

**SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JANUARY 25, 2022**

**SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JANUARY 25, 2022 AT 2:00 P.M.
BARTRAM PARK EXECUTIVE CENTER
LOCATED AT 12724 GRAN BAY PARKWAY WEST, SUITE 410
JACKSONVILLE, FL 32258**

District Board of Supervisors	Chair	Ross Puzzitiello
	Vice-Chair	Rick Puzzitiello
	Supervisor	Ward Huntley
	Supervisor	Vacant
	Supervisor	Zenzi Rogers
District Manager	Meritus	Brian Lamb
District Attorney	Kutak Rock	Wes Haber
District Engineer	Prosser Inc.	Brad Davis

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

The District Agenda is comprised of four different sections:

The meeting will begin at **2:00 p.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

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

January 25, 2022
Board of Supervisors
Seaton Creek Reserve Community Development District

Dear Board Members:

The Regular Meeting of the Seaton Creek Reserve Community Development District will be held on **January 25, 2022 at 2:00 p.m. at the Bartram Park Executive Center located at 12724 Gran Bay Parkway West Suite 410, Jacksonville, FL 32258**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. VENDOR AND STAFF REPORTS

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

4. BUSINESS ITEMS

- A. Acceptance of Board Resignation, Seat 4.....Tab 01
- B. Appointment of Supervisor to Open Board Seat, Seat 4
 - i. Administer Oath of Office
- C. Consideration of Resolution 2022-08; Redesignating Officers.....Tab 02
- D. Consideration of Resolution 2022-09; Approval of Engineer Report.....Tab 03
- E. General Matters of the District

5. CONSENT AGENDA ITEMS

- A. Consideration of Continued Public Hearing & Regular Meeting Minutes December 28, 2021.....Tab 04

6. BOARD MEMBERS COMMENTS

7. PUBLIC COMMENTS

8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian Lamb, CEO
Meritus

From: [Amy Vaughn](#)
To: [Ross Puzzitiello](#)
Subject: Seaton Creek Reserve CDD Resignation

To: Ross Puzzitiello – Chairman

Dear Ross,

It is with regret that I am writing to inform you of my decision to resign my position as supervisor on the Seaton Creek Reserve CDD effective immediately.

My other commitments have become too great for me to be able to fulfill the requirements of my position on the Board, and I feel it best to make room for someone with the time to devote to the position. It's been a pleasure being a part thus far and look forward to hearing about the future success.

If you have any questions or I can be of any assistance please let me know.

Best,

Amy Dewey

Executive Assistant to L. Ward Huntley
Marketmasters of the Southeast, Inc.
1890 Kingsley Avenue, Ste 102
Orange Park, FL 32073
Office: (904) 272-0435
Fax: (904) 272-4488
Email: a.vaughn@mmsejax.com

ALL OFFERS TO LEASE OR SELL REAL PROPERTY ARE SUBJECT TO CHANGE WITHOUT NOTICE. THIS EMAIL CONSTITUTES NEGOTIATIONS ONLY; THE CONTENTS HEREOF SHALL NOT BE BINDING ON EITHER PARTY UNTIL INCORPORATED INTO A BINDING PURCHASE AND SALE AGREEMENT OR LEASE AGREEMENT EXECUTED BY BUYER/SELLER AND TENANT/LANDLORD, MARKETMASTERS OF THE SOUTHEAST, INC. ASSUMES NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR CHANGES.

THIS EMAIL AND ANY FILES TRANSMITTED WITH IT ARE CONFIDENTIAL AND PROTECTED FROM DISCLOSURE, UNLESS YOU ARE THE ADDRESSEE OR AUTHORIZED TO RECEIVE FOR THE ADDRESSEE, YOU MAY NOT USE, COPY OR DISCLOSE THE MESSAGE OR ANY INFORMATION CONTAINED IN THE MESSAGE TO ANYONE. IF YOU HAVE RECEIVED THIS EMAIL IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY BY REPLY AND DELETE THE MESSAGE.

RESOLUTION 2022-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SEATON CREEK
RESERVE COMMUNITY DEVELOPMENT DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Seaton Creek Reserve Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Jacksonville; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Brian Howell</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25th DAY OF JANUNARY, 2022.

ATTEST:

**SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEATON CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING IN SUBSTANTIAL FORM THE SEATON CREEK RESERVE ENGINEER'S REPORT; AUTHORIZING THE CHAIRMAN TO APPROVE ANY REVISIONS AND FILE THE REPORT IN THE DISTRICT'S BOND VALIDATION PROCEEDINGS PENDING IN DUVAL COUNTY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Seaton Creek Reserve Community Development District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Duval County, Florida; and

WHEREAS, the District filed its Complaint for Validation of not to exceed \$53,000,000 Seaton Creek Reserve Community Development District Special Assessment Bonds in the Circuit Court of the Fourth Judicial Circuit of the State of Florida, in and for Duval County, Florida (the "Bond Validation Proceedings"); and

WHEREAS, the District desires to approve the *Seaton Creek Reserve Engineer's Report* dated January 20, 2022 (the "Report"), attached hereto as **Exhibit A**, in substantial form for purposes of filing in the Bond Validation Proceedings; and

WHEREAS, the District desires to authorize the District's Chairman to approve any changes to the Report prior to it being filed in the Bond Validation Proceeding.

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

1. APPROVAL AND AUTHORIZATION. The Report is hereby approved in substantial form for purposes of filing in the Bond Validation Proceedings. The District's Chairman is hereby authorized to approve any changes to the Report prior to it being filed in the Bond Validation Proceeding.

2. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

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

Attest:

**SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Seaton Creek Reserve Engineer's Report* dated January 20, 2022

EXHIBIT A

SEATON CREEK RESERVE ENGINEER'S REPORT

Prepared for:

**SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT
Jacksonville, FL**

January 20, 2022



**13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224
Ph (904) 739-3655 - Fax (904) 739-3413**

TABLE OF CONTENTS

	<u>Page</u>
Table of Contents	i
Background	1
Summary of CDD Improvements	1
Transportation Improvements	2
Stormwater Management Improvements	2
Utility Improvements	2
Landscaping/Recreation/Amenities	3
Basis of Cost Estimate for CDD Infrastructure Improvements.....	3
List of Exhibits	ii

LIST OF EXHIBITS

<u>Exhibit No.</u>	<u>Title</u>
1	Location Map
2	District Boundary Map and Legal Description
3	[REMOVED]
4	Existing/Future Land Use Map
5	Existing Water
6	JEA Availability Letter
7	Opinion of Probable Costs

BACKGROUND

The Seaton Creek Reserve Community Development District (“Seaton Creek Reserve CDD” or the “District”) is an approximately 345-acre community development district located in Duval County, Florida. (See **Exhibit 1**, location map). The land within the District is currently an undeveloped parcel. The authorized land uses within the District include residential development as well as open space and recreational amenities. The full development within the District boundaries will include approximately 255 acres and consist of 800 residential units with minimum lot dimensions of 50’ wide by 120’ deep, two amenity sites, and buffers/wetlands. Refer to **Exhibit 2** for the map of the District boundary and **Exhibit 3** for the legal description of the District.

To serve the residents of the District, the District has developed the following improvement plan to allow it to finance and construct certain clearing and grubbing, earthwork, utility, stormwater management, transportation infrastructure, landscape, and recreation necessary for development within the District. A summary of the proposed improvement plan and corresponding opinion of probable construction costs are attached in **Exhibit 7**. **Exhibit 7** contains the Opinion of Probable Costs for the District improvements. A detailed description and basis of costs for each improvement is included in this report.

The improvement plan contained in this report reflects the current intentions of the District. However, the Improvement Plan may be subject to modification in the future. The implementation of any improvement outlined within the Plan requires final approval by the Seaton Creek Reserve Community Development District Board of Supervisors.

Design and permitting for the improvements described in this improvement plan have been completed for the southern portion of the property, referred to as the “Huntley Parcel” in **Exhibits 5A, 5B, and 5C**, as follows:

PERMITTING AGENCY	AGENCY APPROVAL DATE
SJRWMD – ERP	12/13/2021
JEA	12/07/2021
FDEP – Sewer and Water	12/16/2021 (Sewer) & 12/21/2021 (Water)
COJ DSD	12/15/2021

A jurisdictional wetland delineation for the northern portion of the property, referred to as the “Casa De Campo Parcel” in **Exhibits 5A, 5B, and 5C**, is currently being reviewed by the SJRWMD and FDEP.

SJRWMD permits will be obtained for the complement of the residential development portions for the Casa De Campo parcel. Construction plan approvals from City of Jacksonville will be obtained for the residential development portions of the Casa De Campo Parcel by phases, which is currently anticipated to total 800 residential units, including 300 residential units in the Huntley Parcel. Construction of Huntley Parcel improvements is currently anticipated to begin in February 2022. There is a reasonable expectation that the required permits for the District improvements are obtainable; however, all permits are subject to final agency action.

SUMMARY OF CDD IMPROVEMENTS

The District currently intends to finance certain infrastructure improvements within the District boundaries. The improvements include complete construction of the basic infrastructure for each neighborhood, including but not limited to:

- Clearing and Grubbing
- Earthwork
- Roadway Construction
- Stormwater Collection
- Landscaping/Recreation/Amenity
- Potable Water and Sanitary Sewer Utilities
- Electrical

Additional details are provided below.

TRANSPORTATION IMPROVEMENTS

The District currently intends to finance certain transportation facilities necessary for development within the District boundaries. The infrastructure transportation improvements will be owned and maintained by the District upon completion of construction. These improvements have been designed and will be constructed to City of Jacksonville standards. Landscaping and irrigation of the completed roadways will be operated and maintained by the District.

This proposed improvements includes approximately 5,200 linear feet of two-lane minor collector section with appropriate turn lanes and approximately 26,733 linear feet of two-lane local section.

The cost estimate for the roadways included for the CDD infrastructure improvements is based upon curb and gutter section roadways with variable pavement widths, within variable width rights-of-way. The clearing, grubbing and earthwork estimates include all work necessary for the complete right-of-way area, and include utility easements for underground electrical conduit for roadway street lighting. Disturbed areas within the rights-of-way, which are outside of the paved areas, will be sodded and/or seeded and grassed in order to provide erosion and sediment control in accordance with City of Jacksonville standards.

STORMWATER MANAGEMENT IMPROVEMENTS

Stormwater management cost estimates included in the CDD infrastructure improvements provide for the attenuation and treatment of stormwater runoff from the project roadways in accordance with St. Johns River Water Management District and City of Jacksonville standards. Costs include detention pond construction, stormwater conveyance pipes and structures, outfall control structures, and any site fill required to provide a complete stormwater management system.

The proposed improvements consist of 15 stormwater management facilities throughout the District as well as the associated stormwater conveyance pipes, conveyance structures, and the outfall control structures.

UTILITY IMPROVEMENTS

The District currently intends to finance, design, and construct certain utility infrastructure necessary for development within the District boundaries. These improvements will be designed and constructed to JEA standards and will be owned and maintained by JEA.

Water, sewer, and reuse cost estimates included in the CDD infrastructure improvements consist of the underground water and reuse transmission systems and wastewater (sewer) collection

system serving the development. Costs include piping, manholes, valves, services, and all appurtenances required in order to construct the system in accordance with JEA and Florida Department of Environmental Protection standards.

WATER DISTRIBUTION SYSTEM

The proposed improvement involves the construction of approximately 5,200 linear feet of 12" and 26,737 linear feet of 8" water main within the District.

FORCEMAIN SYSTEM

The proposed improvement involves the construction of approximately 4,100 linear feet of 8" sanitary sewer force main within the District.

GRAVITY SEWER SYSTEM

The proposed improvement involves the construction of approximately 31,932 linear feet of gravity main within the District.

LANDSCAPING/RECREATION/AMENITIES

The District currently intends to finance, design, and construct certain landscaping, recreation, and amenity infrastructure necessary for development within the District boundaries. These improvements will be designed and constructed in accordance with City of Jacksonville standards and will be owned and maintained by the District. The amenity and recreation improvements are anticipated to include the clubhouse, pool, sport courts, cabana and fitness center.

