

WILFORD PRESERVE
Community Development District

APRIL 12, 2018

Wilford Preserve

Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092

Phone: 904-940-5850 - Fax: 904-940-5899

April 5, 2018

Board of Supervisors
Wilford Preserve
Community Development District

Dear Board Members:

The Wilford Preserve Community Development District Meeting is scheduled for **Thursday, April 12, 2018 at 1:00 p.m.** at **Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065**. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the March 5, 2018 Meeting
- IV. Acceptance of the Minutes of the March 5, 2018 Landowners' Election
- V. Public Hearing to Consider the Imposition of Special Assessments
 - A. Consideration of Resolution 2018-09, Equalizing and Imposing Special Assessments
- VI. Consideration of Resolution 2018-10, Rescheduling the Public Hearing on Rules of Procedure
- VII. Consideration of Resolution 2018-11, Rescheduling the Public Hearing on Uniform Method of Collecting
- VIII. Consideration of Proposals for Engineering Services
- IX. Selection of Audit Committee and Authorization for Staff to Issue an RFP
- X. Staff Reports
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager
- XI. Consideration of Funding Request No. 3
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting – May 17, 2018 at 10:00 a.m. at the offices of GMS
- XIV. Adjournment

Audit Committee Meeting

- I. Call to Order
- II. Approval of Auditor Evaluation Criteria
- III. Other Business
- IV. Adjournment

Enclosed under the third order of business is a copy of the minutes of the March 5, 2018 meeting for your review and approval.

Enclosed under the fourth order of business is a copy of the minutes of the March 5, 2018 Landowners' Election for your acceptance.

The fifth order of business is the public hearing to consider the imposition of special assessments. Enclosed for your review and approval is resolution 2018-09.

The sixth order of business is consideration of resolution 2018-10, rescheduling the public hearing on the rules of procedure. A copy of the resolution is enclosed for your review and approval.

The seventh order of business is consideration of resolution 2018-11, rescheduling the public hearing on the uniform method of collecting. A copy of the resolution is enclosed for your review and approval.

The eighth order of business is consideration of proposals for engineering services. A copy of the only proposal received is enclosed for your review and approval.

The eleventh order of business is consideration of funding request number three. A copy of the funding request is enclosed for your review and approval.

The balance of the agenda is routine in nature and staff will present their reports.

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 (904) 940-5850.

Sincerely,

James Perry

James Perry

District Manager
Wilford Preserve Community
Development District

AGENDA

***Wilford Preserve
Community Development District
Agenda***

Thursday
April 12, 2018
1:00 p.m.

Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065
Call In # 1-888-394-8197 Code 343382

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the March 5, 2018 Meeting
- IV. Acceptance of the Minutes of the March 5, 2018 Landowners' Election
- V. Public Hearing to Consider the Imposition of Special Assessments
 - A. Consideration of Resolution 2018-09, Equalizing and Imposing Special Assessments
- VI. Consideration of Resolution 2018-10, Rescheduling the Public Hearing on Rules of Procedure
- VII. Consideration of Resolution 2018-11, Rescheduling the Public Hearing on Uniform Method of Collecting
- VIII. Consideration of Proposals for Engineering Services
- IX. Selection of Audit Committee and Authorization for Staff to Issue an RFP
- X. Staff Reports
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager
- XI. Consideration of Funding Request No. 3
- XII. Supervisors' Requests and Audience Comments

XIII. Next Scheduled Meeting – May 17, 2018 at 10:00 a.m. at the offices of GMS

XIV. Adjournment

Audit Committee Meeting

I. Call to Order

II. Approval of Auditor Evaluation Criteria

III. Other Business

IV. Adjournment

MINUTES

MINUTES OF MEETING
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Wilford Preserve Community Development District was held on Monday, March 5, 2018 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Batey McGraw	Chairman
Greg Murell	Supervisor
Khaled Oweis	Supervisor

Also present were:

Jim Perry	District Manager
Wes Haber	District Counsel
Daniel Laughlin	GMS
Glynn Taylor	Taylor & White
Patrick Metcalf	Dream Finders Homes
Rhonda Mossing	MBS Capital Markets
Nick Powell	Dream Finders Homes
Misty Taylor	Bryant Miller & Olive

FIRST ORDER OF BUSINESS

Call to Order

Mr. Perry called the meeting to order at 1:30 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Affidavit of Publication

A copy of the affidavit was enclosed in the agenda packet.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignations from Robert White and Nick Powell

On MOTION by Mr. Oweis seconded by Mr. Murrell with all in favor the resignations of Robert White and Nick Powell were accepted.
--

B. Oath of Office for Newly Elected Supervisors

Mr. Perry administered the oaths of office.

C. Resolution 2018-01, Canvassing and Certifying the Results of the Landowners Election

Mr. Perry stated just prior to this meeting we held the landowners' meeting. There was a proxy and ballots were cast and the results of that were Batey McGraw 150 votes, Khaled Oweis 200, Greg Murrell 200, Bois Farrar 150 and Lynda Richardson 150. We will certify those under resolution 2018-01.

On MOTION by Mr. McGraw seconded by Mr. Murrell with all in favor Resolution 2018-01 was approved.

D. Resolution 2018-02, Election of Officers

Mr. Perry stated resolution 2018-02 is election of officers. I would ask that the board consider naming myself as the Secretary, Mr. Oliver of my office as the Treasurer, myself as Assistant Treasurer and James Oliver and Daniel Laughlin as Assistant Secretaries. We would ask you to name a Chairman and Vice Chair and then the other board members would be Assistant Secretaries.

Mr. McGraw stated I will appoint myself as Chair and Greg would be Vice Chair.

On MOTION by Mr. McGraw seconded by Mr. Oweis with all in favor Resolution 2018-02 was approved.

FIFTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report

Mr. Taylor stated I have two pages that I want to change out, table one and table three.

Mr. Haber stated just by way of background, we're going to kick off the process to levy assessments that will ultimately secure any bonds the district issues. In order to do that the board needs to approve an Engineer's report describing improvements that you may fund, as well as a methodology that describes how the assessments will be allocated. You have in front of you a copy of the Engineer's report. Glynn, if you could just run through it quickly with respect to the line items of types of improvements that are included, the estimated costs and just state for the record that the estimated costs are reasonable.

Mr. Taylor stated the report includes all of the roadways, the pump station, amenity areas, stormwater ponds, and earthwork. It does not include anything that has to do with the lots. You have to put one strip of sod adjacent to pavement, all the sidewalks, ADA ramps, the

stormwater piping, reuse line, water line, an eight-foot path, all onsite utilities and private parks.

Mr. Haber stated and the most up to date estimated costs is \$17,191,70. In your opinion those estimated costs are reasonable?

Mr. Taylor responded yes.

On MOTION by Mr. McGraw seconded by Mr. Murrell with all in favor the Engineer's report was approved.

B. Consideration of Assessment Methodology

Mr. Perry stated a master assessment methodology was distributed that reflects the cost of construction as just presented of \$17,191,70. With that construction MBS has done a pricing of the bonds to be approximately \$21,535,000. We've allocated that to the 445 lots that are planned for the development with a differentiation between the 50' and 60' lots based on the front footage of the lots. This master report assumes that all that construction is financed and we know that the district is going to issue something less than that in the future in regards to the bonds but this gives you flexibility as to the issuance of those bonds going forward.

On MOTION by Mr. McGraw seconded by Mr. Oweis with all in favor the Engineer's report was approved.

C. Consideration of Resolution 2018-03, Declaring Special Assessments

Mr. Perry stated there needs to be some changes to the numbers in the one that's included in your agenda package in regards to the construction improvements.

Mr. Haber stated paragraph three the \$15,837,825 will be replaced with the number that Glynn just provided you, the \$17,191,70. Additionally the \$19,840,000 set forth in paragraph four will be replaced with the amount set forth in the methodology, the \$21,535,000. This resolution is the first step you'll take in levying assessments on the property to secure the bonds. It's a two-step process, today's meeting being the first step. After you consider this resolution you will consider another resolution setting a public hearing date subsequent to this meeting. We will need to mail a notice to the property owner informing them of the public hearing date and we will also need to publish a copy of this resolution as well as a separate

notice in the newspaper. Thirty plus days from now we will hold that public hearing and formally adopt the resolution, which would levy those assessments. As Jim mentioned, those are just a ceiling. It gives us the right but not the obligation to issue bonds and impose assessments that we can then collect to secure those bonds in those amounts. This resolution approves the project and approves the methodology for purposes of kicking off the process.

On MOTION by Mr. McGraw seconded by Mr. Murrell with all in favor Resolution 2018-03 was approved.

D. Consideration of Resolution 2018-04, Setting a Public Hearing Date

Mr. Perry stated this just dovetails the previous resolution setting a public hearing. We do have some proposed dates coming up for the board to approve for the rest of the year. Rhonda, I don't know which date you were targeting for the hearing?

Ms. Mossing responded I was targeting April 12th.

Mr. McGraw asked and that was based on the timeline that you gave us a week ago?

Ms. Mossing responded that would be the soonest you could hold the meeting because you need 30 days notice. If you push it out that's going to delay the issuance.

Mr. McGraw stated I think the twelfth is great.

Mr. Perry stated so April 12th at 1:00 at this location.

On MOTION by Mr. McGraw seconded by Mr. Oweis with all in favor Resolution 2018-04 was approved.

E. Consideration of Resolution 2018-05, Bond Authorization

Ms. Taylor stated this is what we consider the master bond resolution that lays out a not-to-exceed amount of \$22,000,000. This is not an obligation to issue that amount of bonds, we just want to give this outside amount so we can use that amount to file a validation complaint. The District is required to validate bonds that have a term of more than five years so this resolution authorizes us to file that action in the circuit court. That's a process we will have to complete before we can issue the first series of bonds with a term longer than five years. This resolution doesn't approve any particular series. We will come back to the board with a

supplemental bond resolution that will contain the terms and the structure of the particular bond issue that we're looking at that time.

Mr. Haber asked Misty you mentioned we would have to complete that process before the first issuance. Are we contemplating an issuance before the completion of validation?

Ms. Mossing responded we are contemplating B Bonds with a term less than five years.

Mr. Haber asked so because in all likelihood we will get to the ability to issue those before the validation is complete because we're subject to the judge's calendar it's sometimes a longer process but because the board is considering issuance of the B Bonds you only need to validate bonds that are going to have a term in excess of five years and I think we're thinking about having a term of less than five years.

Mr. McGraw asked are they all going to be less than five with the staged funding?

Ms. Mossing responded what you would be funding this year, even if it was just the first part of the B Bonds, would still be less than five years and then what you fund next year if we don't fund all of the B Bonds this year and you want to do a B Bond tranche next year, when you do your A Bonds then the A Bonds would be thirty years but both of those would be after your validation so you could do your B Bonds eight years if you wanted to.

Mr. McGraw asked so that second tranche could be longer if need be?

Ms. Mossing responded you have some flexibility there. You could tie it to your build out schedule.

Mr. McGraw asked just this first tranche can be no longer than five years?

Ms. Mossing responded right.

Mr. McGraw asked the limit, is that in the perpetuity?

Mr. Haber responded you could validate more. You would have to identify more improvements so the limit is based on the 17 million dollars worth of improvements to get to the 22 million for cost issuance fees and stuff like that but if you had to issue more bonds you would have to identify more improvements that you would fund with those bonds and then go back through the validation process.

Mr. McGraw stated I'm thinking of expansions to the community features and amenities. You could go back and validate more after the fact?

Mr. Perry responded correct.

On MOTION by Mr. McGraw seconded by Mr. Murrell with all in favor Resolution 2018-05 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Matters Related to Project Construction****A. Resolution 2018-08, Authorizing RFP for Infrastructure Construction Project**

Mr. Haber stated this resolution is to allow the district to issue a request for proposals for certain infrastructure construction. The way it works is the district is required to publicly notice in a newspaper the project. That notice needs to give 30 days for a proposer to submit and prepare their proposal to the board for review. The resolution has two documents that it's approving in substantial form, the first of which is a copy of the notice that would ultimately end up in the newspaper. There are a number of blanks that we would fill in once we know the details and secondly, the evaluation criteria that the board would use to review and choose the winning proposer. The request for proposals gives the board the opportunity to review the qualifications of the proposers and it's not exclusively based on price, so if somebody comes in at the lowest price but they're not necessarily qualified you don't have to award the contract to them. The ultimate contract cannot be awarded and signed until we close on the bonds and the district has funds in its account to pay for the project that is going to be subject to the contract. Either funds in an account or some other source of payment. Sometimes districts will have funding agreements with the developer. If the contract we enter into either is entered into prior to the bonds being closed on, or if the contract we enter into is in excess of the amount of funds that we have. This resolution is really to give your chair, together with staff, the ability to be able to move forward and get an RFP in the newspaper and prepared so we can have it to you to review in connection with your issuance of the bonds.

Mr. McGraw asked what other action is required to name the evaluation committee?

Mr. Haber responded you don't need to have an evaluation committee. The board can do it. If you want an evaluation committee it would be up to you to appoint that committee. If you do that, the committee is subject to the Sunshine Law and public records so they would have to publicly notice their meetings. The way an evaluation committee would work is they would not make the decision for you; they would merely review, score them, and make a recommendation to you so this board would still need to meet and review the recommendation. You don't have to accept that recommendation but if you wanted to it could streamline this

board's process if you have a recommendation from the committee that says here's our rankings, we recommend you go with contractor X. If you have lots of trust in your committee you could just say motion to approve the committee's recommendation. Alternatively, you don't need a committee. You will be provided the package and then you will need to go through that evaluation criteria and score the packages and you can get input from your engineer on that process.

