

**PETITION TO ESTABLISH
SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Submitted By:

Wesley S. Haber
Florida Bar No. 420069
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Phone: (850) 222-7500
Fax: (850) 224-8551
Attorney for Petitioner

**BEFORE THE CITY COUNCIL
CITY OF JACKSONVILLE, FLORIDA**

IN RE: A Petition to Establish Seaton Creek Reserve)
 Community Development District)
_____)

**PETITION TO ESTABLISH
SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Pecan Enterprises, LLC ("Petitioner"), hereby petitions the City Council of the City of Jacksonville pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Jacksonville, Florida. **Exhibit 1** depicts the general location of the proposed District. The proposed District covers approximately 345 acres of land. The District is generally located north of the intersection of Arnold Road and Pecan Park Road, west of I-95, and south and east of the Seaton Creek Historic Preserve. The metes and bounds description of the external boundaries of the District and a corresponding map of such are set forth in **Exhibit 2**.

2. Excluded Parcels. There is no land within the external boundaries of the proposed District which is to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent of the real property located within the District. Documentation of this consent is contained in **Exhibit 3**.

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Ross Puzzitiello
Address: 1810 Mariner Dr., Apt 405
Tarpon Springs, FL 34689
Relationship: President and Registered Agent for Petitioner

Name: Rick Puzzitiello
Address: 1806 Mariner Dr., Apt 315
Tarpon Springs, FL 34689
Relationship: Authorized Representative and CEO for Petitioner

Name: Ward Huntley
Address: 1890 Kingsley Ave., Suite 102
Orange Park, FL 32073
Relationship: President and Director for landowner, Louis L. Huntley Enterprises, Inc.

Name: Amy Dewey
Address: 1890 Kingsley Ave., Suite 102
Orange Park, FL 32073
Relationship: Employee of landowner, Louis L. Huntley Enterprises, Inc. or its affiliates

Name: Zenzi Rogers
Address: 9440 Phillips Highway, Suite 7
Jacksonville, FL 32259
Relationship: No relationship

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America. As noted in more detail above, four of the above-listed persons are officers and/or employees of the Petitioner or a landowner, as defined in Sections 112.312 or 112.3143, Florida Statutes.

5. Name. The proposed name of the District is Seaton Creek Reserve Community Development District.

6. Future Land Uses. The existing land use within the proposed District is approved for development. Specifically, as indicated on **Exhibit 4**, the southern portion of the proposed District is designated as Low Density Residential (LDR). The northern portions of the proposed District are designated as Agriculture (AGR-II) and Agriculture (AGR-III); however, an application has been submitted for a land use change to LDR and CSV (the "Land Use Change").

The future general distribution, location, and extent of the land uses proposed for the District by future land use plan element of the applicable Future Land Use Plan is identified on **Exhibit 4**. **Exhibit 4** also includes a map showing the District before and after the Land Use Change. Subject to the approval of the Land Use Change, the proposed land uses for lands contained within the proposed District are consistent with the City's approved Future Land Use Plan. The proposed development within the District currently contemplates the construction of approximately 349 residential units, however, subsequent to the Land Use Change, the anticipated number of residential units is 900.

7. Major Water, Wastewater Facilities. The major trunk water mains and sewer interceptors and outfalls in the immediate vicinity of the District are depicted in **Composite Exhibit 5**. In addition, **Exhibit 6** contains a copy of the letter of availability issued by JEA confirming the availability of potable water, sanitary sewer mains and reclaimed water services for development of all of the lands within the proposed District.

8. District Facilities and Services. **Exhibit 7** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire or install, as well as the ultimate expected owner and entity responsible for maintenance. The estimated costs of these facilities (and an annual outlay of such costs) are also shown in **Exhibit 7**. At present, these improvements are estimated to be made, constructed and installed in three (3) phases over the time period from 2021 through 2029. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions as contemplated and allowed by Section 190.005(1)(a), Florida Statutes. It is contemplated that the District shall exercise those

special powers relating recreational facilities as contemplated by Section 190.012(2)(a), Florida Statutes in connection with the facilities.

9. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Hopping Green & Sams, P.A. See **Exhibit 9** for Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314
Attn: Wesley S. Haber

11. The Petitioner has reviewed the contents of this petition and has executed the Affidavit of Petition regarding the truth and accuracy of the information contained herein. The affidavit is contained in **Exhibit 10**.

12. Pursuant to Section 190.005(2)(e), Florida Statutes, the City must review the petition against the factors set forth in Section 190.005(1)(e), Florida Statutes.

13. Accordingly, this petition to establish Seaton Creek Reserve Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City of Jacksonville from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Jacksonville to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2020);

- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses all as authorized and described by Section 190.012 (2)(a), Florida Statutes (2020); and
- d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 12th day of May, 2021.



Wesley S. Haber
Florida Bar No. 420069
wesh@hgslaw.com
119 S. Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, FL 32314
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)
Attorneys for Petitioner

EXHIBIT 1



0 1,000 2,000
Feet

Subject Property

Nassau
County

Nassau River
Duval County

Seaton Creek

Seaton Creek

ARNOLD RD

PECAN PARK RD

Jacksonville
International
Airport

PECAN PARK RD

INTERNATIONAL AIRPORT RD

95

Seaton Creek Reserve CDD

Exhibit 1 Location Map

Date: 25-March-2021

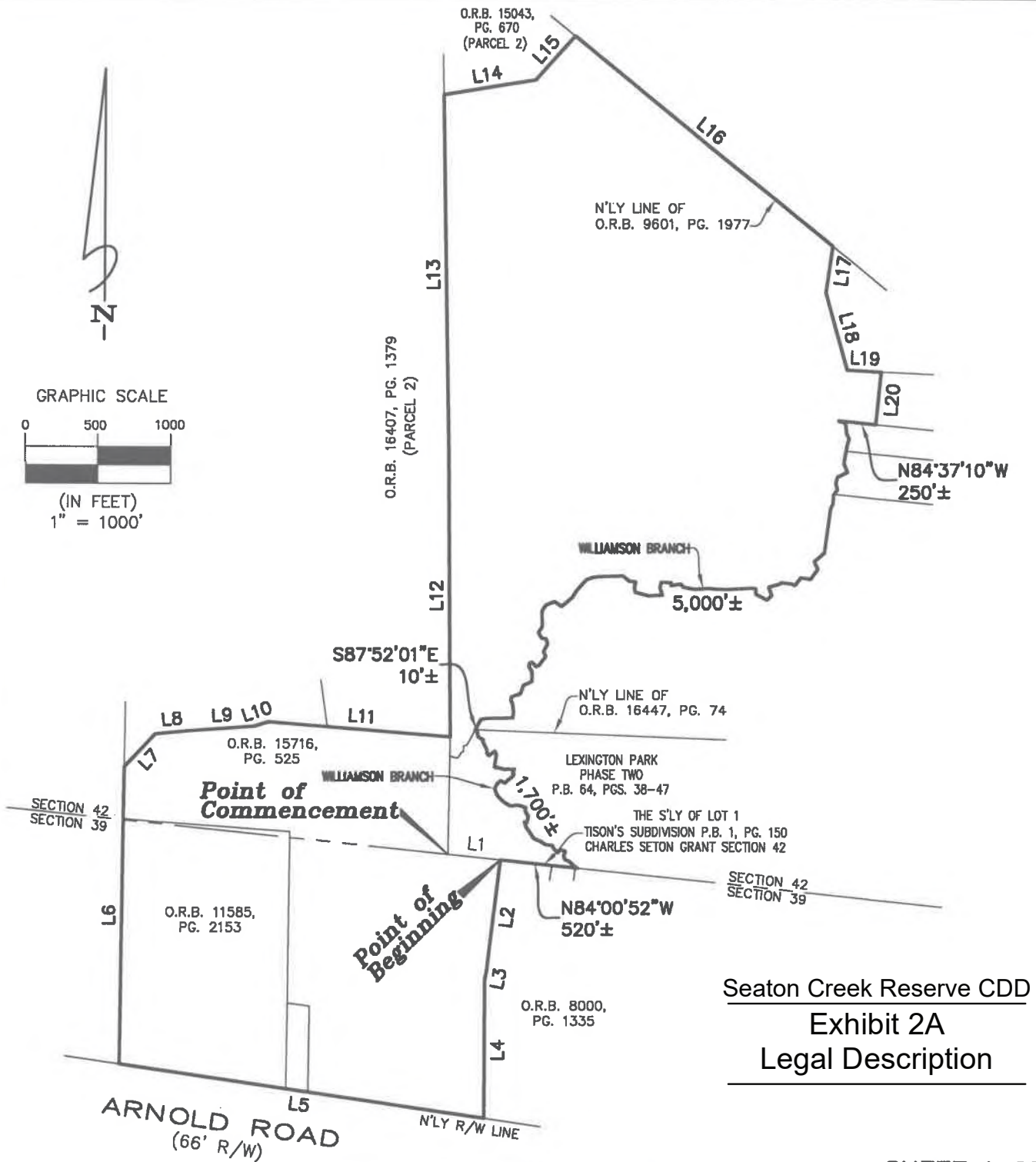
PROSSER
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On File

