

ORDINANCE 2022-19

**AN ORDINANCE OF THE CITY OF PALM COAST, FLORIDA,
AMENDING THE BOUNDARIES OF THE SEMINOLE PALMS
COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO
CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CONFLICTS; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Seminole Palms Community Development District (“**Petitioner**”) has petitioned the City Council for the City of Palm Coast, Florida (“**City**”) to adopt an ordinance amending the boundaries of the Seminole Palms Community Development District (“**District**”) pursuant to Chapter 190, *Florida Statutes*, and granting certain special powers; and

WHEREAS, the City, in determining whether to amend the District boundaries, has considered and finds that all statements contained in the *Petition to Amend the Boundaries of Seminole Palms Community Development District* (“**Petition**”) are true and correct; and

WHEREAS, the City has considered and finds that amending the District is not inconsistent with any applicable element or portion of the City of Palm Coast’s Comprehensive Plan; and

WHEREAS, the City has considered and finds that the area of land within the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and

WHEREAS, the City has considered and finds that the District is the best alternative for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the City has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the City has considered and finds that the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, a duly noticed public hearing, pursuant to Chapter 190, Florida Statutes, to consider the Petition was held prior to the adoption of this Ordinance establishing the District.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF PALM COAST, FLORIDA:

SECTION 1: LEGISLATIVE AND ADMINISTRATIVE FINDINGS. The above recitals are hereby adopted as the legislative and administrative findings of the City of Palm Coast City Council (“City Council”).

SECTION 2: AUTHORITY. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development Act of 1980, Chapter 190, *Florida Statutes* (2020).

SECTION 3: EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are amended as described in **Exhibit A** attached hereto.

SECTION 4: FUNCTIONS AND POWERS. The powers and functions of the District are described in Chapter 190, *Florida Statutes* (2020), as may be amended from time to time. The Charter of the District shall be as set forth in Chapter 190, *Florida Statutes*, as created by general law. The District's Board of Supervisors may further exercise certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for (a) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and (b) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by applicable governmental agencies; except that the District may not exercise any police power, but may contract with the City for an increased level of such services within the proposed District boundaries, all as authorized and described by Section 190.012(2), *Florida Statutes*.

SECTION 5: BOARD OF SUPERVISORS. The current persons designated to serve as members of the District's Board of Supervisors of the proposed District are as follows: Christopher Reese, Bradley Walker, Greg Meath, and Candice Smith. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

SECTION 7: SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

SECTION 8: CONFLICTS. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

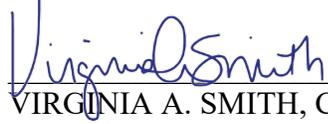
SECTION 9: EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

Approved on first reading this 20th day of September 2022.

Adopted on second reading after due public notice and hearing this 4th day of October 2022.

ATTEST:

CITY OF PALM COAST

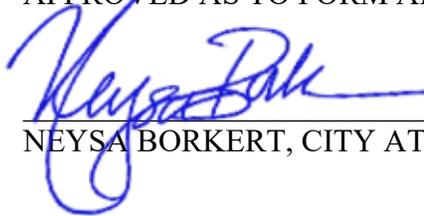


VIRGINIA A. SMITH, CITY CLERK



DAVID ALFIN, MAYOR

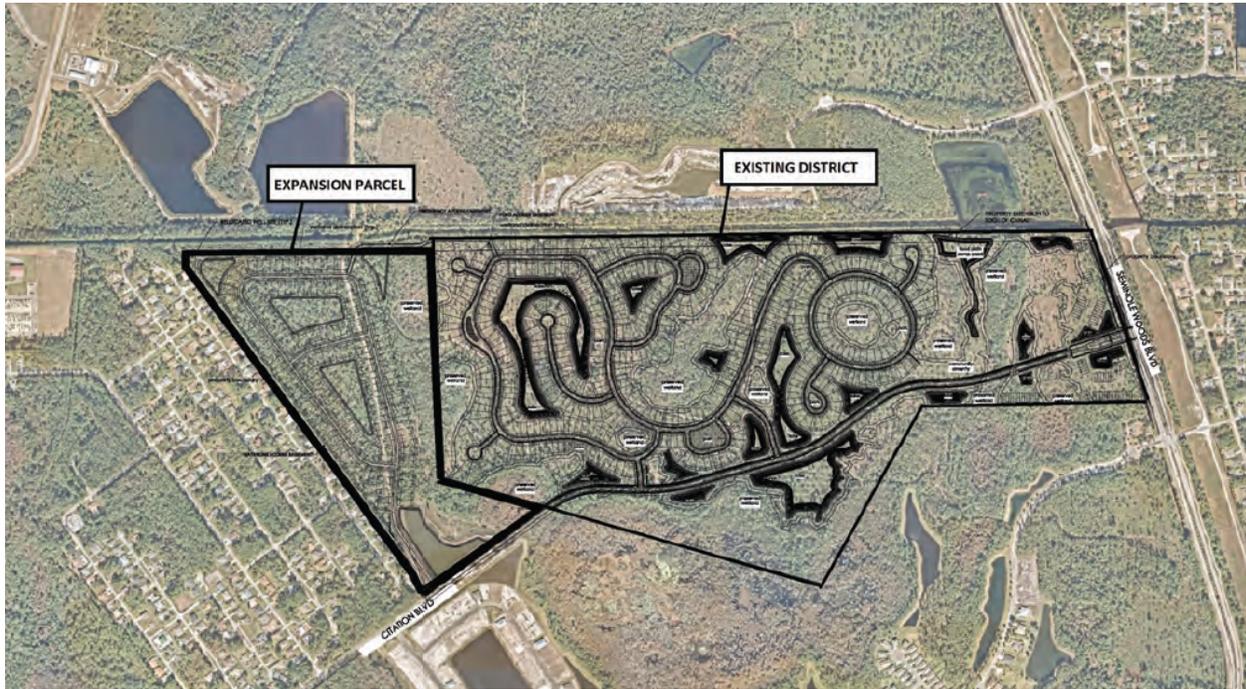
APPROVED AS TO FORM AND LEGALITY:



NEYSA BORKERT, CITY ATTORNEY



EXHIBIT A



Legal Descriptions

PARCEL 1:

A parcel of land located in Government Sections 20 and 21, Township 12 South Range 31 East, Flagler County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Government Sections 20 and 21, Township 12 South Range 31 East, thence South 00°50'01" East for a distance of 150.00 feet to the Southerly line of Iroquois Waterway (a 175-foot wide Waterway at this Point) and the Point of Beginning of this description; thence North 89°02'14" East, along said Southerly line of Iroquois Waterway a distance of 1082.73 feet; thence departing and Southerly line South 11°26'27" West for a distance of 1290.00 feet; thence South 89°01'53" West, for a distance of 502.58 feet; thence South 28°40'19" West for a distance of 1572.08 feet; thence North 74°35'44" West for a distance of 3054.69 feet; thence North 02°32' 58" West, for a distance of 1766.27 feet to said Southerly line of Iroquois Waterway; thence North 89°02'14" East, along said Southerly line for a distance of 3454.09 feet to the Aforementioned Point of Beginning.

Containing 201.967 acres, more or less.

PARCEL 2:

A parcel of land lying West of Seminole Woods Parkway within Government Section 21, Township 12 South Range 31 East, Flagler County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Section 21, Township 12 South Range 31 East, thence North 00°50'01" West along the East line Section 17, Township 12 South, Range 31 East, a distance of 25.00 feet to a point on the North boundary line of Iroquois Waterway, as recorded in Official Record Book 549, Page 966 through 990, of the Public Records of Flagler County, Florida; thence North 89°00'45" East, a distance of 1586.29 feet to a point on the Westerly right of way line of Seminole Woods Parkway (124' R/W); thence departing the North line of Iroquois Waterway, run South 21°33'05" East along said Seminole Woods Parkway Right-of-Way line a distance of 186.91 feet to a point being the intersection of the South line of Iroquois Waterway with the Westerly right of way line of Seminole Woods Parkway, said point being the Point of Beginning of this description; thence continue South 21°33'05" East along the Westerly right of way line of Seminole Woods Parkway a distance of 514.30 feet to a point of curvature, thence 235.69 feet along the arc of a curve to the right (concave Westerly), having a central angle of 04°30'05", a radius of 3000.00 feet, a chord bearing of South 19°18'07" East and a chord distance of 235.63 feet to a point of tangency; thence South 17°03'00" East along said Westerly Right-of-

Way line of Seminole Wood Parkway a distance of 577.47 feet; thence departing Seminole Woods Parkway run South 89°01'53" West a distance of 1261.67 feet; thence North 11°26'22" East a distance of 1289.94 feet to a point on the South boundary line of said Iroquois Waterway; thence North 89°00'45" East along the Southerly boundary line of said Iroquois Waterway a distance of 569.62 feet to the Point of Beginning.

Containing 26.876 acres, more or less.

PARCEL 3:

A parcel of land lying in Sections 20 and 21, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 20, run thence along the East boundary of said Section 20, S 00°50'03" E, a distance of 150.00 feet to a point on the South boundary of Iroquois Waterway and the POINT OF BEGINNING; thence along the said South boundary, S 89°02'12" W, a distance of 3454.09 feet; thence N 02°33'00" W, a distance of 100.04 feet; thence N 89°02'12" E, a distance of 4096.00 feet; thence S 07°46'22" E, a distance of 40.28 feet; thence N 89°00'43" E, a distance of 986.00 feet to a point on the Westerly Right of Way line of Seminole Woods Parkway; thence along said Westerly Right of Way line, S 21°33'06" E, a distance of 64.08 feet to a point on the aforesaid South boundary of Iroquois Waterway; thence along said boundary, S 89°00'43" W, a distance of 1652.45 feet to the POINT OF BEGINNING.

Containing 10.782 acres, more or less.

PART OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF PARCEL A1, LAGUNA FOREST, SECTION 64, AS RECORDED IN MAP BOOK 18, PAGE 38, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N25°19'21"W ALONG THE EAST LINE OF SAID LAGUNA FOREST, A DISTANCE OF 205.09 FEET; THENCE N36°19'21"W, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2915.74 FEET TO A POINT ON THE WEST LINE OF SECTION 20, AFORESAID; THENCE DEPARTING SAID EAST LINE OF LAGUNA FOREST AND ALONG SAID WEST SECTION LINE, N01°30'02"W A DISTANCE OF 97.86 FEET TO A POINT ON THE SOUTH LINE OF IROQUOIS WATERWAY AS RECORDED IN O.R. BOOK 549, PAGE 966, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N89°02'13"E ALONG SAID SOUTH LINE, A DISTANCE OF 1887.28 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 553, PAGE 159, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S02°32'58"W ALONG SAID WEST LINE, A DISTANCE OF 1766.27 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS; THENCE S74°35'44"E, CONTINUING ALONG SAID LANDS A DISTANCE OF 806.87 FEET TO A POINT ON THE EASTERLY EXTENSION OF CITATION BOULVEVARD AS SHOWN ON THE PLAT OF LAGUNA FOREST AFORESAID; THENCE S53°30'30"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 1142.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.18 ACRES, MORE OR LESS.

PETITION TO AMEND THE BOUNDARIES OF SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT

Submitted by:

Jere Earlywine
Florida Bar No.155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 528-6152 (telephone)

**BEFORE THE CITY COUNCIL OF
THE CITY OF PALM COAST, FLORIDA**

**PETITION TO AMEND THE BOUNDARIES OF
SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Seminole Palms Community Development District (“District”), a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and City of Palm Coast Ordinance No. 2022-2, and located entirely within the boundaries of the City of Palm Coast, Florida, hereby petitions the City Council of the City of Palm Coast, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance No. 2200-2 to add approximately 70.18 acres to the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within the City of Palm Coast, Florida (“City”). **Exhibit 1** depicts the general location of the existing District, as well as the general location of the Expansion Parcel (defined herein). **Exhibit 1** also depicts the general location of the District, as amended. The District currently covers approximately 239.63 acres of land. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The metes and bounds of the lands to be added to the District (“Expansion Parcel”) which comprise approximately 70.18 acres, are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 309.81 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended (“Amended District”).

2. Excluded Parcels. There are no parcels within the external boundary of the Amended District which are to be excluded.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5**. The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2022-27 at **Exhibit 6**, constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The District has lawfully held elections of Board Supervisors as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Christopher Reese, Bradley Walker, Greg Meath and Candice Smith.

5. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 7**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

6. Major Water and Wastewater Facilities. **Exhibit 8** shows the existing and proposed major trunk water mains and sewer interceptors and outfalls to be included within the Amended District, as well as the proposed drainage patterns for lands within the Amended District.

7. District Facilities and Services. **Exhibit 9** describes the type of facilities the District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the

infrastructure serving lands within the Amended District are also identified in **Exhibit 9**. Currently, these improvements are estimated to be made, acquired, constructed, and/or installed between 2023 and 2024. 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.

8. Statement of Estimated Regulatory Costs. **Exhibit 10** 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.

9. Agent Authorization. The Petitioner is authorized to do business in the state of Florida. The Petitioner has designated Jere Earlywine of KE Law Group, PLLC, as its authorized agent. See **Exhibit 11**. Copies of all correspondence and official notices should also be sent to:

Jere Earlywine
jere@kelawgroup.com
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

10. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District’s boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the Amended District is part of a planned community.

The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the City. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the Amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

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

WHEREFORE, the District respectfully requests that the City Council of the City of Palm Coast, Florida:

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

b. Grant the petition and amend Ordinance No. 2022-2 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 20th day of June, 2022.

KE LAW GROUP, PLLC



Jere Earlywine

Florida Bar No. 155527

jere@kelawgroup.com

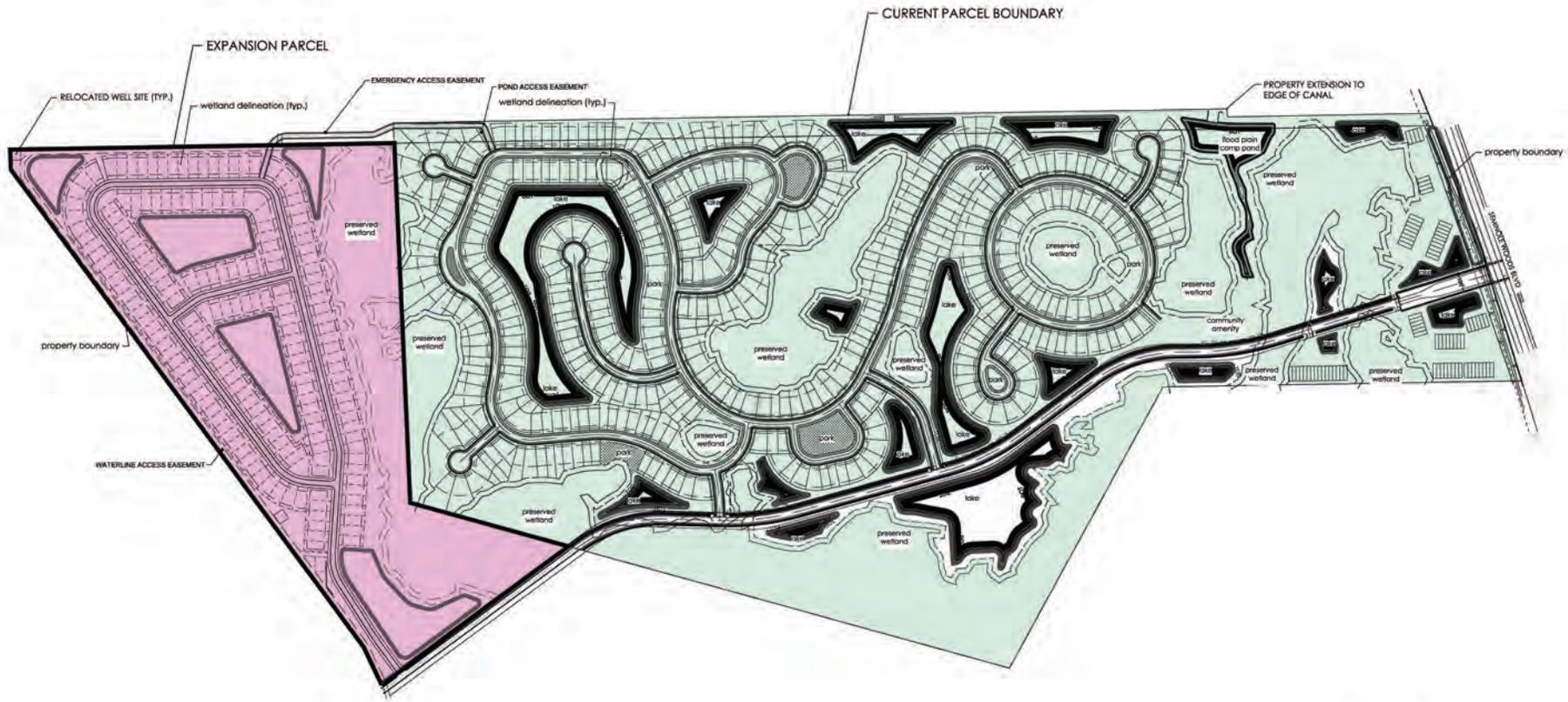
KE LAW GROUP, PLLC

2016 Delta Boulevard, Suite 101

Tallahassee, Florida 32303

(850) 528-6152 Telephone

EXHIBIT 1



LEGEND

- CDD CURRENT BOUNDARY
- CDD EXPANSION PARCEL BOUNDARY

SEMINOLE PALMS

CDD BOUNDARY

EX-2

PLM EDR# PLD-04

05/02/2022 - CONTACT TYLER SUDDETH, P.E. (407) 427-1678



EXHIBIT 2

LEGAL DESCRIPTIONS:

PARCEL 1:

A parcel of land located in Government Sections 20 and 21, Township 12 South Range 31 East, Flagler County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Government Sections 20 and 21, Township 12 South Range 31 East, thence South $00^{\circ}50'01''$ East for a distance of 150.00 feet to the Southerly line of Iroquois Waterway (a 175-foot wide Waterway at this Point) and the Point of Beginning of this description; thence North $89^{\circ}02'14''$ East, along said Southerly line of Iroquois Waterway a distance of 1082.73 feet; thence departing and Southerly line South $11^{\circ}26'27''$ West for a distance of 1290.00 feet; thence South $89^{\circ}01'53''$ West, for a distance of 502.58 feet; thence South $28^{\circ}40'19''$ West for a distance of 1572.08 feet; thence North $74^{\circ}35'44''$ West for a distance of 3054.69 feet; thence North $02^{\circ}32'58''$ West, for a distance of 1766.27 feet to said Southerly line of Iroquois Waterway; thence North $89^{\circ}02'14''$ East, along said Southerly line for a distance of 3454.09 feet to the Aforementioned Point of Beginning.

Containing 201.967 acres, more or less.

PARCEL 2:

A parcel of land lying West of Seminole Woods Parkway within Government Section 21, Township 12 South Range 31 East, Flagler County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Section 21, Township 12 South Range 31 East, thence North $00^{\circ}50'01''$ West along the East line Section 17, Township 12 South, Range 31 East, a distance of 25.00 feet to a point on the North boundary line of Iroquois Waterway, as recorded in Official Record Book 549, Page 966 through 990, of the Public Records of Flagler County, Florida; thence North $89^{\circ}00'45''$ East, a distance of 1586.29 feet to a point on the Westerly right of way line of Seminole Woods Parkway (124' R/W); thence departing the North line of Iroquois Waterway, run South $21^{\circ}33'05''$ East along said Seminole Woods Parkway Right-of-Way line a distance of 186.91 feet to a point being the intersection of the South line of Iroquois Waterway with the Westerly right of way line of Seminole Woods Parkway, said point being the Point of Beginning of this description; thence continue South $21^{\circ}33'05''$ East along the Westerly right of way line of Seminole Woods Parkway a distance of 514.30 feet to a point of curvature, thence 235.69 feet along the arc of a curve to the right (concave Westerly), having a central angle of $04^{\circ}30'05''$, a radius of 3000.00 feet, a chord bearing of South $19^{\circ}18'07''$ East and a chord distance of 235.63 feet to a point of tangency; thence South $17^{\circ}03'00''$ East along said Westerly Right-of-

Way line of Seminole Wood Parkway a distance of 577.47 feet; thence departing Seminole Woods Parkway run South $89^{\circ}01'53''$ West a distance of 1261.67 feet; thence North $11^{\circ}26'22''$ East a distance of 1289.94 feet to a point on the South boundary line of said Iroquois Waterway; thence North $89^{\circ}00'45''$ East along the Southerly boundary line of said Iroquois Waterway a distance of 569.62 feet to the Point of Beginning.

Containing 26.876 acres, more or less.

PARCEL 3:

A parcel of land lying in Sections 20 and 21, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 20, run thence along the East boundary of said Section 20, S $00^{\circ}50'03''$ E, a distance of 150.00 feet to a point on the South boundary of Iroquois Waterway and the POINT OF BEGINNING; thence along the said South boundary, S $89^{\circ}02'12''$ W, a distance of 3454.09 feet; thence N $02^{\circ}33'00''$ W, a distance of 100.04 feet; thence N $89^{\circ}02'12''$ E, a distance of 4096.00 feet; thence S $07^{\circ}46'22''$ E, a distance of 40.28 feet; thence N $89^{\circ}00'43''$ E, a distance of 986.00 feet to a point on the Westerly Right of Way line of Seminole Woods Parkway; thence along said Westerly Right of Way line, S $21^{\circ}33'06''$ E, a distance of 64.08 feet to a point on the aforesaid South boundary of Iroquois Waterway; thence along said boundary, S $89^{\circ}00'43''$ W, a distance of 1652.45 feet to the POINT OF BEGINNING.

Containing 10.782 acres, more or less.

EXHIBIT 3

LEGAL DESCRIPTION
PER TITLE COMMITMENT

PART OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF PARCEL A1, LAGUNA FOREST, SECTION 64, AS RECORDED IN MAP BOOK 18, PAGE 38, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N25°19'21"W ALONG THE EAST LINE OF SAID LAGUNA FOREST, A DISTANCE OF 205.09 FEET; THENCE N36°19'21"W, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2915.74 FEET TO A POINT ON THE WEST LINE OF SECTION 20, AFORESAID; THENCE DEPARTING SAID EAST LINE OF LAGUNA FOREST AND ALONG SAID WEST SECTION LINE, N01°30'02"W A DISTANCE OF 97.86 FEET TO A POINT ON THE SOUTH LINE OF IROQUOIS WATERWAY AS RECORDED IN O.R. BOOK 549, PAGE 966, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N89°02'13"E ALONG SAID SOUTH LINE, A DISTANCE OF 1887.28 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 553, PAGE 159, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S02°32'58"W ALONG SAID WEST LINE, A DISTANCE OF 1766.27 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS; THENCE S74°35'44"E, CONTINUING ALONG SAID LANDS A DISTANCE OF 806.87 FEET TO A POINT ON THE EASTERLY EXTENSION OF CITATION BOULVEVARD AS SHOWN ON THE PLAT OF LAGUNA FOREST AFORESAID; THENCE S53°30'30"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 1142.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.18 ACRES, MORE OR LESS.

EXHIBIT 4

EXHIBIT 5

This instrument was prepared by:

KE LAW GROUP, PLLC
2016 DELTA BOULEVARD, SUITE 101
TALLAHASSEE, FLORIDA 32303

**CONSENT AND JOINDER OF LANDOWNER FOR THE
AMENDMENT OF THE BOUNDARIES OF THE
SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands which are more fully described as the "Expansion Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Seminole Palms Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby requests and consents to addition of the Property to the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. 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, consent to amendment of the boundaries of the 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 officer executing this instrument.

[signatures on following page]

Executed this 13th day of April, 2022.

WITNESS

JTL GRAND LANDINGS DEVELOPMENT

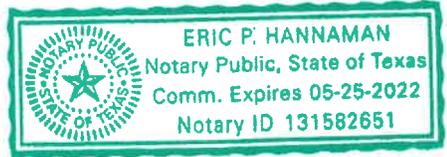
By: [Signature]
Name: Mike West

By: [Signature]
Name: DAVID WEST

By: Nancy West
Name: Nancy West

Texas
STATE OF ~~FLORIDA~~
COUNTY OF Hall

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of April, 2022, by David West, as Manager of JTL Grand Landings Development on its behalf. He is personally known to me or produced Driver License as identification.



[Signature]
Notary Public, State of Florida
Texas

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

LEGAL DESCRIPTION
PER TITLE COMMITMENT

PART OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF PARCEL A1, LAGUNA FOREST, SECTION 64, AS RECORDED IN MAP BOOK 18, PAGE 38, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N25°19'21"W ALONG THE EAST LINE OF SAID LAGUNA FOREST, A DISTANCE OF 205.09 FEET; THENCE N36°19'21"W, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2915.74 FEET TO A POINT ON THE WEST LINE OF SECTION 20, AFORESAID; THENCE DEPARTING SAID EAST LINE OF LAGUNA FOREST AND ALONG SAID WEST SECTION LINE, N01°30'02"W A DISTANCE OF 97.86 FEET TO A POINT ON THE SOUTH LINE OF IROQUOIS WATERWAY AS RECORDED IN O.R. BOOK 549, PAGE 966, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N89°02'13"E ALONG SAID SOUTH LINE, A DISTANCE OF 1887.28 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 553, PAGE 159, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S02°32'58"W ALONG SAID WEST LINE, A DISTANCE OF 1766.27 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS; THENCE S74°35'44"E, CONTINUING ALONG SAID LANDS A DISTANCE OF 806.87 FEET TO A POINT ON THE EASTERLY EXTENSION OF CITATION BOULVEVARD AS SHOWN ON THE PLAT OF LAGUNA FOREST AFORESAID; THENCE S53°30'30"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 1142.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.18 ACRES, MORE OR LESS.

EXHIBIT 6

RESOLUTION 2022-37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE CITY OF PALM COAST, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Seminole Palms Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and City of Palm Coast Ordinance No. 2022-2 ("**Ordinance**"); and

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

WHEREAS, the District presently consists of approximately 239.63 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to add certain lands ("**Expansion Parcel**"), as described in the attached **Exhibit A**, resulting in an amended boundary ("**Boundary Amendment**"); and

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

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

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

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT:**

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

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with the City of Palm Coast, Florida, as necessary to seek the amendment of the District's boundaries and to add those lands depicted in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City of Palm Coast, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

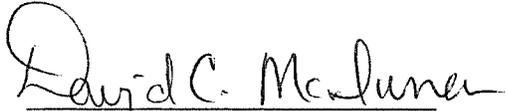
4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 25th day of April, 2022.

ATTEST:

**SEMINOLE PALMS COMMUNITY
DEVELOPMENT DISTRICT**


Assistant Secretary


Chairman/Vice-Chairman, Board of Supervisors

Exhibit A: Legal Description of Boundary Amendment Parcel

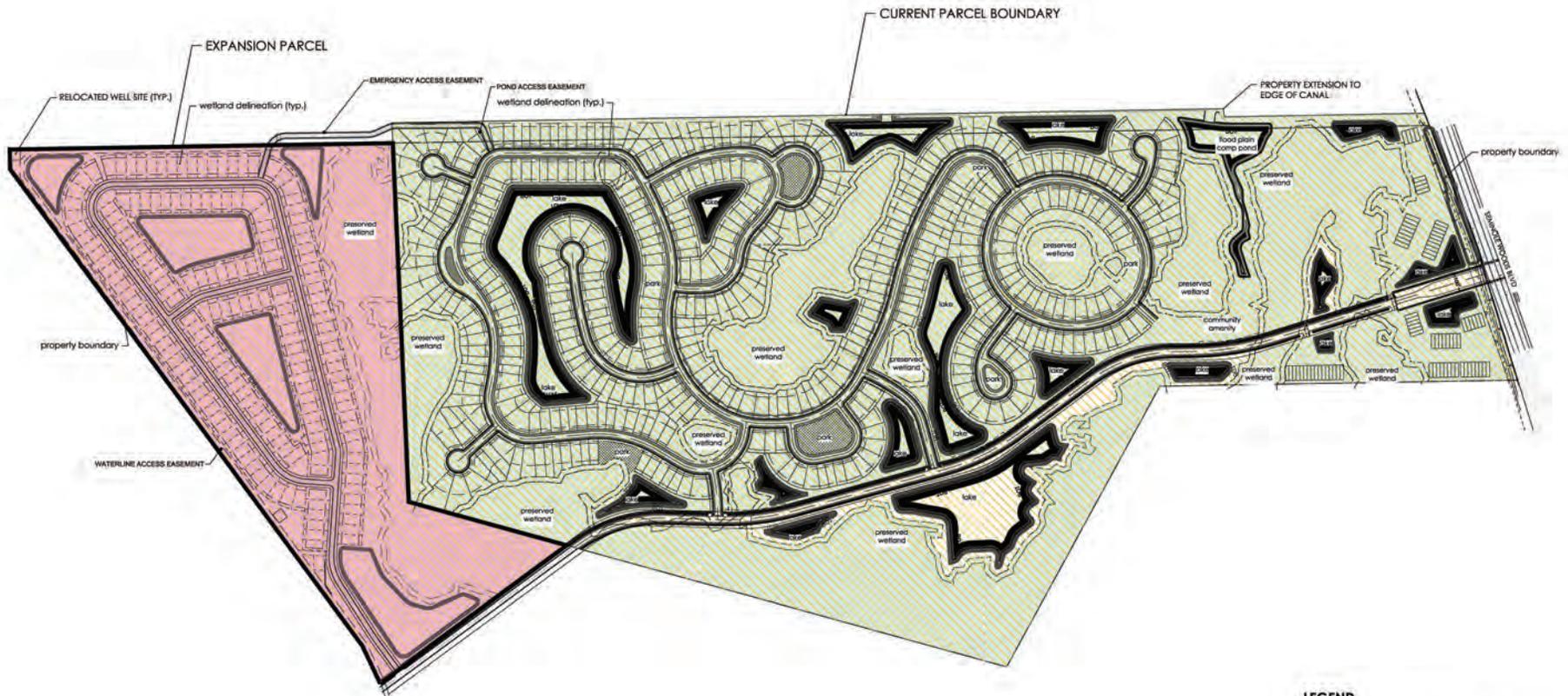
Exhibit A:
Legal Description of Boundary Amendment Parcel

LEGAL DESCRIPTION
PER TITLE COMMITMENT

PART OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF PARCEL A1, LAGUNA FOREST, SECTION 64, AS RECORDED IN MAP BOOK 18, PAGE 38, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N25°19'21"W ALONG THE EAST LINE OF SAID LAGUNA FOREST, A DISTANCE OF 205.09 FEET; THENCE N36°19'21"W, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2915.74 FEET TO A POINT ON THE WEST LINE OF SECTION 20, AFORESAID; THENCE DEPARTING SAID EAST LINE OF LAGUNA FOREST AND ALONG SAID WEST SECTION LINE, N01°30'02"W A DISTANCE OF 97.86 FEET TO A POINT ON THE SOUTH LINE OF IROQUOIS WATERWAY AS RECORDED IN O.R. BOOK 549, PAGE 966, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N89°02'13"E ALONG SAID SOUTH LINE, A DISTANCE OF 1887.28 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 553, PAGE 159, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S02°32'58"W ALONG SAID WEST LINE, A DISTANCE OF 1766.27 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS; THENCE S74°35'44"E, CONTINUING ALONG SAID LANDS A DISTANCE OF 806.87 FEET TO A POINT ON THE EASTERLY EXTENSION OF CITATION BOULVEVARD AS SHOWN ON THE PLAT OF LAGUNA FOREST AFORESAID; THENCE S53°30'30"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 1142.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.18 ACRES, MORE OR LESS.

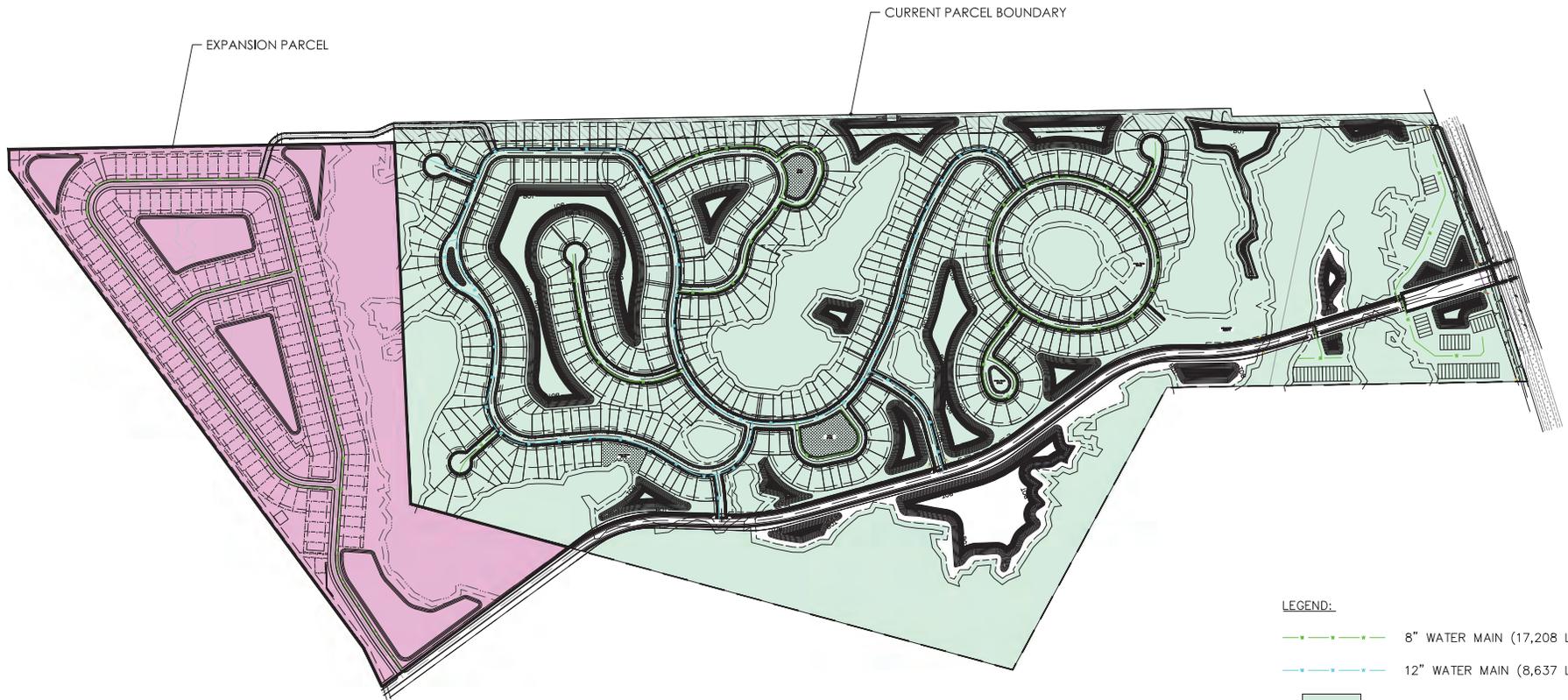
EXHIBIT 7



LEGEND

- CDD CURRENT BOUNDARY
- CDD EXPANSION PARCEL BOUNDARY
- RESIDENTIAL FLU

EXHIBIT 8



EXPANSION PARCEL

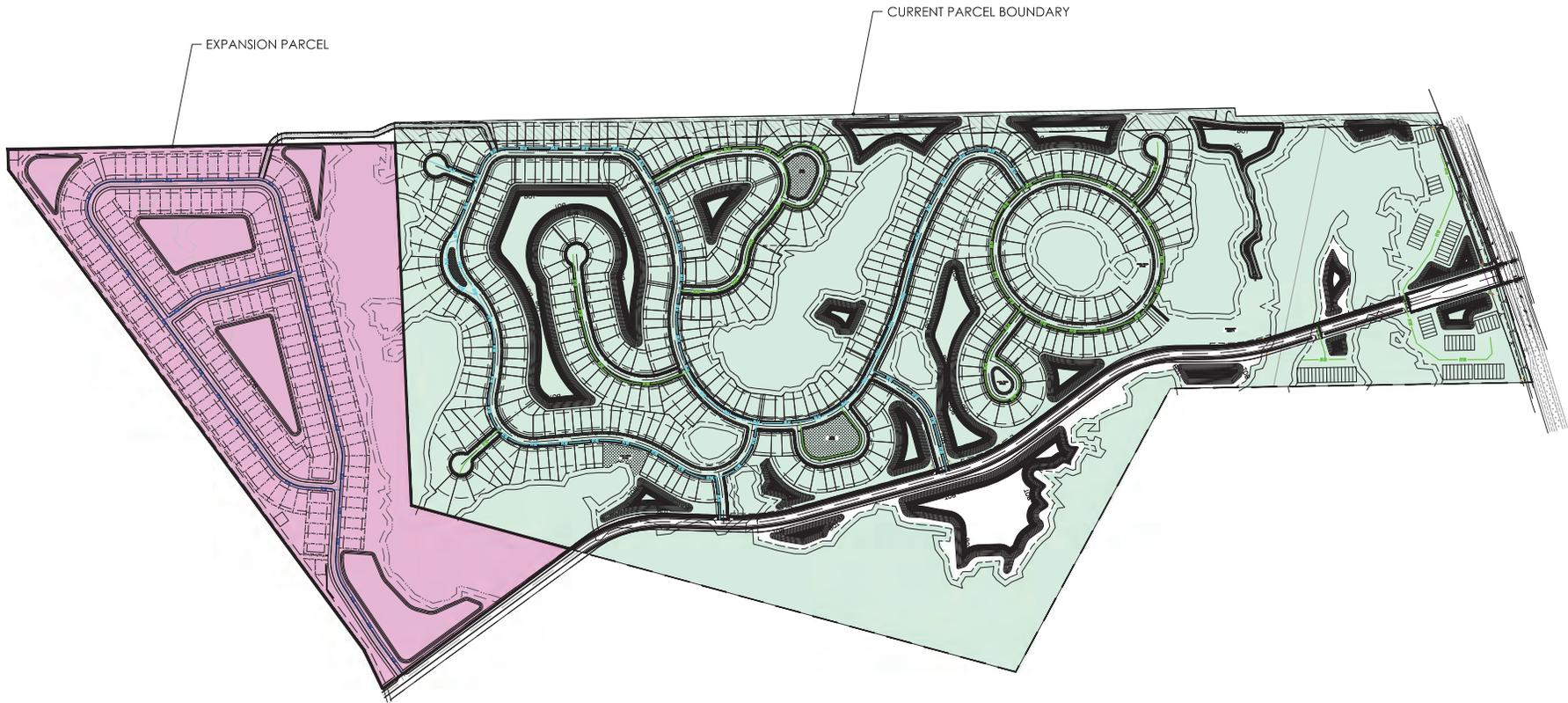
CURRENT PARCEL BOUNDARY

LEGEND:

-  8" WATER MAIN (17,208 LF)
-  12" WATER MAIN (8,637 LF)
-  CDD CURRENT BOUNDARY
-  CDD EXPANSION PARCEL BOUNDARY

NOTE:
1" POTABLE WATER LATERAL SERVICE (7,480 LF)

K:\ORL_CIV\24906000-Seminole Woods Mixed Use\CADD\CONCEPT\CONCEPTUAL UTILITY EXHIBIT.dwg

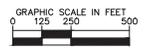


EXPANSION PARCEL

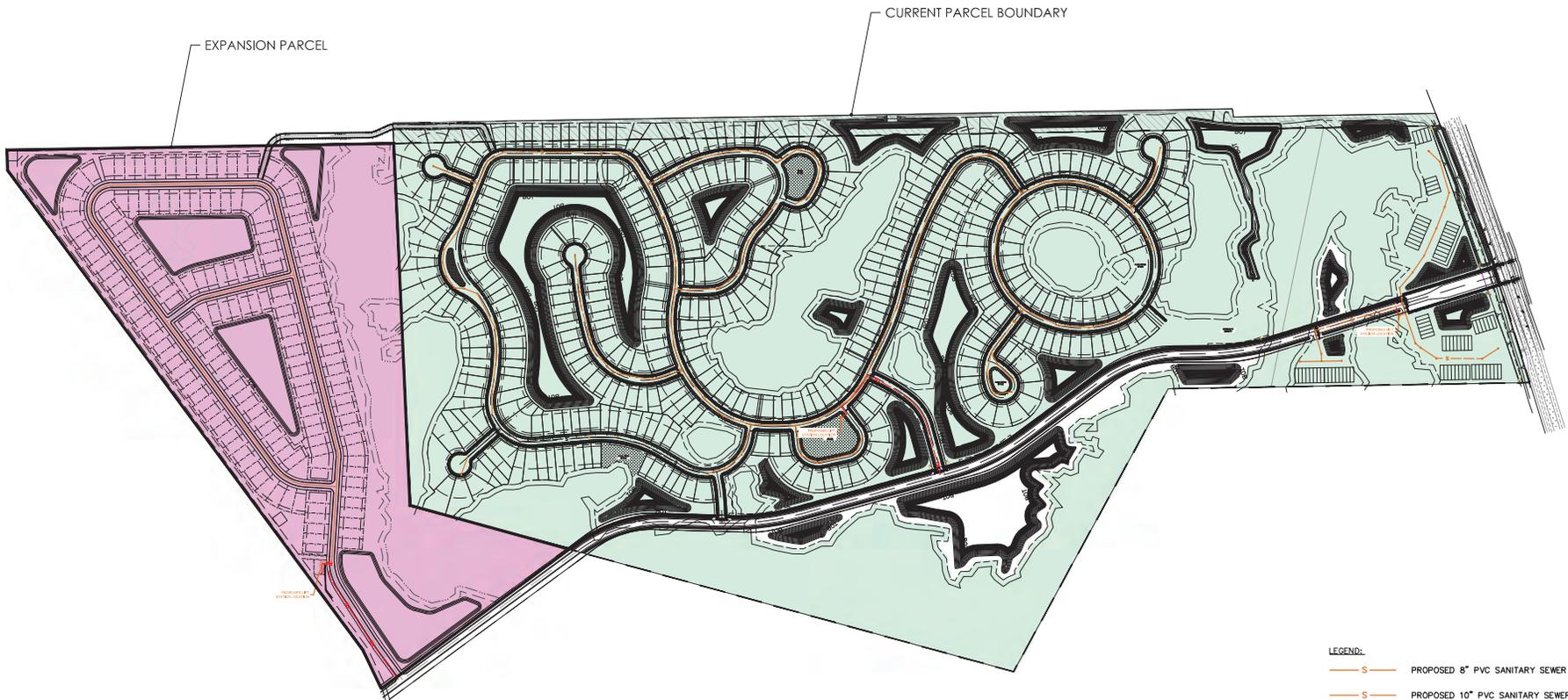
CURRENT PARCEL BOUNDARY

- LEGEND:
- 4" RECLAIM WATER MAIN (9,511 LF)
 - 6" RECLAIM WATER MAIN (5,770 LF)
 - 8" RECLAIM WATER MAIN (8,632 LF)
 - CDD CURRENT BOUNDARY
 - CDD EXPANSION PARCEL BOUNDARY

NOTE:
1" RECLAIM WATER LATERAL SERVICE (7,480 LF)



K:\ORL_CIV\24906000-Seminole Woods Mixed Use\CADD\CONCEPT\CONCEPTUAL UTILITY EXHIBIT.dwg



- LEGEND:**
-  PROPOSED 8" PVC SANITARY SEWER PIPE (5,267 LF TOTAL)
 -  PROPOSED 10" PVC SANITARY SEWER PIPE (17,039 LF TOTAL)
 -  PROPOSED 6" FORCE MAIN (4,592 LF TOTAL)
 -  PROPOSED LIFT STATION (3 TOTAL)
 -  PROPOSED SANITARY MANHOLE (144 TOTAL)
 -  CDD CURRENT BOUNDARY
 -  CDD EXPANSION PARCEL BOUNDARY



SEMINOLE PALMS

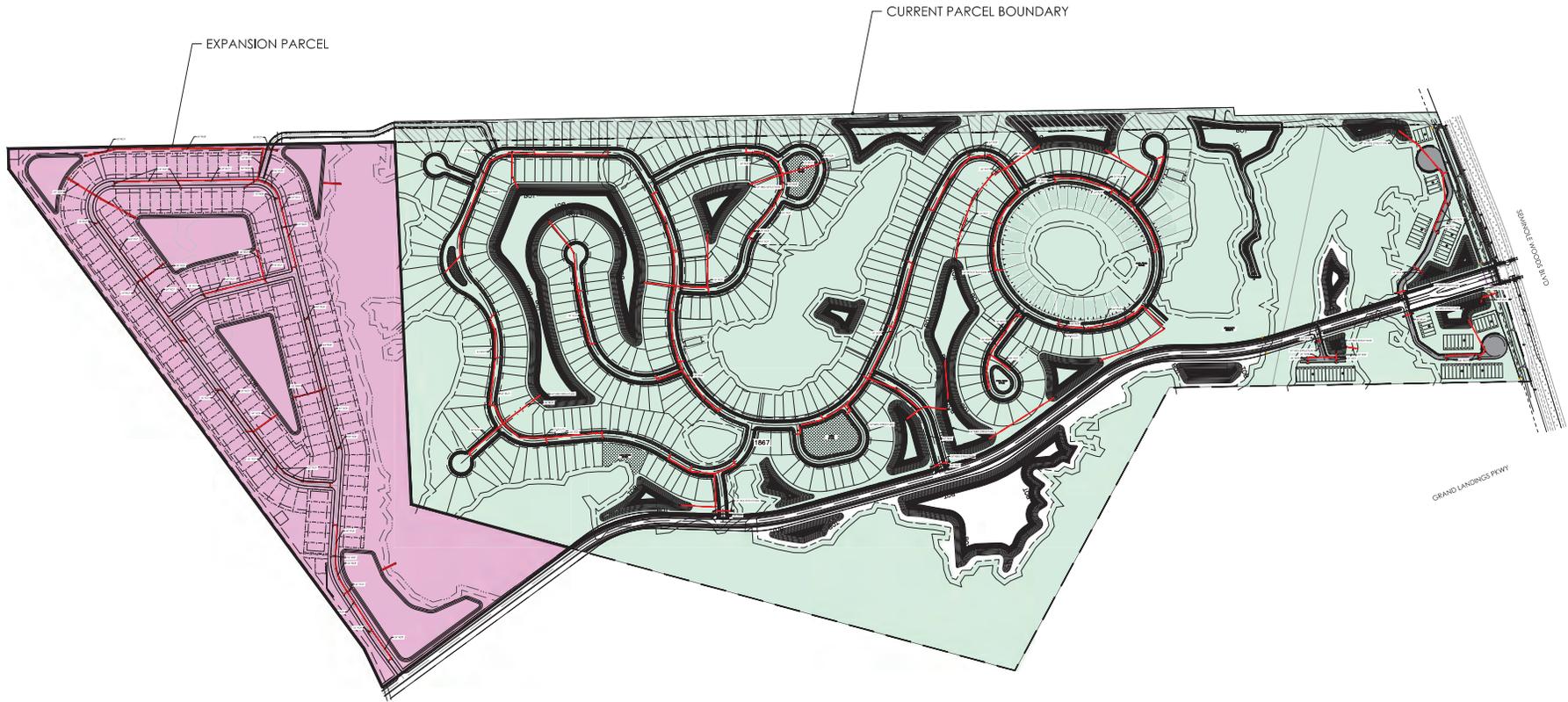
PALM COAST FLORIDA

CDD CONCEPTUAL SANITARY SEWER LAYOUT

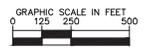
05/03/2022 - CONTACT TYLER SUDDETH, P.E. (407) 427-1678

EX-3

Kimley»Horn



- LEGEND:
- PROPOSED STORM PIPE
 - ⊙ S ⊞ PROPOSED STORM STRUCTURES
 - CDD CURRENT BOUNDARY
 - CDD EXPANSION PARCEL BOUNDARY



K:\ORL_CIV\24906000-Seminole Woods Mixed Use\CADD\CONCEPT\CONCEPTUAL UTILITY EXHIBIT.dwg

EXHIBIT 9

CDD Financing Chart

Improvement	Estimated Cost
CDD Clearing/Grading	\$4,420,000
Stormwater Management System	\$7,475,000
CDD Roadways	\$4,420,000
Water & Wastewater	\$6,825,000
Hardscaping, Landscape, Irrigation	\$3,640,000
Amenities	\$1,950,000
Conservation Areas	\$650,000
Offsite Improvements	\$3,315,000
Project Sub Total	\$32,695,000
10% Contingency	\$6,539,000
12% Design and Permitting	\$3,923,400
TOTAL	\$43,157,400

Ownership & Operations Chart *

Improvement	Financing Entity	Ownership & Operation
Stormwater Management System	CDD	CDD
Roadways	CDD	CDD
Water & Wastewater Systems	CDD	CDD/CITY
Hardscaping, Landscape, Irrigation	CDD	CDD
Amenities	CDD	CDD
Conservation Areas	CDD	CDD
Offsite Improvements	CDD	City

*The developer may alternatively elect to privately finance certain of the improvements above, and have an HOA own and operate such improvements instead of the CDD.

EXHIBIT 10

Statement of Estimated Regulatory Costs
To Expand the Boundaries of the
Seminole Palms Community Development District

May 15, 2022

Prepared by
DPFG Management and Consulting, LLC
250 International Parkway | Suite 280
Lake Mary, Florida 32746

Table of Contents

A. EXECUTIVE SUMMARY2

B. PURPOSE AND SCOPE2

C. SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT2

D. STATUTORY ELEMENTS3

E. CONCLUSION6

A. EXECUTIVE SUMMARY

The Seminole Palms Community Development District (the “**District**”) seeks to expand its boundaries by approximately 70.18 acres of land (“**Expanded Land**”). This Statement of Estimated Regulatory Costs (the “**SERC**”) is a component of the petition filed with the City of Palm Coast, Florida (the “**City**”), to establish the District in accordance with Chapter 190.005, Florida Statutes, and designating the land area for which the District would manage and finance the delivery of basic public services.

With respect to the expansion, this document determines that there are no adverse impacts on state and local revenues, and on small businesses, and there are no additional administrative costs and transactional costs associated with the establishment. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the Petitioner.

Expanding the boundaries of the District will not create any significant economic costs overall for the State of Florida nor for the City. The proposed action of the District may facilitate private development and may result in positive fiscal impacts in the long run.

B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the City to expand the boundaries of the District in accordance with Chapter 190.005, Florida Statutes, and to provide for the best alternative to deliver community development services and facilities to the proposed community.

Specifically, the District petitioned the City pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 2022-2 adopted by the City of Palm Coast, Florida, establishing the District on January 4, 2022, to manage and finance the delivery of basic community infrastructure services. Section 190.046, Florida Statutes, authorizes the District to file this Petition to expand its boundaries.

C. SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT

The District was created pursuant Chapter 190, Florida Statutes, and Ordinance No. 2022-2 by the City of Palm Coast and authorized to manage and finance the delivery of basic community infrastructure services. The District seeks to expand its boundaries by approximately 70.18 acres of land.

D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

- (a) An economic analysis showing whether the rule directly or indirectly:
 - 1. 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;
 - 2. 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
 - 3. 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.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule;
- (c) 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 rule, and any anticipated effect on state or local revenues;
- (d) 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 rule¹;
- (e) An analysis of the impact on small businesses as defined by s. [288.703](#), and an analysis of the impact on small counties and small cities as defined in s. [120.52](#). The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses;
- (f) Any additional information that the agency determines may be useful.

The following paragraphs summarize the estimated regulatory impacts of the boundary amendment by each of the above listed statutory elements.

¹ As used in this section, "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 rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

1) Impact on economic growth, job creation, business competitiveness, and regulatory costs

The District together with 100% of the landowners of the Expanded Property have agreed to expand the District's boundary. The key question for an economic analysis on the expansion of the District boundaries is whether the Expanded Land is necessary to and/or benefits from the operation of the District's programs and services. The Expanded Land is exempt from special assessments because the use of the Expanded Land constitutes a 'common element' consistent with provisions of Section 193.0235 Florida Statutes.

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

2) General description of the types of individuals affected

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the expansion of the District are:

- a) **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 on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section (c) below.
- b) **CITY AND ITS RESIDENTS** - The City and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the establishment, other than any one-time administrative costs outlined in Section (c) below.
- c) **CURRENT PROPERTY OWNERS** - The current property owners of the lands subject to the establishment will be affected to the extent that the District allocates assessments and bonded indebtedness for the construction of public infrastructure and undertakes operation and maintenance responsibility for District infrastructure. Any assessments and bonded indebtedness will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit. It would require consent from the owners of land subject to the establishment. The Petitioner anticipates providing full landowner consent to be included as an exhibit to the petition to establish the District.
- d) **FUTURE PROPERTY OWNERS** – The District is a form of governance which allows landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the City's overall requirements. For the imposition of special assessments to be valid, any assessments will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit from the public improvements and services provided by the District.

3) Estimated cost to the public entities and anticipated effect on state or local revenues

- a) **THE CITY**. The City will not incur any quantifiable on-going costs. The District is not transferring any maintenance or capital expenditures. As previously stated, the District operates independently from the City and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the City. Since there are no legislative requirements for review or action, the City should not incur any costs. The City may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner will submit a petition filing fee to the City.

- b) STATE. The State of Florida will not incur any additional administrative costs as a result of the establishment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175.00 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes.

Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient 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 is placed on the State once the District has been established.

- c) DISTRICT. The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the District benefiting from its facilities and its services.
- d) IMPACT ON STATE AND LOCAL REVENUES. It is anticipated that approval of this petition will not have any adverse effect on state and local revenues. There is potential for an increase in state sales tax revenue resulting from the establishment and subsequent development of the subject land. It is not possible to estimate this increase with unconditional 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 of infrastructure 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. In addition, impact fee and development permit revenues are expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Concerns that a District obligation could become a state, city or county obligation thereby negatively effecting state or local revenues cannot occur as Chapter 190 specifically addresses this issue as follows: *"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), Florida Statutes]. Further, *"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), Florida Statutes]

In summary, the expanding of the boundaries of the District will not create any significant economic costs for the State of Florida or for the County.

4) Estimate of transactional costs

There are no transactional costs related with the expansion of the boundaries.

5) Impact on small businesses and on small cities

Amending the boundaries of the District should not have any negative impact on small businesses, small counties, and small cities.

6) Additional information

Certain data utilized in this report was provided by the developer/Petitioner and represents the best information available at this time. Other data was provided by the District Manager and was based on observations, analysis and experience with private development and other CDD communities in various stages of existence.

E. CONCLUSION

For the above stated reasons, the Seminole Palms Community Development District will be a beneficial land development in the City and it will not have any material negative impacts to the State or City. This SERC Report provides supporting justification for granting the expansion of the Community Development District.

EXHIBIT 11

AUTHORIZATION OF AGENT

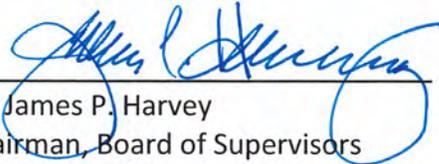
This letter shall serve as a designation of Jere Earlywine of KE Law Group, PLLC, to act as agent for Petitioner, Seminole Palms Community Development District, with regard to any and all matters pertaining to the Petition to the City Council of the City of Palm Coast, Florida, to Amend the Boundaries of the Seminole Palms Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT



Name: ERIN BARRETT



By: James P. Harvey
Chairman, Board of Supervisors



Name: BRYON T. LOPRESTE

Date: 3-24-2022

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of March, 2022, by James P. Harvey, as Chairman of Seminole Palms Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.





NOTARY PUBLIC, STATE OF FLORIDA

Name: Bryon T. LoPreste
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)