Mr. McGraw stated I think we will forgo a committee.

On MOTION by Mr. McGraw seconded by Mr. Oweis with all in favor Resolution 2018-08 was approved.

Mr. Oweis asked how quickly does that now go to the paper?

Mr. Haber responded if you look at the notice there are some blanks that we need to fill in so as quickly as we can get the information.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-06, Designating a Regular Meeting Schedule

Mr. Perry stated the meetings that would be scheduled would be April 12th, which would be the public hearing that we just discussed earlier, May 17th, June 21st, July 19th, August 16th and September 20th.

Mr. McGraw asked what time?

Mr. Perry responded 1:30. Keep in mind, other than the April 12th meeting that we've already talked about, the other ones if we have items that we need to meet for we will meet or we can change dates going forward. We just wanted to put a schedule together on a calendar basis. It sounds like for the next three or four months with the bonds we will probably be meeting every one of those months I would expect.

Mr. McGraw stated I can't do the 17th. I can do the 16th. We can do the 17th if it were 10:00.

On MOTION by Mr. McGraw seconded by Mr. Oweis with all in favor the meeting schedule was approved as revised.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2018-07,
Amending Resolution 2017-15 to Re-
Schedule and Notice the Public Hearings on
the FY 2017 and 2018 Budgets**

Mr. Haber stated looking back at the meeting schedule I think the best option would be the meeting on May 17th.

On MOTION by Mr. McGraw seconded by Mr. Murrell with all in favor Resolution 2018-07 was approved.
--

NINTH ORDER OF BUSINESS

Approval of Minutes

- A. April 14, 2017 Organizational Meeting**
- B. June 16, 2017 Meeting**
- C. September 1, 2017 Meeting**

Mr. Perry stated copies of the minutes are included in your agenda package.

On MOTION by Mr. McGraw seconded by Mr. Murrell with all in favor the minutes of the April 14, 2017 organizational meeting, June 16, 2017 meeting, and September 1, 2017 meeting were approved.

TENTH ORDER OF BUSINESS

**Acceptance of the minutes of the September
1, 2017 Audit Committee Meeting**

On MOTION by Mr. McGraw seconded by Mr. Murrell with all in favor the minutes of the September 1, 2017 audit committee meeting were accepted.

ELEVENTH ORDER OF BUSINESS

**Selection of Audit Committee and
Authorization for Staff to Issue an RFP**

This item was tabled.

TWELFTH ORDER OF BUSINESS

**Consideration of RFQ for Engineering
Services**

Mr. McGraw asked can Taylor & White qualify to be the district engineer?

Mr. Haber responded yes. They're presently the engineer on an interim basis so in order to sign an ongoing contract with them you need to go through this public procurement process.

Mr. McGraw asked do we have the ability to modify these selection criteria?

Mr. Haber responded it's pretty standard. You have the right to modify the points assigned but the actual criteria are established by statute.

On MOTION by Mr. McGraw seconded by Mr. Oweis with all in favor the RFQ for engineering services was approved.

THIRTEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being none, the next item followed.

B. Interim Engineer

Mr. Taylor stated as of now Clay County has approved the engineering plans. On the way here I dropped off the last drawing that CCUA should need. We submitted them in January but they couldn't find them so we had to resubmit and that should take care of CCUA and we can get the DEP permits for water and sewer. Two weeks ago we submitted the last engineering stuff that the water management district needed so that should be issued in about two weeks and then it goes before a board so you should have the permit in about a week and a half.

C. District Manager

Mr. Perry stated a lot of these public notices are expensive so we need to make sure we have the funding. I'll get with Patrick on that.

FOURTEENTH ORDER OF BUSINESS Consideration of Funding Request No. 2

Mr. Perry stated this funding request goes back from May of last year. The only thing to note on this is the insurance payment is for this whole fiscal year; we don't do that in installments.

Mr. McGraw asked is there a fixed amount with the management fees invoices?

Mr. Perry responded most of the variation is copies or printing.

Mr. McGraw asked why was April higher?

Mr. Perry responded that is our normal fee because of the organizational meeting and then we reduced it because you were kind of in a hold pattern at that time.

Mr. McGraw asked Wes, any explanation for December?

Mr. Haber responded mine are invoices that detail so probably the best way to figure it out is to look at the invoice.

On MOTION by Mr. McGraw seconded by Mr. Oweis with all in favor funding request number two was approved.

FIFTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. McGraw asked who is going to complete the RFP document?

Mr. Haber responded I'll work with Glynn and then we will send it to the district manager who will make arrangements to have it published.

Mr. Perry asked do you want the district engineer, after he receives all of the proposals, to rank them based upon that criteria?

Mr. McGraw responded no I think we will rank them ourselves. Do we need to potentially work on a funding agreement as well? We're going to bid the whole set of drawings which includes work outside of the assessments.

Mr. Haber asked are you going to want the district to enter into a contract that will include both work that can be paid for by the district and work that would be paid by the developer?

Mr. McGraw responded I guess that's one option. The second part is the funding versus the non-funded work that is included in the engineer's report. The district can't sign a contract that includes work that is not in the engineer report?

Mr. Haber responded the District can enter into a contract that includes work that is not in the engineer's report; however, the District will need to enter into a funding agreement with the developer before doing so.

Mr. Taylor stated I've got it set up that the lots are separate prices so you will get a price that shows the clearing of the lots and it will be a lump sum price for that, filling of the lots, any unsuitables removed, those are separate line items so you will know which costs go to the CDD and which ones don't.

Mr. Haber asked do you want the flexibility to award to multiple contractors?

Mr. Oweis responded we don't want to do that but the reason for that is I want the landowner to be able to pave the road clearly so if we enter into an impact fee agreement the landowner can get the credit for those impact fees instead of the CDD.

Mr. McGraw stated we will pay for the lot improvements and probably the Chestwick improvements.

Mr. Taylor stated Basham & Lucas' tree plan and landscaping – before we bid we did not include that. Do we want to include that as an option because that can be included in the CDD.

Mr. Oweis stated we can have it announced when we contract with them but it doesn't have to be part of the contract.

Mr. Haber stated you can leave yourself the option to add it.

Mr. McGraw stated we will solicit to it and then we will probably bid it outside to compare.

Mr. Taylor stated I will break it up to Phase 1 trees and Phase 2 and all of the landscaping related to that.

Mr. Haber stated if that landscape work exceeds \$350,000 then you would need to go through this process for only that work. If you choose not to award it to one of the contractors as one of the alternatives and it exceeds \$350,000, then the district is going to have to do a public RFP.

Mr. McGraw stated if we don't include it we will pay for it. A lot of it is on Chestwick so that is going to be something we pay for anyway since it's part of the dedicated improvements so you're going to have to break out Chestwick landscaping, Phase 1 landscaping, and Phase 2 landscaping and then we will decide how to do it.

SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 12, 2018 at 1:00 am. at the Plantation Oaks Amenity Center

Mr. Perry stated our next meeting is going to be on April 12th at 1:00 and we will also have the audit committee meeting at that time.

SEVENTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. McGraw seconded by Mr. Oweis with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

A landowners meeting of the Board of Supervisors of the Wilford Preserve Community Development District was held Monday, March 5, 2018 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present were:

Batey McGraw

Dream Finders Homes

Also present were:

James Perry
Wes Haber

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order at 1:30 p.m.

SECOND ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Perry stated I have a landowner's proxy reflecting 256 votes. There are 264 approximate acres within the district boundaries and the proxy holder is Batey McGraw. You can cast for your nominees up to 256 votes for each one. We recommend you do a little less than that just in case there is some issues with the boundaries. Keep in mind in regards to the supervisors that you're nominating for this the two highest votes get a four year term and the other three will have two year terms.

Mr. McGraw asked if someone resigns we could do a special election to get someone new, right?

Mr. Perry responded if they resign the board will just appoint a new supervisor.

Mr. Haber stated ultimately we're going to have to get in front of a judge and tell the judge we comply with all aspects of the law in order to validate the bonds. If you have five names but two of them need to submit a resignation that officially creates the two vacancies that the remaining three members of the board can fill at your next meeting.

Mr. McGraw asked what names do you have?

Mr. Perry responded I have yours, Khaled, and Greg.

Mr. McGraw stated I'm going to add two more. Bois Farrar and Lynda Richardson.

Mr. Perry asked how would you like to cast those votes?

Mr. McGraw responded 200 to Khaled and Greg and 150 to Bois, myself and Lynda.

THIRD ORDER OF BUSINESS

**Election of a Chairman for the Purpose of
Conducting the Landowners Meeting**

Mr. Perry acted as the Chairman of the landowners meeting.

FOURTH ORDER OF BUSINESS

**Nominations for the Position of Supervisors
(5)**

Mr. McGraw nominated Batey McGraw, Khaled Oweis, Greg Murrell, Lynda Richardson and Bois Farrar.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. McGraw cast 200 votes for Khaled Oweis, 200 votes for Greg Murrell, 150 votes for Batey McGraw, 150 votes for Bois Farrar and 150 votes for Lynda Richardson.

SIXTH ORDER OF BUSINESS

**Tabulation of Ballots and Announcement of
Results**

Mr. McGraw cast 200 votes for Khaled Oweis, 200 votes for Greg Murrell, 150 votes for Batey McGraw, 150 votes for Bois Farrar and 150 votes for Lynda Richardson.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

FIFTH ORDER OF BUSINESS

A.

RESOLUTION 2018-09

A RESOLUTION OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Wilford Preserve Community Development District (the “District”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the “Board”) noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management, roadway improvements, water and sewer systems, recreation improvements, landscape and hardscape improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Project (the "Project"), the nature and location of which was initially described in Resolution 2018-03 and is shown in the *Engineering Report*, prepared by Taylor & White, Inc. and dated February 23, 2018 (the "Engineer's Report"), and which Project's plans and specifications are on file in the District's records office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the "Bonds").

(g) By Resolution 2018-03, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefited property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide all or a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2018-03 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2018-03, said Resolution 2018-03 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2018-03, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2018-04 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear

before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On April 12, 2018, at the time and place specified in Resolution 2018-04, and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Methodology Report*, dated March 5, 2018 (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2018-03, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in

full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or, one time, a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Clay County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) There may be required from time to time certain true-up payments as specified the Assessment Report and in supplemental assessment methodology reports. As parcels of land or lots are platted or subject to site plan approval, the Special Assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted or subject to site plan approval, it shall be an express condition of the lien established by this Resolution that any and all initial plats or site plans of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of

Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such the Assessment Report and supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit B**, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining property, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with Dream Finders Homes, LLC, that it intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due

and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Clay County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 12th DAY OF APRIL, 2018.

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: *Engineering Report*, dated February 23, 2018

Exhibit B: *Master Special Assessment Methodology Report*, dated March 5, 2018

Exhibit A

Engineer's Report

ENGINEERING REPORT

**Wilford Preserve
Clay County, Florida**

***PREPARED FOR:
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FLORIDA 32092***

Submitted By:



***Taylor & White, Inc.
9556 Historic Kings Road S., Suite 102
Jacksonville, Florida 32257***

February 23, 2018

INTRODUCTION

The Wilford Preserve Community Development District (the "District") encompasses approximately 264.56 acres within the unincorporated area of the eastern part of Clay County, Florida. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for the community development within the District. The District is located in portions of Sections 3, 4, 9, 10 and 11, Township 4 South, Range 25 East. The Community to be developed within the District will be known as Wilford Preserve (The "Development"). The District is currently bounded to the north by the Spencer's Plantation single-family development and jurisdictional wetlands on the east, west and south sides. The access to the District is via Cheswick Oak Avenue and White Heron Lane. The District is located at the end of Cheswick Oak Avenue, approximately 1.3 miles south of Argyle Forest Boulevard. **Exhibit 1** represents a Vicinity Map showing the location of the development and the adjacent roads and cities and **Exhibit 2** is an enlarged Location Map of the same area. **Exhibit 3** is a survey and legal description of the District.

The District is located within the Branan Field Master Plan ("BFMP"). As a requirement of the BFMP, Wilford Preserve Development, LLC ("Developer") will dedicate one hundred and ten feet (110') of right-of-way of Cheswick Oak Avenue, totaling approximately 8.93 acres to Clay County. In addition, Developer will deed up to 8.05 acres for active recreation to the District.

The Development is currently planned to include approximately 445 single-family homes. The Development will also include a community recreation area to be financed by the District. **Exhibit 4** is a site plan of the Development showing its proposed layout.

The master infrastructure improvements to be financed by the District are set forth in **Table 1** and include offsite road improvements to Cheswick Oak Avenue, the construction of loaded onsite roads to connect to Spencer's Plantation to the north, roadway construction in front of home sites, utility construction, storm drainage facilities, wetland mitigation and the construction of multiple community recreation areas, entrance features, landscaping and perimeter fencing and buffering. The Developer is currently working with Clay County staff to receive impact fee credits for the cost of construction of Cheswick Oaks Ave., approximately \$2,600,000.00

The Developer has ongoing contracts for furnishing professional services for the current development activity with Taylor & White, Inc. The work included in the contracts with Taylor & White, Inc. is for the design and permitting of the onsite and offsite infrastructure improvements. These improvements include earthwork, sanitary sewer collection and force main system, potable water distribution system, reuse distribution system, roads, the storm drainage system and sidewalks. All the offsite and onsite master infrastructure and subdivision improvements have been designed to accommodate the project at build out as well as to meet Clay County's BFMP.

The real property interests necessary for the construction of the improvements described herein may be acquired for value by the District. The price for such acquisitions shall be based on an appraisal approved by the District. The District may pay for such acquisitions with impact fee credits it receives as a result of the District financing, acquiring or constructing Cheswick Oaks Avenue.