EXHIBIT 2

MAP SHOWING



Seaton Creek Reserve CDD Exhibit 2A Legal Description

SHEET 1 OF 3

JOB NO. 2021-273
DRAFTER MJC
DATE 4-2-21
SCALE 1"=1000'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

CHECKED BY:

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788



On File

Page 12 of 59

MAP SHOWING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°00'52"E	358.50'
L2	S07°04'22"W	763.95'
L3	S11°23'58"W	66.01'
L4	S00°11'00"W	933.84'
L5	N81°38'36"W	2491.37'
L6	N00°49'30"E	2019.16'
L7	N43°26'36"E	307.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N84°30'26"E	247.96'
L9	N85°51'26"E	423.94'
L10	N71°48'26"E	99.45'
L11	S85°23'50"E	1229.77'
L12	N00°25'41"W	1916.89'
L13	N01°02'11"W	2434.75'
L14	N80°45'16"E	631.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N41°51'25"E	400.79'
L16	S50°58'48"E	2243.64'
L17	S07°53'59"W	319.68'
L18	S15°21'26"E	543.21'
L19	S87°37'14"E	231.46'
L20	S05°22'15"W	359.32'

LEGEND

R/W = RIGHT OF WAY
 O.R.B. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE N'LY R/W LINE OF ARNOLD ROAD, AS N81°38'36"W,
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

Seaton Creek Reserve CDD
Exhibit 2B
Legal Description

SHEET 2 OF 3

JOB NO. 2021-273
 DRAFTER MJC
 DATE 4-2-21
 SCALE 1"=1000'

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CHECKED BY:

Michael J. Colligan
 MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

On File

MAP SHOWING

A PORTION OF THE SECTIONS 39 AND 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, SECTION 42 OF SAID TISON'S SUBDIVISION; THENCE SOUTH 84°00'52" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 358.50 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8000, PAGE 1335 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 07°04'22" WEST, 763.95 FEET; COURSE NO. 2: SOUTH 11°23'58" WEST, 66.01 FEET; COURSE NO. 3: SOUTH 00°11'00" WEST, 933.84 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 81°38'36" WEST, ALONG LAST SAID LINE, 2491.37 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11585, PAGE 2153 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°49'30" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15716, PAGE 525 OF SAID CURRENT PUBLIC RECORDS, 2019.16 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 43°26'36" EAST, 307.76 FEET; COURSE NO. 2: NORTH 84°30'26" EAST, 247.96 FEET; COURSE NO. 3: NORTH 85°51'26" EAST, 423.94 FEET; COURSE NO. 4: NORTH 71°48'26" EAST, 99.45 FEET; COURSE NO. 5: SOUTH 85°23'50" EAST, 1229.77 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16407, PAGE 1379 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°25'41" WEST, ALONG LAST SAID LINE, 1916.89 FEET; THENCE NORTH 01°02'11" WEST, CONTINUING ALONG LAST SAID LINE, 2434.75 FEET TO THE TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15043, PAGE 670 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 80°45'16" EAST, ALONG LAST SAID LINE, 631.65 FEET; THENCE NORTH 41°51'25" EAST, CONTINUING ALONG LAST SAID LINE, 400.79 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 50°58'48" EAST, ALONG LAST SAID LINE, 2243.64 FEET; THENCE SOUTH 07°53'59" WEST, 319.68 FEET; THENCE SOUTH 15°21'26" EAST, 543.21 FEET; THENCE SOUTH 87°37'14" EAST, 231.46 FEET; THENCE SOUTH 05°22'15" WEST, 359.32 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 250 FEET, MORE OR LESS TO THE CENTERLINE OF WILLIAMSON BRANCH; THENCE SOUTHERLY, SOUTHEASTERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 5000 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1647, PAGE 74 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 87°52'01" EAST, ALONG LAST SAID LINE, 10 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLIAMSON BRANCH, ALSO BEING THE SOUTHWESTERLY LINE OF LEXINGTON PARK PHASE TWO, AS RECORDED IN PLAT BOOK 64, PAGES 38 THROUGH 47, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, 1700 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF AFORESAID LOT 1; THENCE NORTH 84°00'52" WEST, ALONG LAST SAID LINE, 520 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 345 ACRES, MORE OR LESS

Seaton Creek Reserve CDD
Exhibit 2C
Legal Description

SHEET 3 OF 3

JOB NO. 2021-273
DRAFTER MJC
DATE 4-2-21
SCALE 1"=1000'

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CHECKED BY:

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

On File

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EXHIBIT 3

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“Property”).

The undersigned understands and acknowledges that Pecan Enterprises, LLC (“Petitioner”), intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petition, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

Executed this 23RD day of MARCH, 2021.

Witnessed:

T.J. Taylor

Jill Moore

Print Name: Jill Moore

Shamee J. Turner

By: T.J. Taylor

Jurie Cade

Print Name: Jurie Cade

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23RD day of MARCH, 2021, by T.J. Taylor, who is [] personally known to me or [] produced _____ as identification.

Amy L. Vaughn

Print Name: AMY L. VAUGHN

Notary Public, State of Florida



Exhibit A

Parcel 2

A portion of Section 39, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

Commencing at an iron pin at the intersection of the west line of lands described in Deed Book "U", page 828 of the former public records of Duval County, Florida, with the northerly right-of-way line of Arnold Road as now established; thence run South 81 degrees 41 minutes 16 seconds East, along said northerly right-of-way line, 150.00 feet to an iron pin and the point of beginning; thence run North 00 degrees 46 minutes 20 seconds East, 580.80 feet to an iron pin; thence run North 81 degrees 46 minutes 15 seconds West, 150.00 feet to an iron pin on the said west line of lands described in Deed Book "U", page 828; thence run South 00 degrees 46 minutes 20 seconds West, along said west line, a distance of 580.80 feet to the northerly right-of-way line of Arnold Road; thence run South 81 degrees 46 minutes 15 seconds East, along said right-of-way line, 150.00 feet to the point of beginning.

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A and B** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Pecan Enterprises, LLC ("Petitioner"), intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

Executed this 17TH day of MARCH, 2021.

Witnessed:

Louis L. Huntley Enterprises, Inc,

a _____

Julie Coole
Print Name: Julie Coole

Ward Huntley
By: Ward Huntley
Its: President

Phillip H. Parslow
Print Name: Phillip H. Parslow

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17TH day of MARCH, 2021, by Ward Huntley, as President of Louis L. Hunley Enterprises, Inc. who is is personally known to me or produced _____ as identification.

Amy L. Vaughn
Print Name: AMY L. VAUGHN

Notary Public, State of Florida

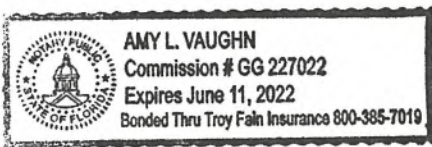


Exhibit A

PARCEL 1

A PORTION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTCH BAINE DRIVE EAST (A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE EASTERLY LINE OF SAID SECTION 42; THENCE NORTH 05°22'27" EAST, ALONG SAID EASTERLY LINE OF SECTION 42, A DISTANCE OF 503.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4534, PAGE 765, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 84°42'52" WEST, ALONG LAST SAID LINE, 568.32 FEET, TO THE NORTHERLY LINE OF A 66 FOOT EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4530, PAGE 591, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 66.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 581.82 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 05°22'15" EAST, 359.32 FEET; THENCE NORTH 87°37'14" WEST, 231.46 FEET; THENCE NORTH 15°21'26" WEST, 543.21 FEET; THENCE NORTH 07°53'59" EAST, 319.68 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 50°58'48" WEST, ALONG LAST SAID LINE, 2243.64 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15043, PAGE 670, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 41°51'25" WEST, ALONG LAST SAID LINE, 400.86 FEET; THENCE SOUTH 80°45'16" WEST, CONTINUING ALONG LAST SAID LINE, 631.65 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16407, PAGE 1379, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°02'11" EAST, ALONG LAST SAID LINE, 2434.75 FEET; THENCE SOUTH 00°25'41" EAST, CONTINUING ALONG LAST SAID LINE, 2050 FEET, MORE OR LESS, TO THE CENTERLINE OF A BRANCH; THENCE NORTHEASTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 400 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLIAMSON BRANCH; THENCE EASTERLY, NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, SOUTHEASTERLY, SOUTHERLY AND WESTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 5,000 FEET, MORE OR LESS, TO THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, SAID LINE BEARING NORTH 84°37'10" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 84°37'10" EAST, 250 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 205 ACRES, MORE OR LESS.