BASIS OF COST ESTIMATE FOR CDD INFRASTRUCTURE IMPROVEMENTS

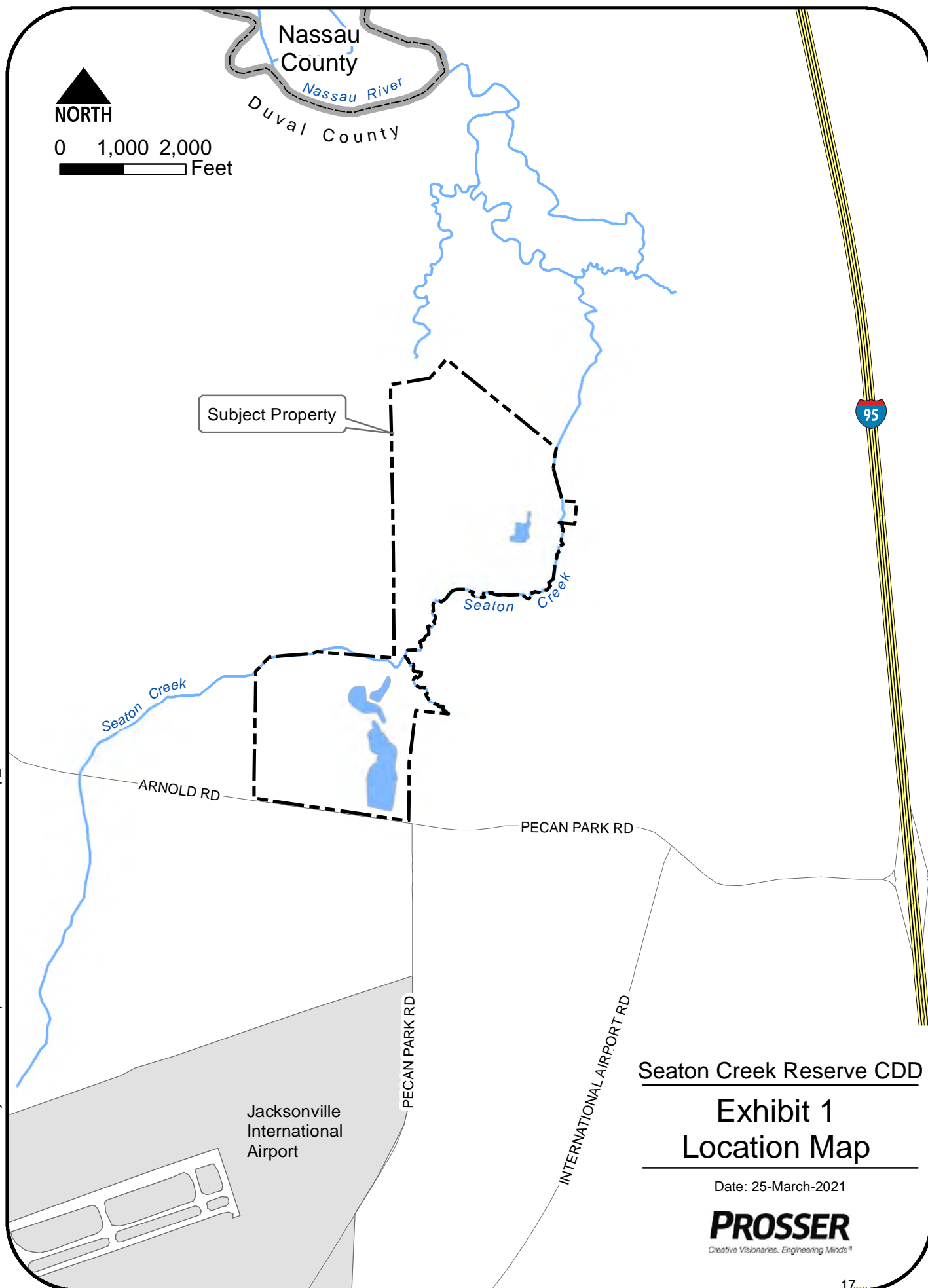
The following is the basis for the CDD improvements cost estimates where actual project bid information is not available:

- Water, sewer and reuse facilities will be designed in accordance with JEA and Florida Department of Environmental Protection (FDEP) Standards.
- The stormwater management system will be designed in accordance with St. Johns River Water Management District (SJRWMD) requirements.
- Costs utilized for roadways include tree mitigation and signage and were obtained from recent historical bids for similar work in the project area.
- The typical roadway sections utilized for the roadway cost estimates are enclosed. The typical sections were developed using Florida Department of Transportation (FDOT) Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways and the applicable City of Jacksonville (COJ) standards.
- Costs have been included for street lighting and associated electrical conduit on the on-site roadways in accordance with JEA Standards, and are included in the transportation cost estimates. Only the differential cost of undergrounding the electric utilities will be funded by the District.

- For the purposes of this report, a 20% contingency factor has been included.
- Cost estimates contained in this report are based upon year 2021 dollars (inflated at 5% per year) and have been prepared based upon the best available information, but without benefit of final engineering design and environmental permitting. Prosser believes the enclosed estimates to be accurate based upon the available information; however, actual costs will vary based upon final engineering, planning, and approvals from regulatory authorities for the entirety of the project.
- Cost estimate data for the landscaping, amenity, and recreation costs are provided as a placeholder based on previous similar developments and should be confirmed with the Developer.