GOVERNMENTAL ACTIONS

The Clay County Board of County Commissioners approved the District on February 28, 2017. All applicable zoning, vesting and concurrency approvals are in place. The Clay County Utility Authority (CCUA) has issued a water and sewer availability letter indicating the availability of water and sewer to serve the entire community. **Table 2** is a list of all of the development permits applied for and the status of the applications.

It is my opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District as presented in the summary of statutory items estimated project cost, subject to, continued compliance with all conditions of the Development Order and permit issuance.

STORMWATER MANAGEMENT SYSTEM

The St. Johns River Water Management District (SJRWMD) regulates the design criteria for the District's stormwater management system. The District is located in the Black Creek drainage basin. The pre-development site runoff and water management conditions have been examined, modeled, and are under review by the SJRWMD. The existing onsite natural occurring wetlands have been delineated and verified by SJRWMD and the United States Army Corps of Engineers.

The stormwater management plans for the District focus on utilizing newly constructed ponds, in upland areas, for stormwater treatment in conjunction with the naturally occurring wetlands. The naturally occurring wetlands and pond system account for approximately 50% of the District's land area.

The District's objectives for the stormwater management system are:

1. To provide stormwater quality treatment, storage, and conveyance.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydro periods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas, which naturally drain through the District.
6. To preserve the function of the floodplain storage during the 100-year storm event.

The stormwater collection and overflow systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydro periods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the overflow control structures.

WETLANDS MITIGATION

Wetland impacts within the District currently require 95.49 acres of wetlands and uplands to be preserved via conservation easement as set forth in the application for the SJRWMD permit for the development. Final approval of the wetlands mitigation plan by the SJRWMD and the United States Army Corps of Engineers may require modification of the mitigation plan.

WASTEWATER COLLECTION SYSTEM

The District lies within the unincorporated area of Clay County and the CCUA provides the wastewater service. The District is in the Clay County Regional W.W.T.P. service area. In 2017, a master water

and sewer plan was submitted to the CCUA and approved showing the project, land use, flow projections, and preliminary utility systems necessary to serve the total development. The report also showed the general size, location and extent of the master system needed to meet the requirements of service. This master plan reflects the project, as it exists today. The outstanding permits in force today include the master infrastructure to handle four hundred forty five (445) single-family homes. The District's onsite sanitary sewer system will consist of 8" gravity sewer lines with appurtenant manholes and one (1) pump station. The pump station located at the southeast side of the District will also accommodate the entire District flows. The District will install approximately three thousand five hundred feet (3,500') of 12" force main in the Cheswick Oak Avenue right-of-way to the existing CCUA force main lying in the Cheswick Oak Avenue right-of-way and approximately three thousand feet (3,000') of 6" force main within the roads of the District to the existing CCUA force main lying in the White Heron Trail right-of-way within the Spencer's Plantation development to the north. Upon completion of construction and certification, all of the wastewater collection system will be dedicated for operation and maintenance to CCUA.

POTABLE WATER DISTRIBUTION SYSTEM

The District lies within the unincorporated area in Clay County and the CCUA provides the potable water service. The District is served by a connection with the existing CCUA water main in the Cheswick Oak Avenue right-of-way and White Heron Trail right-of-way with water supplied by the Clay Water Treatment Facility. The water distribution systems will consist of 12", 8", 6", and 4" water mains with appurtenant valves and fire hydrants. Upon completion of construction and certification, all of the potable water distribution system will be dedicated for operation and maintenance to CCUA.

REUSE WATER DISTRIBUTION SYSTEM

The District lies within the unincorporated area in Clay County and the CCUA provides the reuse water service. The District is served by a connection with the existing CCUA water main in the Cheswick Oak Avenue right-of-way and White Heron Trail right-of-way with water supplied by the Clay Water Treatment Facility. The water distribution systems will consist of 12", 8", 6", and 4" water mains with appurtenant valves and fire hydrants. Upon completion of construction and certification, all of the reuse water distribution system will be dedicated for operation and maintenance to CCUA.

ROADWAYS

Vehicular access to the District is provided from White Heron Lane within the Spencer's Plantation Development. A second vehicular access Argyle Forrest Boulevard with the extension of Cheswick Oak Avenue providing a two (2) lane, unloaded, connecting road between the District and Argyle Forrest Boulevard. The external connection points and the internal road design for the District comply with the BFMP. Cheswick Oak Avenue extension will be irrigated and landscaped and will have underground electric, streetlights and sidewalks. All internal roadways will have sidewalks that will be maintained by Clay County. All roadways, external and internal will be owned and maintained by Clay County with the exception of street trees and irrigation, which will be maintained by the District.

RECREATION AREA

The multiple recreation areas totaling 8.05-acres are located throughout the District. The main recreation area plan consists of a parking area, a clubhouse, a swimming pool facility, a playground, dogpark and an open play field. The balance of the recreation areas will include additional

playgrounds, gazebos, picnic tables and open play fields. All recreation areas will be owned and maintained by the District.

ENTRANCE FEATURES, LANDSCAPING AND PERIMETER FENCING AND BUFFERING

The District will include entrance signs on either side of Firethorn Road entering the District from Cheswick Oak Avenue to the west. In addition, minor entrance features may be erected at most access points to the neighborhoods, including entrance connection at White Heron Lane.

UNDERGROUND AND STREET LIGHTING ELECTRICAL SYSTEM

The District lies within the area served by Clay Electric Cooperative, Inc. ("CEC"). CEC will provide underground electric service to the site from lines located within the public right-of-way of Cheswick Oak Avenue. The internal electrical distribution system will consist of underground cable with appurtenant transformers and service pedestals. In addition, all roadways will have streetlights. All electrical costs will be paid by developer.

PHASING

The Development will be developed in three (3) Phases as depicted in the below table:

	50' Lots	60' Lots	TOTAL
Phase I	119	26	145
Phase II	126	36	162
Phase III	112	26	138
	357	88	445

Phase I will include the Master Sanitary Sewer Pump Station, and Main Entrance from White Heron Lane.

Phase II will include the Amenity Center and Cheswick Oak Avenue.

Phase III will be constructed in two (2) sub-phases – 3A with 92 lots and 3B with 46 lots.

PROJECT COSTS

The Summary of Statutory Items Estimated Project Costs (**Table 3**) attached hereto outlines the anticipated costs associated with the construction of the master infrastructure (Series B). The costs associated with the master infrastructure include professional services, roadways and sidewalks, storm sewer system, potable water system, sanitary sewer system, underground electric and streetlights, wetlands mitigation, entrance features, landscaping, perimeter fencing and buffering and the recreation areas.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the

infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on constructed drawings and specifications, last revision.

It is my professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012 (1) and (2) of the Florida Statutes.

The estimate of the master infrastructure construction costs is composed of estimates or established contractual amounts and is not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Clay County and quantities as represented on the construction plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond my control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional service for establishing the opinion of estimated construction costs are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Signed

Date

Supporting Documentation

Special Assessment Bonds, Master Infrastructure Cost Report of District Engineer

Prepared for:

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Prepared by:

**Taylor & White, Inc.
D. Glynn Taylor, P.E.**

APPENDIX A

1. Tables

1. Special Assessment Revenue Bonds Master Infrastructure Improvements
2. Schedule of Development Permits
3. Summary of Statutory Items Estimated Project Costs

2. Exhibits

1. Vicinity Map
2. Location Map
3. District Legal Boundaries and Description
4. Community Development Map

Table 1
Wilford Preserve Community Development District
Special Assessment Revenue Bonds
Series A
Master Infrastructure Improvements

Description	Stormwater Mgmt System	Wastewater Collection System	Potable Water & Reuse System	Roadways and Sidewalks	Recreation Areas	Entry Features Landscape & Buffering	Cheswick Oak Ave. Extension	Total
Roadway & Drainage Improvements				\$5,340,265			\$1,395,130	\$6,735,395
Water, Sewer and Reuse Improvements		\$2,432,200	\$2,382,155				\$396,355	\$5,210,710
Stormwater Ponds	\$1,316,445						\$129,655	\$1,446,100
Hardscape*					\$1,606,620	\$839,000		\$2,445,620
Total	\$1,316,445	\$2,432,200	\$2,382,155	\$5,340,265	\$1,606,620	\$839,000	\$1,921,140	\$15,837,825

* Hardscape includes recreation area, entrance features and landscape



9506 Historic Kings Road S., Suite 102
Jacksonville, Florida 32257
P: (904) 346-0671 • F: (904) 346-1051
www.TaylorandWhite.com

Table 2
Wilford Preserve Community Development District
Schedule of Development Permits

Wilford Preserve Development Permits	Status
Clay County Engineering	TO BE SUBMITTED 1/25/2018, FINAL APPROVAL
St. Johns River Water Management District (SJRWMD) Application Number 148657-1	RESUBMITTAL WEEK OF 2/29/2018
Clay County Utility Authority Permit (CCUA) Application Number	FINAL SUBMITTAL 1/8/2018, WAITING FOR CCUA, FDEP, WATER & SEWER PERMITS
Army Corps of Engineers Permit (ACOE) Application Number	RESUBMITTAL 12/12/2017, PENDING APPROVAL



Taylor & White, Inc.
 Civil Design & Consulting Engineers

9556 Historic Kings Road S., Suite 102
 Jacksonville, Florida 32257
 T: (904) 346-0671 - F: (904) 346-3051
www.TaylorandWhite.com

Table 3
Wilford Preserve Community Development District
Summary of Statutory Items
Estimated Project Costs
Series B
Master Infrastructure Improvements

Description	Total
1. Stormwater Management System	\$1,316,445
2. Wastewater Collection System	\$2,432,200
3. Potable Water and Reuse Distribution Sysytem	\$2,382,155
4. Roadways and Sidewalks	\$5,340,265
5. Recreation Areas	\$1,606,620
6. Hardscape, Entry Features, Landscape and Buffering	\$839,000
7. Cheswick Oak Ave. Extension	\$1,921,140
Total	\$15,837,825

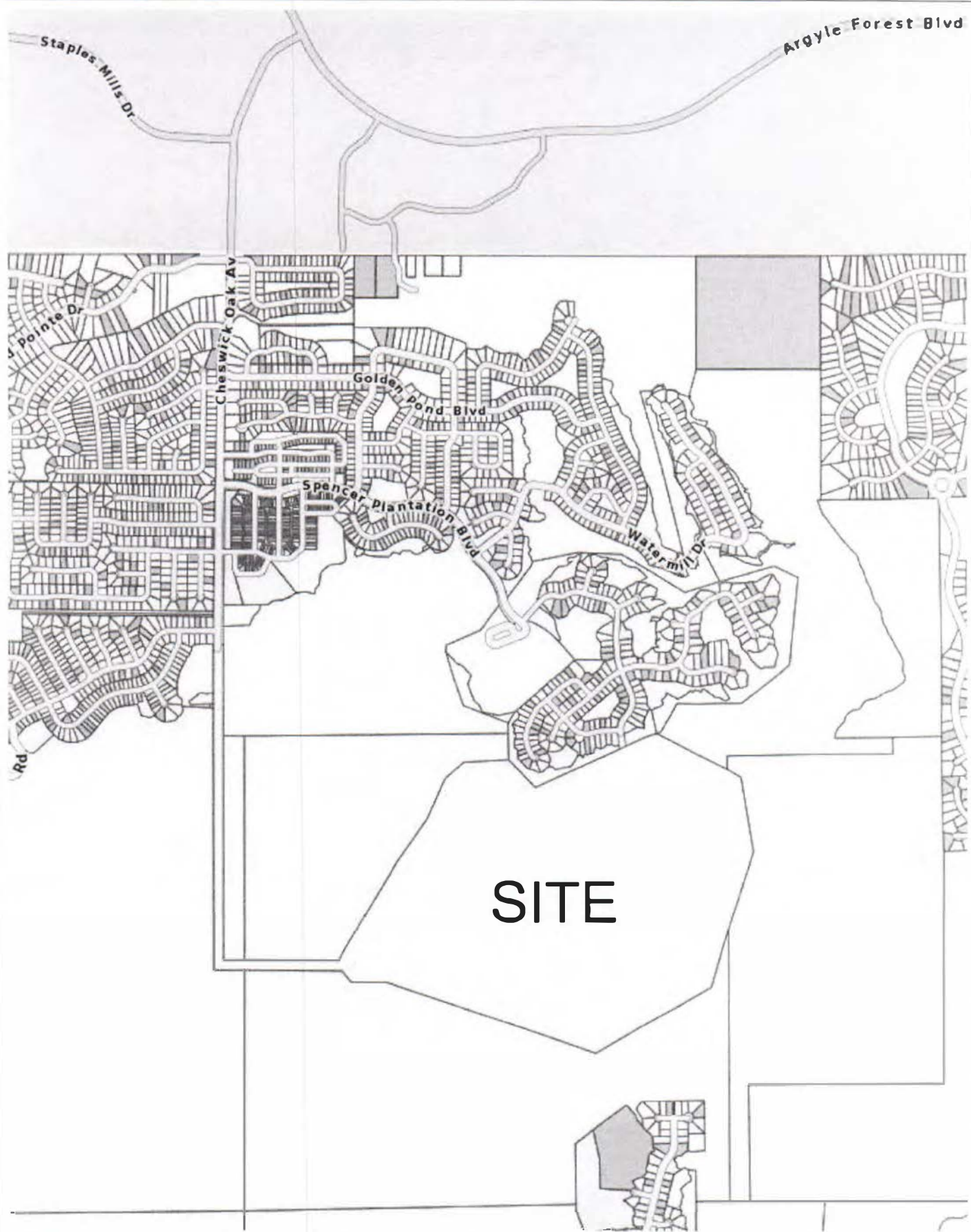


8556 Historic Kings Road S., Suite 102
 Jacksonville, Florida 32257
 T: (904) 346-8871 F: (904) 346-3051
www.TaylorandWhite.com