A PORTION OF LOT 1, TISONS SUBDIVISION OF THE G.R. FAIRBANKS TRACT IN THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, PLAT BOOK 1, PAGE 150, OF SAID COUNTY, THENCE NORTH 00°52'29" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74 OF SAID CURRENT PUBLIC RECORDS, 670 FEET MORE OR LESS, TO THE CENTERLINE OF A CREEK, ALSO BEING THE NORTHWESTERLY LINE OF LAST SAID LANDS; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE OF A CREEK AND THE NORTHWESTERLY LINE FO SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1647, PAGE 74, 300 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74; THENCE SOUTH 87°52'01" EAST, 10 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLIAMSON BRANCH; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, 1700 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF AFORESAID LOT 1; THENCE NORTH 84°00'52" WEST, ALONG LAST SAID LINE, 880 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 8 ACRES, MORE OR LESS

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“Property”).

The undersigned understands and acknowledges that Pecan Enterprises, LLC (“Petitioner”), intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petition, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

Executed this 17TH day of MARCH, 2021.

Witnessed:

Mary W. Huntley Revocable Trust,

Julie Cade
Print Name: JULIE CADE

Ward Huntley
By: Ward Huntley
Its: Trustee

Philly H. Parson
Print Name: Philly H. Parson

Witnessed:

Mary W. Huntley Irrevocable Trust

Julie Cade
Print Name: JULIE CADE

Ward Huntley
By: Ward Huntley
Its: Trustee

Philly H. Parson
Print Name: Philly H. Parson

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17TH day of MARCH, 2021, by Ward Huntley, as Trustee of both the Mary W. Huntley Revocable Trust and Mary W. Huntley Irrevocable Trust, who is is personally known to me or produced _____ as identification.

Amy L. Vaughn
Print Name: AMY L. VAUGHN

Notary Public, State of Florida



Exhibit A

Parcel 1

A parcel of land situated in Sections 39 and 42, Township 1 North, Range 26 East, City of Jacksonville, Duval County, Florida, said parcel being more particularly described as follows:

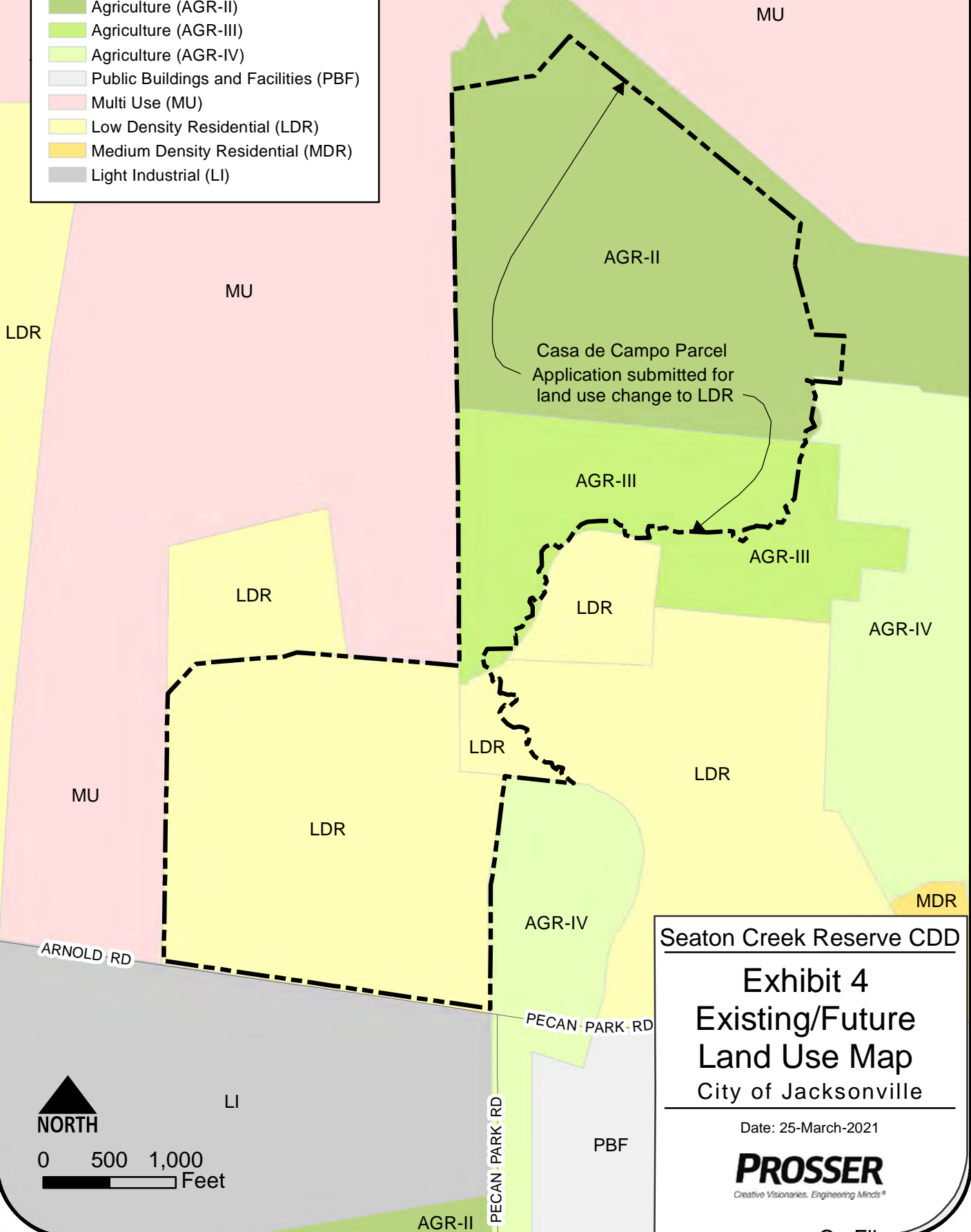
Begin at the intersection of the west line of those lands described in Deed Book "U", page 828 of the former public records of said county with the northerly right-of-way line of Arnold Road (a 66 foot right-of-way); thence on said northerly line North 81 degrees 41 minutes 46 seconds West, 1138.82 feet to the west line of those lands described in Official Records Book 11585, page 2154 of the current public records of said county; thence on said west line, North 00 degrees 46 minutes 20 seconds East, 1665.73 feet to the southeast corner of those lands described in Official Records Book 11585, page 2151 of said current public records; thence on the boundaries of said lands, run the following 5 courses: (1) North 00 degrees 46 minutes 20 seconds East, 353.27 feet; (2) North 43 degrees 23 minutes 26 seconds East, 307.76 feet; (3) North 84 degrees 27 minutes 16 seconds East, 247.96 feet; (4) North 85 degrees 48 minutes 16 seconds East, 423.94 feet; (5) North 71 degrees 45 minutes 16 seconds East, 99.45 feet to the north line of those lands described in Official Records Book 6679, page 340 of said current public records; thence on said north line, South 85 degrees 27 minutes 00 seconds East, 1229.77 feet to the east line thereof; thence on said east line, South 00 degrees 49 minutes 19 seconds West, 797.08 feet to the north line of said Section 39; thence on said north line, South 84 degrees 09 minutes 03 seconds East, 358.51 feet to the west line of those lands described in Official Records Book 8000, page 1335 of said current public records; thence on said west line, South 07 degrees 01 minutes 12 seconds West, 829.70 feet; thence continue on said west line, South 00 degrees 07 minutes 54 seconds West, 934.55 feet to said northerly line of Arnold Road; thence on said northerly line, North 81 degrees 41 minutes 46 seconds West, 1207.59 feet to the east line of those lands described in Official Records Book 8284, page 2407 of said current public records; thence on the boundaries thereof, run the following 3 courses: (1) North 00 degrees 46 minutes 20 seconds East, 580.80 feet; (2) North 81 degrees 41 minutes 46 seconds West, 150.00 feet; (3) South 00 degrees 46 minutes 20 seconds West, 580.80 feet to the point of beginning; being 132.03 acres, more or less, in area.