EXHIBITS

EXHIBIT 1



Seaton Creek Reserve CDD

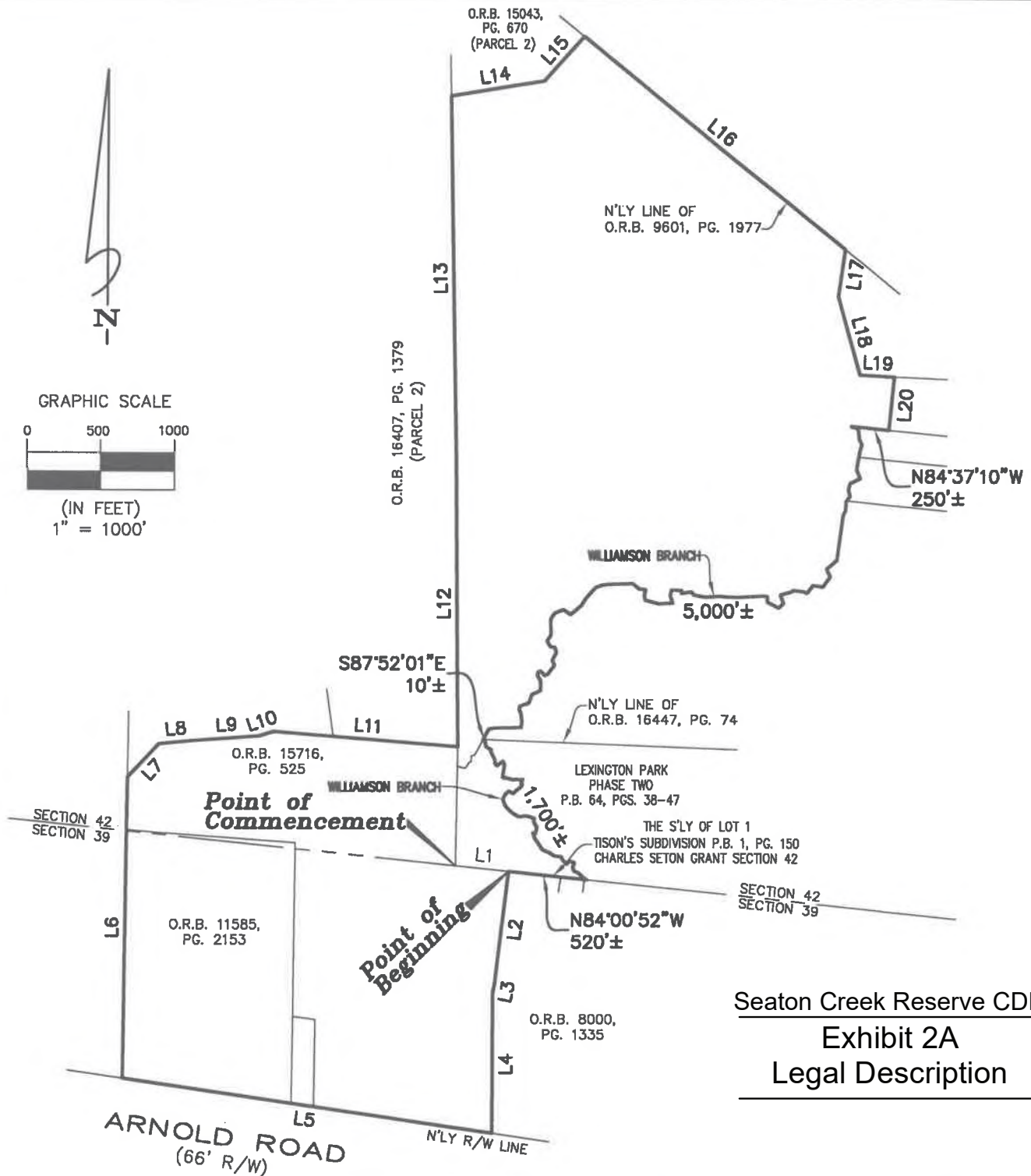
Exhibit 1 Location Map

Date: 25-March-2021

PROSSER
Creative Visionaries. Engineering Minds.®

EXHIBIT 2

MAP SHOWING



Seaton Creek Reserve CDD
Exhibit 2A
Legal Description

SHEET 1 OF 3

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

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

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

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

CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

MAP SHOWING

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

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

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

LEGEND

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

GENERAL NOTES

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

Seaton Creek Reserve CDD
Exhibit 2B
Legal Description

SHEET 2 OF 3

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

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

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

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

CHECKED BY:

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



MAP SHOWING

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

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

CONTAINING 345 ACRES, MORE OR LESS

Seaton Creek Reserve CDD
Exhibit 2C
Legal Description

SHEET 3 OF 3

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

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

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

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

CHECKED BY:

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

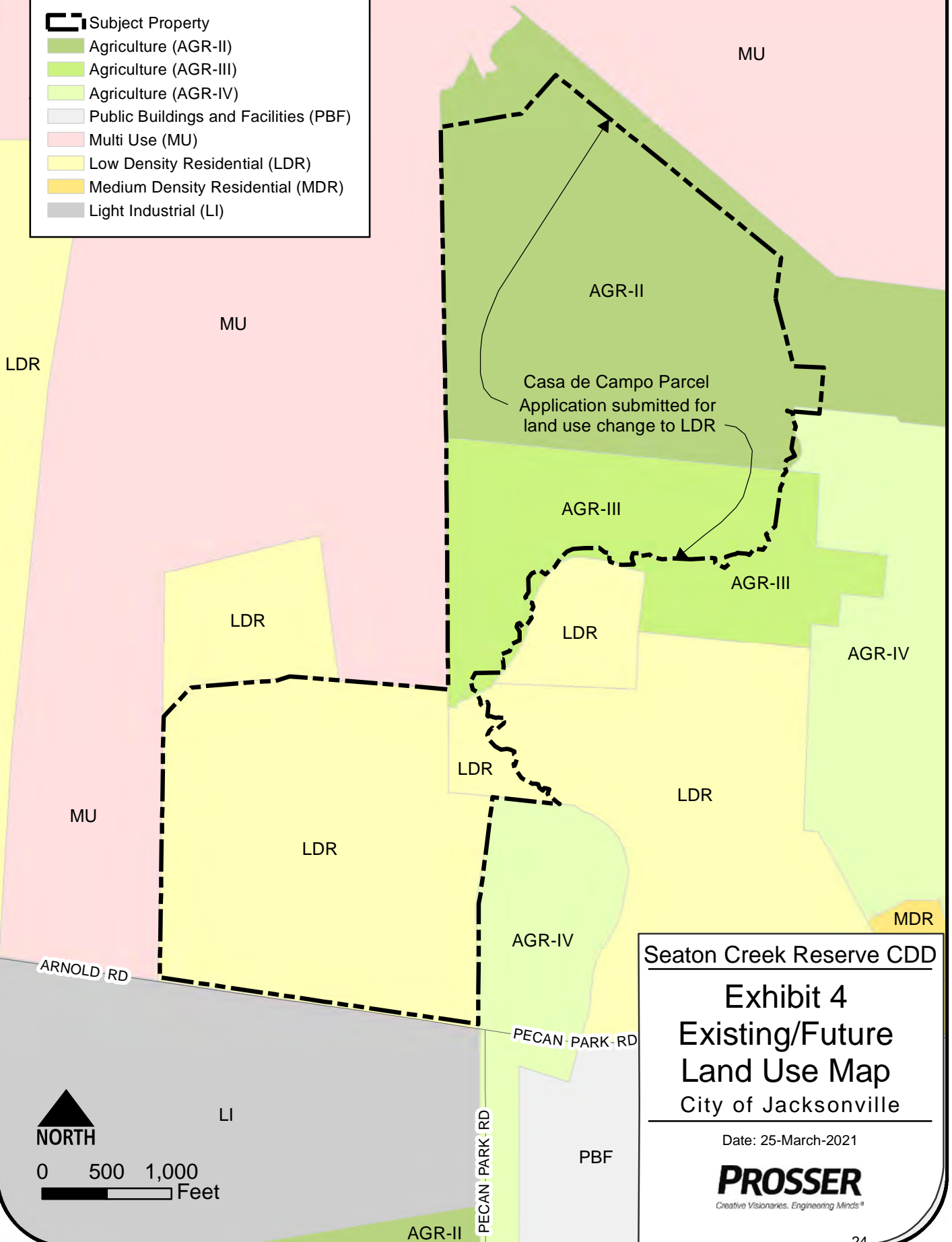


EXHIBIT 3

EXHIBIT 4

Legend

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



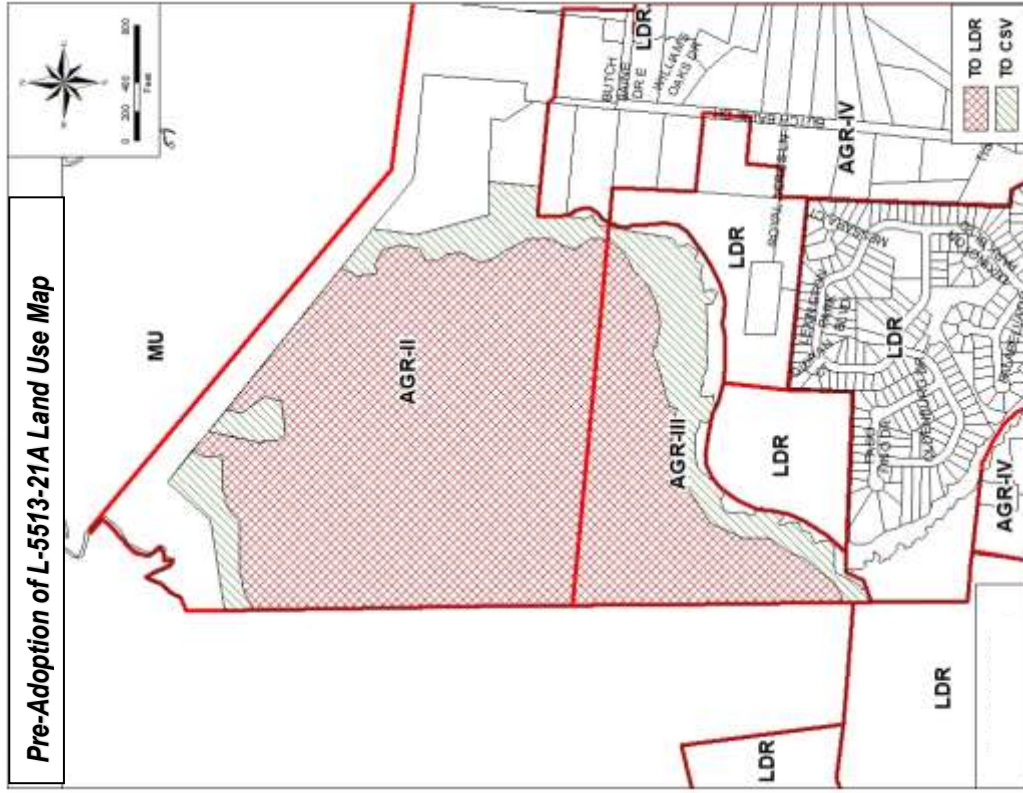
Seaton Creek Reserve CDD

Exhibit 4 Existing/Future Land Use Map City of Jacksonville

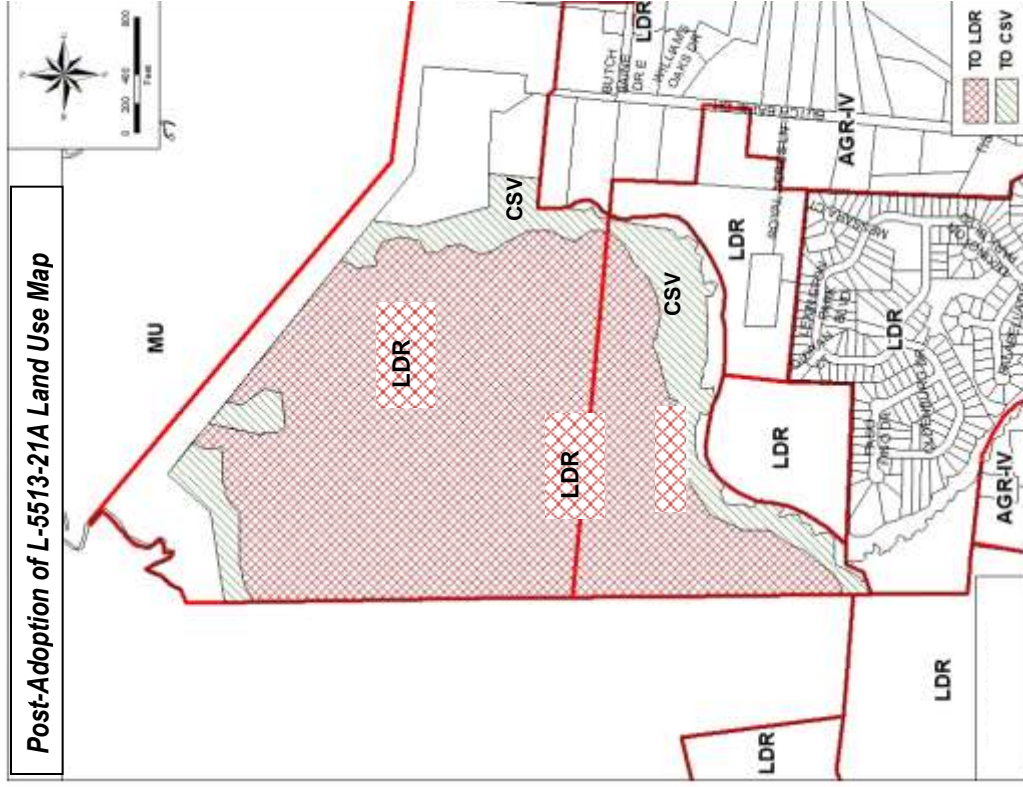
Date: 25-March-2021

PROSSER
Creative Visionaries. Engineering Minds.®