EXHIBIT 1 Vicinity Map

Scale:	N.T.S.
Project No.:	16050
Date:	March 2017
Sheet No.:	



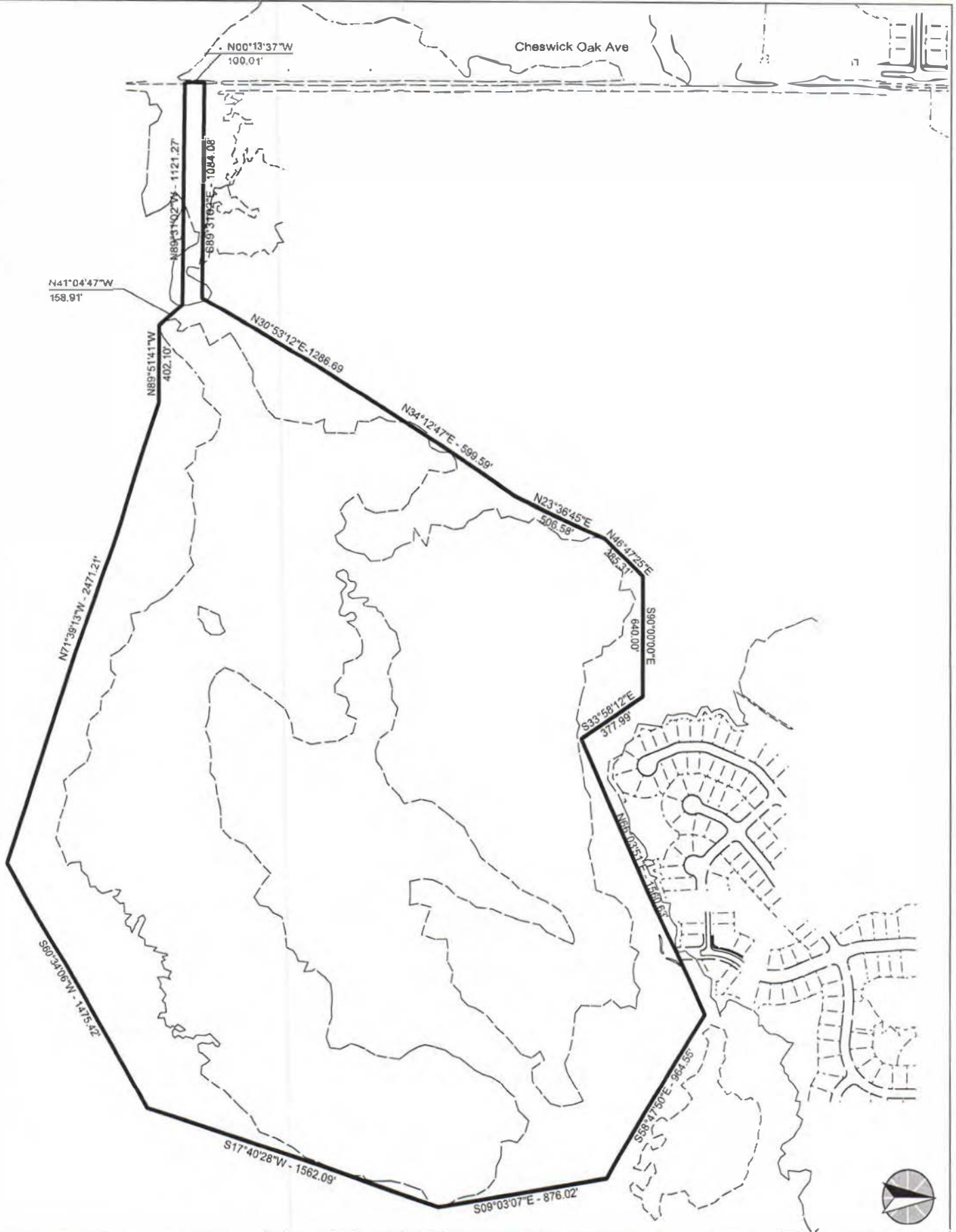
SITE



Taylor & White, Inc.
Civil Design & Consulting Engineers
9556 Historic Kings Road S., Suite 182
Jacksonville, Florida 32257
P: (904) 346-0671 • F: (904) 346-3051
www.TaylorandWhite.com

EXHIBIT 2 Location Map

Scale:	N.T.S.
Project No.:	16050
Date:	March 2017
Sheet No.:	

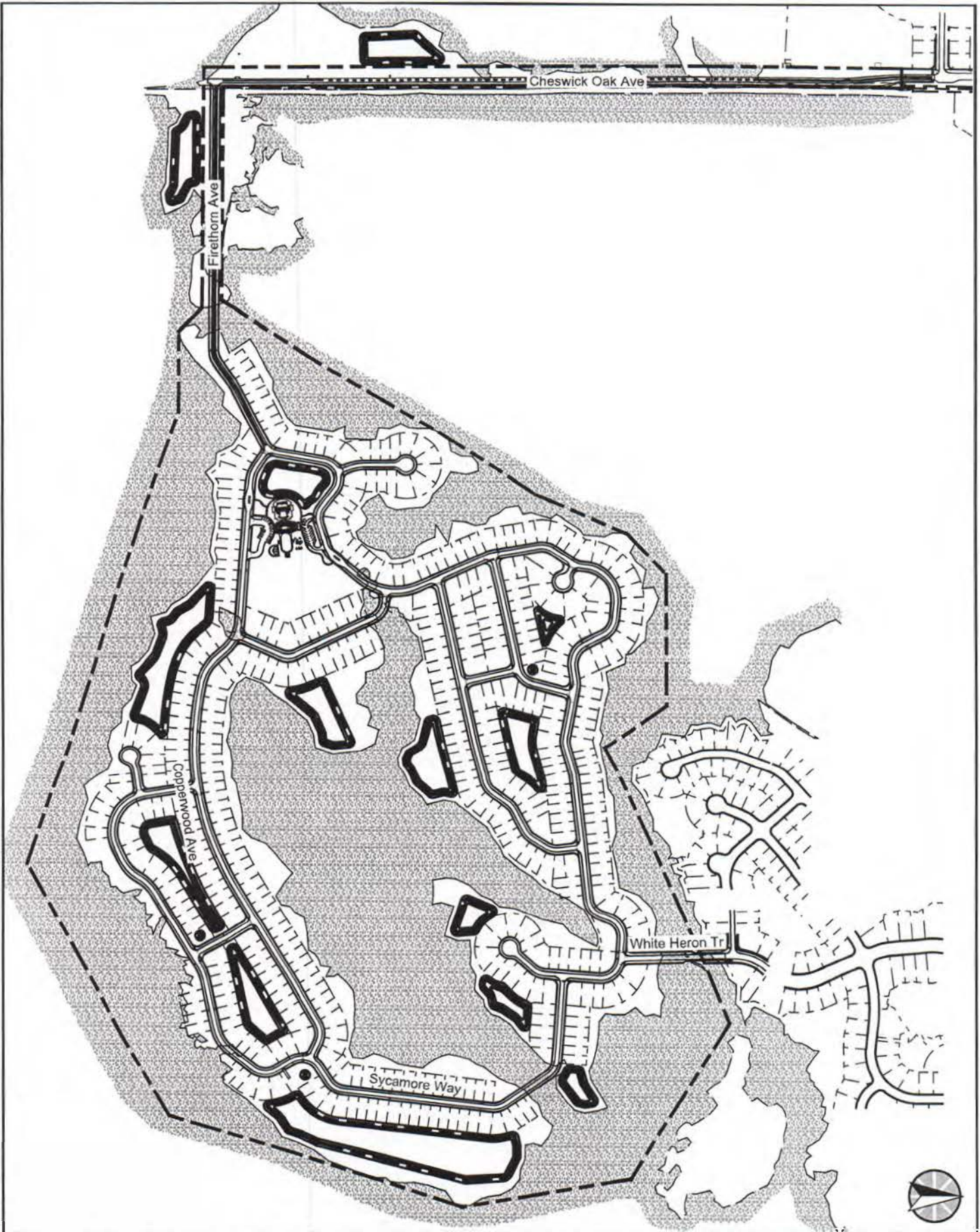


Taylor & White, Inc.
 Civil Design & Consulting Engineers
 9556 MacArthur Kings Road S., Suite 102
 Jacksonville, Florida 32257
 T: (904) 344-0871 • F: (904) 344-3831
 www.taylorandwhite.com

EXHIBIT 3

District Legal Bounday and Description

Scale:	N.T.S.
Project No.:	16050
Date:	March 2017
Sheet No.:	



Taylor & White, Inc.
Civil Design & Consulting Engineers
3814 Historic Ridge Road S., Suite 102
Jacksonville, Florida 32250
T: (904) 344-0871 F: (904) 344-3881
www.TaylorandWhite.com

EXHIBIT 4 Community Development Map

Scale:	N.T.S.
Project No.:	16050
Date:	January 2018
Sheet No.:	14 of 14

Exhibit B

Master Assessment Methodology

Wilford Preserve Community Development District

Master Special Assessment Methodology Report

March 5, 2018

Prepared by

Governmental Management Services, LLC

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the Report.....	1
1.3	Special and General Benefits	1
1.4	Organization of this Report.....	2
2.0	Development Program for Wilford Preserve	
2.1	Overview	3
2.2	The Development Program.....	3
3.0	The Capital Improvement Program for Wilford Preserve	
3.1	Engineering Report.....	3
3.2	Capital Improvement Program	3
4.0	Financing Program for Wilford Preserve	
4.1	Overview	4
4.2	Type of Special Assessment Bonds Proposed	4
5.0	Assessment Methodology	
5.1	Overview	5
5.2	Assigning Debt	5
5.3	Lienability Test: Special and Peculiar Benefit to the Property ...	7
5.4	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay.....	8
5.5	True-Up Mechanism	9
5.6	Additional Stipulation	10
6.0	Appendix	
	Table 1 Land Use	11
	Table 2 Infrastructure Cost Estimates	12
	Table 3 Financing Estimates	13
	Table 4 Determination of Benefit and Debt Allocation	14
	Table 5 Preliminary Assessment Roll	15
	District Maps and Legal Description	attached

1.0 Introduction

1.1 Purpose

This report provides a methodology for allocating the proposed debt to be incurred by the Wilford Preserve Community Development District ("Wilford Preserve CDD", "Wilford Preserve" or "District") to properties in the District and for allocating the initial par amount of bonds being issued by the District to fund certain infrastructure improvements. The District's debt will fund infrastructure improvements that will allow the development of the property in the District. The methodology allocates this debt to properties based upon the special benefits each receives from the infrastructure program. In this case the property located within the District includes approximately 264.56 acres located in Clay County ("County"), Florida. This report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Scope of the Report

This report presents the master projections for financing the District's capital requirements necessary to provide the community infrastructure improvements (the "Capital Improvement Program", "CIP" or "Improvements") described in the District Engineer's Report developed by Taylor and White, Inc. dated 3/5/18 (the "Engineer's Report"). The Report also describes the master apportionment of benefits and special assessments resulting from the provision of improvements to the lands within the District.

1.3 Special Benefits and General Benefits

The Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The improvements enable properties within the District boundaries to be developed. Without the Improvements, there would be no infrastructure to support development of land within the District. Without these Improvements, state law would prohibit development of property within the District.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Improvements. However, these are incidental to the Improvement Program, which is designed solely to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the District's Capital Improvement Program as defined herein to obtain, or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries. Even though the exact value of the benefits provided by the Improvements is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing same.

1.4 Organization of this Report

Section Two describes the development program as proposed by the Developer.

Section Three provides a summary of the Capital Improvement Program for the District as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the Assessment Methodology.

2.0 Development Program for Wilford Preserve

2.1 Overview

The Wilford Preserve development is designed as a planned residential community, located within Clay County, Florida. The proposed land use within the District is consistent with Clay County Land Use and Comprehensive Plans.

2.2 The Development Program

The Development will consist of approximately 445 single-family residential homes.

3.0 The Capital Improvement Program for Wilford Preserve

3.1 Engineering Report

The Improvements to be funded by the Wilford Preserve CDD are determined by the District Engineer in the Engineer's Report. Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates.

3.2 Capital Improvement Program

The proposed Improvements to serve the development consist of certain roadway improvements, storm water management facilities, utility improvements, entry features/signage, landscaping/hardscaping improvements, recreation improvements and neighborhood improvements (the "Capital Improvement Program", "CIP" or "Improvements"). The Improvements to, be constructed, will represent a system of improvements that irrespective of certain exceptions described further in Section 5.1 of this Report, will provide benefits to all lands within the District.

At the time of this writing, the total costs of the District's Capital Improvement Program according to the District

Engineer's Report dated 3/5/18 were projected at \$17,191,070 and include provisions for contingency, design and permitting.

4.0 Financing Program for Wilford Preserve

4.1 Overview

As noted above, the District is embarking on a program of capital improvements, which will facilitate the development of lands within the District. Construction of certain Improvements may be funded by the Developer and acquired by the District under an agreement between the District and the Developer, or may be funded directly by the District. The structure of financing presented below is preliminary and subject to change.

It is currently contemplated that the District will finance all or a portion of its Improvements with Special Assessment Bonds. The preliminary financing plan for the District anticipates the issuance of Special Assessment Bonds in the principal amount of \$21,535,000 to fund all or a portion of the District's Capital Improvement Program, as shown in Table 3.

