PETITION TO ESTABLISH THE EVERGREEEN COMMUNITY DEVELOPMENT DISTRICT

Submitted by:   Jere Earlywine
Florida Bar No.155527
jeree@hgslaw.com
Tucker F. Mackie
Florida Bar No. 0041023
tuckerm@hgslaw.com
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)
# PETITION TO ESTABLISH THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

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(850) 222-7500 (telephone)  
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NAME OF THE PROJECT: Evergreen Community Development District

TYPE OF APPROVAL DESIRED: Establishment of a Community Development District

LIST CASE NUMBERS OF PREVIOUS APPROVALS: N/A

A. Property Information

1. Legal Description: See attached.

2. D. P. Number(s): ______________________________________________________________________

3. Section: See below Township: ______________ Range: ____________

4. Subdivision Name (if Platted): ______________________________________________________________________


7. Address or Location of Property (See Address Coordinator, if physical address is needed):
   Generally located south of Braden River, north of 34th Avenue East and west of 41st Street East.

8. Present Zoning Classification: PD-R (Planned Development - Residential)

9. (If Rezone) Proposed Zoning Classification: N/A

10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A


12. Flood Zone Category: AE & Floodway Map/Panel Numbers: __________________________

13. Property Size (to the nearest tenth of acre or sq. ft.): ____________

14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): Vacant / Agriculture

15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
   b. South: Residential              d. West: Mobile Home Park

16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
   Establishment of a community development district per Chapter 190, F.S., to serve as a mechanism for delivering public infrastructure improvements.

3. Sections 32 and 33, Township 34 South, Range 18 East
   Section 5, Township 35 South, Range 18 East
   Section 4, Township 35 South, Range 18 East
B. Names/Addresses

List all person(s) having ownership in subject property

<table>
<thead>
<tr>
<th></th>
<th>Name of Property Owner:</th>
<th>Address:</th>
<th>Zip:</th>
<th>Telephone:</th>
<th>Fax:</th>
<th>Email Address:</th>
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<tbody>
<tr>
<td>1.</td>
<td>Evergeen Landco, LLC</td>
<td>9794 Timber Circle, Daphne, Alabama</td>
<td>36527</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Jere Earlywine, Hopping Green &amp; Sams, PA</td>
<td>119 S. Monroe Street, Suite 300, Tallahassee, Florida</td>
<td>32301</td>
<td>(850) 222-7500</td>
<td>(941) 748-3316</td>
<td><a href="mailto:jeree@hgslaw.com">jeree@hgslaw.com</a>; <a href="mailto:tuckerm@hgslaw.com">tuckerm@hgslaw.com</a></td>
</tr>
<tr>
<td>3.</td>
<td>Tucker Mackie, Hopping Green &amp; Sams, PA</td>
<td>201 5th Avenue Drive East, Bradenton, Florida</td>
<td>34208</td>
<td>(941) 748-8080</td>
<td>(941) 748-3316</td>
<td><a href="mailto:jebM@znseng.com">jebM@znseng.com</a></td>
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<td>4.</td>
<td>Jeb Mulock, P.E., ZNS Engineering, L.C.</td>
<td>9794 Timber Circle, Daphne, Alabama</td>
<td>32301</td>
<td>(850) 222-7500</td>
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C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.

(Signature of Property Owner or Agent)

Additional Information

CONTACT:

Planning Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871
Fax Number: (941) 708-6152
http://www.mymanatee.org
DEVELOPMENT STATUS

Proposed Evergreen Community Development District
Dated: August 27, 2018

1. Describe the status of the development

The Evergreen Community Development District ("District"), as proposed, will be comprised of approximately 140.468 +/- acres of land, located south of Braden River, north of 34th Avenue East and west of 41st Street East. The existing site is presently vacant agricultural land. The project is expected to be developed as a residential community, completed in two phases. Phase 1 will be from 2018 through 2019. Phase 2 is expected to begin after completion of Phase 1 and is expected to be completed no later than December 2023.

2. Refer to any development applications submitted to the Manatee County Planning Department for development of the land in the district. The reference must list the approved plans and include the case names, case numbers assigned by the Planning Dept, the approval dates or expected approval dates, and the quantity of development units proposed to receive services, e.g., 450 single family dwelling units.

Final Site Plan & Construction Plan Permit approvals were granted on August 24, 2018. Case # MEPS-759/20170733/PDR-17-07/18-S-02(P)/FSP18-01
222 Units Approved with Phase 1

3. If the CDD area covers more than one development approval, then the map must reference the extent of each development application within the CDD map.

Please see attached.
ATTORNEY CERTIFICATION

I HEREBY CERTIFY THAT TO MY KNOWLEDGE THE FACTS CONTAINED IN THE PETITION TO ESTABLISH THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT ARE TRUE AND CORRECT, AND THAT SUCH PETITION COMPLIES WITH STATE LAW.

Jere Earlywine
Florida Bar No. 155527
jeree@hgslaw.com
Tucker F. Mackie
Florida Bar No. 0041023
tuckerm@hgslaw.com
HOPPING GREEN & SAMS, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)
AFFIDAVIT OF PETITIONER

STATE OF FLORIDA
COUNTY OF MANATEE

September 27, 2018, personally appeared before me, an officer duly
authorized to administer oaths and take acknowledgments, Paul Uter,
who, after being duly sworn, deposes and says:

1. Affiant, Paul Uter, an individual, is
   manager of Evergreen Landco, LLC, a Florida limited liability
   company.

2. Affiant, hereby swears and affirms that all information contained in the petition to
   establish the Evergreen Community Development District is true and correct to the
   best knowledge and belief of the Affiant.

FURTHER, AFFIANT SAYETH NOT.