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



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



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



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

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

Planning District: 6

Identification Number: L-5513-21A

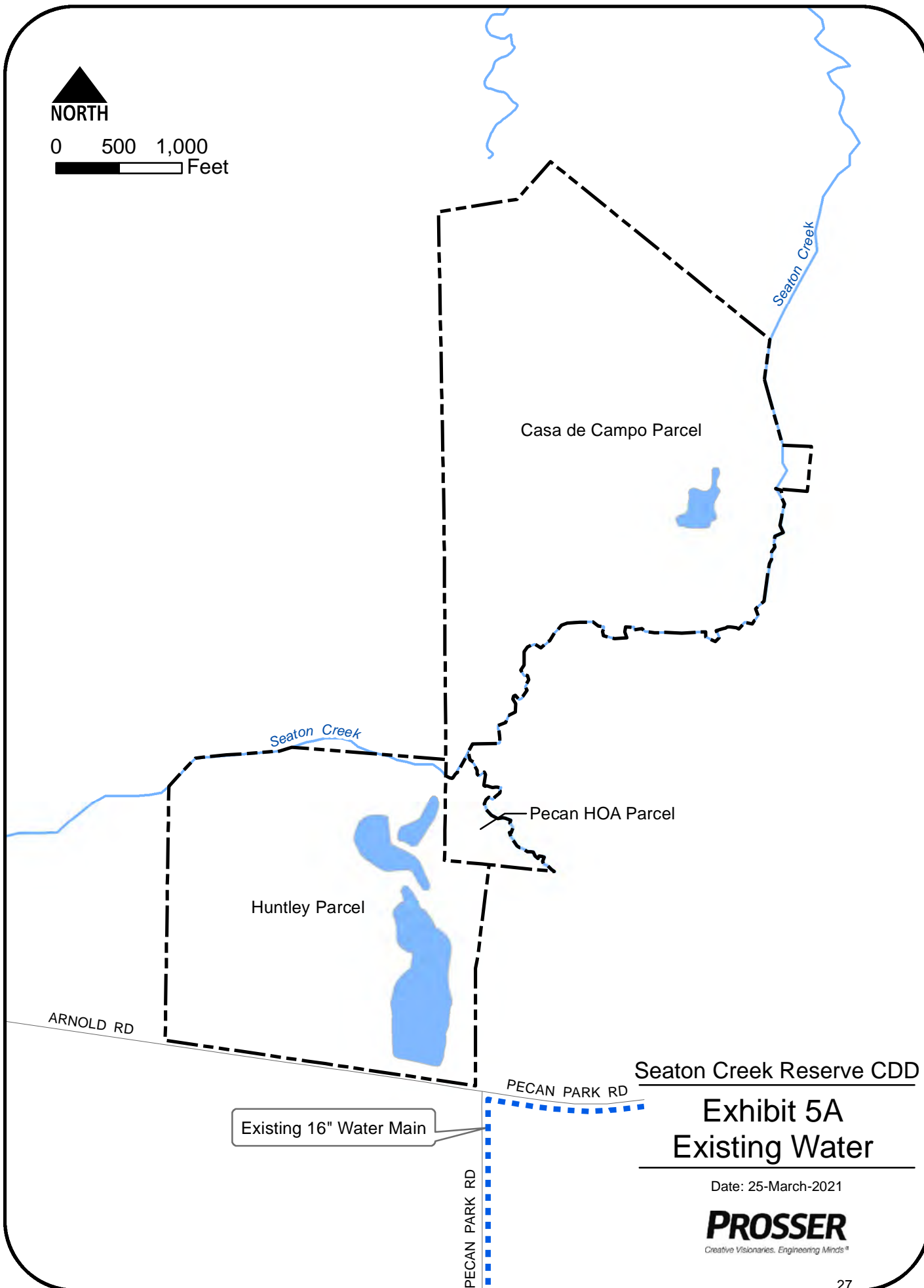
Council District: 7

Exhibit 2 (Page 1 of 1)