4.2 Types of Special Assessment Bonds Proposed

The Special Assessment Bonds preliminary sizing assume an issuance date of May 1, 2018. Special Assessment Bonds will be repaid with thirty principal installments commencing on May 1, 2020 with interest paid semiannually every May 1 and November 1 commencing November 1, 2018. Included with the bond funding is a provision for approximately fifteen months of capitalized interest, thru 11/1/2019.

As projected in the current master financing plan, in order to finance all or a portion of the District's CIP, the District will need to potentially incur indebtedness in the total amount of approximately \$21,535,000.

The difference between the Bond debt and the CIP is comprised of costs of issuance including underwriter's discount and professional fees associated with debt issuance, capitalized interest costs through 11/1/2019, and a debt service reserve equal to the maximum annual debt service.

Preliminary sources and uses of funding are presented in **Table 3** in the Appendix.

Please note that the structure of the Special Assessment Bonds is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as other reasons. The District maintains complete flexibility as to the structure of the Special Assessment Bonds.

5.0 Assessment Methodology

5.1 Overview

Special Assessment Bonds provide the District with funds to construct and/or acquire the CIP outlined in *Section 3.2*. These Improvements lead to special and general benefits, with special benefits accruing generally to the properties within the boundaries of the District and general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred in financing the Improvements will be paid off by assessing properties that derive special and peculiar benefits from the proposed projects. All properties that receive special benefits from the District's improvement program will be assessed.

5.2 Assigning Debt

The current development plan for the District projects construction of infrastructure for approximately 445 single-family residential homes, however, the planned unit numbers and land use types may change.

The Improvements provided by the District will include

roadway improvements, storm water management facilities, utility improvements, hardscape including entry features/signage, landscaping improvements and recreation improvements. All residential development within the District will benefit from all infrastructure improvement categories, as the Improvements provide basic infrastructure to all residential lands within the District and benefit all residential lands within the District as an integrated system of improvements. Benefited units will be based on an equivalent residential unit ("ERU") basis as determined for each single family residential unit based on the front footage of the lot. A 50' lot is utilized as the basis of one ERU. The current development program provides for 50' and 60' lots with a 60' lot having an ERU of 1.2.

As the provision of the above listed Improvements by the District will make the lands in the District developable, the land will become more valuable to their owners. The increase in the value of the land provides the logical benefit of Improvements that accrues to the developable parcels within the District.

Initially, the assessments will be levied on all assessable lands within the District based on the approved site plan on an equal acreage basis within each parcel, because at that juncture, every acre benefits equally from the Improvements. As lands are platted the first platted lots will be assigned debt and related assessments based upon the front footage of each lot in accordance with **Table 4**.

The debt incurred by the District to fund the Improvements is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the land within the District, as it may be classified within each of the land use categories. For the purpose of determining the special benefit accruing to the lands within the District, the proposed Improvement costs have been allocated to each residential lot based on an equivalent residential unit (ERU) basis relative to the front footage of each lot.

5.3 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in Section 1.3, Special Benefits and General Benefits, Improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The Improvements benefit properties within the District and accrue to all assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property. The special and peculiar benefits resulting from each Improvement undertaken by the District are:

- a. Roadway and Drainage Improvements result in special and peculiar benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.
- b. Storm Water Management facilities result in special and peculiar benefits such as the added use of the property, decreased insurance premiums, added enjoyment of the property, and likely increased marketability of the property.
- c. Water/Sewer and Reuse Utility Improvements result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- d. Hardscaping including entry Features / landscaping result in special and peculiar benefits such as the added enjoyment of the property, and likely increased marketability and value of the property.
- e. Recreation improvements result in special and peculiar benefits such as the added enjoyment of the property, and likely increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value, however, each is more valuable than either the cost of, or the actual assessment levied for, the Improvement or debt allocated to the parcel of land.

5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvements is delineated in Table 4 (expressed as Allocation of Total Par Debt).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and / or construction of the District's Improvements (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

In accordance with the benefit allocation in **Table 4**, a Total Par Debt per Unit has been calculated for each single family unit based upon the front foot of each lot. This amount represents the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold in the planned development and the entire proposed infrastructure program is developed or acquired and financed by the District. Parcels of the development may be sold which contain various development units. At the time of such parcel sale an assignment of the development units will occur upon which the related debt and assessments will be specified for the parcel.

5.5 True-Up Mechanism

In order to assure that the District's debt will not build up on the unsold acres, and to assure that the requirements that the non-ad valorem special assessments will be constitutionally lienable on the property and will continue to be met, the District shall determine the following:

To assure that there will always be sufficient development potential remaining in the undivided property to assure payment of debt service after a plat or site plan approval, the following test will be applied. The test is that the debt per acre remaining on the unplatted developable land is never allowed to increase above its maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as the total amount of debt for the District's improvement program divided by the number of assessable developable acres in the District. In this case, it is \$21,535,000 by 152.09 acres equaling \$141,594 per acre. Once a site plan for the development is completed the acreage will be adjusted to developable acres and the calculation of debt per acre will be adjusted accordingly. Thus if the initial debt level is \$141,594 per acre, every time a plat or site plan approval is presented, the debt on the land remaining after the plat or site plan approval must remain at or below \$141,594 per acre. If not, then in order for the Developer to receive a plat or site plan approval from the County, the Developer agrees that the District will require a density reduction payment so that the \$141,594 per acre debt level is not exceeded. The District can consider the abatement of a true-up where the remaining land is reasonably expected that it would be developed in a manner to support the remaining units. The district may rely on a certificate from its engineer to determine whether it will abate a true-up payment.

In summation, and as noted herein, the benefit from the CIP exceeds of special assessments for any given parcel of property, and the special assessments are fairly and reasonably allocated across all benefited properties. In the event the development program is not completed, or otherwise where required by law, the District may be required to reallocate the special assessments.

5.6 Additional Stipulations

Certain financing, development, and engineering data was provided by members of District staff and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For further information about the Series 2018 Bonds, please refer to the Indentures.

APPENDIX

Table 1
Wilford Preserve
Community Development District

Land Use	Land Size (Gross Acres)	Percent of Total
Residential Single Family	152.09	57 %
Amenity / Parks	8.05	3%
Wetlands, Open Space, Preservation Area, ROW (2)	104.42	40 %
TOTALS	264.56	100%

Source: Taylor and White, Inc. Engineers Report dated February 23,2018.

- (1) Acreage for each land use will be adjusted when a site plan is completed for the District lands.
- (2) Includes 8.93 acres of ROW along Cheswick Oak Avenue to be dedicated to Clay County along with 95.49 acres of wetlands to be preserved under conservation permit with SJWRMD.

Table 2
Wilford Preserve CDD
Infrastructure cost estimates in \$\$

IMPROVEMENT CATEGORY	TOTAL OPINION OF COSTS
Stormwater Management Facilities	\$ 1,745,150
Utility Improvements including (water/sewer/reuse)	\$ 4,963,185
Roadway & Drainage Improvements	\$ 5,807,440
Landscape/Hardscape Improvements	\$ 839,000
Recreation Improvements	\$ 1,606,620
Landscape/Hardscape Improvements	\$ 839,000
Cheswick Oak Avenue Extension	\$ 2,229,675
TOTAL	\$ 17,191,070

Provided By: Taylor and White, Inc. Engineers report dated 3/5/18.

Table 3
Wilford Preserve CDD
Financing Estimates (4)

	<u>Preliminary Bond Sizing</u>
Construction / Acquisition Requirements	\$ 17,191,070
Debt Service Reserve (1)	1,550,400
Capitalized Interest (2)	1,930,200
Cost of Issuance (3)	861,400
Rounding	<u>1,930</u>
Total Par	<u>\$21,535,000</u>

Principal Amortization Installments	30
Average Coupon Rate (%)	6.00%
Final Maturity	5/1/2048
Par Amount	\$ 21,535,000
Maximum Annual Debt Service	\$ 1,550,400

(1) Based on 100% of maximum annual debt service

(2) Interest capitalized thru the November 1, 2019 interest payment

(3) Includes Underwriter's Discount of 2%.

(4) Provided by MBS Capital Markets, LLC.

Table 4

Wilford Preserve CDD

DETERMINATION OF CONSTRUCTION IMPROVEMENTS BENEFIT AND PAR DEBT ALLOCATION

Land Use	No. of Units (1)	ERU's Benefit Per Unit	Total ERU's	Allocation of Construction Costs	Allocation of Total Par Debt	Benefit Per Unit	Allocation Of Maximum Annual Debt Service	Debt Service Per Unit (4)
Single Family Residential:								
50' LOT	357	1.00	357.00	\$13,266,779	\$16,619,099	\$46,552	\$1,196,482	\$3,565
60' LOT	88	1.20	105.60	\$3,924,291	\$4,915,901	\$55,863	\$353,918	\$4,278
TOTAL	<u>445</u>		<u>462.60</u>	<u>\$17,191,070</u>	<u>\$21,535,000</u>		<u>\$1,550,400</u>	

1.) Total Construction Costs \$17,191,070

2.) Total Par Debt \$21,535,000

3.) Maximum annual Debt Service \$1,550,400

4.) Includes gross up of 2% for collection costs and 4% maximum available early payment discount as provided for by Florida Statutes and are subject to change from time to time.

PREPARED BY: GOVERNMENTAL MANAGEMENT SERVICES, LLC

Table 5

Wilford Preserve CDD

Preliminary Assessment Roll

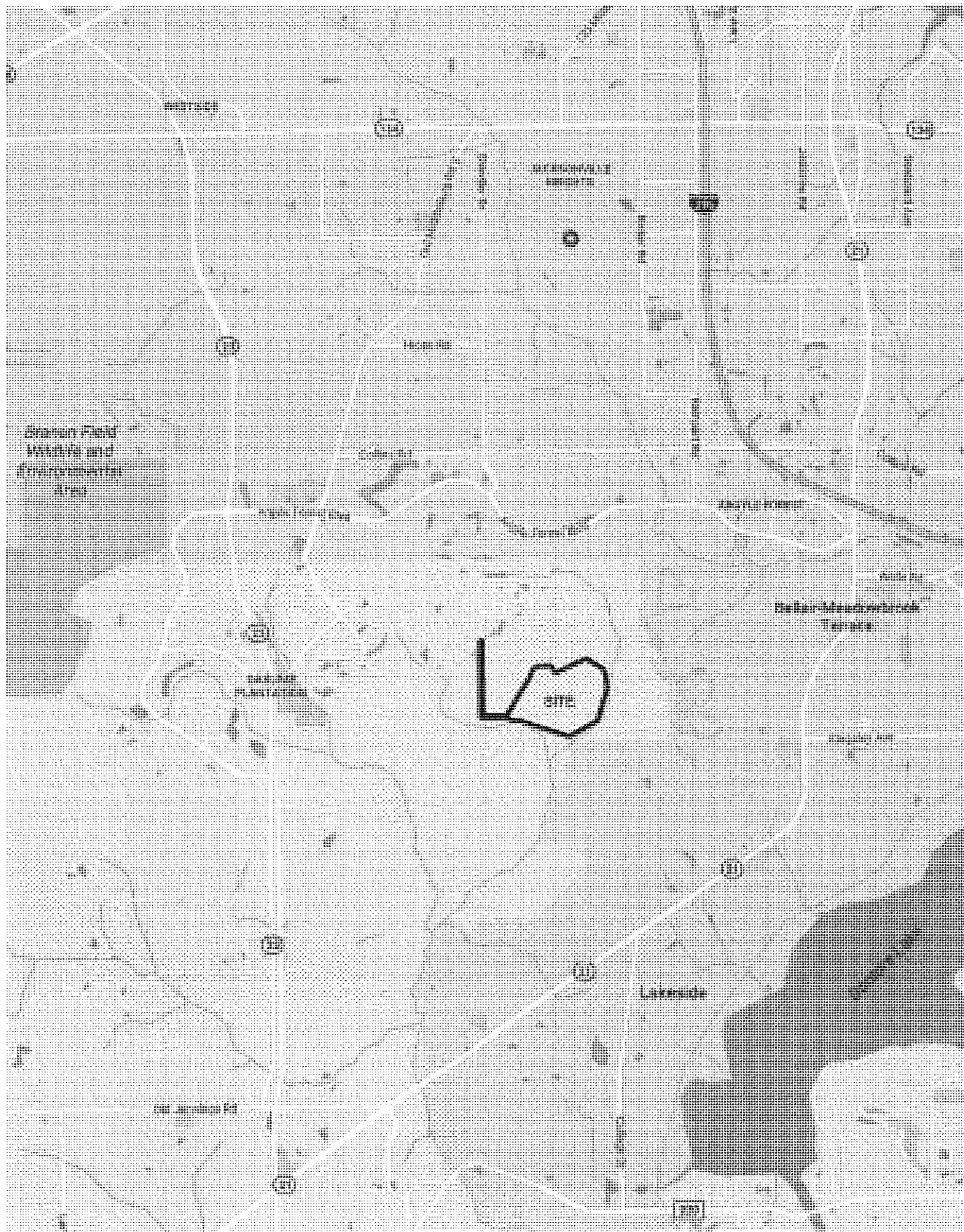
Assessable Acres	Total Par Debt Amount	Total Par Debt Per Acre	Maximum Annual Debt Service (3)	Maximum Annual Assessments Per Net Acre	Current Owner (4)
152.09	\$21,535,000	\$ 141,594	\$1,550,400	\$10,194	

(1) Map of District Boundaries is attached.

(2) Legal description of District is attached.

(3) Reflects gross up for collection costs 2% and maximum early payment discount of 4% as provided by law.