EVERGREEN LANDCO, LLC

By: Paul Uter
   Its: Manager

Subscribed and sworn to before me this September 27 day of August, 2018 by
Paul Uter, manager of Evergreen Landco, LLC, who personally
appeared before me, produced a driver's license or is personally known to me.

Notary: Haley E. Mack
Print Name: Haley E. Mack
Notary Public, State of Florida, Alabama
My Commission Expires: 06/06/2022

[NOTARIAL SEAL]
BEFORE THE MANATEE COUNTY
BOARD OF COUNTY COMMISSIONERS

IN RE: PETITION TO ESTABLISH
THE EVERGREEN COMMUNITY
DEVELOPMENT DISTRICT

PETITION

Evergreen Landco, LLC, a Florida limited liability company (the "Petitioner"), hereby petitions the Board of County Commissioners of Manatee County, Florida pursuant to the "Uniform Community Development District Act of 1980", Chapter 190, Florida Statutes (the "Act") to adopt an ordinance establishing a Community Development District (the "District") on the property described herein. In support of the Petition, Petitioner states:

1. The proposed District is located entirely within the boundaries of unincorporated Manatee County, Florida and covers approximately 140.468 +/- acres of land. Exhibit 1A provides the metes and bounds description of the external boundaries of the District. As illustrated in Exhibit 1B, the real property within the boundaries of the proposed District is generally located south of Braden River, north of 34th Avenue East and west of 41st Street East. There is no real property within the proposed external boundaries of the District that is excluded from the District.

2. Attached to this Petition as Exhibit 2 and made a part hereof is the written consent form to the establishment of the District by the owner of 100% of the real property to be included in the District.

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

1. Rhett Johnson
   8325 38th Street Circle East, Unit 206
   Sarasota, Florida 34243

2. Clifton Fischer
   2005 Jackson Street North
   Saint Petersburg, Florida 33704

3. Charles Conoley
   410 68th Court NW
   Bradenton, FL 34209

4. Hal Lutz
   12602 Telecom Drive
   Tampa, FL 33637

5. Les Basnight
   11568 Echo Lake Circle, Unit 103
   Bradenton, FL 34211

All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. This list, along with the address and telephone number of each Board member is
4. The proposed name of the District to be established is Evergreen Community Development District (the "District").

5. Exhibit 4 is the map of the District showing existing major trunk water mains and sewer interceptors and outfalls.

6. The Petitioner intends that the District will finance surface water management, potable water, sanitary sewer, reclaimed water, irrigation/landscape/hardscape, and roadway improvements (collectively, the "Public Improvements"). Upon completion, potable water, sanitary sewer, reclaimed water, and roadways will be dedicated to Manatee County for ownership, operation and maintenance. The proposed timetable for the construction of the proposed improvements is shown in Exhibit 5A. The estimated cost of constructing the proposed public improvements is shown in Exhibit 5B. The information presented in both exhibits are good faith estimates and are not binding on the Petitioner or the District and are subject to change.

7. The proposed future general distribution, location, and extent of the public and private land uses within the District, as designated on the current Manatee County Future Land Use Map, is also attached hereto and incorporated with this Petition as Exhibit 6. The land within the proposed District is anticipated to be developed with a total of 417 residential dwelling units, although development plans are preliminary and subject to change.

8. Exhibit 7 is a Statement of Estimated Regulatory Costs (the “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. The Petitioner is authorized to do business in Florida. Exhibit 8 identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should also be sent to:

Jere Earlywine, Esq.
Tucker Mackie, Esq.
HOPPING GREEN & SAMS, P.A.
119 S. Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, FL 32314
Ph: (850) 222-7500
E-mail: jeree@hgslaw.com
E-mail: tucker@hgslaw.com

10. The Affidavit of the Surveyor relative to the Petition is attached hereto as Exhibit 9. The Affidavit of the Engineer relative to the Petition is attached hereto as Exhibit 10. The Affidavit of the Assessment Consultant relative to the Petition is attached hereto as Exhibit 11.
11. The property within the proposed District is amenable to operating as an independent special district 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 Manatee County Comprehensive Plan, as amended or any applicable elements or portions of the state comprehensive plan.

(b) The land within the boundaries of the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The community development services of the District will be compatible with the capacity and use of existing local and regional community development services and facilities.

(d) The proposed District will be the best alternative available for delivering community development services to the area to be served because (i) the District provides a governmental entity responsible for delivering those services and facilities in a manner that does not financially impact persons residing outside the District, (ii) the Act authorizes a community development district to acquire infrastructure improvements previously constructed by qualified developers within the District or allows for a community development district to, in the first instance, construct such infrastructure improvements, (iii) the timing for the establishment of the proposed District and the issuance of special assessment bonds is compatible with the timing for the construction and acquisition of such infrastructure improvements which results in direct benefit to the landowners within the District, (iv) establishment of a community development district in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources as well as providing the opportunity for new growth to pay for itself, and (v) establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of many of the District services and facilities.

12. The Petitioner undertakes on behalf of the District that the District will provide full disclosure of information relating to the public financing and maintenance of improvements to real property to be undertaken by the District as required by Section 190.009 and Section 190.048, Florida Statutes, as amended.
WHEREFORE, Petitioner respectfully requests the Board of County Commissioners of Manatee County, Florida to:

1) hold a public hearing as required by Section 190.005(2)(b), Florida Statutes to consider the establishment of the Evergreen Community Development District;

2) adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the Evergreen Community Development District;

3) consent to the District’s exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, both as authorized and described by Section 190.012(2), Florida Statutes; and

4) grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 16th day of October, 2018.

HOPPING GREEN & SAMS, P.A.