EXHIBIT 5



0 500 1,000
Feet



Seaton Creek Reserve CDD

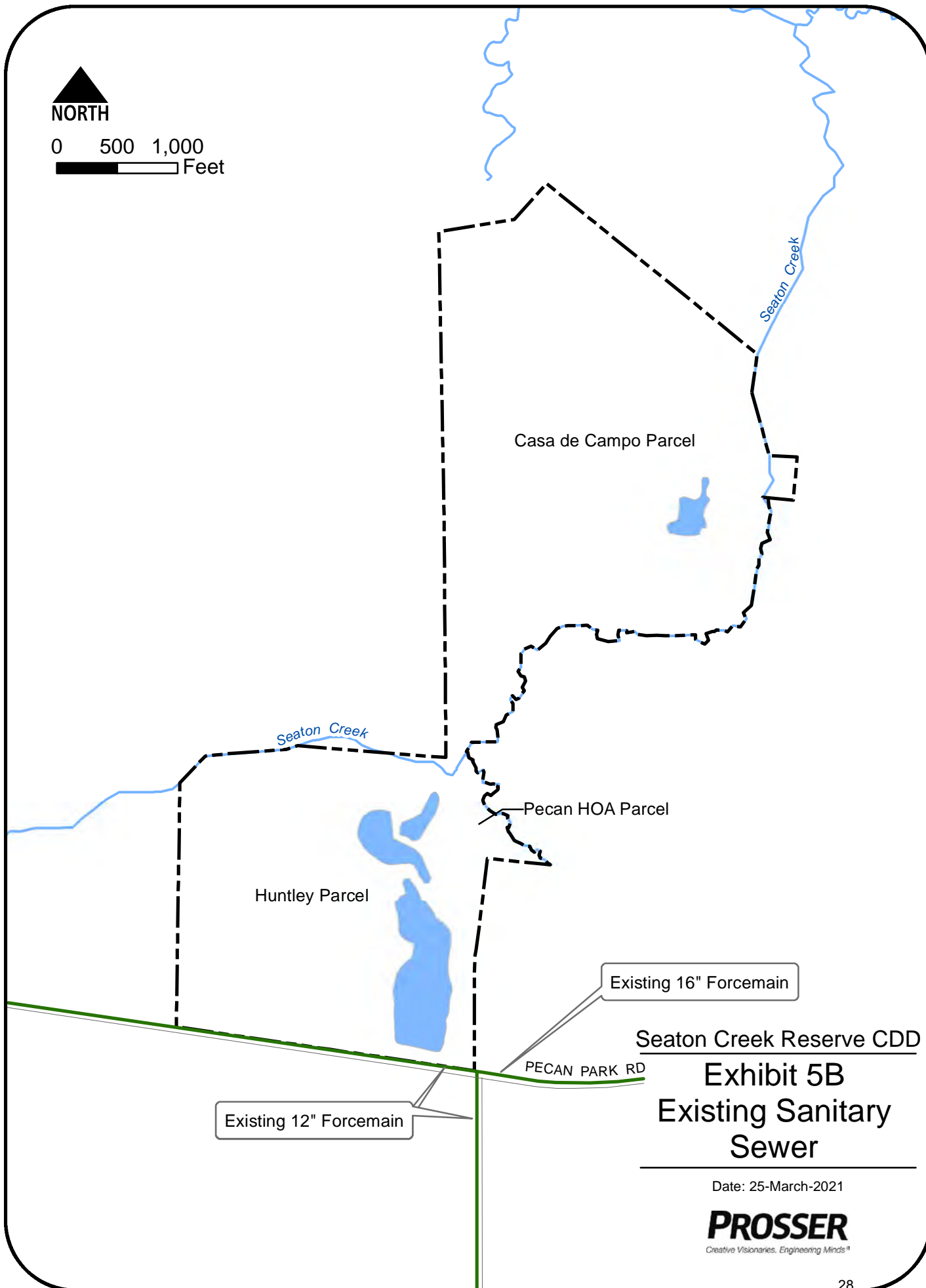
Exhibit 5A Existing Water

Date: 25-March-2021

PROSSER
Creative Visionaries. Engineering Minds.®



0 500 1,000
Feet



Existing 16" Forcemain

Seaton Creek Reserve CDD

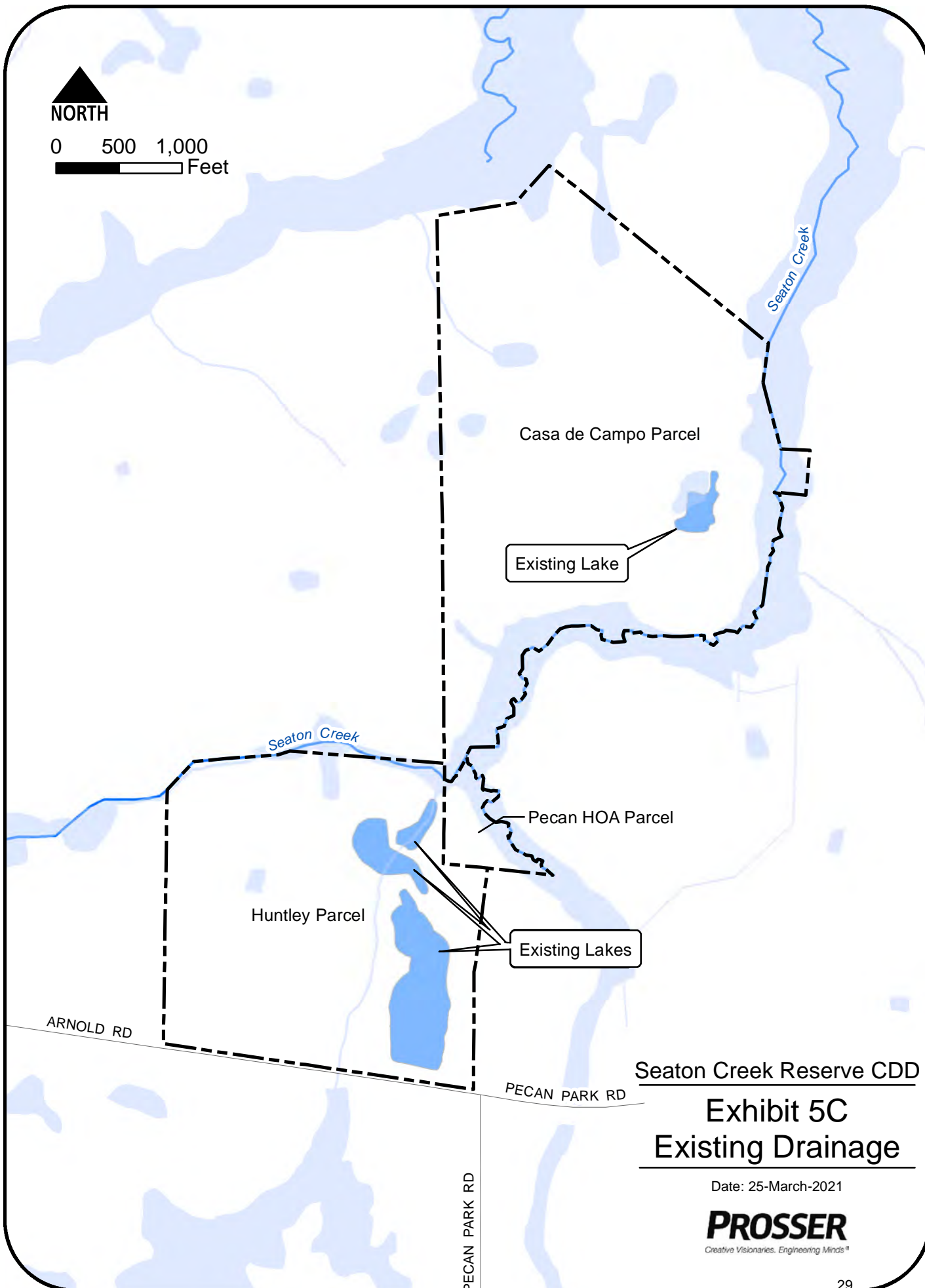
Exhibit 5B Existing Sanitary Sewer

Date: 25-March-2021

PROSSER
Creative Visionaries. Engineering Minds.®



0 500 1,000
Feet



Seaton Creek Reserve CDD

Exhibit 5C Existing Drainage

Date: 25-March-2021

PROSSER
Creative Visionaries. Engineering Minds.®

EXHIBIT 6



Availability Letter

Matthew Melchiori

11/10/2020

Prosser, Inc

13901 Sutton Park Drive South Suite 200

Jacksonville, Florida 32224

Project Name: Huntley Subdivision

Availability #: 2020-3267

Attn: Matthew Melchiori

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

Point of Connection:

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

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity:

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

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3267

Request Received On: 9/28/2020

Availability Response: 11/10/2020

Prepared by: Susan West

Expiration Date: 11/10/2022

Project Information

Name: Huntley Subdivision

Address: 1705 PECAN PARK RD, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric, Reclaim, Sewer, Water

Requested Flow: 280000

Parcel Number: 019600 0500

Location:

Description: 800 residential units

Potable Water Connection

Water Treatment Grid: North Grid

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

Connection Point #2:

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

Sewer Connection

Sewer Grid: District 2/Cedar Bay

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

Connection Point #2:

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

Reclaimed Water Connection

Reclaim Grid: North Grid

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

Connection Point #2:

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

Electric Availability:

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

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

EXHIBIT 7

Seaton Creek Reserve CDD
OPINION OF PROBABLE CONSTRUCTION COSTS
Conceptual Site Improvements and Pre-Engineering Estimate

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

Notes

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

**SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

December 28, 2021 Minutes of Continued Public Hearing & Regular Meeting

Minutes of the Continued Public Hearing & Regular Meeting

The Continued Public Hearing & Regular Meeting of the Board of Supervisors for the Seaton Creek Reserve Community Development District was held on **Tuesday, December 28, 2021 at 2:00 p.m.** at the Bartram Park Executive Center located at 12724 Gran Bay Pkwy West, Suite 410, Jacksonville, FL 32258.

1. CALL TO ORDER

Brian Lamb called the Continued Public Hearing & Regular Meeting of the Board of Supervisors of the Seaton Creek Reserve Community Development District to order on **Tuesday, December 28, 2021 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Ross Puzzitiello	Chair	<i>via conference call</i>
Rick Puzzitiello	Vice-Chair	<i>via conference call</i>
Amy Dewey	Supervisor	
Ward Huntley	Supervisor	
Zenzi Rogers	Supervisor	

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Wes Haber	District Counsel, Hopping Green & Sams	<i>via conference call</i>

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO CONTINUED PUBLIC HEARING