(4) CHSP Land, LLC



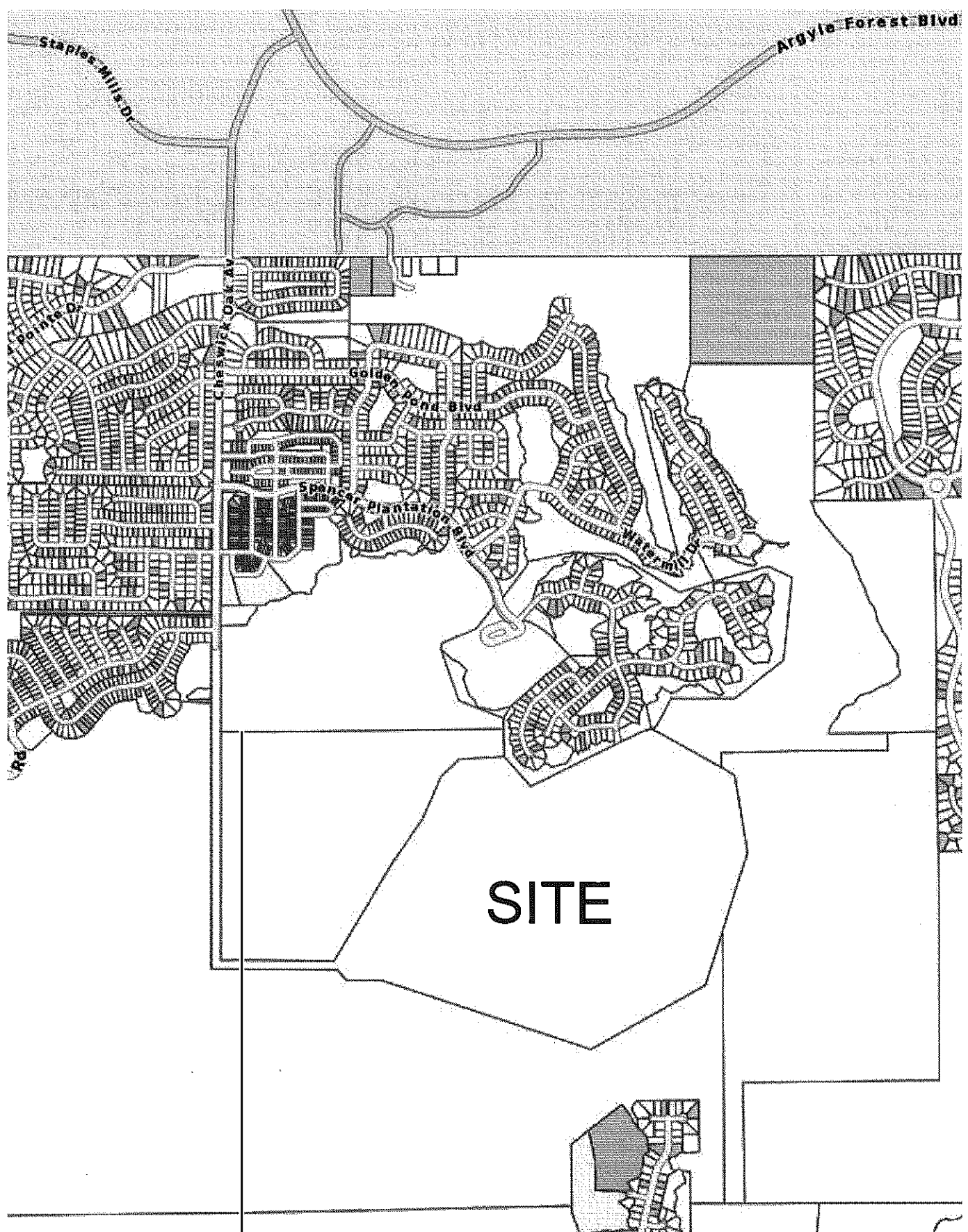
Taylor & White, Inc.
Civil Design & Consulting Engineers
9356 Hartwick Kings Road S., Suite 102
Jacksonville, Florida 32257
t: (904) 348-0671 • f: (904) 348-3051
www.TaylorandWhite.com

EXHIBIT 1 Vicinity Map

Page 11 of 14

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

Scale:	N.T.S.
Project No.:	16050
Date:	March 2017
Sheet No.:	



SITE



Taylor & White, Inc.
Civil Design & Consulting Engineers
8550 Historic Kings Road S., Suite 102
Jacksonville, Florida 32257
t: (904) 346-0611 f: (904) 346-3051
www.TaylorandWhite.com

EXHIBIT 2 Location Map

Page 12 of 14

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

Scale:	N.T.S.
Project No.:	16050
Date:	March 2017
Sheet No.:	



District Legal Bounday and Description

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

Scale:	N.T.S.
Project No.:	16050
Date:	March 2017
Sheet No.:	



Page 14 of 14

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

Scale:	N.T.S.
Project No.:	16050
Date:	March 2017
Sheet No.:	

Wilford Preserve Community Development District

A parcel of land consisting of a portion of Section 3, 4, 9, 10 and 11, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the most southerly corner of Tract 'G', Spencers Plantation Unit One, according to plat thereof recorded in Plat Book 45, pages 13 through 20 of the public records of said county; thence South 05 degrees 09 minutes 12 seconds East, 251.88 feet to the point of beginning; thence South 58 degrees 47 minutes 50 seconds East, 964.55 feet; thence South 09 degrees 03 minutes 07 seconds East, 876.02 feet; thence South 17 degrees 40 minutes 28 seconds West,

1562.09 feet; thence South 60 degrees 34 minutes 06 seconds West, 1475.42 feet; thence North 71 degrees 39 minutes 13 seconds West, 2471.21 feet; thence North 89 degrees 51 minutes 41 seconds West, 402.10 feet; thence North 41 degrees 04 minutes 47 seconds West, 158.91 feet; thence North 89 degrees 31 minutes 02 seconds West, 1121.27 feet

to the east line of a 100 foot wide Clay Electric Cooperative Easement as per Official Records Book 118, page 598 of said public records; thence on said east line, North 00 degrees 13 minutes 37 seconds West, 100.01 feet; thence South 89 degrees 31 minutes 02 seconds East, 1084.08 feet; thence North 30 degrees 53 minutes 12 seconds East, 1286.69 feet; thence North 34 degrees 12 minutes 47 seconds East, 599.59 feet; thence North 23 degrees 36 minutes 45

seconds East, 506.58 feet; thence North 46 degrees 47 minutes 25 seconds East, 285.31 feet; thence South 90 degrees 00 minutes 00 seconds East, 640.00 feet to the southwesterly line of Spencers Plantation Unit Two, according to plat thereof recorded in Plat Book 47, pages 43 through 48 of said public records; thence on said southwesterly line,

South 33 degrees 58 minutes 12 seconds East, 377.99 feet to a southeasterly line thereof; thence on said southeasterly line, North 66 degrees 03 minutes 51 seconds East, 1560.63 feet to the point of beginning; being 256.0 acres, more or less, in area.

SIXTH ORDER OF BUSINESS

RESOLUTION 2018-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT RE-SCHEDULING AND NOTICING THE PUBLIC HEARING REGARDING THE ADOPTION OF DISTRICT RULES OF PROCEDURE; AMENDING RESOLUTION 2017-16; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wilford Preserve 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 Clay County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) previously adopted Resolution 2017-16 and set the public hearing regarding the District’s adoption of rules of procedure for June 16, 2017 at 11:00 a.m. at 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065;

WHEREAS, the public hearing was not held on June 16, 2017; and

WHEREAS, the Board has determined that it is in the best interest of the District to re-schedule the public hearing regarding the rules of procedure and hereby authorizes the District Manager to publish notice of the same in accordance with Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Resolution 2017-16 is hereby amended to change the date of the public hearing on the District’s intent to adopt rules of procedure on _____, 2018, at _____ .m., at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. All other provisions of Resolution 2017-16 shall remain unchanged and in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of April, 2018.

ATTEST:

**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

SEVENTH ORDER OF BUSINESS

RESOLUTION 2018-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT RE-SCHEDULING AND NOTICING THE PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AMENDING RESOLUTION 2017-17; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wilford Preserve 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 Clay County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) previously adopted Resolution 2017-17 and set the public hearing regarding the District’s intent to use the uniform method of collection (the “Uniform Method”) for June 16, 2017 at 11:00 a.m. at 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065;

WHEREAS, the public hearing was not held on June 16, 2017; and

WHEREAS, the Board has determined that it is in the best interest of the District to re-schedule the public hearing regarding the Uniform Method and hereby authorizes the District Manager to publish notice of the same in accordance with Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Resolution 2017-17 is hereby amended to change the date of the public hearing on the District’s intent to use the Uniform Method on _____, 2018, at _____ .m., at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. All other provisions of Resolution 2017-17 shall remain unchanged and in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of April, 2018.

ATTEST:

WILFORD PRESERVE COMMUNITY

DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

EIGHTH ORDER OF BUSINESS

WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

Wilford Preserve Community Development District
Engineers Ranking Sheet

	Ability and Adequacy of Professional Personnel	Consultant's Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent Current, and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	Ranking Total Score
Engineering Firms								
Weight Factor	25	25	20	15	5	5	5	
Taylor & White	Score							
	Total							
	Score							
	Total							



Taylor & White, Inc.
Civil Design & Consulting Engineers

9556 Historic Kings Road S., Suite 102
Jacksonville, Florida 32257
t: (904) 346-0071 • f: (904) 346-3051
www.TaylorandWhite.com

April 2, 2018

RFQ for Engineering Services

Taylor and White, Inc. is a Jacksonville based Civil Design and Consulting Engineers firm that has provided Civil Engineering services to Developers, Contractors, Municipalities and their agents for over two decades. The office location is on the Southside of Jacksonville located at 9556 Historic Kings Road S., Suite 102, Jacksonville FL 32257. Taylor and White's commitment to both quality and accuracy of both engineering and construction documents has provided our clients with designs that are cost effective, constructible and appealing to the end user to meet their time and budget requirements. Taylor and White is currently the District Engineer for Two Creeks, CDD, a 624 Single Family development located in Clay County with ± 1.10 miles of offsite roadway for access from Chaffer Rd. via Trail Ridge Rd. Taylor and White's President D. Glynn Taylor, P.E. will be responsible for handling the District meetings, construction services and other task pertaining to engineering.

Sincerely,
Taylor & White, Inc.

D. Glynn Taylor, P.E.
President
DGT

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Wilford Preserve Community Dev.Dist.-Clay County, FL

2. PUBLIC NOTICE DATE

05/18/2017

3. SOLICITATION OR PROJECT NUMBER

RFQ For Engineering Services

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

D.Glynn Taylor, P.E.

5. NAME OF FIRM

Taylor & White, Inc.

6. TELEPHONE NUMBER

904-346-0671

7. FAX NUMBER

904-346-3051

8. E-MAIL ADDRESS

glynn.taylor@taylorandwhite.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCONTRACTOR			
a.	<input checked="" type="checkbox"/>				Taylor & White, Inc <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	9556 Historic Kings Road S. Suite 102 Jacksonville, Florida 32257	Professional Engineering
b.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☐ (Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
D. Glynn Taylor, P.E.	Professional Engineer	a. TOTAL 31	b. WITH CURRENT FIRM 22
15. FIRM NAME AND LOCATION (City and State) Taylor & White, Inc Jacksonville, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) BSCE- University of Florida 1985 BSMA- Florida Southern College 1986		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) State of Florida #44163 State of Georgia #23690 Engineer Firm State of FL #7298 Engineer Firm State of GA #00278	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) American Society of Civil Engineers, Florida Institute of Consulting Engineers			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Two Creeks	Clay County, FL	PROFESSIONAL SERVICES 2004-2007	CONSTRUCTION (If applicable) 2/2008
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
a. Two Creeks is a 624 single family development in Clay County on 624 acres located within the Brannan Field Master Plan. All roadways, sidewalks, water distribution systems sanitary sewer collection system, reuse water distribution system, pump station (3), and stormwater management system were designed and constructed. Two Creeks also included design, permitting and construction of 1.1 miles of offsite roadway for access from Chaffer Rd. via paved Trail Ridge Rd. T&W is District Engineer for Two Creeks CDD.			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Royal St. Augustine Golf & Country Club, St. Augustine, FL	St. Johns County, FL	PROFESSIONAL SERVICES 1998-1997	CONSTRUCTION (If applicable) 2000-2002
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
b. RSA is located on S.R. 16 in St. Johns County and consist of 369 single family lots, 264 apartment units, 18 hole golf course on 129 acres, including 6,000 sqft. Clubhouse with accessory buildings.			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Atlantic Beach Country Club	Jacksonville, FL	PROFESSIONAL SERVICES 2012-2013	CONSTRUCTION (If applicable) 2013-2015
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
c. Redesign of Selva Marina Country club to include 178 single family lots, New club house, and 18 hole golf course with driving range.			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Durbin Crossing North	St. Johns County, FL	PROFESSIONAL SERVICES 2009-2012	CONSTRUCTION (If applicable) 2010-2014
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
d. Redesign, permitting, construction inspection of 424 single family lots in St. Johns County under 5 sets of engineering plans.			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
The Palms at Nocatee	Jacksonville, FL	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
e. Redesign and permitting of 173 single family lots in Duval County, and 109 townhomes in St. Johns County including 1 sanitary pump station in each county.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME James Craig Johnson	13. ROLE IN THIS CONTRACT Design and Permitting/Inspection	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 22
15. FIRM NAME AND LOCATION (City and State) Taylor & White, Inc Jacksonville, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) Associate in Arts degree		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Two Creeks	Clay County, FL	PROFESSIONAL SERVICES 2004-2007	CONSTRUCTION (If applicable) 2/2008
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
a. Two Creeks is a 624 single family development in Clay County on 624 acres located within the Brannan Field Master Plan. All roadways, sidewalks, water distribution systems sanitary sewer collection system, reuse water distribution system, pump station (3), and stormwater management system were designed and constructed. Two Creeks also included design, permitting and construction of 1.1 miles of offsite roadway for access from Chaffer Rd. via paved Trail Ridge Rd. T&W is District Engineer for Two Creeks CDD.			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Royal St. Augustine Golf & Country Club, St. Augustine, FL	St. Johns County, FL	PROFESSIONAL SERVICES 1998-1999	CONSTRUCTION (If applicable) 2000-2002
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
b. RSA is located on S.R. 16 in St. Johns County and consist of 369 single family lots, 264 apartment units, 18 hole golf course on 129 acres, including 6,000 sqft. Clubhouse with accessory buildings.			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Atlantic Beach Country Club	Jacksonville, FL	PROFESSIONAL SERVICES 2012-2013	CONSTRUCTION (If applicable) 2013-2015
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
c. Redesign of Selva Marina Country club to include 178 single family lots, New club house, and 18 hole golf course with driving range.			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Durbin Crossing North	St. Johns County, FL	PROFESSIONAL SERVICES 2009-2012	CONSTRUCTION (If applicable) 2010-2014
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
d. Redesign, permitting, construction inspection of 424 single family lots in St. Johns County under 5 sets of engineering plans.			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
The Palms at Nocatee	Jacksonville, FL	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		<input checked="" type="checkbox"/> Check if project performed with current firm	
e. Redesign and permitting of 173 single family lots in Duval County, and 109 townhomes in St. Johns County including 1 sanitary pump station in each county.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Richard L. Edwards Jr.	13. ROLE IN THIS CONTRACT Project Engineer/Inspector	14. YEARS EXPERIENCE	
		a. TOTAL 5	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION (City and State) Taylor & White, Inc Jacksonville, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelors of Science in Ocean Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) E.I. (Engineer Intern)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Eagle Nest Preserve Clay County, FL	2014	1
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. Single Family Residential, 135 lots, 48.36 +/- acre site 2.93 million dollar project Construction Observations and Inspections		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
The Reserve at Eagle Harbor Phase 1 Clay County, FL	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) 1.5
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. Single Family Residential, 99 lots, 21 +/- acre site 2.46 million dollar project Construction Observations and Inspections		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
The Preserve at St. Johns County St. Johns County, FL	PROFESSIONAL SERVICES 2013-2015	CONSTRUCTION (If applicable) 1.5
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. Single Family Residential, 86 lots, 77.83 +/- acre site 3.94 million dollar project Construction Observations and Inspections		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
AutoZone Beach Blvd Duval County, FL	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) Under construction
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. Commercial Property, Auto Parts (Retail) Store, 1.36 acres with 12,600 sqft. Of buildings, Design and Permit Project under direct supervision of P.E.		
<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
San Jose Carwash (Auto Laundry) Duval County, FL	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) Under construction
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. Commercial Property, Automated Carwash, 1.1 acre site with 4,393 sqft. Building, under direct supervision of P.E., Design and Permit Project		
<input checked="" type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Barry M. Rohrer	13. ROLE IN THIS CONTRACT Project Designer/Inspector	14. YEARS EXPERIENCE	
		a. TOTAL 22	b. WITH CURRENT FIRM 12
15. FIRM NAME AND LOCATION (City and State) Taylor & White, Inc Jacksonville, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) AS Civil Engineering AA		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Wilford Preserve Clay County, Fl		PROFESSIONAL SERVICES 2016-2018	CONSTRUCTION (If applicable) Pending
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Wilford Preserve is a 445 lot Single Family Development situated on 264.56 a.c. within the Brannen Field Master Plan in Clay County. T&W is responsible for the planning, design and permitting of the 445 single family lots, including 3,500 LF of Cheswick Oak Avenue within one set of plans. T&W is responsible for the design and permitting of the stormwater management system, roadways, reuse water distribution system, sanitary sewer collection system, including the sanitary sewer pump station and force main.		
Moultree Woods Phase II St. Johns County, FL		PROFESSIONAL SERVICES 2014-2017	CONSTRUCTION (If applicable) 2017-2018
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 17 SFH Townhome subdivision with 3 SWMF and associated roadways		
Verona Way St. Johns County, FL		PROFESSIONAL SERVICES 2013-2015	CONSTRUCTION (If applicable) 2014-2016
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 53 home SFH subdivision with SWMF and associated roadways		
Jackson Commons Duval County, FL		PROFESSIONAL SERVICES 2017-2018	CONSTRUCTION (If applicable) 2018
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 66 Apartment complex with underground SWMF and pool, associated roadways and utilities		
Portiva Jacksonville, FL		PROFESSIONAL SERVICES 2015-2016	CONSTRUCTION (If applicable) 2016-2018
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 400+ Apartment units with amenity center, SWMF and respective utilities and parking		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> Wilford Preserve Jacksonville, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2016-2018 Pending

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Dream Finders Homes	b. POINT OF CONTACT NAME Batey McGraw	c. POINT OF CONTACT TELEPHONE NUMBER (904) 346-0671
---	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Wilford Preserve is a 445 lot Single Family Development situated on 264.56 a.c. within the Brannen Field Master Plan in Clay County. T&W is responsible for the planning, design and permitting of the 445 single family lots, including 3,500 LF of Cheswick Oak Avenue within one set of plans. T&W is responsible for the design and permitting of the stormwater management system, roadways, reuse water distribution system, sanitary sewer collection system, including the sanitary sewer pump station and force main. Wilford Preserve will have two entrances, one to Cheswick Oak Ave. and one to White Herron Lane, located within Spencer Plantation Subdivision.

T&W Cost: \$264,000.00

Estimated Subdivision Cost: \$17 Million

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Taylor and White, Inc.	(2) FIRM LOCATION <i>(City and State)</i> 9556 Historic Kings Rd S., Suite 102 Jacksonville, FL 32257	(3) ROLE Design Permitting and Construction Observation to Certification
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

[illegible]

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Wilford Preserve	5	Durbin Crossing North
2	Two Creeks	6	Preserve at St. Johns
3	Royal St. Augustine	7	Reserve at Eagle Harbor
4	Atlantic Beach Country Club	8	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

33. NAME AND TITLE


1. SOLICITATION NUMBER (if any)

(If a firm has branch offices, complete for each specific branch office seeking work.)

[illegible]

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work		1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work		2. \$100,00 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	5	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

The foregoing is a statement of facts.

E. SIGNATURE 	b. DATE 4/2/18
c. NAME AND TITLE D. Glynn Taylor, P.E. President	

NINTH ORDER OF BUSINESS

**WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

ELEVENTH ORDER OF BUSINESS

Wilford Preserve Community Development District

Funding Request #3
April 4, 2018

Vendor				Amount
1 Governmental Management Services LLC				
April Management Fees Invoice #13 4/2/18				\$ 3,935.70
2 Hopping Green				
January General Counsel Invoice #99099 2/28/18				\$ 425.00
3 Clay Today				
RFQ Notice	Invoice #281693	3/7/18	\$	176.85
RFP Phase I & II	Invoice#281979	3/13/18	\$	214.65
Notice of Hearing - Assesment Roll	Invoice #216509	3/29/18	\$	2,122.88
Total				\$6,875.08

Please Make Checks Payable to:

Wilford Preserve
Community Development District
475 W Town Place Suite 114
Saint Augustine, FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 13**Invoice Date:** 4/2/18**Due Date:** 4/2/18**Case:****P.O. Number:****Bill To:**

Wilford Preserve CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - April 2018		3,750.00	3,750.00
Information Technology - April 2018		100.00	100.00
Office Supplies		0.39	0.39
Postage		11.99	11.99
Copies		44.70	44.70
Telephone		28.62	28.62
Total			\$3,935.70
Payments/Credits			\$0.00
Balance Due			\$3,935.70

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

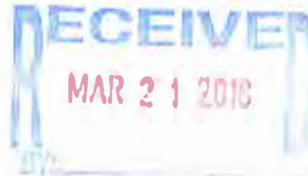
STATEMENT

February 28, 2018

Wilford Preserve CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 99099
Billed through 01/31/2018

General Counsel
WLPCDD 00001 WSH



FOR PROFESSIONAL SERVICES RENDERED

01/05/18	WSH	Confer with Perry and Hogge regarding meeting and hearings and notices for same.	0.30 hrs
01/22/18	WSH	Confer with Metcalf regarding landowner election and prepare proxy.	0.30 hrs
01/22/18	KFJ	Confer with Haber regarding landowner election documents.	0.20 hrs
01/31/18	WSH	Confer with Metcalf regarding proxy; confer with Hogge regarding landowner election.	0.60 hrs

Total fees for this matter \$425.00

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	0.20 hrs	145 /hr	\$29.00
Haber, Wesley S.	1.20 hrs	330 /hr	\$396.00

TOTAL FEES \$425.00

TOTAL CHARGES FOR THIS MATTER \$425.00

BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	0.20 hrs	145 /hr	\$29.00
Haber, Wesley S.	1.20 hrs	330 /hr	\$396.00

TOTAL FEES \$425.00

TOTAL CHARGES FOR THIS BILL \$425.00

Please include the bill number on your check.

**CLAY
TODAY**

3513 U.S. Hwy. 17 • Fleming Island, FL 32003
Phone: (904) 264-3200

Ponte Vedra Recorder
Not your average newspaper, not your average media.

1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082
Phone: (904) 285-8831

Advertising Invoice

1.31.513.48
4

WILFORD PRESERVE
475 W TOWN PL # 114
ST AUGUSTINE, FL 32092

Cust#:991551
Ad#:281693
Phone#:865-238-2622
Date:03/07/2018

Salesperson: Clay Legals

Classification: Bid Notices

Ad Size: 1.0 x 13.10

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	03/15/2018	03/15/2018	1	176.85	176.85

Payment Information:

Date:	Order#	Type
03/07/2018	281693	BILLED ACCOUNT

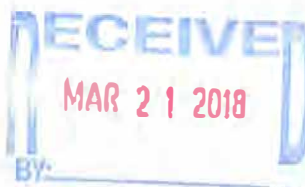
Total Amount: 176.85

Tax: 0.00

Amount Due: 176.85

Attention: Requests for credits or refunds for early cancellations must be made within 90 days.

Ad Copy



PAID MAR 28 2018

PUBLISHER AFFIDAVIT

CLAY TODAY

Published Weekly
Orange Park, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

REQUEST FOR QUALIFICATIONS

in the matter of

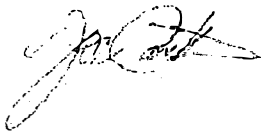
ENGINEERING SERVICES

LEGAL: 41327 ORDER: 281693

was published in said newspaper in the issues:

03/15/2018

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, in said Clay County, Florida, and that the said newspaper has heretofore been continuously published in said Clay County, Florida, weekly, and has been entered as Periodical material matter at the post office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



**REQUEST FOR
QUALIFICATIONS FOR
ENGINEERING SERVICES
FOR THE WILFORD
PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

RFQ for Engineering Services
The Wilford Preserve Community Development District (the "District"), located in Clay County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater management system, roadway improvements, water and sewer systems, recreation improvements, and landscape and hardscape improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District

Engineer and will provide District engineering services, as required. Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Clay County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit eight (8) copies of Standard Form No. 330 and the Qualification Statement by 2:00 p.m. on Tuesday, April 3, 2018 to the attention of James Perry, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Manager's Office").

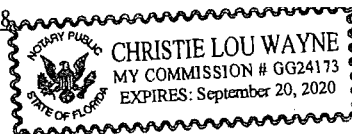
The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Legal 41327 published March 15, 2018 in Clay County's Clay Today newspaper

Sworn to me and subscribed before me 03/15/2018

Christie Lou Wayne
NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003

Telephone (904) 264-3200 - FAX (904) 264-3285

E-Mail: Christie@opcfla.com

**CLAY
TODAY**3513 U.S. Hwy. 17 • Fleming Island, FL 32003
Phone: (904) 264-3200**Ponte Vedra
Recorder**

Not your average newspaper, not your average media.

1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082
Phone: (904) 285-8831

Advertising Invoice

1.31.513.48
4**WILFORD PRESERVE**
475 W TOWN PL # 114
ST AUGUSTINE, FL 32092Cust#:991551
Ad#:281979
Phone#:865-238-2622
Date:03/13/2018

Salesperson: Clay Legals

Classification: Bid Notices

Ad Size: 1.0 x 15.90

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	03/15/2018	03/15/2018	1	214.65	214.65

Payment Information:

Date:	Order#	Type
03/13/2018	281979	BILLED ACCOUNT

Total Amount: 214.65

Tax: 0.00

Amount Due: 214.65

Attention: Requests for credits or refunds for early cancellations must be made within 90 days.

Ad Copy

PAID MAR 28 2018



PUBLISHER AFFIDAVIT
CLAY TODAY
 Published Weekly
 Orange Park, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

REQUEST FOR PROPOSALS

in the matter of

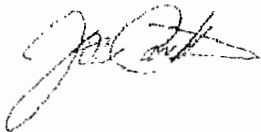
PHASE I AND II

LEGAL: 41355 ORDER: 281979

was published in said newspaper in the issues:

03/15/2018

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, in said Clay County, Florida, and that the said newspaper has heretofore been continuously published in said Clay County, Florida, weekly, and has been entered as Periodical material matter at the post office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me 03/15/2018.

Christie Lou Wayne
 NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003
 Telephone (904) 264-3200 - FAX (904) 264-3285
 E-Mail: Christie@opcfla.com

**REQUEST FOR PROPOSAL
 FOR WILFORD PRESERVE
 PHASE I AND PHASE II
 WILFORD PRESERVE
 COMMUNITY DEVELOPMENT
 DISTRICT**

Notice is hereby given that the Wilford Preserve Community Development District ("District") will receive proposals for the following District project:

**WILFORD PRESERVE
 PHASE I AND PHASE II**

The contract will require contractors to provide for the construction, labor, materials and equipment necessary to construct earthwork, roadway, stormwater, portable distribution system, reuse distribution and sanitary sewer collection system and other associated scopes necessary to complete Neighborhood development, as more particularly described in the Project Manual and in accordance with the plans and specifications.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available for public inspection and may be obtained beginning March 15, 2018 at 2:00 p.m. from Taylor & White, Inc., (904) 346-0671. Plans may be obtained only as full size (24x36). It is recommended that prospective proposers email orders to D. Glynn Taylor, P.E. (glynn.taylor@taylorandwhite.com) in advance to avoid printing delay and for cost information. Proposers may purchase as many Project Manuals as they would like. No partial Project Manual or plans will be available. The Project Manual will not be available for pickup at the offices of Taylor & White, Inc. (9556 Historic Kings Road South, Suite 102, Jacksonville, Florida 32257).

There will be a pre-bid proposal conference at the Dream Finders Home Office, at 14701 Philips Hwy, Jacksonville, FL 32256, on March 21, 2018 at 10:00 a.m.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities for any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. Any protest of the terms and specifications must be filed with the District within 72 hours of pickup of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$10,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses

and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law.

Firms desiring to provide construction services for the referenced project must submit one original and eight copies of the required proposal no later than 5:00 p.m. on April 27, 2018 at the offices of Taylor & White, Inc. The District's Engineer will conduct a special public meeting at that place and time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, Florida Statutes. A copy of the agenda for the meeting may be obtained from the District Engineer, at Taylor & White, Inc., 9556 Historic Kings Road South, Suite 102, Jacksonville, Florida 32257, or glynn.taylor@taylorandwhite.com. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. 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 least forty-eight (48) hours before the meeting by contacting Governmental Management Company, the District Manager, at (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

As further described in the Project Manual, each proposer shall supply a bid bond or cashier's check in the sum equal to five percent (5%) of the total amount of the bid with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. The District reserves the right to return unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred and twenty (120) days after the proposal opening.

The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a Surety acceptable to the District, in accordance with section 255.05, Florida Statutes.

All questions regarding the Project Manual or this project shall be directed in writing only to Taylor & White, Inc., 9556 Historic Kings Road South, Suite 102, Jacksonville, Florida 32257, D. Glynn Taylor, P.E., glynn.taylor@taylorandwhite.com.

No phone inquiries please.

Legal 41355 published March 15, 2018 in Clay County's Clay Today newspaper

CLAY TODAY NEWSPAPER

OPC NEWS, LLC
3513 US HWY 17
FLEMING ISLAND FL 32003
904-264-3200

DATE 3/29/18

WILFORD RESERVE CDD
C/O GMS, LLC
475 WEST TOWN PLACE, SUITE 114
ST AUGUSTINE FLORIDA 32092

ACCOUNT #: 991551

Date	Order #	Purchase Order Number / Description	Times Run	Amount
3/22/2018	216509	NOTICE OF HEARING - ASSESSMENT ROLL	1	\$1,147.50
3/29/2018	216509	NOTICE OF HEARING - (2ND RUN 15% STATE DISCOU	1	\$975.38
		LEGAL DISPLAY - 1 1/2 PAGES (6 X 12.75 AND 6 X 6.25)		
		FED ID# 20-2112861		

TOTAL DUE ON ACCOUNT

\$

\$2,122.88

Please Remit To:

CLAY TODAY NEWSPAPER
3513 US HWY 17
FLEMING ISLAND FL 32003

Account Name: WILFORD RESERVE CDD
Account #: 991551
Order #: 216509
Amount Due: \$ 2,122.88

PUBLISHER AFFIDAVIT

CLAY TODAY
Published Weekly
Orange Park, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
Jon Cantrell, who on oath says that he is the publisher of the
"Clay Today" a newspaper published weekly at Orange Park in
Clay County, Florida; that the attached copy of advertisement
Being

NOTICE OF PUBLIC HEARING

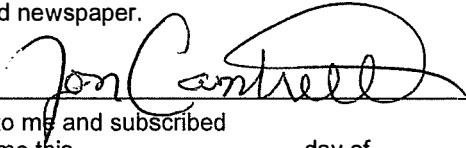
in the matter of

SPECIAL ASSESSMENTS

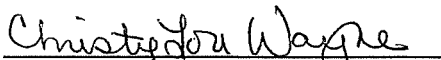
Legal 41348 Order 216509
was published in said newspaper in the issues

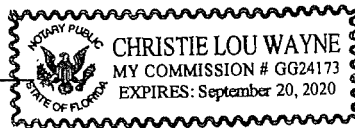
MARCH 22 AND MARCH 29, 2018

Affiant further says that said "Clay Today" is a newspaper published
at Orange Park, in said Clay County, Florida, and that the said newspaper
has heretofore been continuously published in said Clay County, Florida,
weekly, and has been entered as Periodical material matter at the post
office in Orange Park, in said Clay County, Florida, for period of one
year next proceeding the first publication of the attached copy of
advertisement; and affiant further says that he has neither paid nor promised
any person, firm or corporation any discount, rebate, commission or
refund for the purpose of securing this advertisement for publication in
the said newspaper.



Sworn to me and subscribed
before me this 29TH day of MARCH A.D. 2018


NOTARY PUBLIC, STATE OF FLORIDA



3513 US HWY 17 Suite A Fleming Island FL 32003
Telephone (904) 264-3200 - FAX (904) 264-3285
E-Mail: Christie@opcfla.com

**NOTICE OF PUBLIC HEARING
TO CONSIDER IMPOSITION
OF SPECIAL ASSESSMENTS
PURSUANT TO SECTION 170.07,
FLORIDA STATUTES, BY THE
WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING
TO CONSIDER ADOPTION OF
ASSESSMENT ROLL PURSUANT
TO SECTION 197.3632(4)(b),
FLORIDA STATUTES, BY THE
WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

**NOTICE OF REGULAR
MEETING OF THE WILFORD
PRESERVE COMMUNITY
DEVELOPMENT DISTRICT AND
NOTICE OF AUDIT SELECTION
COMMITTEE MEETING**

The Wilford Preserve Community Development District Board of Supervisors ("Board") will hold public hearings on **April 12, 2018 at 1:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Wilford Preserve Community Development District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's *Engineer's Report* dated February 23, 2018 and prepared by Taylor & White, Inc. (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Records Office located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$21,535,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

PRODUCT TYPE	# UNITS	ERU	Benefit Per Unit	Debt Service Per Unit	Allocation of Total Par Debt
50' Lot	357	1.00	\$46,552	\$3,565	\$16,619,099
60' Lot	88	1.20	\$55,863	\$4,278	\$4,915,901
TOTAL	445				\$21,535,000

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Clay County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file

which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

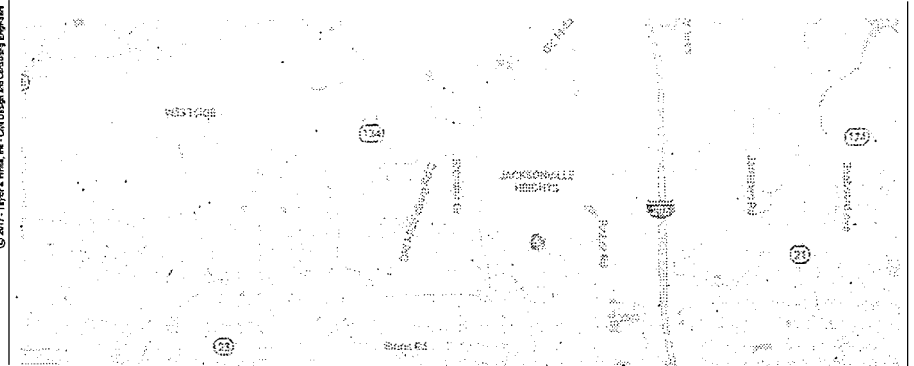
**WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

RESOLUTION 2018-03

**A RESOLUTION OF THE
BOARD OF SUPERVISORS OF
THE WILFORD PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT DECLARING SPECIAL
ASSESSMENTS; INDICATING**

**THE LOCATION, NATURE
AND ESTIMATED COST OF
THOSE INFRASTRUCTURE
IMPROVEMENTS WHOSE
COST IS TO BE DEFRAID BY
THE SPECIAL ASSESSMENTS;
PROVIDING THE ESTIMATED
COST OF THE IMPROVEMENTS TO
BE DEFRAID BY THE SPECIAL
ASSESSMENTS; PROVIDING THE
MANNER IN WHICH SUCH SPECIAL
ASSESSMENTS SHALL BE MADE;
PROVIDING WHEN SUCH SPECIAL
ASSESSMENTS SHALL BE PAID;
DESIGNATING LANDS UPON WHICH
THE SPECIAL ASSESSMENTS SHALL
BE LEVIED; PROVIDING FOR AN
ASSESSMENT PLAT; ADOPTING A
PRELIMINARY ASSESSMENT ROLL;
PROVIDING FOR PUBLICATION OF
THIS RESOLUTION.**

WHEREAS, the Board of Supervisors (the "Board") of the Wilford Preserve Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's Engineering Report, dated February 23, 2018, attached hereto as **Exhibit A** and incorporated herein by reference; and



West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadway improvements, stormwater management systems, potable water distribution systems, wastewater collection systems, reuse water distribution systems, entry features, landscaping, perimeter fencing and buffering, recreation facilities, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above. According to the Improvement Plan, the estimated cost of the Improvements is \$17,191,070.

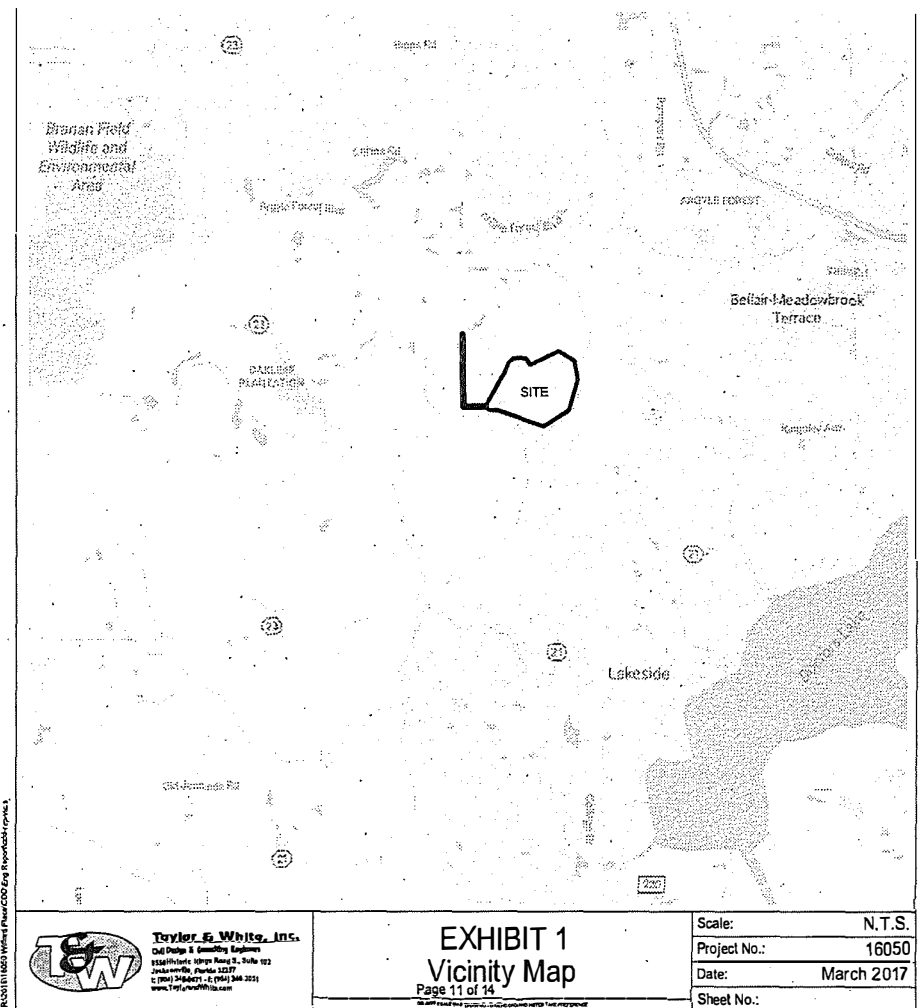
The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Master Special Assessment Methodology Report*, dated March 5, 2018 and prepared by Governmental Management Services, LLC (the "Assessment Report"), which is on file and available during normal business hours at the address provided above.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail

property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on April 12, 2018 at 1:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. Immediately following the Board meeting, a meeting of the District's Audit Selection Committee will take place. The Audit Selection Committee meeting is being held for purposes of reviewing, discussing and establishing the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. The Board meeting, committee meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting, committee meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made,



WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report, dated March 5, 2018, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$17,191,70 (the "Estimated Cost").
4. The Assessments will defray approximately \$21,535,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially

benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby

adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Clay County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 5th day of March, 2018.

ATTEST:


Secretary

WILFORD PRESERVE COMMUNITY
DEVELOPMENT DISTRICT

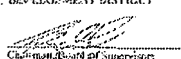

Chairman, Board of Supervisors

Exhibit A: Engineering Report, dated February 23, 2018
Exhibit B: Master Special Assessment Methodology Report, dated March 5, 2018