Less and except parcel described in Official Records Book 8331, page 297

EXHIBIT 4

Legend

-  Subject Property
-  Agriculture (AGR-II)
-  Agriculture (AGR-III)
-  Agriculture (AGR-IV)
-  Public Buildings and Facilities (PBF)
-  Multi Use (MU)
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  Light Industrial (LI)



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0 500 1,000 Feet

Seaton Creek Reserve CDD

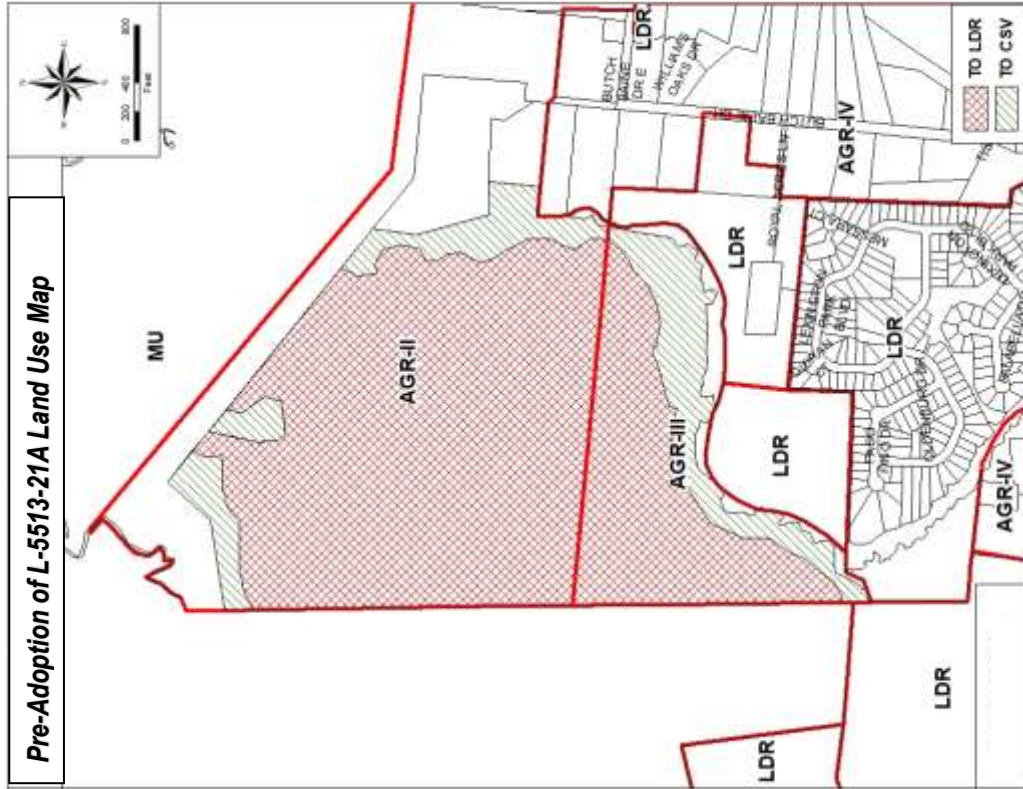
Exhibit 4
Existing/Future
Land Use Map
City of Jacksonville

Date: 25-March-2021

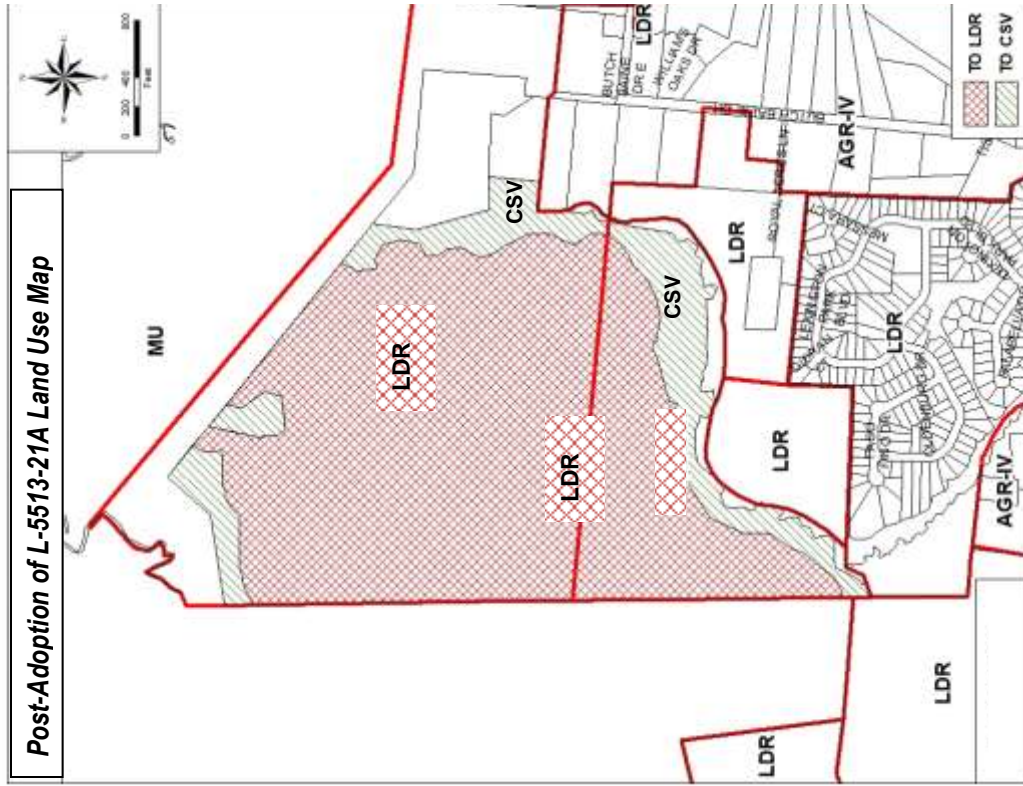
PROSSER
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On File

Pre-Adoption of L-5513-21A Land Use Map



Post-Adoption of L-5513-21A Land Use Map



Request for Large Scale Land Use Amendment to Future Land Use Map Series

From: Agriculture-II (AGR-II) and Agriculture-III (AGR-III)

To: Low Density Residential (LDR) and Conservation (CSV)

Planning District: 6

Identification Number: L-5513-21A

Council District: 7

Exhibit 2 (Page 1 of 1)

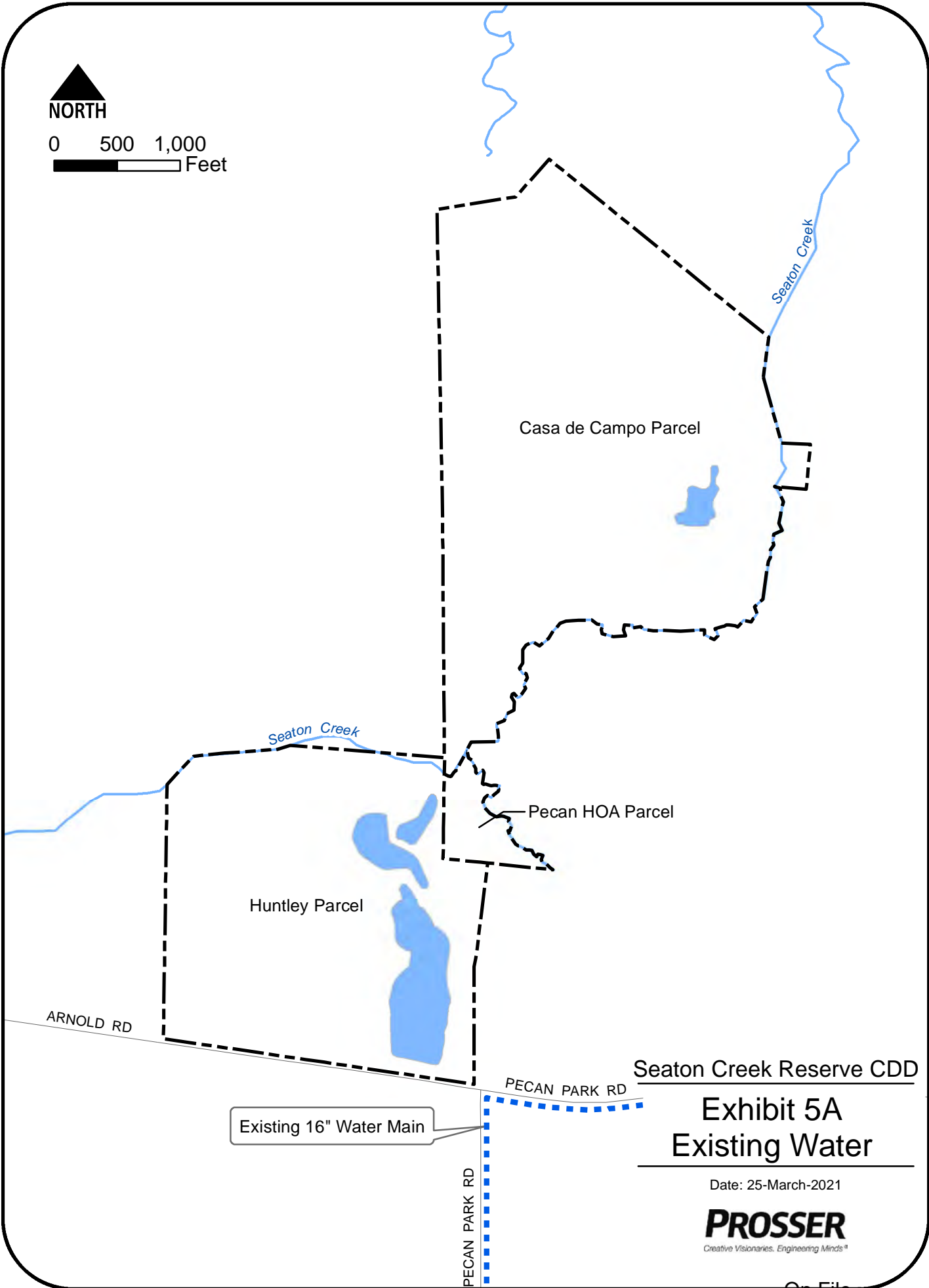


EXHIBIT 5



0 500 1,000
Feet

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Seaton Creek Reserve CDD

Exhibit 5A Existing Water

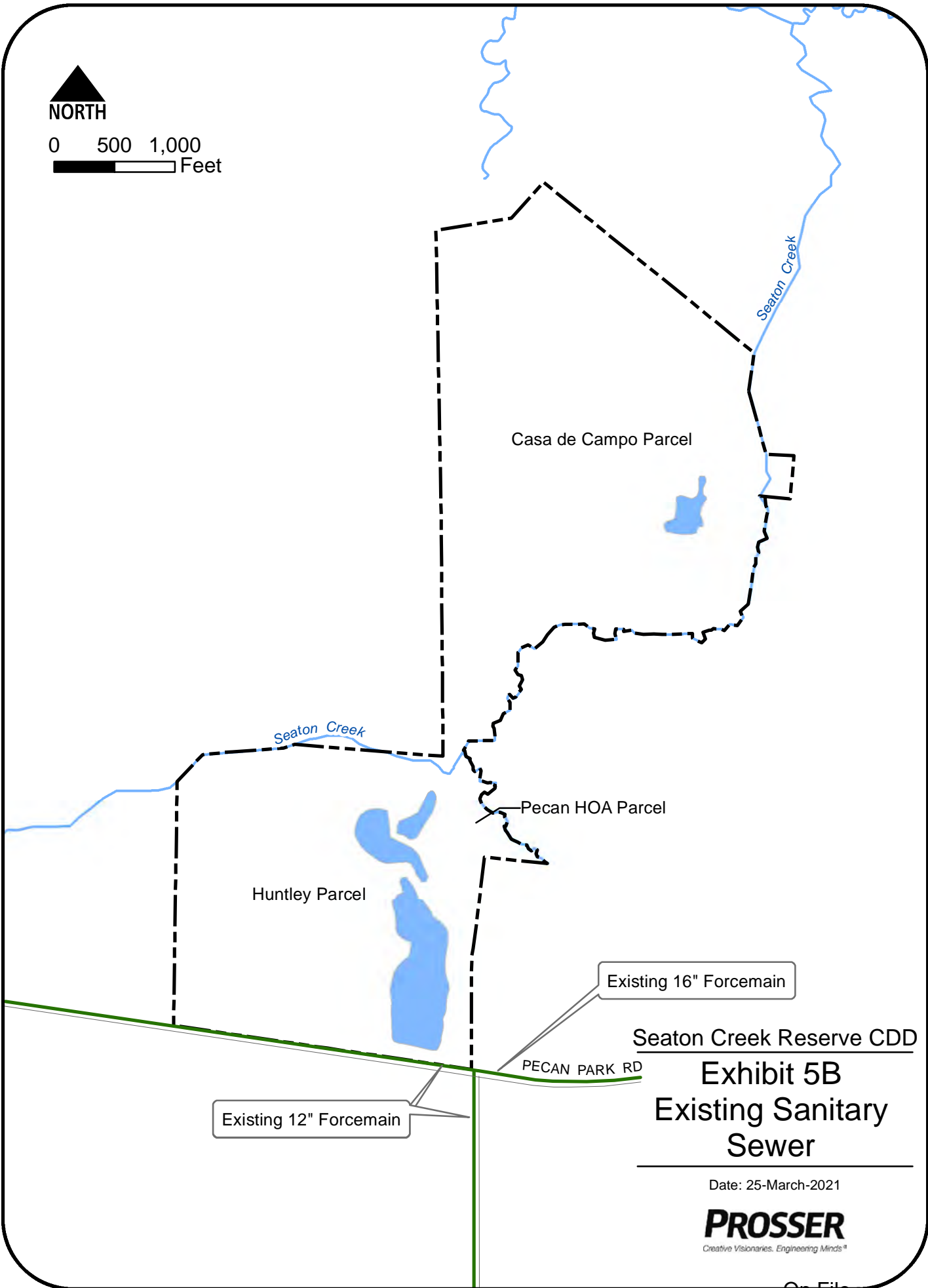
Date: 25-March-2021

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On File



0 500 1,000
Feet



P:\119097.01 Huntly-Casa De Campo\Production\GIS\CDD\ExistSanitary5B_8x11.mxd

Existing 16" Forcemain

Existing 12" Forcemain

Seaton Creek Reserve CDD

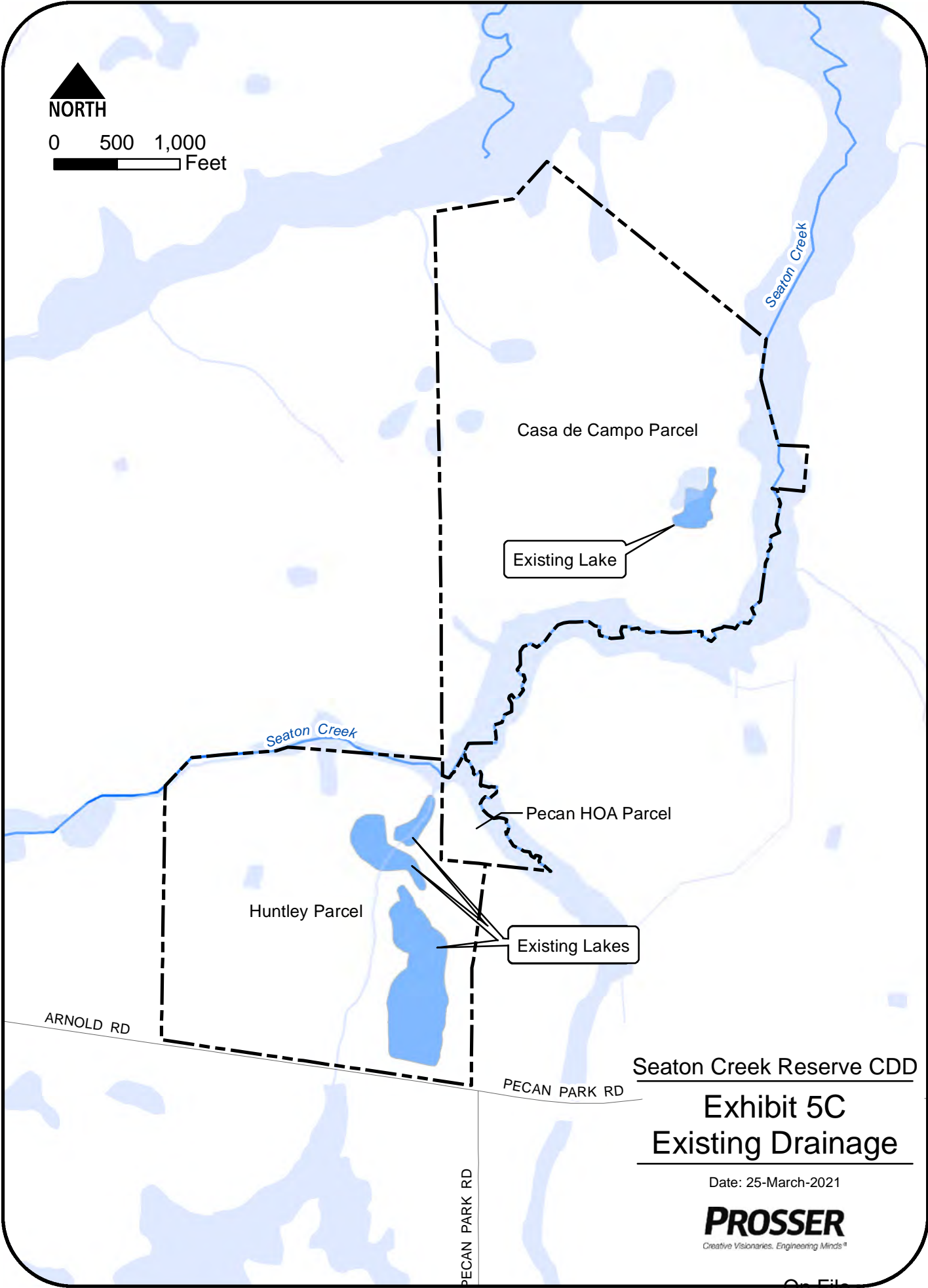
Exhibit 5B Existing Sanitary Sewer

Date: 25-March-2021





0 500 1,000
Feet



P:\119097.01 Huntly-Casa De Campo\Production\GIS\CDD\Exist\Drainage5C_8x11.mxd

Seaton Creek Reserve CDD

Exhibit 5C
Existing Drainage

Date: 25-March-2021

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EXHIBIT 6



Availability Letter

Matthew Melchiori

11/10/2020

Prosser, Inc

13901 Sutton Park Drive South Suite 200

Jacksonville, Florida 32224

Project Name: Huntley Subdivision

Availability #: 2020-3267

Attn: Matthew Melchiori

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3267

Request Received On: 9/28/2020

Availability Response: 11/10/2020

Prepared by: Susan West

Expiration Date: 11/10/2022

Project Information

Name: Huntley Subdivision

Address: 1705 PECAN PARK RD, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 280000

Parcel Number: 019600 0500

Location:

Description: 800 residential units

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main at the intersection of Pecan Park Rd and Arnold Rd

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 12 inch force main along Arnold Rd along property frontage (See Special Conditions)

Connection Point #2:

Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal. POC 1: Requires JEA Cost Participation on Master Pump Station with connection to and from existing force main. Station/force main to be sized for development needs then any upsizing and/or force main routing required by JEA will be handled through JEA Cost Participation. Details to be determined during project design.

Reclaimed Water Connection

Reclaim Grid: North Grid

Connection Point #1: This property is located within the JEA Reclaimed Water System Service Area.

Connection Point #2:

Reclaim Special Conditions: Reclaimed water will be available in the near future for your development. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

EXHIBIT 7

Seaton Creek Reserve CDD

OPINION OF PROBABLE CONSTRUCTION COSTS Conceptual Site Improvements and Pre-Engineering Estimate

IMPROVEMENT CATEGORY	INFRASTRUCTURE COST ESTIMATES	TOTAL OPINION OF COST	ANNUAL OUTLAY			CONSTRUCTION ENTITY	FINAL OWNER	MAINTENANCE ENTITY
			2021-2023	2024-2026	2027-2029			
Clearing and Grubbing		\$ 3,839,663	33%	33%	33%	DEVELOPER	N/A	N/A
Earthwork		\$ 6,772,370	33%	33%	33%	DEVELOPER	N/A	N/A
Roadway Construction		\$ 3,996,627	33%	33%	33%	DEVELOPER	CDD	CDD
Stormwater Collection		\$ 6,104,339	33%	33%	33%	DEVELOPER	CDD	CDD
Landscaping/Recreation/Amenity		\$ 11,750,000	33%	33%	33%	DEVELOPER	CDD	CDD
Potable Water		\$ 2,033,354	33%	33%	33%	DEVELOPER	JEA	JEA
Lift Stations & Force Main		\$ 3,759,700	33%	33%	33%	DEVELOPER	JEA	JEA
Gravity Sanitary Sewer Collection Network		\$ 1,929,713	33%	33%	33%	DEVELOPER	JEA	JEA
Electrical		\$ 800,000	33%	33%	33%	DEVELOPER	JEA	JEA
Total:		\$ 40,985,765						

Notes

- This exhibit was prepared under the direction of Matt Melchiori, P.E. at Prosser, Inc.
- This opinion of probable construction costs contemplates the exercise of special powers pursuant to Section 190.012(2)(a), Florida Statutes.
- The above table reflects the total estimated construction costs for the CDD improvements. It is anticipated that the Developer will construct the improvements and the CDD will acquire the completed improvements from the Developer for the actual costs of construction.
- This exhibit was prepared based on the current intentions of the CDD and is subject to change based on various factors, including future market conditions and development plans.

EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS
PETITION TO ESTABLISH
SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



AN EXPERIENCED TEAM OF SPECIAL TAXING DISTRICT EXPERTS

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
(813) 873-7300
www.MeritusDistricts.com

MAY 11, 2021

STATEMENT OF ESTIMATED REGULATORY COSTS
 FOR THE ESTABLISHMENT OF THE
SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:
MERITUS DISTRICTS
 MAY 11, 2021

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b. Is Likely To Have An Adverse Impact On Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or	
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I. INTRODUCTION

1. Definitions

The following defined terms are used throughout this document:

“Agency” means each other unit of government in the state, including counties and municipalities, to the extent they are expressly made subject to this act by general or special law or existing judicial decisions.

“County” means Duval County, Florida

“City” means the City of Jacksonville, Florida

“Developer” means Pecan Enterprises, LLC

“District” means Seaton Creek Reserve Community Development District

“Petition” means the petition filed with the City of Jacksonville to establish Seaton Creek Reserve Community Development District

“Petitioner” means Pecan Enterprises, LLC

“Ordinance” means the proposed ordinance creating Seaton Creek Reserve Community Development District

2. Purpose

This Statement of Estimated Regulatory Costs (“SERC”) is intended to fulfill the requirements of Section 190.005, Florida Statutes (“F.S.”) which outlines the required elements of a valid petition to establish a community development district. Specifically, Section 190.005(1)(a)8, F.S., requires that a SERC is prepared in accordance with Section 120.541, F.S.

The scope of this SERC is limited to the factors considered to be material or relevant to the Community Development District establishment process, and more specifically those items for inclusion required by Section 120.541(2), F.S.

3. Overview of Seaton Creek Reserve Community Development District

The proposed District will encompass approximately 345 acres. The Petition serves the purpose of establishing the District and defining a plan to finance, acquire, construct, and maintain the following types of infrastructure including, but not limited to: Clearing and Grubbing, Earthwork, Roadway Construction, Stormwater Collection, Landscaping/Recreation/Amenity, Potable Water, Lift Stations and Force Main, Gravity Sanitary Sewer Collection Network and Electrical.

The District will finance the infrastructure improvements described above through special or non-ad valorem assessment revenue bonds. Annual assessments will be levied against all benefited properties within the District through special or non-ad valorem assessments. Par values are assigned to individual units to permit a prepayment of the debt service obligation if desired by the property owner. On-going operations and maintenance for District-owned facilities will be funded through maintenance assessments levied against all benefited properties within the District. The District is structured to be financially independent as intended by the Legislature and does not require any subsidy from the State of Florida or from any tax dollars from those residents of the City of Jacksonville and Duval County generated outside the District. It will not place any additional economic burden on those persons not residing within the District.

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II. STATUTORY REQUIREMENTS

Section 120.541 (2), F.S., read in conjunction with Section 190.005(1)(a)8, F.S., outlines the requirements of a valid SERC:

- (1) An economic analysis showing whether the rule directly or indirectly:
 - a. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 - b. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - c. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (2) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.
- (3) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.
- (4) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the ordinance, additional operating costs incurred, the cost of monitoring and reporting and any other costs necessary to comply with the Ordinance.
- (5) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S.
- (6) Any additional information that the agency determines may be useful.
- (7) A description of any regulatory alternatives or the reasons for rejecting the alternative in favor of the establishment of the District.

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1. An Economic Analysis Showing Whether The Rule Directly Or Indirectly:

a. Is Likely To Have An Adverse Impact On Economic Growth, Private Sector Job Creation Or Employment, Or Private Sector Investment In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule;

b. Is Likely To Have An Adverse Impact On Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or

c. Is Likely To Increase Regulatory Costs, Including Any Transactional Costs, In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule.

The District is not likely to have an adverse impact on the items described above in (1) a. (1) b. (1) c. above.

Economic Growth

The District establishment will likely have no adverse impact in excess of \$1 million. To the contrary, it will likely encourage economic growth over the next 5 years by facilitating development of the District as a functionally connected community and promote compact and an economical enhancement of formerly unimproved land. The increase to costs associated with providing additional public infrastructure and services for the development will be matched by a comparable increase in revenues. These revenues will be generated by levying assessments against benefited land within the District; of which, the relative ratio of revenues to expenditures will change little over time. The District is structured to be self-sufficient in relation to the acquisition of revenues necessary to fund budgeted expenditures and will have a positive direct impact on economic growth.

In addition, the option to establish a Community Development District provides a financing mechanism to (i) fund public Infrastructure at a low cost of capital, and (ii) on a timely, self-sufficient basis. The District will be used to finance basic public infrastructure and services. Owners of the property within the District are subject to a lien on their property that will be reduced over time through the annual payment of a special assessment. The assessment is used to pay debt service on bonds and/or annual maintenance and District operating expenditures, which are secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital than is otherwise available to fund public infrastructure, and supports community development. New development results in increased property values, a larger tax base, and more tax revenues for the community at large. It also creates an immediate demand for new streets, water and sewer capacity, and other infrastructure necessities. The District will fund, construct and/or acquire the public infrastructure serving lands within the District. The result is that new growth can "pay for itself" instead of burdening an entire community with its costs.

Job Creation

Compared to the property's existing land use, development of the District and subsequent residential improvements would trigger private job creation. In general, volatility in the amount of home-building projects taking place in a region can have considerable ramifications on the productivity levels of many other local industries. A jump in residential construction drives up the demand for steel, wood, electricity, glass, plastic, wiring, piping and concrete. The need for skilled construction workers such as bricklayers, carpenters and electricians soars as well. By one estimate, some 1,500 fulltime jobs are created for every 500 single-family homes under construction. In 2012, the National Association of Home Builders (NAHB) estimated that the impacts of increased home-building included the creation of 3 new jobs and \$23,000 in state and

local taxes from constructing one average new single-family home. In May of 2014, the NAHB released its estimates of the economic impact that residential construction has on the economy, which included the following:

- Building an average single-family home: 2.97 jobs, \$110,957 in taxes
- Building an average rental apartment: 1.13 jobs, \$42,383 in taxes
- \$100,000 spent on remodeling: 0.89 jobs, \$29,779 in taxes

Transactional Costs and Competitiveness

It is not likely that transactional costs in excess of \$1 million, in the aggregate, will result within 5 years after the establishment and development of the District occurs. Any transactional costs are covered by the assessments described above. The establishment of the District is not likely to have an adverse impact on business competitiveness, including: the ability of persons or entities to conduct trade with businesses located in other states and/or domestic business partners, productivity, or innovation in excess of \$1 million in the aggregate within 5 years. Home building will increase the property tax base which is responsible for generating revenues that support local schools and community infrastructure and will ultimately lead to a more competitive City.

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2. A Good Faith Estimate Of The Number Of Individuals And Entities Likely To Be Required To Comply With The Ordinance, Together With A General Description Of The Types Of Individuals Likely To Be Affected By The Ordinance.

The individuals and entities likely to be required to comply with the Ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: The State of Florida and its residents, the City and its residents, current property owners within the District, and future property owners within the District.

THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District and will only be affected in connection with the expenditures the State incurs through nominal administrative costs outlined in Section 3 below.

CITY OF JACKSONVILLE

The City and its residents not residing within the District will be affected to the degree that human resources are expended in review of documents and in the partnership approach with which this development has required. A petition review fee has been determined by the City and such fee should compensate for the efforts of City staff in the district establishment review process.

CURRENT PROPERTY OWNERS WITHIN THE DISTRICT

The current property owners of the lands within the District will not be negatively affected by District's creation. In fact, the current property owners will benefit from the District through the facilitation of land development and improvements within the District.

FUTURE PROPERTY OWNERS

The future property owners are those who will own property in the proposed District. Future property owners will be affected to the extent that the District allocates debt for the construction of public infrastructure improvements and undertakes operation and maintenance responsibility for certain infrastructure and administration.

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3. A Good Faith Estimate Of The Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance, And Any Anticipated Effect On State And Local Revenues.

3.1. Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance

State Government Entities

Upon establishment of the District, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. These reporting requirements will be in effect as of the establishment of the District and will create the need for additional reporting or District expenditures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient, independent special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden have been placed on the State due to the District's establishment.

City of Jacksonville

Upon establishment of the District, the City will not incur any quantifiable on-going costs resulting from its existence. The District would be responsible for submitting its annual budget, financial report, audit and public financing disclosures to the City. Since there are no legislative requirements for review or action, neither agency will necessarily incur any costs. The City, however, may choose to review these documents, which are offset by a fee paid to the City for the administrative review process.

In addition, the District may choose to engage with the Duval County Property Appraiser and Duval County Tax Collector to collect special or non-ad valorem assessments levied to repay bonds issued to acquire and construct public infrastructure improvements. Fees charged to the District will offset the costs incurred by these agencies to make these collections. Therefore, no additional burden is placed on the City for the collection of the revenue.

3.2. Any Anticipated Effect on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state revenues. The District does have the potential for an increase in state sales tax revenue resulting from a stimulated economy; although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction, infrastructure installation and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes. Additional revenues will be generated by the future residents of the District, including but not limited to; increased gas tax collections, increased utility taxes and fees from both public utilities and private utilities. In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

There is no cause for concern that a District obligation could become a State or County obligation, thereby negatively effecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this

issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitute a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

4. A Good Faith Estimate Of The Transactional Costs Likely To Be Incurred By Individuals And Entities, Including Local Government Entities, Required To Comply With The Requirements Of The Ordinance.

The transactional costs associated with the establishment of the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. When the District determines to issue bonds, assessments will be levied against benefited property owners within the District. The revenue generated by the payment of these assessments will be used to repay the bonds. The obligation to pay the assessments is secured by the real estate within the district and is transferred proportionately to new property owners upon the sale of any portions of the property.

To fund the cost of maintaining infrastructure, operations and maintenance assessments will be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, landowners are responsible for the payment of these assessments on the basis of their relative property ownership of the areas receiving benefit from infrastructure improvements and subsequent maintenance.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County and/or other taxing authorities.

In exchange for the payment of these special assessments, landowners receive substantial benefit. Specifically, these persons can expect to receive a higher level of services because they, the property owners, elect the members of the Districts' Board of Supervisors. Furthermore, the District is limited in jurisdiction and responsibility is constrained to a single development. Therefore, the District administrators should be extremely accessible and responsive to the needs of the property owners within the District. Community Development Districts offer the opportunity for a higher level of service to residents of the City without impacting the service capacity of the City.

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5. An Analysis Of The Impact On Small Businesses As Defined By Section 288.703, F.S., And An Analysis Of The Impact On Small Counties And Small Cities As Defined By Section 120.52, F.S..

Section 288.703, F.S., defines “Small Business” as:

An independently owned and operated business concern that employs 200 or fewer permanent full-time employees and that, together with its affiliates, has a net worth of not more than \$5 million or any firm based in this state which has a Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments.

Section 120.52, F.S., defines “Small City” as:

Any municipality that has an unincarcerated population of 10,000 or less according to the most recent decennial census.

Section 120.52, F.S. defines “Small County” as:

Any county that has an unincarcerated population of 75,000 or less according to the most recent decennial census. According to the US Census’s Rank of Florida Counties by Population Size in 2019 and Population Distribution, the total estimated population of the County was 88,625 making it the 37th largest county in the state.

The proposed District should not have any negative impact on small businesses. Any business, large or small, has the option of locating their operating facilities within a community development district, provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District, but will enjoy the resulting benefits derived from operating within the District’s boundaries. At this time, the proposed District does not contain any potential commercial property and therefore would not contribute to any competition with the local business community.

The financial obligations would be in the form of special assessments while the benefits would be in the form of a higher quality and lower cost development. This should, in theory, be more conducive to the economic success of a business.

Furthermore, the District operates according to Florida’s “Sunshine” laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result of the District’s establishment, and the subsequent development, small businesses should be better able to compete for District business serving the lands to be included within the District. The District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

Development of the District will have a positive impact on the small businesses of the local economy. As outlined above, success of the development will generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

The County is not a small county; the development and improvement of the property subject to this establishment petition should have no effect on nearby small cities.

6. Any Additional Information That the Agency Determines May Be Useful

Certain data utilized in this report was provided by the Developer/Petitioner and represents the best information available at this time. Meritus Districts, LLC has prepared this report and the assertions and findings are based on research, observation and experience both in Public Policy Making and District Management Experiences of its employees.

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7. An Analysis of Alternatives for Delivering Community Development Services and Facilities

**Analysis Of Alternatives For Delivering Community
Development Services And Facilities
To Be Served By The
Seaton Creek Reserve Community Development District**

(Section 190.005(1)(e)4, Florida Statutes)

Alternative	Description	Analysis
City Financing	The City is responsible for the management of the construction of the roadways, and all other infrastructure associated with the development. In addition, the City is responsible for maintenance of the utilities.	Regardless of the specific mechanism (i.e., MSTU, MSBU, Dependent District), the City would incur costs associated with financing and management of the construction. The source of necessary construction funds would be the City's general revenue fund, or issuance of additional debt, therefore, these costs, along with annual maintenance costs, will be borne by City residents, not just property owners within the District. The City, however, may already have a policy prohibiting the construction of "Subdivision level" infrastructure, as do many other general-purpose local governments.
Private Conventional Financing	The cost of constructing infrastructure is financed through conventional bank financing or a combination of private financing and equity financing.	Private financing is difficult to obtain and when available, is very expensive. This may result in housing that is less affordable and/or a decrease in the level of service(s) provided. In addition, annual maintenance would likely be delegated to a Homeowners' Association (HOA/POA) which does not have the same legal backing to enforce dues and assessments as does the CDD.
Community Development District	A combination of public and private entities establishes a mechanism to finance, construct, maintain and manage community development services and facilities.	The CDD will incur the cost of issuing Bonds necessary to finance the construction of the necessary infrastructure, will oversee and manage all phases of construction, and will be responsible for the maintenance and management of the common areas on an ongoing basis. All costs associated with these activities will be borne only by those property owners within the District that benefit from the improvements. No City general funds will be used and no City residents outside of the District will incur costs. RECOMMENDED ALTERNATIVE

III. CONCLUSION

The purpose of this SERC is to support the petition filed with the City to establish Seaton Creek Reserve Community Development District, as required by Florida Statute, Chapter 190, and prepared in accordance with F.S. Section 120.541. The scope of this SERC is limited to the factors considered to be material or relevant to the establish process, and more specifically those items for inclusion required by F.S. Section 120.541 (2). The table below summarizes the items in the SERC required by F.S. Section 120.541 (2).

Item	Result
<i>Estimate of the number and type of individuals and entities likely to be required to comply with/affected by the ordinance</i>	The State of Florida and its residents, the City and its residents, current property owners within the District, and future property owners may be required to comply with the ordinance.
<i>Estimate of the cost to the Agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance</i>	<p>The involvement of State/Local Government Entities will be limited to reviewing, interpreting, and summarizing the petition establishing the District. State/Local Government Entities already have the necessary staff in place to process these reports and the costs related to these changes are nominal. Section 189.427, F.S., sets forth an annual fee schedule applicable to special districts to help compensate for the minimal costs.</p> <p>The City and its staff will review, conduct a public hearing, and vote upon the Petition to establish the District. The modest costs to perform these tasks will be offset by the filing fee. In addition, the Petitioner must fund and publish the notice of public hearing within a newspaper of general, local circulation in accordance with statutory noticing requirements.</p>
<i>Any anticipated effect on state or local revenues</i>	<p>Establishment of the District should have no negative impact on state and local revenues.</p> <p>Local tax revenues may be impacted positively due to the potential increase in long-term property values both within, and within close proximity to, the District. New commercial activity will increase revenue collection for state and local agencies.</p>
<i>A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance</i>	<p>The majority of the transactional costs for the District result from the actual financing of the infrastructure improvements, which are typically borne entirely by the District through bonds secured by special assessments.</p> <p>There should not be any major transactional costs incurred by local government entities (i.e. the City) related to the ordinance establishing the District.</p>
<i>An analysis of the impact on small businesses, small counties and small cities.</i>	<p>An overall increase in local economic activity (i.e. local small businesses within close proximity to the District) may be felt due to increased traffic, increased employment, and increased construction and development.</p> <p>Furthermore, certain contracts for goods and services needed by the District are competitively bid. This will allow many small businesses the opportunity to provide bids to the District for these goods and services.</p> <p>No negative impact on small cities or counties. The costs to fund the infrastructure improvements are financed entirely by the District, and furthermore that debt obligation is the responsibility of the property owners within the District.</p>

**Seaton Creek Reserve
Community Development District
Proposed Infrastructure Plan**

<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Operation & Maintenance</u>
Clearing & Grubbing	CDD	N/A	N/A
Earthwork	CDD	N/A	N/A
Roadway Construction	CDD	CDD	CDD
Stormwater Collection	CDD	CDD	CDD
Landscaping/Recreation/ Amenity	CDD	CDD	CDD
Potable Water	CDD	JEA	JEA
Lift Stations & Force Main	CDD	JEA	JEA
Gravity Sanitary Sewer Collection Network	CDD	JEA	JEA
Electrical	CDD	JEA	JEA


EXHIBIT 9

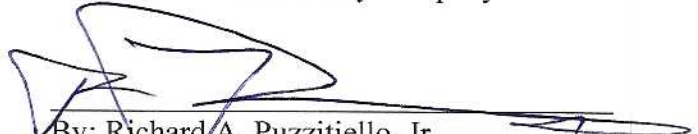
AUTHORIZATION OF AGENT


This letter shall serve as a designation of Hopping Green & Sams, P.A., whose address is 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, to act as agent for with regard to any and all matters pertaining to the Petition to the City Council of the City of Jacksonville, Florida, to establish a Community Development District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

PECAN ENTERPRISES, LLC,
a Florida limited liability company

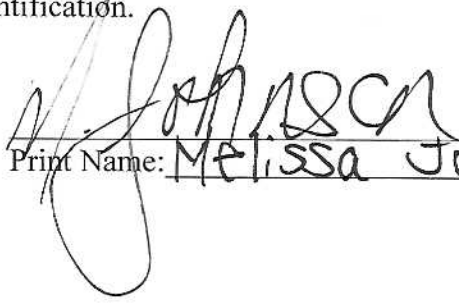

Print Name: Renata Dambrosio


By: Richard A. Puzzitiello, Jr
Its: CEO


Print Name: Melissa Johnson

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of March, 2021, by Richard A. Puzzitiello, Jr, as CEO of the Pecan Enterprises, LLC, who is [X] is personally known to me or [] produced _____ as identification.


Print Name: Melissa Johnson

Notary Public, State of Florida



EXHIBIT 10

**BEFORE THE CITY COUNCIL
CITY OF JACKSONVILLE, FLORIDA**

IN RE: A Petition to Establish Seaton Creek)
 Reserve Community Development District)
_____)

AFFIDAVIT OF PETITION

**STATE OF FLORIDA
COUNTY OF PINELLAS**

I, Richard A. Puzzitiello, Jr., CEO, of Pecan Enterprises, LLC, and being its duly authorized representative being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Richard A. Puzzitiello, Jr., and I am the CEO for Pecan Enterprises, LLC.
3. I am authorized to act on behalf of the Petitioner to take all action necessary in relation to the petition to establish Seaton Creek Reserve Community Development District.
4. I have reviewed the contents of the Petition to establish Seaton Creek Reserve Community Development District, and its exhibits, and find it to be true and correct.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

[CONTINUED ON FOLLOWING PAGE]

Executed this 24 day of March, 2021.

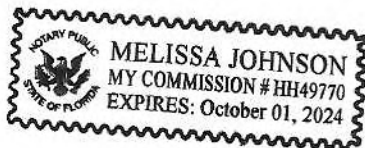
Recan Enterprises, LLC

By: _____

Its: CEO

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 24 day of March, 2021, by Richard A. Puzzitiello, Jr, S/He [] is personally known to me or [] produced _____ as identification.

(Official Notary Seal)



Name: Melissa Johnson