Mr. Lamb directed the Board to recess to the Continued Public Hearing.

**4. CONTINUED PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2021
& 2022 BUDGET**

**A. Open Continued Public Hearing on Adopting Final Fiscal Year 2021 & 2022
Budget**

MOTION TO:	Open the continued public hearing.
MADE BY:	Supervisor Rogers
SECONDED BY:	Supervisor Huntley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Staff Presentations

Mr. Lamb went over the resolutions, budgets, and Developer Funding Agreements with the Board. Supervisor Ross Puzzitiello mentioned that it should be 800 for the units and the lots should be 50 ft. The adjustments will be noted and the unit count for now will be struck since it is not applicable. There was also a question from Supervisor Rick Puzzitiello about when the developer will be responsible to make the payment. Mr. Lamb answered.

C. Public Comments

There were no public comments.

**D. Consideration of Resolution 2022-03; Adopting Final Fiscal Year 2021 Budget
i. Developer Funding Agreement**

The Board reviewed the resolution, budget, and funding agreement.

MOTION TO:	Approve Resolution 2022-03 with the budget with a prorated portion of the year for fiscal year 2021 as presented, and the form of the Developer Funding Agreement.
MADE BY:	Supervisor Dewey
SECONDED BY:	Supervisor Huntley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

E. Consideration of Resolution 2022-04; Adopting Final Fiscal Year 2022 Budget
i. Developer Funding Agreement

The Board reviewed the resolution, budgets, and funding agreement. There were a few questions about the budget, timing of payments, and when the fiscal year begins. Mr. Lamb answered.

MOTION TO:	Approve Resolution 2022-04, the budget for fiscal year 2022 in standard form, and the form of the Developer Funding Agreement with the authorization for staff to finalize it with the associated landowner for payment of the costs incurred.
MADE BY:	Supervisor Huntley
SECONDED BY:	Supervisor Dewey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

F. Close Continued Public Hearing on Adopting Final Fiscal Year 2021 & 2022 Budget

The public hearing was closed.

5. RETURN AND PROCEED TO REGULAR MEETING

Mr. Lamb directed the Board to return and proceed to the regular meeting.

6. BUSINESS ITEMS

A. General Matters of the District

There were no general matters to discuss.

7. VENDOR AND STAFF REPORTS

A. District Counsel

Mr. Haber provided an update on the bond validation hearing, which will be on February 17, 2022. He went over that one of the documents that is needed is the Engineer's Report that the Board will need to approve in January if possible. Mr. Lamb went over that the next regular meeting will be January 25, 2022 at 2:00 p.m. Mr. Haber briefly discussed attending the hearing and requirements with the Board.

B. District Engineer

There were no reports from the Engineer.

C. District Manager

There was nothing additional from the District Manager.

8. CONSENT AGENDA

A. Consideration of Special Organizational Meeting Minutes September 21, 2021

B. Consideration of Landowners Election Meeting Minutes October 28, 2021

C. Consideration of Public Hearings & Regular Meeting Minutes October 28, 2021

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Dewey
SECONDED BY:	Supervisor Huntley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

9. SUPERVISOR REQUESTS AND COMMENTS

There were no supervisor requests or comments.

10. AUDIENCE COMMENTS

There were no audience comments.

11. ADJOURNMENT

The meeting was adjourned.

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal