	\$ 1,550.00	100.00	-	10,850.00	-	10,850.00
28	Wood Stakes	113	EA	\$ 11.00	100.00	-	1,243.00	-	1,243.00
29	12" Pipe Joint Restraint	36	EA	\$ 550.00	100.00	-	19,800.00	-	19,800.00
30	8" Pipe Joint Restraint	30	EA	\$ 380.00	100.00	-	11,400.00	-	11,400.00
31	12" Fill & Flush Connection	1	EA	\$ 2,850.00	100.00	-	2,850.00	-	2,850.00
32	8" Fill & Flush Connection	1	EA	\$ 2,650.00	100.00	-	2,650.00	-	2,650.00
33	Air Release Valve Ass'y. (manual)	3	EA	\$ 1,850.00	100.00	-	5,550.00	-	5,550.00
34	Meter Box	59	EA	\$ 550.00	100.00	-	32,450.00	-	32,450.00
35	HRS & Sample Points	1	LS	\$ 1,900.00	100.00	-	1,900.00	-	1,900.00
36	Survey	1	LS	\$ 4,850.00	100.00	-	4,850.00	-	4,850.00
Sub-total WATER: PHASE 2							957,408.00	-	957,408.00
SAN. SEWER: PHASE 2									
1	6" DIP Epoxy Coated	290	LF	\$ 75.00	100.00	-	21,750.00	-	21,750.00
2	6" PVC C-900	3,740	LF	\$ 33.00	100.00	-	123,420.00	-	123,420.00
3	8" PVC C-900 0/6	321	LF	\$ 54.00	100.00	-	17,334.00	-	17,334.00
4	8" PVC C-900 6/8	922	LF	\$ 54.00	100.00	-	49,788.00	-	49,788.00
5	8" PVC C-900 8/10	475	LF	\$ 57.00	100.00	-	27,075.00	-	27,075.00
6	8" PVC C-900 10/12	37	LF	\$ 64.00	100.00	-	2,368.00	-	2,368.00
7	8" PVC C-900 12/14	420	LF	\$ 78.00	100.00	-	32,760.00	-	32,760.00
8	8" PVC C-900 14/16	305	LF	\$ 95.00	100.00	-	28,975.00	-	28,975.00
9	8" DIP 14/16	498	LF	\$ 135.00	100.00	-	67,230.00	-	67,230.00
10	8" DIP 16/18	72	LF	\$ 145.00	100.00	-	10,440.00	-	10,440.00
11	Pipe Bedding for Sewer Laterals	795	TN	\$ 36.00	100.00	-	28,620.00	-	28,620.00
12	Polywrap Sewer Main	120	LF	\$ 25.00	100.00	-	3,000.00	-	3,000.00
13	8" Fastite Viton Gasket	6	EA	\$ 1,050.00	100.00	-	6,300.00	-	6,300.00
14	8" MJ Viton Gasket	16	EA	\$ 1,050.00	100.00	-	16,800.00	-	16,800.00
15	6" Fastite Viton Gasket	10	EA	\$ 550.00	100.00	-	5,500.00	-	5,500.00
16	6" MJ Viton Gasket	32	EA	\$ 450.00	100.00	-	14,400.00	-	14,400.00
17	Manhole 0/6	1	EA	\$ 3,600.00	100.00	-	3,600.00	-	3,600.00
18	Manhole 6/8	3	EA	\$ 4,000.00	100.00	-	12,000.00	-	12,000.00
19	Manhole 8/10	1	EA	\$ 4,800.00	100.00	-	4,800.00	-	4,800.00
20	Manhole 12/14	3	EA	\$ 6,500.00	100.00	-	19,500.00	-	19,500.00
21	Manhole 14/16	3	EA	\$ 7,980.00	100.00	-	23,940.00	-	23,940.00
22	Shrink Wrap/ PPC	11	EA	\$ 650.00	100.00	-	7,150.00	-	7,150.00
23	8" Coupling PVC C-900	18	EA	\$ 450.00	100.00	-	8,100.00	-	8,100.00
24	8" Manhole Adaptor PVC C-900	18	EA	\$ 450.00	100.00	-	8,100.00	-	8,100.00
25	8" Coupling DIP	4	EA	\$ 1,250.00	100.00	-	5,000.00	-	5,000.00
26	8" Manhole Adaptor DIP	4	EA	\$ 1,450.00	100.00	-	5,800.00	-	5,800.00
27	6" Coupling PVC C-900	2	EA	\$ 350.00	100.00	-	700.00	-	700.00
28	6" Manhole Adaptor PVC C-900	2	EA	\$ 380.00	100.00	-	760.00	-	760.00
29	8" x 6" Wye DIP	22	EA	\$ 1,900.00	100.00	-	41,800.00	-	41,800.00
30	8" x 6" Wye PVC C-900	89	EA	\$ 560.00	100.00	-	49,840.00	-	49,840.00
31	6" 45 Bend DIP	55	EA	\$ 550.00	100.00	-	30,250.00	-	30,250.00
32	6" 45 Bend PVC C-900	228	EA	\$ 280.00	100.00	-	63,840.00	-	63,840.00
33	6" Cap DIP	11	EA	\$ 350.00	100.00	-	3,850.00	-	3,850.00
34	6" Cap PVC C-900	102	EA	\$ 150.00	100.00	-	15,300.00	-	15,300.00
35	6" Cleanout Ass'y. DIP	11	EA	\$ 3,350.00	100.00	-	36,850.00	-	36,850.00

Alvarez Engineers, Inc.

Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
36	6" Cleanout Ass'y. PVC C-900	102	EA	\$ 980.00	100.00	-	99,960.00	-	99,960.00
37	Rainstoppers	11	EA	\$ 95.00	100.00	-	1,045.00	-	1,045.00
38	Drop Connections	3	EA	\$ 2,250.00	100.00	-	6,750.00	-	6,750.00
39	USF Box	113	EA	\$ 550.00	100.00	-	62,150.00	-	62,150.00
40	Wood Stakes	113	EA	\$ 11.00	100.00	-	1,243.00	-	1,243.00
41	Clean & TV Sanitary Sewer (1 time only)	3,050	LF	\$ 5.00	100.00	-	15,250.00	-	15,250.00
42	Survey	1	LS	\$ 2,822.10	100.00	-	2,822.10	-	2,822.10
Sub-total SAN. SEWER: PHASE 2							986,160.10	-	986,160.10
GRAND TOTAL HARD COSTS							15,200,552.10	627,322.90	15,827,875.00
CHANGE ORDERS									
CHANGE ORDER 1									
1	Excavator w/ Mower Attachment	20	HR	\$ 200.00	72.57	27.43	2,902.74	1,097.26	4,000.00
Sub-total CHANGE ORDER 1							2,902.74	1,097.26	4,000.00
TOTAL CHANGE ORDERS							2,902.74	1,097.26	4,000.00
GRAND TOTAL HARD COSTS + CHANGE ORDERS							15,203,454.84	628,420.16	15,831,875.00

OTHER COSTS									
1	CDD Soft Cost and Contingency	0.15	%	\$ 15,831,875.00	96.03	3.97	2,280,518.23	94,263.02	2,374,781.25
2	Water Conn. Fee (309 townhomes @ 165 GPD)	50,985	GPD	\$ 1.39	100.00		70,869.15	-	70,869.15
3	Sewer Conn Fees (309 townhomes @ 165 GPD)	50,985	GPD	\$ 5.60	100.00		285,516.00	-	285,516.00
4	Mobility Fees for 309 townhomes (Zone 4)	309	EA	\$ 8,112.00	100.00		2,506,608.00	-	2,506,608.00
Sub-total Other Costs							5,143,511.38	94,263.02	5,237,774.40
GRAND TOTAL							20,346,966.22	722,683.18	21,069,649.40

Summary of LEGACY PALM DRIVE CDD Onsite Construction Cost Estimate and Schedule of Construction			
Item Description	Cost*	Begin	End
	(\$)	Quarter/Year	Quarter/Year
Roadway Improvements Including County Mobility Impact Fees	7,465,000	Q1/2026	Q4/2026
Stormwater Management and Drainage	2,953,000	Q2/2025	Q4/2026
Water Distribution System, Including County Water Connection Fees	4,624,000	Q4/2025	Q4/2026
Sanitary Sewer System, Including County Sewer Connection Fees	5,308,000	Q4/2025	Q4/2026
Total	20,350,000		



Rizzetta & Company

Legacy Palm Drive Community Development District

Master Special Assessment
Allocation Report

3434 Colwell Ave
Suite 200
Tampa, FL 33614

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December 17, 2025

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I. INTRODUCTION

This Master Special Assessment Allocation Report (the “Master Report”) is being presented in anticipation of financing a capital infrastructure project by the Legacy Palm Drive Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Incorporated has been retained to prepare a methodology for allocating the special assessments related to financing of the District’s infrastructure project.

The District plans to issue bonds in one or more series to fund a portion of the capital infrastructure project, herein referred as the “Capital Improvement Program”. This Master Report will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all of the land uses within the District that will benefit from the Capital Improvement Program.

II. DEFINED TERMS

“Capital Improvement Program” or “CIP” – Construction and/or acquisition of public infrastructure planned for the District. The total cost for the Capital Improvement Program is estimated to be \$20,350,000 as specified in the Master Engineer’s Report.

“Developer” – Legacy LV1 Owner, LLC.

“District” – Legacy Palm Drive Community Development District.

“District Engineer” – Alvarez Engineers, Inc.

“End User” – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

“Equivalent Assessment Unit” or “EAU” – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Master Engineer’s Report” – Legacy Palm Drive Community Development District Engineer’s Report Infrastructure Improvements, dated December 17, 2025, prepared by the District Engineer, as may be amended and supplemented from time to time.

“Maximum Assessments” – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.



“Unplatted Parcels” – Undeveloped lands or parcels that are not yet subject to a recorded plat or their final end-use configuration.

III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Miami Dade County, Florida pursuant to Ordinance No.25-110 on December 2, 2025, which became effective December 12, 2025. The District encompasses approximately 50.60 acres in an area bounded by SW 199 Avenue on the west, SW 344 Street on the north, SW 196 Avenue on the east, and SW 348 Street on the south, entirely within Miami-Dade County.

The District plans to issue bonds in one or more series to fund a portion of the Capital Improvement Program, as described below. This Master Report will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all the properties that will benefit from the Capital Improvement Program. The current development plan for the District includes approximately 309 townhomes (the “Development Plan”).

Table 1 illustrates the District’s preliminary Development Plan.

IV. CAPITAL IMPROVEMENT PROGRAM

Pursuant to the Master Engineer’s Report, the District’s Capital Improvement Program includes, but is not limited to, roadway improvements, stormwater management, water system, and sanitary sewers and is estimated to cost \$20,350,000 as shown in detail on Table 2. It is expected that the District will issue bonds in one or more series to fund a portion of the CIP, with the balance funded by the Developer or other sources.

V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

Unlike property taxes, which are ad valorem in nature, a special district may levy special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes, only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the special district. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed. These direct and special benefits are peculiar to certain assessable lands within the District and differ in nature to those general or incidental benefits that landowners outside the District or the general public may enjoy. A special district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the direct and special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A special district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.



A. Benefit Analysis

Improvements undertaken by the District, as more clearly described in the Master Engineer's Report, create both special benefits and general benefits. The general benefits also inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific property within the boundaries of the District or more precisely defined as the land uses which specifically receive benefit from the CIP as described in this Master Report and supplements thereto.

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a direct and special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Section 170.201, Florida Statutes, states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) the front or square footage of each parcel of land; or
- (b) an alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

Based on evaluation of the Master Engineer's Report, consultation with the Developer regarding the CIP, and by resolution of the Board of Supervisors, it has been determined that the manner in which the governing body of the District believes is in the District's best interest is to allocate the assessments on an equally assigned basis for each Platted Unit. This method of EAU allocation meets statutory requirements and is generally accepted in the industry.

Table 3 demonstrates the allocation of the estimated costs allocated to the townhome units planned for development in the District. The costs are allocated using an EAU factor, with the townhome product being assigned a factor of 1.0 to equally assign the costs. As described further herein, and based in part on the Master Engineer's Report, it is our professional opinion that the Maximum Assessments are supported by sufficient benefit from the CIP, and that the Maximum Assessments are fairly and reasonably allocated to all assessable properties subject to the Maximum Assessments.

B. Anticipated Bond Issuance

As described above, it is expected that the District will issue bonds in one or more series to fund a portion of the CIP. Notwithstanding the description of the Maximum Assessments below, landowners will not have a payment obligation until the



issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. Please note that the preceding statement only applies to capital assessments and shall have no effect on the ability of the District to levy maintenance special assessments and collect payments related to the operations and maintenance of the District.

A maximum bond sizing is included in Table 4 of this Master Report. This maximum bond amount has been calculated using conservative financing assumptions and represents a scenario in which the entire CIP is funded with bond proceeds. However, the District is not obligated to issue bonds at this time, is not obligated to finance the total CIP, and similarly may choose to issue bonds in an amount lower than the maximum amount, which is expected. Furthermore, the District may issue bonds in various par amounts, maturities and structures up to the maximum principal amount. Table 5 represents the Maximum Assessments necessary to support repayment of the maximum bonds.

C. Maximum Assessment Methodology

Initially, the District will be imposing a Maximum Assessment lien based on the maximum direct and special benefit conferred on each parcel by the CIP. Accordingly, Table 6 reflects the Maximum Assessment per Platted Unit. Because the District may issue bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds will not exceed the amounts on Table 6. It is expected that the standard long-term special assessments levied against the assessable property within the District will be lower than the amounts in Table 6 and will reflect assessment levels which conform with the current market.

All of the lands within the District that will be subject to the Maximum Assessments at the time of this Master Report are Unplatted Parcels. Assessments will be initially levied on these Unplatted Parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Maximum Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 6, thereby reducing the Maximum Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

Until all the land within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold, it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.



This Master Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the CIP referenced herein. All such liens shall be within the benefit limits established herein using the allocation methodology described herein, and shall be described in one or more supplemental reports.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Developer, Maximum Assessments will be assigned to the Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel, 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 the methodology in this Master Report. The owner of the Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting).

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, in order for assessments to be at 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 achieve such target assessment levels. Any amounts contributed by the Developer to pay down assessments will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance.

In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

D. True-Up Determination & Payments

This Master Report identifies the amount of Equivalent Assessment Units (and/or product types and unit counts) planned for the lands within the District. At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for review pursuant to the terms herein. Such review shall be limited solely to the function and the enforcement of the District's assessment liens. Nothing herein shall in any way operate to or be construed as providing any



other plat approval or disapproval powers to the District. If such Proposed Plat is consistent with the Development Plan as identified herein, the District shall allocate the assessments to the product types being platted on a first platted, first assigned basis and the remaining property in accordance with this Master Report and cause the assessments to be recorded in the District's Improvement Lien Book. If a change in Development Plan shows a net increase in the overall principal amount of assessments able to be assigned to the assessable property within the District, then the District may undertake a pro rata reduction of assessments for all assessed properties within the District, or may otherwise address such net increase as permitted by law.

However, if a change in Development Plan as reflected in a Proposed Plat results in a net decrease in the overall principal amount of assessments able to be assigned to the planned units described in this Master Report, including any designated assessment area, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the shortfall in assessments resulting from the reduction of planned units. Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include any applicable accrued interest pursuant to the applicable assessment resolutions of the District. For further detail on the true-up process, please refer to the applicable assessment resolution(s).

VI. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Incorporated makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Master Report.

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



EXHIBIT A:

ALLOCATION METHODOLOGY



Rizzetta & Company

**LEGACY PALM DRIVE
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN

PRODUCT	EAU	TOTAL UNITS
Townhome	1.00	309
	TOTAL	309



**LEGACY PALM DRIVE
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 2: TOTAL CIP COST DETAIL

DESCRIPTION	TOTAL ESTIMATED COSTS
Roadway Improvements	\$ 7,465,000.00
Stormwater Management	\$ 2,953,000.00
Water System	\$ 4,624,000.00
Sanitary Sewers	\$ 5,308,000
Total CIP Construction Costs	\$ 20,350,000

NOTE: Infrastructure cost estimates provided by the District Engineer.

**LEGACY PALM DRIVE
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 3: TOTAL CIP COST/BENEFIT ALLOCATION

PRODUCTS	EAU FACTOR	UNITS	TOTAL EAU's	% of EAU's	TOTAL COST	PER UNIT COST
Townhome	1.00	309	309	100%	\$20,350,000	\$65,858
		309	309	100%	\$20,350,000	

**LEGACY PALM DRIVE
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

Estimated Coupon Rate	7.5%
Maximum Annual Debt Service ("MADS")	\$2,353,860

SOURCES:

MAXIMUM PRINCIPAL AMOUNT	\$27,800,000
---------------------------------	---------------------

Total Net Proceeds	\$27,800,000
--------------------	--------------

USES:

Construction Account	(\$20,350,000)
----------------------	----------------

Debt Service Reserve Fund	(\$2,353,860)
---------------------------	---------------

Capitalized Interest (24 Months)	(\$4,170,000)
----------------------------------	---------------

Costs of Issuance	(\$370,140)
-------------------	-------------

Underwriter's Discount	(\$556,000)
------------------------	-------------

Total Uses	(\$27,800,000)
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TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS

Estimated Interest Rate	7.5%
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Maximum Initial Principal Amount	\$27,800,000
---	---------------------

Aggregate Annual Installment		\$2,353,860 (1)
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Estimated County Collection Costs	2.00%	\$50,082 (2)
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Maximum Early Payment Discounts	4.00%	\$100,164 (2)
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Estimated Total Annual Installment	\$2,504,107
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(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**LEGACY PALM DRIVE
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

PRODUCT	UNITS	EAU FACTOR	TOTAL EAU'S	% of EAU's	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT ANNUAL INSTLMT. (3)
Townhome	309	1.00	309	100%	\$27,800,000	\$89,968	\$2,504,107	\$8,104
TOTAL	309		309	100%	\$27,800,000		\$2,504,107	

- (1) Represents maximum assessments for the District and allocated by EAU.
- (2) Product total shown for illustrative purposes only and are not fixed per product type.
- (3) Includes estimated Miami Dade County collection costs/payment discounts, which may fluctuate.

LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT

MAXIMUM ASSESSMENT LIEN ROLL

PARCEL ID NO.	LU	MAXIMUM PRINCIPAL	MAXIMUM ANNUAL INSTALLMENT
See Legal Description Attached	1 ACRE	\$549,407	\$49,488
TOTAL	50.6 ACRES	\$27,800,000	\$2,504,107

**LEGACY PALM DRIVE
COMMUNITY DEVELOPMENT DISTRICT
LEGAL DESCRIPTION**

LEGAL DESCRIPTION:

PARCEL 1:

LOT 5, MAP OF E.F. BROOKER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORD IN PLAT BOOK 1, PAGE 113, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NO. 30-7826-002-0010

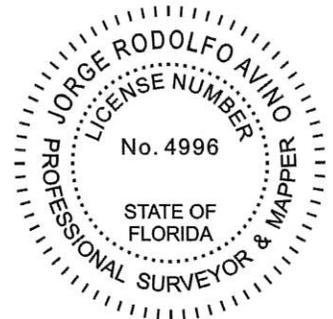
PARCEL 2:

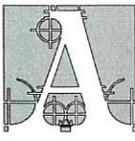
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.

FOLIO NO. 30-7827-000-0020, 30-7827-000-0030, 30-7827-000-0031

ALSO KNOWN AS:

BEGINNING AT THE NW CORNER OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST OF MIAMI-DADE COUNTY FLORIDA; THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST N89°43'55"E FOR A DISTANCE OF 331.03 FEET TO A POINT; THENCE RUN S00°31'57"E FOR A DISTANCE OF 1329.00 FEET TO A POINT; THENCE RUN S89°15'00"W FOR A DISTANCE OF 331.33 TO A POINT; THENCE RUN S89°28'27"W FOR A DISTANCE OF 1329.10 FEET TO A POINT; THENCE RUN N00°14'00"W FOR A DISTANCE OF 1328.68 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27, TOWNSHIP 57 SOUTH, RANGE 38 EAST OF MIAMI-DADE COUNTY FLORIDA; THENCE RUN ALONG SAID NORTH LINE OF SAID SECTION 27, TOWNSHIP 57 SOUTH, RANGE 38 EAST N89°19'56"E FOR A DISTANCE OF 1322.47 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA.
CONTAINING 2,204,078 SQUARE FEET (50.6 ACRES ±)



	Aviñó & ASSOCIATES <small>ENGINEERS • PLANNERS • SURVEYORS</small>	1350 S.W. 57TH AVENUE SUITE 207 WEST MIAMI, FLORIDA 33144 TEL. (305) 265-5030 - FAX. (305) 265-5033 CERTIFICATE OF AUTHORIZATION EB # 5098 CERTIFICATE OF AUTHORIZATION LB # 5098 E-MAIL: JRAVINO@AVINOANDASSOCIATES.COM
	LEGACY PALM DRIVE	

**LEGACY PALM
DRIVE**

Jorge R Avino SEAL JORGE R. AVINO, PE, PSM# 4996	Digitally signed by Jorge R Avino DN: c=US, ou=IraAffiliated, cn=Qualifier=4041000, 000018E2E0DE72002E51D, cn=Jorge R Avino Date: 2024.05.30 06:02:39 -0400	DRAWN BY: AB CHECKED BY: JRA DATE: 05/29/2024 SCALE: AS SHOWN JOB No.: 21115.00	SHEET <p align="center">2</p>
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EXHIBIT C
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 7

RESOLUTION 2026-36

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Legacy Palm Drive Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Scott Brizendine is appointed Secretary.

Shawn Wildermuth is appointed Assistant Treasurer.

Scott Brizendine is appointed Treasurer.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 26th day of February, 2026.

ATTEST:

LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Tab 8

ACQUISITION AGREEMENT

This Acquisition Agreement (the “Agreement”) is made and entered into as of this ____ day of _____, 2026 (the “Effective Date”), by and between:

LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

LEGACY LV1 OWNER, LLC, a Delaware limited liability company authorized to do business in the State of Florida, the owner and primary developer of lands within the District, whose principal and mailing address is 500 Boylston Street, Suite 2010, Boston, MA 02116, and its successors, successors-in-title, and assigns (the “Developer”).

RECITALS

WHEREAS, the District was established by Ordinance No. 25-110, enacted by the Board of County Commissioners (the “County Commission”) of Miami-Dade County, Florida (the “County”) on December 2, 2025 and effective December 12, 2025 (the “Ordinance”), for the purpose of planning, financing, constructing, installing, operating, acquiring and/or maintaining certain public infrastructure to serve the residential community located within the boundaries of the District; and

WHEREAS, the Developer is the developer of the 50.60 +/- acres of lands within the District, which lands are situated within the unincorporated area of the County and are more particularly described in the Ordinance, incorporated by reference (the “District Lands”); and

WHEREAS, the lands within the District Lands are owned by the Developer; and

WHEREAS, the Developer covenants that the Developer has all necessary authority to develop the District Lands, complete the Project, as later defined herein, and enter into this Agreement with the District; and

WHEREAS, the District has determined that it is in the best interests of the present and future landowners and is a direct and special benefit to the District Lands within the District to finance, construct and deliver certain community development systems, facilities, and improvements to serve the District and the lands within the District Lands, including, without limitation, stormwater management and control facilities, including, but not limited to, related earthwork; water distribution and wastewater collection facilities, including any applicable connection fees; onsite and offsite public roadway improvements, including any applicable impact fees; and related soft and incidental costs, including professional fees, which public infrastructure systems, facilities and improvements are more specifically described in the Engineer’s Report, dated December 17, 2025, prepared by Alvarez Engineers, Inc. (the “Engineer”), as may be further amended or supplemented

from time to time (collectively, the “Engineer's Report”), and in the plans and specifications on file at the office of the District (collectively, the “Improvements” or the “Project”), which Engineer’s Report and Project plans and specifications are hereby incorporated into and made a part of this Agreement by reference; and

WHEREAS, the District desires to acquire from the Developer, and the Developer desires to convey to the District, on the terms and conditions set forth herein, in one or more conveyances, the Developer's rights or interest in the Project, which consists of the rights and interests in certain public infrastructure improvements (“Improvements”) and interests in real property as more particularly described in Exhibit A attached hereto and made a part hereof, which Improvements benefit those District Lands, as described in the Engineer’s Report; and

WHEREAS, the District proposes to issue its not-to-exceed \$27,800,000 Legacy Palm Drive Community Development District Capital Improvement Revenue Bonds, in one or more series (each, a “Series”) (collectively, the “Bonds”), to finance the cost of acquisition of a portion of the Developer's rights or interest in the Project providing a direct and special benefit to the District Lands, pursuant to a Master Trust Indenture and a Supplemental Trust Indenture for each Series, as each may be supplemented and amended from time to time (collectively, the “Indenture”), which Indenture will be entered into by and between the District and U.S. Bank Trust Company, National Association, as trustee, or a successor trustee approved by the District (the “Trustee”); and

WHEREAS, the District intends to issue its Bonds to finance a portion of the Project; and

WHEREAS, since the Project provides a direct and special benefit to the lands within the District Lands, it is the intent of the parties that this Agreement shall be applicable to the Bonds; and

WHEREAS, Developer will grant the District those easements or real property interests as determined to be necessary by legal counsel to the District and which permit the District to acquire and/or construct and maintain the Project within and benefitting the District Lands; and

WHEREAS, any capitalized terms not otherwise defined in this Agreement shall have the meanings set forth in the Indenture; and

WHEREAS, as a condition of the District acquiring the Improvements that constitute part of the Project, the Engineer will certify that the Improvements or the portion of the Improvements being conveyed to the District pursuant to this Agreement are part of the Project and will certify that the cost to be charged to the District for each portion of the Improvements being conveyed to the District pursuant to this Agreement does not exceed the lower of (i) the documented actual cost of such Improvements or (ii) the Engineer's estimated fair market value of such Improvements; and

WHEREAS, the Developer agrees and acknowledges that this Agreement shall be binding upon its heirs, executors, receivers, trustees, successors, successors in title, and assigns (except for homebuyers); and

WHEREAS, the District Board of Supervisors has determined that it is in the best interests of the District, its future landowners and residents to enter into this Agreement and to acquire the Improvements and any interests in real property that are part of the Project.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration from the District to the Developer, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. APPLICABLE PROVISIONS; MAXIMUM PAYMENT.

2.1 It is contemplated by the parties that the Improvements will be completed and conveyed by the Developer to the District. The provisions of Section 3 and Section 4 hereof are specifically applicable to the conveyance of Improvements comprising the Project by the Developer to the District. Subject to the next succeeding sentence, the District agrees to pay the Developer subsequent to the issuance of the Bonds, the amount of net proceeds available from the Bonds issued by the District as total payment for all the Developer's rights or interest in the Project, an amount not to exceed **TWENTY MILLION THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$20,350,000.00) DOLLARS** (the "Project Cost"). The parties acknowledge that this Project Cost will exceed the amount of net proceeds available from the Bonds to be issued by the District, in one or more Series, in connection with the Project. The total payment to be made by the District for all the Developer's rights or interests in the Project calculated in accordance with and subject to this Agreement shall not exceed the Project Cost or the amount of net proceeds available from the Bonds, whichever is less (the "Purchase Price") deposited into the applicable Acquisition and Construction Account and from monies in the Reserve Account(s) as a result of satisfaction of the Reserve Account Release Conditions (as defined in the Indenture for each Series).

2.2 In no event shall the District pay more than the Purchase Price for all of the Project. In the event that there are not sufficient funds from the available net proceeds of the Bonds and from available money released from the Reserve Account(s) upon satisfaction of the Reserve Account Release Conditions to pay for the Project, then, the Project Cost shall be reduced to equal the amount of remaining funds available from the net proceeds of the Bonds and available monies in the Reserve Account(s) as a result of satisfaction of the Reserve Account Release Conditions, so that payment of such remaining and available funds shall fully satisfy the District's obligation to the Developer and the Developer shall convey all of the Improvements and the interests in real property subject to this Agreement without further right to any additional payments for the Improvements or the interests in real property constituting the Project. The acquisition of the Developer's rights or interest in the Project by the District and the District's payment for same shall be in accordance with the terms of this Agreement, the applicable Indentures relating to each Series of Bonds, the resolution or resolutions authorizing the Bonds, and the Engineer's Report, all of which are incorporated herein by reference. The parties recognize that Developer shall not be paid more than the Purchase Price for the Project. The Developer agrees that any payment made by the District pursuant to this Agreement

is subject to the District's issuance of the Bonds and the availability of proceeds from the Bonds pursuant to the terms of the Indenture.

2.3 For purposes of the payment provisions of this Agreement, all payments to the Developer shall be made and directed to LEGACY LV1 OWNER, LLC, unless otherwise directed in writing by LEGACY LV1 OWNER, LLC.

3. CONVEYANCE OF IMPROVEMENTS AND REAL PROPERTY.

3.1 In accordance with the terms and conditions of this Agreement, the Developer shall, in one or more conveyances, convey, or cause to be conveyed by the Developer or others, as the case may be, to the District by dedication, special warranty deed, quit claim deed, easement, bill of sale or other appropriate form of conveyance satisfactory to the District and its counsel, any and all of the Developer's rights in the interests in real property and the Improvements from time to time and as the Improvements are completed. At least fifteen (15) days prior to the date of conveyance of any interests in real property (pursuant to Section 3.2 and Section 3.6 below) or Improvements hereunder, the Developer shall provide the District with copies of surveys and as-built plans, if applicable, signed and sealed by the Developer's surveyor and/or engineer of record describing the Improvements and any real property, if applicable, being conveyed. At least ten (10) days prior to the date of conveyance of any interests in real property pursuant to Section 3.2 and Section 3.6 hereunder, the Developer shall provide the District with title insurance, an attorney's opinion of title or other evidence of clear title relating to any interests in real property and Improvements acceptable to the District and its counsel describing the nature of Developer's rights or interest in the real property and Improvements being conveyed, and stating that (i) such interests in real property and Improvements are free and clear of all liens and encumbrances, except as provided herein and except for those encumbrances that do not impair or interfere with any functions of the District, (ii) all governmental approvals necessary to install the Improvements have been obtained, and (iii) the Developer is conveying the complete interest in the Improvements to the District.

3.2 Conveyance of interests in real property. Pursuant to and as more particularly described in the Engineer's Report and as part of the Project, the Developer is required, at no cost to the District, to convey or ensure the conveyance of those interests in real property necessary for the District to own, operate and maintain the Project. With respect to the conveyance of the interests in real property, on the date of the closing on said property, or portions thereof, the Developer shall deliver to the District the following original documents:

- a. Special Warranty Deed or Quit Claim Deed (each, a "Deed") or Grant of Easement, as provided in the Engineer's Report;
- b. Attorney's Opinion of Title;
- c. Owner's/Seller's Affidavit;
- d. Bill of Sale for improvements on the property;

- e. Any necessary consent resolutions; and
- f. Any assignments or other documents that might be required as part of or in connection with the issuance of the title commitment or opinion of title.

3.3 The parties acknowledge and agree that certain portions of the Improvements may have been or will be constructed in rights-of-way, utility easements, or common areas, any or all of which may have been previously dedicated to other governmental bodies, public entities, or other quasi-public organizations, and that, therefore, such portions of the Improvements may be subject to certain rights of other governmental bodies, public entities, or other quasi-public organizations. Accordingly, the Developer's rights or interest in such portions of the Improvements may be conveyed by the Developer to the District, subject to such other rights provided such rights are perpetual in nature, and the District shall have free and unencumbered access to such Improvements.

3.4 All terms and conditions of this Agreement apply equally to conveyances made prior to funding from proceeds of the Bonds, and the District shall make payment for such conveyances in accordance with Section 4 below, provided that under no circumstances shall a conveyance made prior to such funding obligate the District to make payment prior to receipt by the District of such funding from the net proceeds of the Bonds.

3.5 By approval and execution of this Agreement, the District authorizes and ratifies the preparation and execution by the proper official(s) of the District of all documents necessary to effectuate the conveyances contemplated by this Agreement.

3.6 The Developer further agrees to convey, or have conveyed without monetary consideration, such real property and interests in real property, whether by Deed, easement, or otherwise, from the Developer or other owner(s), as the case may be, so that the District has full access by means of ingress and egress to all Improvements for purposes of ownership and maintenance of said Improvements and in accordance with the Engineer's Report. Developer further agrees to convey or have conveyed, at no cost to the District, such other real property interests in District Lands from the Developer in favor of the District as determined to be necessary by District legal counsel and which permit the District to acquire, own, operate, and maintain the Project within said District Lands.

4. PAYMENT FOR IMPROVEMENTS, CONNECTION CHARGES AND MOBILITY FEES.

4.1 After receipt by the District of funds from the net proceeds of the Bonds, or a particular Series, and in accordance with the terms of the applicable Indentures relating to the Bonds and this Agreement, the District agrees to pay the Developer upon the issuance of the Bonds from available funds for that purpose under the Indenture, as total payment for all of the Developer's and any other grantor's rights or interest in any Improvements to be conveyed to the District, an amount not more than the Purchase Price, which shall not exceed the lesser of the documented actual cost of the Improvements or the Engineer's estimated fair market value of such Improvements, with the

exact purchase price to be based on the certificate of the Engineer, and which is subject to the amount of funds available to the District from the net proceeds of the Bonds to pay for the Improvements. The Purchase Price is inclusive of any mobility fees or connection charges that are part of the Project, as described in Section 5 of this Agreement and in the Engineer's Report. The Developer shall convey all the Improvements subject to this Agreement without further right to any additional payments for the Improvements except as provided in Section 4.1.1 below, including the mobility fees and connection charges, by the District and the District's payment for same shall be in accordance with the terms of this Agreement, the applicable Indentures relating to the Bonds, the resolution or resolutions authorizing the Bonds, and the Engineer's Report. The payment of the Purchase Price shall occur in the following manner:

4.1.1 Payment. From time to time subsequent to the Effective Date of this Agreement and subsequent to the receipt by the District of funds from proceeds of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Reserve Account Release Conditions, upon proper requisition as provided by the applicable Indentures relating to the Bonds and upon certification by the Engineer and the Developer in accordance with Section 6 of this Agreement with respect to any portion of the Improvements to be conveyed or already conveyed, the District shall direct the Trustee to pay the Developer such certified amount in one or more installments for each Series of Bonds, as necessary. To the extent that there are sufficient funds available from the net proceeds of the Bonds, including moneys released from the Reserve Account(s) upon satisfaction of the Reserve Account Release Conditions, the District will continue to pay the Developer from such proceeds for certain portions of the Improvements as those portions are conveyed to, and accepted by, the District in accordance with this Agreement, until the earlier of such time as the total Purchase Price shall have been paid to the Developer or there are no longer any funds available to the District from the net proceeds of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Reserve Account Release Conditions to pay for the Improvements.

4.1.2 No Additional Payment Obligation. Nothing in this Agreement shall obligate the District to make additional payments in the event that there are not sufficient funds available to the District from the net proceeds of the Bonds or from the Reserve Account(s) upon satisfaction of the Reserve Account Release Conditions to pay for the Improvements.

4.1.3 Maximum Payment. In no event shall the District pay more than the Purchase Price for all of the Improvements, and in the event that there are not sufficient funds from the available net proceeds of the Bonds, or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Reserve Account Release Conditions to pay for Improvements, then, the Purchase Price shall be reduced to equal the amount of remaining funds available from the available net proceeds of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Reserve Account Release Conditions, so that payment of such remaining and available funds shall fully satisfy the District's obligation to the Developer and the Developer shall convey all of the Improvements and real property subject to this Agreement without further right to any additional payments for the Improvements. The acquisition of the Developer's rights or interest in the Improvements and District's payment for the same shall be in accordance with the terms of this Agreement and the applicable Indentures relating to the Bonds and with the resolution

or resolutions authorizing the Bonds and the Engineer's Report. Notwithstanding, the parties recognize that the Developer shall not be paid more than the Purchase Price for the Improvements that constitute the Project.

4.2 No provision of Section 4 shall relieve the Developer of the completion obligations in Section 7 of this Agreement or which may be contained in a separate completion agreement to be entered into by the District and the Developer prior to the issuance of the Bonds (the "Completion Agreement"). Notwithstanding anything else in this Agreement to the contrary, the District and Developer acknowledge that the District's obligation to pay for the Project is subject to the terms of the Indenture.

4.3 The Developer agrees that water and sewer connection charges and mobility fees, as described in the Engineer's Report are part of the Project. If the Developer pays the connection charges or mobility fees to the applicable governmental authority, it shall be paying them on behalf of the District. To the extent the net proceeds of the Series 2026 Bonds are sufficient, the District shall reimburse the Developer from such proceeds if the Developer makes such payments for connection charges or mobility fees. If the Developer is entitled to any mobility fee credits, the Purchase Price for any component of the Project that generated the impact fee credits shall be reduced in like amount.

5. CONDITION OF IMPROVEMENTS AND PROPERTY; WARRANTY. At the time of conveyance by the Developer of the Developer's rights or interest in all or any portion of the completed Improvements, the portion of the Improvements being conveyed shall be in good condition, reasonably free from defects, as determined by the District's Engineer; and Developer warrants to the District, and to any government entity to which the Improvements may be conveyed by the District, that said Improvements shall be free from defects in materials, equipment or construction for a period of one (1) year from the date of conveyance. Developer further agrees, as part of any conveyance of Improvements, to assign to the District any warranties associated with or applicable to the Improvements, but only to the extent capable by their terms of being assigned. Notwithstanding any warranty relating to the Improvements contained herein, the District acknowledges that any interests in real property conveyed hereunder shall be conveyed in "AS IS, WHERE IS" condition, with no representation, warranty, or recourse, excepting that which is provided in any quit claim deed, opinion of title, or title insurance commitment pertaining to the property.

6. CERTIFICATIONS. Before any payment by the District for any portion of the Improvements, the District shall be provided with a certificate (or certificates), signed by the District's Engineer and a certificate (or certificates) (collectively, the "Certifications") signed by the Developer certifying that: (a) the amount to be paid to the Developer for any portion of the Improvements does not exceed the lower of (i) the actual cost paid or to be paid by the Developer for said Improvements (based upon representations of the Developer) or (ii) the fair market value of such Improvements; (b) that said Improvements for which payment is to be made are part of the Project; (c) that said Improvements conveyed or to be conveyed to the District have been installed or constructed in substantial conformity with the plans and specifications and in conformance with applicable rules, regulations, ordinances, laws and all permits and approvals governing the

installation or construction of the same; (d) that all currently required approvals and permits for acquisition, construction, reconstruction, installation and equipping of the Improvements or any portion thereof have been obtained or can reasonably be expected to be obtained from all applicable regulatory bodies; (e) that the Developer has paid all contracts, subcontracts and materialmen that have provided services or materials in connection with such Improvements; (f) that sufficient funds are available from the available net proceeds of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Reserve Account Release Conditions to acquire or construct any remaining portion of the Project; and (g) that each payment to be received by the Developer pursuant to this Agreement does not constitute a loan of the proceeds of the Bonds to the Developer. If sufficient funds are not available from the available net proceeds of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Reserve Account Release Conditions to acquire or construct any remaining portion of the Project, the project completion obligations of Section 7 shall be invoked and applicable.

Final completion of the Improvements is to be provided by the Developer, and such completion shall be evidenced by a certificate of completion signed by the Developer and the District's Engineer and delivered to the District.

7. COMPLETION.

7.1 The Developer covenants that it shall cause the Improvements constituting the Project to be completed and conveyed and shall convey or cause to be conveyed any interests in real property necessary for the maintenance and operation of the Improvements or the Project, regardless of whether the proceeds of the Bonds or other amounts available for that purpose under the Indenture are sufficient to cover the costs of such completion and such conveyances. Pursuant to this Agreement and the terms of a Completion Agreement by and between the District and the Developer in connection with the issuance of the Bonds, the Developer hereby agrees to complete or cause to be completed or to provide funds to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the Improvements which remain unfunded from the sum of the available net proceeds of the Bonds issued by the District and from moneys from the Reserve Account(s) as result of satisfaction of the Reserve Account Release Conditions, including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related soft costs (collectively, the "Remaining Improvements"), for the Improvements specially benefiting the lands within the District Lands.

7.2 The Developer acknowledges that the Project Cost will likely exceed the amount of net proceeds anticipated to be available from the Bonds issued or to be issued by the District.

7.3 Nothing herein shall cause or be construed to require the District to issue additional bonds or indebtedness, or to provide funds for any portion of the Remaining Improvements or interests in real property from any source other than the proceeds of the Bonds, including amounts from the Reserve Account(s) upon satisfaction of the Reserve Account Release Conditions.

8. APPLICATION OF THE INDENTURES. The acquisition of the Developer's rights or interest in any portion or all of the Project by the District and District's payment for same

shall be in accordance with the terms of this Agreement and applicable provisions of the applicable Indentures relating to the Bonds, which are specifically incorporated herein by reference and made a part hereof. In no case shall the cumulative price paid by the District for the Project exceed the lesser of Project Cost or available net proceeds from the issuance of the Bonds or from moneys transferred from the Reserve Account(s) as a result of satisfaction of the Reserve Account Release Conditions.

9. SUCCESSORS. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors, successors-in-title, and assigns.

10. CONSTRUCTION OF TERMS. Whenever used, the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

11. ENTIRE AGREEMENT. This Agreement contains the entire understanding between the District and the Developer and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement and that in entering into this Agreement neither party relied upon any representation not herein contained.

12. CAPTIONS. The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

13. SEVERABILITY. If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder or substantially increase the burden of any party hereto, shall be held to be invalid or unenforceable to any extent, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

14. EXECUTION OF DOCUMENTS. Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction herein contemplated and to convey good and marketable title for all conveyances subject to this Agreement.

15. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

16. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

17. AMENDMENTS AND WAIVERS. This Agreement may not be amended, modified, altered, or changed in any respect whatsoever except by a further agreement in writing duly executed by the parties hereto. No failure by District or Developer to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term, or condition. Either party hereto, by notice, may but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder. No waiver shall affect or alter this Agreement but each and every covenant, agreement, term, and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof. Notwithstanding anything herein to the contrary, this Agreement may not be materially amended in a manner that (a) could have the effect of reducing the total debt service revenue collected or to be collected for payment of debt service on the Bonds issued or to be issued by the District or (b) lessens Developer's obligations in this Agreement without the written consent of the Trustee for the Bonds, acting at the direction of the Bondholders (as defined in the Indenture) owning a Majority of the aggregate principal amount of the Bonds then outstanding. The term "Majority" shall mean more than fifty (50%) percent.

18. APPLICABLE LAW. This Agreement is made and shall be construed under the laws of the State of Florida.

19. COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

20. NO THIRD-PARTY BENEFICIARIES. Except as provided below, this Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns (other than homebuyers). Notwithstanding anything herein to the contrary, the Trustee for the Bonds, on behalf of the Bondholders, shall be a direct third-party beneficiary of the terms and conditions of this Agreement and, acting at the direction of the Bondholders (as defined in the Indenture) owning a Majority of the aggregate principal amount of the Bonds then outstanding, shall be entitled to cause the District to enforce the Developer's obligations hereunder. The Trustee shall not be deemed to have assumed any obligations hereunder.

21. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

22. ASSIGNMENT. This Agreement, or any monies to become due hereunder, may be assigned by the Developer, provided that the Developer first obtains the prior written approval of the District, which approval shall not unreasonably be withheld. In addition, the Developer may not assign its obligations hereunder without the prior written consent of the Trustee acting at the direction of the holders owning a Majority of the aggregate principal amount of the Bonds outstanding.

23. FURTHER ASSURANCES. At any and all times, the Developer and District shall, so far as either may be authorized by law, make, do, execute, acknowledge and deliver, all and every other further acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable, as determined by the District, for the better assuring, conveying, granting, assigning and confirming of any and all rights or interest in the Improvements and the real property which are intended or required to be acquired by or conveyed to or by the District as contemplated by the Indenture and this Agreement, including the conveyance, assignment or transfer to other government agencies of such portions of the Improvements or interests in real property as authorized, directed or required by applicable laws or regulations, conditions of development orders, or agreements entered into by the District.

24. REMEDIES. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which shall include but not be limited to the right of damages and injunctive relief and specifically include the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property within the District and owned by the Developer, which lien shall be foreclosable in the manner of mechanics' liens pursuant to Chapter 713, Florida Statutes, or as otherwise provided by law. In the event of the Developer's default under this Agreement, the parties agree as to the absence of adequate remedies at law; therefore, the District shall have, in addition to such rights and remedies as provided above and by general application of law, the right to obtain specific performance of the Developer's obligations hereunder.

25. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, as amended, or other statutes or law.

26. NOTICES. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

District: Legacy Palm Drive Community Development District
343 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attention: District Manager

With copy to: Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

Developer: Legacy LV1 Owner, LLC
500 Boylston Street, Suite 2010
Boston, MA 02116
Attn: _____

With a copy to: _____

Attention: _____

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date first above written.

LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT

Witnesses:

Print Name

Print Name

By: _____

_____, Chairperson
Board of Supervisors

Attest: _____

Matthew Huber, Assistant Secretary

_____ day of _____, 2026

STATE OF FLORIDA }
COUNTY OF _____ }

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2026, by _____, as Chairperson of the Board of Supervisors for **LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification.

[SEAL]

Notary Public
Commission:

STATE OF FLORIDA }
COUNTY OF _____ }

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2026, by Matthew Huber, as Assistant Secretary of the **LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification.

[SEAL]

Notary Public
Commission:

LEGACY LV1 OWNER, LLC, a Delaware limited liability company

Witnesses:

Print Name

Print Name

By: _____

Print name: _____

Title: _____

_____ day of _____, 2026

STATE OF FLORIDA }
COUNTY OF _____ }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____, as _____ of **LEGACY LV1 OWNER, LLC**, a Delaware limited liability company. He/she is personally known to me or has produced _____ as identification.

Notary Public
Commission:

Exhibit A

Improvements - Project

1. Stormwater Management and Drainage Facilities. All stormwater management and drainage facilities for the Project, including certain earthwork and drainage improvements and facilities for the onsite and offsite road rights-of-way, and appurtenant improvements and facilities throughout the development. These stormwater management and drainage facilities are more particularly described in the Engineer's Report, dated December 17, 2025, prepared by Alvarez Engineers, Inc., as may be further amended and supplemented from time to time by the District (collectively, the "Engineer's Report").
2. Sanitary Sewer System. The sanitary sewer system for the Project, as more particularly described in the Engineer's Report, as well as applicable sanitary sewer connection charges for the Project.
3. Water Distribution System. The water distribution system for the Project, as more particularly described in the Engineer's Report, as well as applicable water connection charges for the Project.
4. Roadway/Public Right-of-Way Improvements. The roadway improvements for the Project consist of onsite and offsite public right-of-way improvements benefitting the District Lands, including the construction of roads in District and County right-of-ways, as well as applicable mobility fees, all as more particularly described in the Engineer's Report.
3. Conveyance of Interests in Land. Easements and fee simple interests, as identified in the Engineer's Report, will be granted at no cost to the District prior to the conveyance of completed infrastructure. Water and Sewer easements may also be granted to the District or directly to the water and sewer utility prior to or at the time of the conveyance of completed infrastructure to the District, and subsequently by the District to the water and sewer utility.
4. Other Improvements. Those other, appurtenant, and related public infrastructure components of the Project, as described and depicted in the Engineer's Report.

Tab 9



Quarterly Compliance Audit Report

Legacy Palm Drive

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

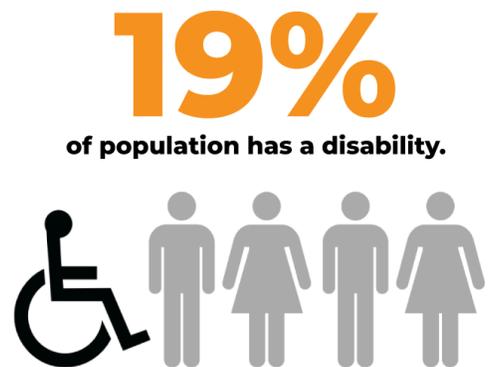
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
N/A	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
N/A	District Budgets (Last two years)
N/A	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web