Jere Earlywine  
Florida Bar No. 155527  
jere@hgslaw.com  
Tucker F. Mackie  
Florida Bar No. 0041023  
tuckerm@hgslaw.com  
HOPPING GREEN & SAMS, P.A.  
119 S. Monroe Street, Suite 300  
Tallahassee, Florida 32301  
(850) 222-7500 (telephone)  
(850) 224-8551 (facsimile)
Description Sketch
(Not A Survey)

McClure Parcel A

DESCRIPTION:
A portion of Lots 84, 91, and 92, and all of Lots 86, 93, 94, and 96, and part of platted right of way, of ELWOOD PARK, according to the plat thereof, recorded in Plat Book 2, Page 76, of the Public Records of Manatee County, Florida, lying in Sections 32 and 33, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 32, run thence along the East boundary of the Southeast 1/4 of said Section 32, N.00°03'42"E, a distance of 33.00 feet to a point on the North right of way of 26th AVENUE EAST, per found monumentation, said point also being to the POINT OF BEGINNING; thence along said North right of way line, lying 33.00 feet North and parallel to the South boundary of aforesaid Southeast 1/4 of said Section 32, N.89°50'27"W, a distance of 1308.01 feet to a point on the West boundary of aforesaid ELWOOD PARK; thence along said West boundary, N.00°41'57"E, a distance of 1580.80 feet to a point on the Mean High Water Line of BRADER RIVER, as surveyed by GeoPoint Surveying Inc. on March 4th, 2017; thence along said Mean High Water Line, the following fifty (50) courses: 1) S.86°3'06"E, a distance of 41.27 feet; 2) N.60°28'55"W, a distance of 32.40 feet; 3) N.55°44'29"E, a distance of 43.72 feet; 4) N.25°30'35"E, a distance of 68.69 feet; 5) N.15°09'53"E, a distance of 85.17 feet; 6) N.10°01'17"W, a distance of 85.57 feet; 7) N.40°28'51"W, a distance of 51.38 feet; 8) N.60°16'00"W, a distance of 89.45 feet; 9) N.27°48'53"W, a distance of 56.92 feet; 10) N.00°41'57"E, a distance of 25.41 feet; 11) N.29°46'59"E, a distance of 16.55 feet; 12) N.89°34'19"E, a distance of 34.00 feet; 13) S.74°55'47"E, a distance of 72.84 feet; 14) S.79°00'46"E, a distance of 101.54 feet; 15) S.87°38'54"E, a distance of 64.05 feet; 16) N.79°48'16"E, a distance of 66.22 feet; 17) N.73°42'07"E, a distance of 48.46 feet; 18) S.86°18'00"E, a distance of 57.53 feet; 19) S.70°15'18"E, a distance of 73.03 feet; 20) S.59°24'15"E, a distance of 71.13 feet; 21) S.21°12'10"E, a distance of 105.06 feet; 22) S.40°14'49"W, a distance of 24.63 feet; 23) S.26°37'26"E, a distance of 24.88 feet; 24) S.09°04'00"E, a distance of 20.93 feet; 25) S.04°09'54"W, a distance of 90.38 feet; 26) S.07°56'31"E, a distance of 91.18 feet; 27) S.13°41'59"W, a distance of 97.13 feet; 28) S.01°24'14"W, a distance of 114.66 feet; 29) S.27°37'29"E, a distance of 25.44 feet; 30) S.61°02'16"E, a distance of 20.47 feet; 31) S.80°18'16"E, a distance of 109.58 feet; 32) S.79°52'16"E, a distance of 105.63 feet; 33) S.78°31'48"E, a distance of 95.78 feet; 34) S.70°22'18"E, a distance of 132.91 feet; 35) S.82°03'07"E, a distance of 157.43 feet; 36) S.82°24'17"E, a distance of 152.33 feet; 37) S.64°37'04"E, a distance of 136.97 feet; 38) S.60°54'01"E, a distance of 65.07 feet; 39) S.26°51'06"E, a distance of 65.41 feet; 40) S.06°08'55"E, a distance of 57.21 feet; 41) S.00°43'23"E, a distance of 126.29 feet; 42) S.18°06'25"E, a distance of 146.96 feet; 43) S.32°47'05"E, a distance of 105.20 feet; 44) S.43°38'10"E, a distance of 135.77 feet; 45) S.22°03'14"E, a distance of 99.34 feet; 46) S.30°36'09"E, a distance of 107.62 feet; 47) S.04°10'29"E, a distance of 175.85 feet; 48) S.09°41'29"W, a distance of 228.78 feet; 49) S.07°26'29"E, a distance of 14.26 feet; 50) S.38°47'04"E, a distance of 25.75 feet to a point on aforesaid North right of way of 26th AVENUE EAST, per found monumentation; thence along said North right of way line, the following two (2) courses: 1) N.88°44'39"W, a distance of 599.71 feet; 2) N.89°50'27"W, a distance of 5.90 feet to the POINT OF BEGINNING.

Containing 61,500 acres, more or less.

NOTE:
Bearings shown hereon are based on the Southerly Right-of-Way line of 26th Avenue East, lying in Section 5, Township 35 South, Range 18 East, having an grid bearing of N.89°50'27"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 ADJUSTMENT) for the West Zone of Florida, as established from RTK Network.

McCLURE PARCEL "A"
### Description Sketch
(Not A Survey)

#### LINE DATA TABLE

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<td>L50</td>
<td>S 38°47'04&quot; E</td>
<td>25.75'</td>
</tr>
</tbody>
</table>

**NOTES:**

1. SEE SHEET 1 FOR DESCRIPTION
2. SEE SHEET 2 FOR SKETCH
Description Sketch
(Not A Survey)

McClure Parcel B

DESCRIPTION:
A parcel of land lying in Section 5, Township 35 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 5, run thence along the North boundary of the Northeast 1/4 of said Section 5, N.89°50'27"W., a distance of 26.84 feet; thence S.00°08'33"W., a distance of 33.00 feet to the Southwest intersection of 26th AVENUE EAST and 39th STREET EAST, per found monumentation, said point also being the POINT OF BEGINNING; thence along the West right of way of said 39th STREET EAST, S.00°03'27"E., a distance of 2347.08 feet to a point on the North boundary of the South 1/4 of the Southeast 1/4 of the Northeast 1/4 of aforesaid Section 5; thence along said North boundary, N.89°38'19"W., a distance of 1306.68 feet to a point on the West boundary of the East 1/2 of the Northeast 1/4 of said Section 5; thence along said West boundary, N.00°04'02"E., a distance of 2342.45 feet to a point on the South right of way of aforesaid 26th AVENUE EAST; thence along said South right of way, lying 33.00 feet South and parallel to aforesaid North boundary of the Northeast 1/4 of Section 5, S.89°50'27"E., a distance of 1301.55 feet to the POINT OF BEGINNING.

Containing 70.198 acres, more or less.

NOTE:
Bearings shown hereon are based on the Southerly Right-of-Way line of 26th Avenue East, lying in Section 5, Township 35 South, Range 18 East, having an grid bearing of N.89°50'27"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 ADJUSTMENT) for the West Zone of Florida, as established from RTK Network.

McCLURE PARCEL "B"

NOTE: SEE SHEET 2 FOR SKETCH
Description Sketch
(Not A Survey)

POINT OF COMMENCEMENT
NORtheast CORNER OF SECTION 5
TOWNSHIP 35 SOUTH, RANGE 18 EAST
N 89°50'27" W
26.84'

26th AVENUE EAST
66' RIGHT OF WAY
SOUTH RIGHT OF WAY OF
26th AVENUE EAST

POINT OF BEGINNING
SOUTHWEST INTERSECTION OF
26th AVENUE EAST AND OF
39th STREET EAST

20' Ingress and Egress Easement
O.R. 2611, Pg. 2996

WEST RIGHT OF WAY OF
39th STREET EAST

39th STREET EAST
40' RIGHT OF WAY

WEST BOUNDARY OF
THE EAST 1/2 OF
THE NORTHWEST 1/4
OF SECTION 5

PARCEL B
70.198 Acres ±

NORTH BOUNDARY OF THE SOUTH
1/4 OF THE SOUTHEAST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 5

NOTE:
SEE SHEET 1 FOR DESCRIPTION

GeoPoint Surveying, Inc.
Description Sketch
(Not A Survey)

McClure Parcel C

DESCRIPTION:
A portion of Lot 90 of ELWOOD PARK, according to the plat thereof, recorded in Plat Book 2, Page 76, of the Public Records of Manatee County, Florida, lying in Section 4, Township 35 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 4, run thence along the West boundary of the Northwest 1/4 of said Section 4, S.00°04'17"E., a distance of 32.34 feet; thence N.89°55'43"E., a distance of 20.00 feet to the Southeast intersection of 26th AVENUE EAST and 39th STREET EAST, per found monumentation, according to said plat of ELWOOD PARK, said point also being the POINT OF BEGINNING; thence along the South right of way of said 26th AVENUE EAST, S.88°44'52"E., a distance of 632.29 feet to a point on the East boundary of aforesaid Lot 90; thence along said East boundary, S.00°09'21"E., a distance of 600.57 feet to the Southeast corner of said Lot 90; thence along the South boundary of said Lot 90, N.89°21'13"W., a distance of 633.06 feet to a point on the East right of way of 39th STREET EAST; thence along said East right of way, lying 20.00 feet East and parallel to aforesaid West boundary of the Northwest 1/4 of Section 4, N.00°04'17"W., a distance of 607.25 feet to the POINT OF BEGINNING.

Containing 8.770 acres, more or less.

NOTE:
Bearings shown hereon are based on the Southerly Right-of-Way line of 26th Avenue East, lying in Section 5, Township 35 South, Range 18 East, having a grid bearing of N.89°50'27"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 ADJUSTMENT) for the West Zone of Florida, as established from RTK Network.
The land described in Exhibit 1 to this Petition comprises 100% of the real property proposed to be included within the boundaries of the Evergreen Community Development District. Such land is depicted graphically in Exhibit 1 to this Petition and the specific parcels to be included within the boundaries of the proposed Evergreen Community Development District are as follows:

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>OWNER</th>
<th>MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1538400001</td>
<td>McClure Properties LTD</td>
<td>P.O. Box 936, Palmetto, FL 34220</td>
</tr>
<tr>
<td>1538300003</td>
<td>McClure Properties LTD</td>
<td>P.O. Box 936, Palmetto, FL 34220</td>
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<td>1528300005</td>
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<td>1418600001</td>
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<tr>
<td>1538310002</td>
<td>McClure Properties LTD</td>
<td>P.O. Box 936, Palmetto, FL 34220</td>
</tr>
</tbody>
</table>
CONSENT OF LANDOWNER TO CDD ESTABLISHMENT

The undersigned hereby represents that he/she is the 100% fee simple owner of the property more fully described in Exhibit A attached hereto and made a part hereof ("Property"), or, alternatively, represents that he/she has authority to bind Evergreen Landco, LLC, a Florida limited liability company, as the 100% fee simple owner of the Property with respect to the matters set forth herein (in either case, "Landowner").

The Landowner understands and acknowledges that a petition to establish a community development district ("CDD") is intended to be submitted in accordance with the provisions of Chapter 190, Florida Statutes. As the owner of lands which are intended to be included in the CDD, the Landowner understands and acknowledges that pursuant to the provisions of Section 190.046 and 190.005, Florida Statutes, the petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be included in the CDD.

The Landowner hereby consents to the inclusion of the Property as a part of the CDD. The Landowner agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the CDD establishment. The Landowner further agrees to the recording of this document, which shall be deemed to run with the Property and be binding upon all successors in interest.

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 Landowner.

[signatures on following page]
[SIGNATURE PAGE TO CONSENT OF LANDOWNER TO CDD ESTABLISHMENT]

This Consent of Landowner to CDD Establishment, as detailed more fully on the preceding page, is executed as of the date written below.

EVERGREEN LANDCO, LLC

[Signature]
By: [Signature]
Its: [Title]

Subscribed and sworn to before me this 27 day of August, 2018 by Paul User, manager of Evergreen Landco, LLC, who personally appeared before me, produced a driver's license or is personally known to me.

Notary: [Signature]
Print Name: Haley E. Mack
Notary Public, State of Florida
My Commission Expires: 06/08/2022

[NOTARIAL SEAL]
Description Sketch
(Not A Survey)

McClure Parcel A

DESCRIPTION:

A portion of Lots 84, 91, and 92, and all of Lots 86, 93, 94, and 96, and part of platted right of way, of ELWOOD PARK, according to the plat thereof, recorded in Plat Book 2, Page 76, of the Public Records of Manatee County, Florida, lying in Sections 32 and 33, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 32, run thence along the East boundary of the Southeast 1/4 of said Section 32, N.03°03'42"W., a distance of 33.00 feet to a point on the North right of way of 26th AVENUE EAST; per found monumentation, said point also being to the POINT OF BEGINNING; thence along said North right of way line, lying 33.00 feet North and parallel to the South boundary of aforesaid Southeast 1/4 of said Section 32, N.89°50'27"W., a distance of 1308.01 feet to a point on the West boundary of aforesaid ELWOOD PARK; thence along said West boundary, N.00°41'57"E., a distance of 1580.80 feet to a point on the Mean High Water Line of BRADEN RIVER, as surveyed by GeoPoint Surveying Inc. on March 4th, 2017; thence along said Mean High Water Line, the following fifty (50) courses: 1) S.86°03'06"E., a distance of 41.27 feet; 2) N.60°28'55"E., a distance of 32.40 feet; 3) N.55°44'29"E., a distance of 43.72 feet; 4) N.25°30'36"E., a distance of 68.69 feet; 5) N.15°09'53"E., a distance of 85.17 feet; 6) N.10°01'17"W., a distance of 85.57 feet; 7) N.40°28'51"W., a distance of 51.38 feet; 8) N.60°16'50"W., a distance of 89.45 feet; 9) N.27°48'53"W., a distance of 56.92 feet; 10) N.00°41'57"E., a distance of 25.41 feet; 11) N.29°46'59"E., a distance of 16.55 feet; 12) N.68°34'19"E., a distance of 34.00 feet; 13) S.74°55'47"E., a distance of 72.84 feet; 14) S.79°00'46"E., a distance of 101.54 feet; 15) S.87°38'54"E., a distance of 64.05 feet; 16) N.79°49'16"E., a distance of 66.22 feet; 17) N.73°42'07"E., a distance of 48.46 feet; 18) S.86°18'00"E., a distance of 57.53 feet; 19) S.70°15'19"E., a distance of 73.03 feet; 20) S.59°24'15"E., a distance of 71.13 feet; 21) S.21°12'10"E., a distance of 105.06 feet; 22) S.40°14'49"E., a distance of 24.63 feet; 23) S.26°37'26"E., a distance of 24.88 feet; 24) S.09°04'00"E., a distance of 20.93 feet; 25) S.04°09'54"W., a distance of 90.36 feet; 26) S.07°56'31"E., a distance of 91.18 feet; 27) S.13°41'59"W., a distance of 97.13 feet; 28) S.01°24'14"W., a distance of 114.66 feet; 29) S.27°37'29"E., a distance of 25.44 feet; 30) S.61°02'15"E., a distance of 20.47 feet; 31) S.80°18'16"E., a distance of 109.58 feet; 32) S.79°52'16"E., a distance of 105.63 feet; 33) S.78°31'49"E., a distance of 95.76 feet; 34) S.70°22'18"E., a distance of 132.91 feet; 35) S.82°03'07"E., a distance of 157.43 feet; 36) S.82°24'17"E., a distance of 152.33 feet; 37) S.64°37'04"E., a distance of 136.97 feet; 38) S.60°54'01"E., a distance of 65.07 feet; 39) S.26°51'06"E., a distance of 65.41 feet; 40) S.06°06'55"E., a distance of 57.21 feet; 41) S.00°43'23"E., a distance of 126.29 feet; 42) S.18°06'25"E., a distance of 146.96 feet; 43) S.32°47'55"E., a distance of 105.20 feet; 44) S.43°38'10"E., a distance of 135.77 feet; 45) S.22°03'14"E., a distance of 99.34 feet; 46) S.30°36'09"E., a distance of 107.62 feet; 47) S.04°10'29"E., a distance of 175.85 feet; 48) S.09°41'29"W., a distance of 228.78 feet; 49) S.07°26'29"E., a distance of 14.26 feet; 50) S.38°47'04"E., a distance of 25.75 feet to a point on aforesaid North right of way of 26th AVENUE EAST, per found monumentation; thence along said North right of way line, the following two (2) courses:

1. N.89°50'27"W., a distance of 599.71 feet; 2) N.89°50'27"W., a distance of 5.90 feet to the POINT OF BEGINNING.

Containing 61.500 acres, more or less.

NOTE:

Bearings shown hereon are based on the Southerly Right-of-Way line of 26th Avenue East, lying in Section 5, Township 35 South, Range 18 East, having an grid bearing of N.89°50'27"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 ADJUSTMENT) for the West Zone of Florida, as established from RTK Network.
Description Sketch
(Not A Survey)

McClure Parcel B

DESCRIPTION:
A parcel of land lying in Section 5, Township 35 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 5, run thence along the North boundary of the Northeast 1/4 of said Section 5, N.89°50'27"W., a distance of 26.84 feet; thence S.00°09'33"W., a distance of 33.00 feet to the Southwest intersection of 26th AVENUE EAST and 39th STREET EAST, per found monumentation, said point also being the POINT OF BEGINNING; thence along the West right of way of said 39th STREET EAST, S.00°03'27"E., a distance of 2347.08 feet to a point on the North boundary of the South 1/4 of the Southeast 1/4 of the Northeast 1/4 of aforesaid Section 5; thence along said North boundary, N.89°38'19"W., a distance of 1306.68 feet to a point on the West boundary of the East 1/2 of the Northeast 1/4 of said Section 5; thence along said West boundary, N.00°04'02"E., a distance of 2342.45 feet to a point on the South right of way of aforesaid 26th AVENUE EAST; thence along said South right of way, lying 33.00 feet South and parallel to aforesaid North boundary of the Northeast 1/4 of Section 5, S.89°50'27"E., a distance of 1301.55 feet to the POINT OF BEGINNING.

Containing 70.198 acres, more or less.

NOTE:
Bearings shown hereon are based on the Southerly Right-of-Way line of 26th Avenue East, lying in Section 5, Township 35 South, Range 18 East, having an grid bearing of N.89°50'27"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 ADJUSTMENT) for the West Zone of Florida, as established from RTK Network.
Description Sketch
(Not A Survey)

McClure Parcel C

DESCRIPTION:
A portion of Lot 90 of ELWOOD PARK, according to the plat thereof, recorded in Plat Book 2, Page 76, of the Public Records of Manatee County, Florida, lying in Section 4, Township 35 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 4, run thence along the West boundary of the Northwest 1/4 of said Section 4, S.00°04'17"E., a distance of 32.34 feet; thence N.89°55'43"E., a distance of 20.00 feet to the Southeast intersection of 26th AVENUE EAST and 39th STREET EAST, per found monumentation, according to said plat of ELWOOD PARK, said point also being the POINT OF BEGINNING; thence along the South right of way of said 26th AVENUE EAST, S.88°44'52"E., a distance of 632.29 feet to a point on the East boundary of aforesaid Lot 90; thence along said East boundary, S.00°09'21"E., a distance of 600.57 feet to the Southeast corner of said Lot 90; thence along the South boundary of said Lot 90, N.89°21'13"W., a distance of 633.06 feet to a point on the East right of way of 39th STREET EAST; thence along said East right of way, lying 20.00 feet East and parallel to aforesaid West boundary of the Northwest 1/4 of Section 4, N.00°04'17"W., a distance of 607.25 feet to the POINT OF BEGINNING.

Containing 8.770 acres, more or less.

NOTE:
Bearings shown hereon are based on the Southerly Right-of-Way line of 26th Avenue East, lying in Section 5, Township 35 South, Range 18 East, having a grid bearing of N.89°50'27"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 ADJUSTMENT) for the West Zone of Florida, as established from RTK Network.
INITIAL BOARD OF SUPERVISORS

1. Rhett Johnson
   8325 38th Street Circle East, Unit 206
   Sarasota, Florida 34243
   Ph: (941) 420-0870

2. Clifton Fischer
   2005 Jackson Street North
   Saint Petersburg, Florida 33704
   Ph: (727) 479-2590

3. Charles Conoley
   410 68th Court NW
   Bradenton, FL 34209
   Ph: (941) 704-4585

4. Hal Lutz
   12602 Telecom Drive
   Tampa, FL 33637
   Ph: (678) 458-0201

5. Les Basnight
   11568 Echo Lake Circle, Unit 103
   Bradenton, FL 34211
   Ph: (941) 427-2635
MATCH LINE (SEE UTILITY MAP - SHEET 1 OF 2)

LEGEND

--- EXISTING WATER MAIN
--- EXISTING FORCE MAIN
--- PROPOSED WATER MAIN
--- PROPOSED FORCE MAIN
--- DRAINAGE BASIN

UTILITY MAP
FOR
EVERGREEN COMMUNITY DEVELOPMENT DISTRICT
LOCATED IN
SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND
SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA
## ESTIMATED INFRASTRUCTURE CONSTRUCTION TIMETABLE

### EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

<table>
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<th>Start Date</th>
<th>Phase 1 Completion Date¹</th>
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<td>12/2018</td>
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<tr>
<td>Storm Water Management / Drainage</td>
<td>10/2018</td>
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</tr>
<tr>
<td>Off-site Roadways</td>
<td>12/2018</td>
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<tr>
<td>Onsite Roadways</td>
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<td>03/2019</td>
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<tr>
<td>Landscaping/ Irrigation</td>
<td>04/2019</td>
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</tr>
<tr>
<td>Entrance Features &amp; Signs</td>
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<td>06/2019</td>
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¹ Phase 2 is expected to begin after completion of Phase 1 and is expected to be completed no later than December 2023.
## CONSTRUCTION COST ESTIMATES

### EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

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<th>Cost Estimate</th>
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<td><strong>Total</strong></td>
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*A portion of the onsite roadways may be privately funded and as a result would not be owned or maintained by the District or County.*
EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

August 11, 2018

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com
STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Evergreen Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes ("Act"). The proposed District will comprise approximately 140.468 +/- acres of land located within unincorporated Manatee County, Florida ("County") and is projected to contain approximately 417 residential dwelling units, which will make up a portion of the Evergreen development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Evergreen Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 417 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Evergreen.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:
(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 rule. 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.

(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. (Manatee County, according to Census 2010, has a population of 322,833; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.
2.0 An economic analysis showing whether the ordinance 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 ordinance;
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 ordinance;
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 ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 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 ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 140.468 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 417 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the
private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 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 ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly 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, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the County by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the County. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service
and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

3.0 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: 1) The State of Florida and its residents, 2) the County and its residents, 3) current property owners, and 4) future property owners.

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 and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Manatee County

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.
d. Future Property Owners

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

The proposed District will serve land that comprises an approximately 140.468 +/- acre master planned residential development currently anticipated to contain a total of approximately 417 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 1,460 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 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.

The County is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.
Manatee County, Florida

The proposed land for the District is located within unincorporated Manatee County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 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.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately $14,730,000. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District’s infrastructure program as outlined in Table 2. Prospective future landowners in the proposed District may be required to pay non-ad valorem
special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary. Ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

### Table 1

**EVERGREEN COMMUNITY DEVELOPMENT DISTRICT**

**Proposed Facilities and Services**

<table>
<thead>
<tr>
<th>FACILITY</th>
<th>FUNDED</th>
<th>OWNERSHIP</th>
<th>MAINTENANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water &amp; Wastewater</td>
<td>CDD</td>
<td>COUNTY</td>
<td>COUNTY</td>
</tr>
<tr>
<td>Storm Water Management / Drainage Management</td>
<td>CDD</td>
<td>CDD</td>
<td>CDD</td>
</tr>
<tr>
<td>Offsite Roadways</td>
<td>CDD</td>
<td>COUNTY</td>
<td>COUNTY</td>
</tr>
<tr>
<td>Onsite Roadways</td>
<td>CDD</td>
<td>COUNTY</td>
<td>COUNTY</td>
</tr>
<tr>
<td>Landscaping/Irrigation</td>
<td>CDD</td>
<td>CDD</td>
<td>CDD</td>
</tr>
<tr>
<td>Entrance Features &amp; Signs</td>
<td>CDD</td>
<td>CDD</td>
<td>CDD</td>
</tr>
</tbody>
</table>

[CONTINUED ON NEXT PAGE]
Table 2
EVERGREEN COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction, Operation & Maintenance

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>CONSTRUCTION</th>
<th>ANNUAL OPERATIONS AND MAINTENANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clearing and Grading</td>
<td>$1,178,400</td>
<td>N/A</td>
</tr>
<tr>
<td>Water &amp; Wastewater</td>
<td>$2,062,200</td>
<td>$195,000</td>
</tr>
<tr>
<td>Storm Water Management / Drainage</td>
<td>$3,829,800</td>
<td>$5,000</td>
</tr>
<tr>
<td>Offsite Roadways</td>
<td>$1,473,000</td>
<td>$10,000</td>
</tr>
<tr>
<td>Onsite Roadways</td>
<td>$441,900</td>
<td></td>
</tr>
<tr>
<td>Landscaping/Irrigation</td>
<td>$2,504,100</td>
<td>$350,000</td>
</tr>
<tr>
<td>Entrance Features &amp; Signs</td>
<td>$147,300</td>
<td>$350,000</td>
</tr>
<tr>
<td>Professional Fees</td>
<td>$1,325,700</td>
<td>N/A</td>
</tr>
<tr>
<td>Contingencies</td>
<td>$1,767,600</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$14,730,000</strong></td>
<td><strong>$560,000</strong></td>
</tr>
</tbody>
</table>

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.
Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 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.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Manatee County has a population of 322,833 according to the Census 2010 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner’s Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Evergreen Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing
public facilities and services to the Evergreen development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Evergreen development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent Special District, then the residents and landowners of the Evergreen development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a County-established, dependent Special District is not strictly the County's responsibility, any financial problems that a dependent Special District may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County’s real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Evergreen Community Development District.
# APPENDIX A

## LIST OF REPORTING REQUIREMENTS

<table>
<thead>
<tr>
<th>REPORT</th>
<th>FL. STATUTE CITATION</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Financial Audit</td>
<td>190.008/218.39</td>
<td>9 months after end of Fiscal Year</td>
</tr>
<tr>
<td>Annual Financial Report</td>
<td>190.008/218.32</td>
<td>45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year</td>
</tr>
<tr>
<td>TRIM Compliance Report</td>
<td>200.068</td>
<td>no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)</td>
</tr>
<tr>
<td>Form 1 - Statement of Financial Interest</td>
<td>112.3145</td>
<td>within 30 days of accepting the appointment, then every year thereafter by 7/1 (by &quot;local officers&quot; appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by &quot;local officers&quot; elected to special district's board)</td>
</tr>
<tr>
<td>Public Facilities Report</td>
<td>189.08</td>
<td>within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report</td>
</tr>
<tr>
<td>Public Meetings Schedule</td>
<td>189.015</td>
<td>quarterly, semiannually, or annually</td>
</tr>
<tr>
<td>Bond Report</td>
<td>218.38</td>
<td>when issued; within 120 days after delivery of bonds</td>
</tr>
<tr>
<td>Registered Agent</td>
<td>189.014</td>
<td>within 30 days after first meeting of governing board</td>
</tr>
<tr>
<td>Proposed Budget</td>
<td>190.008</td>
<td>annually by June 15</td>
</tr>
<tr>
<td>Adopted Budget</td>
<td>190.008</td>
<td>annually by October 1</td>
</tr>
<tr>
<td>Public Depositor Report</td>
<td>280.17</td>
<td>annually by November 30</td>
</tr>
<tr>
<td>Notice of Establishment</td>
<td>190.0485</td>
<td>within 30 days after the effective date of an ordinance establishing the District</td>
</tr>
<tr>
<td>Notice of Public Financing</td>
<td>190.009</td>
<td>file disclosure documents in the property records of the county after financing</td>
</tr>
</tbody>
</table>
EXHIBIT 8

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine and Tucker Mackie of Hopping Green & Sams, P.A., to act as agent for Evergreen Landco, LLC, with regard to any and all matters pertaining to the Petition to the Manatee County Board of County Commissioners to establish the Evergreen 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.

EVERGREEN LANDCO, LLC

[Signature]
By: [Signature]
Its: [Signature]

Subscribed and sworn to before me this 27th day of August, 2018 by [Signature], manager of Evergreen Landco, LLC, who personally appeared before me, produced a driver's license or is personally known to me.

[NOTARIAL SEAL]

Haley E. Mack
Notary Public, State of Florida
My Commission Expires: 06/06/2022
BEFORE THE MANATEE COUNTY
BOARD OF COUNTY COMMISSIONERS

IN RE: PETITION TO ESTABLISH
THE EVERGREEN COMMUNITY
DEVELOPMENT DISTRICT

AFFIDAVIT OF SURVEYOR

STATE OF FLORIDA
COUNTY OF [Handwritten]

I, David A. Williams, 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 David A. Williams, a Florida Registered Land Surveyor, with GeoPoint Surveying, Inc.

3. I have reviewed the legal descriptions attached to the Petition to Establish the Evergreen Community Development District ("District"), included at Exhibit 1A (legal description of proposed District boundaries), and Exhibit 2 (exhibit to landowner consent).

4. I hereby certify that the legal description included in Exhibit 1A of the above-referenced Exhibits to the Petition to Establish the Evergreen Community Development District correctly describe the District boundaries as shown on the map contained in Exhibit 1B.

5. I hereby certify that the legal description included as an exhibit to the landowner consent found at Exhibit 2 contains the entirety of the lands intended to be included within the proposed District boundary, as shown at Exhibit 1B.
[SIGNATURE PAGE TO AFFIDAVIT OF SURVEYOR]

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.

Executed this ___ day of October, 2018.

Name: David A. Williams
Florida RLS #LS6423

SWORN AND ASCRIBED before me this ___ day of October, 2018, by David A. Williams, who is [ ] personally known to me or [ ] has provided ______________________ as identification, and who did [ ]/did not [ ] take an oath.

NOTARY PUBLIC

Print Name: Echo Alonzo
Notary Public, State of Florida
Commission No.: GVC5246
My Commission Expires: 4/9/2022
BEFORE THE MANATEE COUNTY
BOARD OF COUNTY COMMISSIONERS

IN RE: PETITION TO ESTABLISH
THE EVERGREEN COMMUNITY
DEVELOPMENT DISTRICT

AFFIDAVIT OF ENGINEER

STATE OF FLORIDA
COUNTY OF Manatee

I, Jeb Mulock, being first duly sworn, do hereby state for my affidavit as follows:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein.

2. I have personal knowledge of the matters stated herein.

3. My name is Jeb Mulock, and I am President of ZNS Engineering, L.C., and a Florida Professional Engineer.

4. I hereby certify that i) the general location description of the District’s boundaries depicted on Exhibit 1B, ii) the water main, sewer interceptor and outfalls map depicted on Exhibit 4, iii) the list of improvements set forth in Exhibit 5A, iv) the estimated construction costs and timetable depicted on Exhibit 5B, and v) the future land use map relative to the proposed district depicted on Exhibit 6, each exhibits to the Petition to Establish the Evergreen Community Development District, are true and correct.

5. The construction cost estimates are true and correct. Additionally, the length of the roadways, and the number of residential units, used in the estimate of operations and maintenance expenses as set forth in Exhibit 7, are true and correct.

[SIGNATURE PAGE TO AFFIDAVIT OF ENGINEER]
[SIGNATURE PAGE TO AFFIDAVIT OF ENGINEER]

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.

Executed this 6th day of September, 2018.

By: Jeb Mulock, P.E.
ZNS Engineering, L.C.

SWORN AND AScribed before me this 6th day of September, 2018, by Jeb C. Mulock, [ ], for ZNS Engineering, L.C. [ ], who is [ ] personally known to me or [ ] has provided [ ] as identification, and who did [ ] did not [ ] take an oath.

NOTARY PUBLIC

Print Name: Stephanie Foley
Notary Public, State of Florida
Commission No.: GG 055191
My Commission Expires: 4/14/21
BEFORE THE MANATEE COUNTY
BOARD OF COUNTY COMMISSIONERS

IN RE: PETITION TO ESTABLISH
THE EVERGREEN COMMUNITY
DEVELOPMENT DISTRICT

AFFIDAVIT OF ASSESSMENT CONSULTANT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Michal Szymonowicz, being first duly sworn, do hereby state for my affidavit as follows:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein.

2. I have personal knowledge of the matters stated herein.

3. My name is Michal Szymonowicz, and I am employed by Wrathell, Hunt and Associates, LLC, as Director of Financial Services.

4. I hereby certify that, based on the roadway lengths, area of storm water management ponds, area of landscaping and proposed number of residential units, as provided by ZNS Engineering, L.C., and based on County budget and cost information, as well as estimates of providing similar services in similar developments, the cost estimates for the operation and maintenance of the improvements as set forth in Exhibit 7 are also true and correct.

[CONTINUED ON FOLLOWING PAGE]
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.

Executed this 6th day of September, 2018.

By: Michal Szymonowicz

SWORN AND ASCRIBED before me this 6th day of September 2018, by Michal Szymonowicz, who is [✓] personally known to me or [ ] has provided __________________________ as identification, and who did ___ / did not ___ take an oath.

NOTARY PUBLIC

Print Name: Daphne Gillyard

Notary Public, State of Florida
Commission No.: FF899542
My Commission Expires: 8/20/2019