

INDEPENDENCE

COMMUNITY DEVELOPMENT

DISTRICT

December 2, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING

AND REGULAR

MEETING AGENDA

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Independence Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://independencecdd.net/>

November 25, 2025

Board of Supervisors
Independence Community Development District

Dear Board Members:

The Board of Supervisors of the Independence Community Development District will hold a Public Hearing and Regular Meeting on December 2, 2025 at 2:30 p.m. (Central Time), at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Supervisor *(the following will be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Engineer's Report *(for informational purposes)*
 - D. Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2026-06, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date
6. Consideration of Resolution 2026-07, Directing the Vice-Chairman and District Staff to File a Petition with Okaloosa County, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date
- A. Consideration of Boundary Amendment Funding Agreement
7. Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services
- A. Affidavit of Publication
 - B. RFQ Package
 - C. Respondent: *Jenkins Engineering, Inc.*
 - D. Competitive Selection Criteria/Ranking
 - E. Award of Contract

8. Consideration of Resolution 2026-05, Designating the Location of the Local District Records Office and Providing an Effective Date
9. Acceptance of Unaudited Financial Statements as of October 31, 2025
10. Approval of October 7, 2025 Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Jenkins Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Form 1 Submission and Ethics Training
 - NEXT MEETING DATE: January 6, 2026 at 2:30 PM (Central Time)
 - QUORUM CHECK

SEAT 1	MATT HOWELL	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	JASON EAVES	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	SOPHIE SUMNER	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	KRISTEN MILLER	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5		☐	IN PERSON	☐	PHONE	☐	NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,

Cindy Cerbone
Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 354 2519

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

3

**INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 202__, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Independence Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, the Independence Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective December 2, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of December 2, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Chris Conti Is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 2nd day of December, 2025.

ATTEST:

**INDEPENDENCE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

5

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

5A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Independence CDD
Po Box 810036
Boca Raton FL 33481-0036

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a , was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

FTW NW Florida Daily News 11/05/2025, 11/12/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/12/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$1092.02

Tax Amount: \$0.00

Payment Cost: \$1092.02

Order No: 11806317

Customer No: 955787

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

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

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

NOTICE OF REGULAR MEETING OF THE INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Independence Community Development District ("District") will hold public hearings on **December 2, 2025 at 2:30 p.m., at 125 Cracker Barrel Road, Crestview Florida 32536**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within Okaloosa County, Florida. The lands to be improved are generally located south of undeveloped lands, west of Carousel Lane, north of Old Spanish Trail (Highway 90), and east of Clint Mason Road, and are geographically depicted below and in the *Independence Community Development District Master Engineer's Report*, dated October 2025 ("Engineer's Report"). 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 Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone: (561) 571-0010 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to: clearing and earthwork; stormwater; landscape, irrigation, signage and hardscape; roadway improvements; utilities (water and sewer); electric and street lighting; recreational improvements; and other infrastructure benefitting the Lands within the District ("Improvements"), all as more specifically described in the Engineer's Report on file and available during normal business hours at the District Manager's Office. According to the Engineer's Report, the estimated cost of the Improvements is \$47,372,280.

The District intends to impose assessments on benefited lands in the manner set forth in the District's *Master Special Assessment Methodology Report*, dated October 7, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated 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 or sold.

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 assess and collect sufficient revenues to retire no more than \$66,460,000 in debt, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Bond Assessment Apportionment - Current Boundary

Unit Type	Total Number of Units	Total Debt Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment: Debt Service per Unit - paid in March**
Single-family 60'	1,028	\$39,247,200.34	\$54,852,916.26	\$53,297.95	\$5,038.88
Single-family 70'	174	\$7,324,773.46	\$10,413,265.78	\$59,214.94	\$5,872.62
Total	1,202	\$46,571,973.80	\$65,266,182.04		

* Please note that debt allocations to units herein are based on the ERU benefit allocation illustrated in Table 4.
** Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change).

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 Okaloosa 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 written objections with the District within twenty (20) days of the publication of this notice.

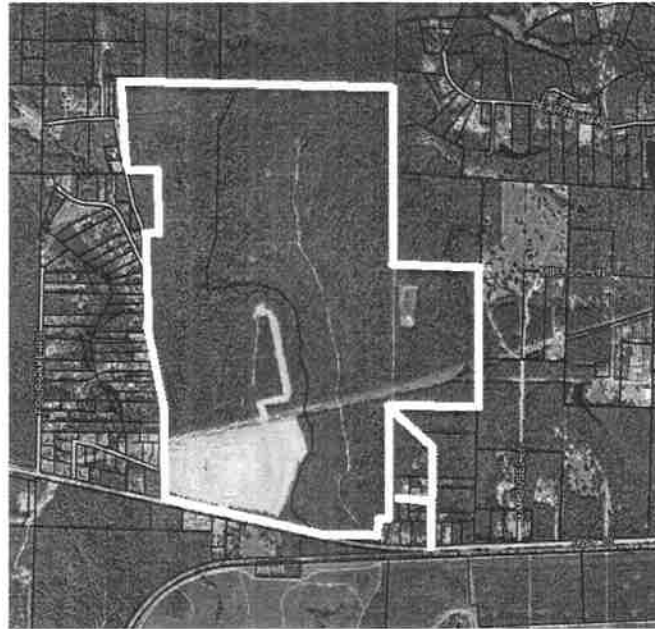
Also, **December 2, 2025 at 2:30 p.m., at 125 Cracker Barrel Road, Crestview Florida 32536**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such 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, 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 Manager's Office 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.

INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED 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 Independence 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 for the benefit of the development within the District (the "**Improvements**") described in the District's *Master Engineer's Report*, dated October 2, 2025, attached hereto as **Exhibit A** and incorporated herein by reference ("**Capital Improvement Plan**"); and

WHEREAS, the lands within the development within the District benefit from the District's Capital Improvement Plan; and

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, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, *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 District's *Master Special Assessment Methodology Report*, dated October 7, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (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 INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. 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.

SECTION 4. The total estimated cost of the Improvements, as apportioned to the assessable land within Phase 1 of the development within the District in accordance with **Exhibit B**, is \$47,372,280 (the "Estimated Cost").

SECTION 5. The Assessments will defray approximately \$66,460,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

SECTION 7. 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.

SECTION 8. 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 thereof, all of which shall be open to inspection by the public.

SECTION 9. With respect to each lien securing a series of bonds, the Assessments shall be paid in not more than (30) thirty yearly 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.

SECTION 10. 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.

SECTION 11. 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.

SECTION 12. 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 Manatee County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 7th day of October, 2025.

ATTEST:

/s/ Cindy Cerbone
Secretary/Assistant Secretary

Exhibit A: Master Engineer's Report
Exhibit B: Master Special Assessment Methodology Report

**INDEPENDENCE COMMUNITY
DEVELOPMENT DISTRICT**

/s/ Matt Howell
Chair/Vice Chair, Board of Supervisors

NF-42868748

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

5B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

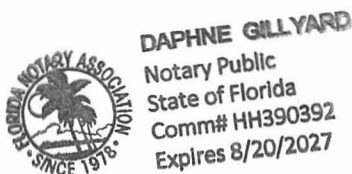
BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Independence Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Independence Community Development District.
4. I do hereby certify that on October 30, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Independence Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 30th day of October 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



NOTARY PUBLIC


Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

9589 0710 5270 2050 8378 17

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| ☐ Return Receipt (hardcopy) | \$ _____ |
| ☐ Return Receipt (electronic) | \$ _____ |
| ☐ Certified Mail Restricted Delivery | \$ _____ |
| ☐ Adult Signature Required | \$ _____ |
| ☐ Adult Signature Restricted Delivery | \$ _____ |

Postage

\$ _____

Total

\$ _____

Sen

Stre

City

**INDEPENDENCE LAND
(FL) 2024 LLC
707 BELROSE AVE
DAPHNE, AL 36526**



Independence Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

VIA U.S. MAIL – CERTIFIED RECEIPT

October 30, 2025

INDEPENDENCE LAND (FL) 2024 LLC
707 BELROSE AVE
DAPHNE, AL 36526

***RE: Independence Community Development District
Notice of Hearing on Assessments to Property
Parcel ID# 17-3N-22-0000-0005-0160, 18-3N-22-0000-0001-0000,
18-3N-22-0000-0005-0010, 19-3N-22-0000-0001-0010***

Dear Property Owner:

You are receiving this notice because Okaloosa County records indicate that you are a property owner within the Independence Community Development District (the “District”). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The property that you own that is the subject of this notice is identified above.

At the October 7, 2025, meeting of the District’s Board of Supervisors, the District approved the *Independence Community Development District Master Engineer’s Report*, dated October, 2025 (the “Capital Improvement Plan”), that describes the nature of the improvements that may be constructed or acquired by the District that benefit lands within the District, including, but not limited to, roadway improvements, stormwater management improvements, water, sewer and electric improvements, landscaping, entranceway, recreational facilities, and other improvements, all as more specifically described in the Capital Improvement Plan (the “Improvements”). The District estimates that it will cost approximately \$47,372,280 to construct the Improvements contemplated by the District.

As a property owner of assessable land within the District, the District intends to assess your property, in the manner set forth in the District’s *Master Special Assessment Methodology Report*, dated October 7, 2025 (the “Assessment Report”). This Assessment Report was also approved at the Board’s October, 7 2025, public meeting. Both the Capital Improvement Plan and Assessment Report are enclosed herein.

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

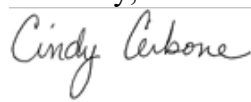
The total maximum assessment amount to be levied against each parcel, and the number of units contained within each parcel, is detailed in the Assessment Report, as such Assessment Report may be amended at the below referenced hearing. The total revenue that the District will collect by these assessments is anticipated to be \$66,460,000.00, which includes the estimated cost of the Improvements, plus financing-related costs, capitalized interest, a debt service reserve, and contingency, but excludes anticipated fees and costs of collection and discounts for early payment. The total assessment amount to be levied against property that you own is reflected on the preliminary assessment roll attached to the Assessment Report.

The assessments may appear on your regular tax bill issued by the Okaloosa County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments. As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on **December 2, 2025 at 3:30 p.m., at Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230**. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the District's Board of Supervisors within twenty (20) days of this notice.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District's Records Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. You may appear at the hearing, or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is written in dark ink and is contained within a rectangular box.

Cindy Cerbone
District Manager

MASTER ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT

October 2025



Jenkins Engineering, Inc.

73 Eglin Pkwy NE, Suite 203
Fort Walton Beach, Florida 32578
Phone (850) 837-2448
Matthew H. Zinke, PE

**INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT
MASTER ENGINEER'S REPORT**

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP, for the Independence Community Development District (“District”).

2. GENERAL SITE DESCRIPTION

The District originally consisted of approximately 605.23 acres of land and is located entirely within Okaloosa County, Florida. The site is generally located south of undeveloped lands, west of Carousel Lane, north of Old Spanish Trail (Hwy 90) and east of Clint Mason Road. The District is currently comprised of Parcels 17-3N-22-0000-0005-0160 and 18-3N-22-0000-0001-0000. Since the formation of the District, an approximate 0.78-acre area of land along Hwy 90 was dedicated to the Florida Department of Transportation (FDOT) as right-of-way to allow for the required construction of turn lanes at the proposed Phase 1 entrance. In addition, an approximate 7.65-acre expansion area comprised of Parcels 18-3N-22-0000-0005-0010 and 19-3N-22-0000-0001-0010 is proposed to be added to the District which would increase the total acreage to 612.10 acres. Boundary Sketches of the FDOT ROW Dedication area and the individual parcels to be added as Expansion Areas along with an Overall Boundary Survey/Sketch including the Expansion Area have been included as Exhibit 1. The Property Maps for each individual parcel have been included as Exhibit 2. The District property is zoned Residential (R-1) and has a Future Land Use (FLU) of Low Density Residential (LDR).

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the entire development consisting of ten (10) proposed phases totaling 1,200 single family lots of varying sizes. As shown on the Master Plan included as Exhibit 3, with the addition of the Expansion Area into Phase 3, the development would increase to 1,222 single family lots. The CIP and this Engineer's Report reflects the present intentions of the District and the landowners. It should be noted that the location of the proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented. The following chart shows the planned product types for the District:

PRODUCT TYPES

Product Type	Current CDD Boundary (Units)	Expansion Area (Units)	Total (Units)
60' Lots	1,026		1,026
70'+ Lots	174	22	196
TOTAL	1,200	22	1,222

The intended public infrastructure for the project is as follows:

Roadway Improvements:

The CIP includes subdivision roads located within the District. Generally, all roads will be Public, 2-lane un-divided roads with boulevard entrances to the subdivision(s). This category includes items such as the clearing and earthwork for the roadways, general conditions, the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with applicable codes and requirements.

All internal roadways are to be acquired/financed, owned and operated by the District. Right of way for collector and/or arterial roads is intended to be dedicated to a local/State general-purpose unit of government for ownership, operation, and maintenance.

Stormwater Management System:

This category includes items such as storm drainage pipes, storm inlets, culverts, control structures, erosion control, and dry detention basins which are designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed per Okaloosa County and Northwest Florida Water Management District requirements. The District will acquire/finance, own, operate and maintain the stormwater system, except for any portion that is located within Okaloosa County or Florida Department of Transportation (FDOT) dedicated rights-of-way.

Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map Panel No. 12091C0200J, dated 3/09/2021, demonstrates that almost the entire property is located within Flood Zone X with a very small portion on the north end of the property being located in an unnumbered Zone A. This location is shown on a Topographic Survey included as Exhibit 3.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency. The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of final grading of lots.

Potable Water Systems:

This category includes items such as water main pipes, valves, pipe fittings, service laterals, and fire hydrants. The potable water system will be designed per Auburn Water System (AWS) and Florida Department of Environmental Protection (FDEP) requirements. Any potable water associated

improvements will be funded and constructed by the developer and then turned over to AWS, a private utility company, for ownership, operation and maintenance.

Wastewater Systems:

This category includes items such as gravity sewer pipes, manholes, service laterals, lift stations, and force main piping. The wastewater collection system serving the District will be designed and constructed in accordance with standards established by Okaloosa County Water & Sewer (OCWS) and FDEP. The wastewater system for all phases will be constructed and/or acquired by the District and then dedicated to OCWS for ownership, operation and maintenance.

Hardscape, Landscape, and Irrigation:

The District will acquire/finance landscaping, irrigation and hardscaping within District common areas and rights-of-way. The District must meet local design criteria requirements for planting and irrigation design. This project will at a minimum meet those requirements and, in most cases, will exceed the requirements with improvements for the benefit of the community.

All such landscaping, irrigation, entry features and hardscaping will be owned, maintained and funded by the District. Any infrastructure that is located in rights-of-way owned by a local/state general purpose government will be maintained pursuant to a right-of-way agreement or permit.

Underground Electrical Conduit

The electric distribution systems throughout the District are currently planned to be underground and the District intends to fund the incremental cost of undergrounding the system. Any lines and transformers located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

The District intends to lease street lights through an agreement with the local utility provider and will fund the street lights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

Recreational Amenities:

As shown on the Parks Master Plan included as Exhibit 4, there is approximately 22.10 acres of land within the District to be set aside as Park Acreage. As part of the development, the District intends to construct a clubhouse and other amenity facilities on 10.6 acres of parkland in Phase 1 that are open to residents and the public. Alternatively, the Developer may privately fund such facilities and, upon completion, transfer them to a homeowners' association for ownership, operation and maintenance. In such event, the amenities would be considered common elements for the exclusive benefit of the District landowners.

Environmental Mitigation

Only minor wetland impacts are anticipated with this project and they would be associated with the possible County Connector Roadway discussed further below in this Report. No wetland impacts are anticipated with the development of the subdivision phases. It has been determined that Gopher Tortoise

relocation is required for up to five (5) burrows for the Phase 1 and 2 construction and the District will be responsible for the required permitting, relocation, banking and reporting for these phases as well as any future phases.

Off-Site Improvements

Offsite improvements include:

- Two (2) FDOT driveway connections onto Hwy 90 with both including left and right turn lanes.
 - Force Main installation in FDOT ROW for connection to existing OCWS forcemain for eventual discharge to an OCWS wastewater treatment plant.
- Off-site improvements will become the property of FDOT and OCWS respectively post construction.

Professional Services

The CIP also includes various professional services. These include but are not limited to: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

County Connector Roadway

Okaloosa County has an objective to provide an alternate east-west corridor parallel to Hwy 90 and a portion of it is proposed to be located within the Independence Subdivision. The roadway will mostly align within the existing Gulf Power Easement and its general location is shown on Figure 1.3 of the AVCON Traffic Impact Analysis for Independence Subdivision which a portion of that Report has been included as Exhibit 5. To mitigate the traffic impacts associated with Independence Subdivision project the ROW required for the project and the construction of a portion of the roadway ($\pm 1,000'$) would be provided by the District and those improvements are included in the CIP. Upon completion, the roadway be dedicated to Okaloosa County for ownership, operation, and maintenance.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

Phases 1 and 2 were permitted together and have all of the necessary site approvals and permits and are currently under construction with completion and final platting of Phase 1 expected by January 2026 and Phase 2 final platting to occur sometime later in 2026.

Phases 3 and 4 are being permitted together and obtaining the necessary site approvals and permits is in progress and should be completed by the end of the year. Construction is then expected to commence shortly after receipt of the approvals.

Phases 5-10 are included in the overall planning and the known permits required at this time have been listed as To Be Determined (TBD) as the timing of the design, permitting and construction of these phases will be determined by the developer and future economic conditions.

The following is a list of required permits to develop the project with their status. In addition, approval and agreements with local utility companies, i.e. Auburn Water System, Florida Power & Light, etc. may also be required.

<u>Approval/Permit</u>	<u>Status</u>
1. Phases 1 & 2 NFWWMD Stormwater Permit	Issued (12/05/2023)
2. Phases 1 & 2 County Development Order	Issued (01/08/2024)
3. Phases 1 & 2 FDEP Potable Water Permit	Issued (01/10/2024)
4. Phases 1 & 2 FDEP Sewer Permit	Issued (02/05/2024)
5. Phases 1-4 FDOT Access Permit	Issued 05/29/2024
6. Phase 1 Final Plat	Expected (01/31/2026)
7. Phase 2 Final Plat	Expected (07/31/2026)
8. Phases 3 & 4 NFWWMD Stormwater Permit	Expected (12/31/2025)
9. Phases 3 & 4 County Development Order	Expected (12/31/2025)
10. Phases 3 & 4 FDEP Potable Water Permit	Expected (12/31/2025)
11. Phases 3 & 4 FDEP Sewer Permit	Expected (12/31/2025)
12. Phases 3 & 4 Final Plat	TBD
13. Phases 5-10 NFWWMD Stormwater Permit	TBD
14. Phases 5-10 County Development Order	TBD
15. Phases 5-10 FDEP Potable Water Permit	TBD
16. Phases 5-10 FDEP Sewer Permit	TBD
17. Phases 5-10 FDOT Access Permit	TBD

5. CIP OPINION OF COST / MAINTENANCE RESPONSIBILITIES

The tables below present, among other things, the Engineer's opinion of probable cost for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

CIP OPINION OF COST

Improvement	Current CDD Boundary	Expansion Area	Total	Financing Entity	Operation & Maintenance Entity
Roadway Improvements	\$11,188,801	\$205,128	\$11,393,929	CDD	CDD
Stormwater Management System	\$8,599,176	\$157,652	\$8,756,828	CDD	CDD
Potable Water Systems	N/A	N/A	N/A	Developer	Private
Wastewater Systems	\$9,859,352	\$180,755	\$10,040,107	CDD	County
Hardscaping, Landscape, Irrigation	\$2,750,000	\$50,000	\$2,800,000	CDD	CDD
Undergrounding of Conduit	\$1,480,568	\$27,144	\$1,507,712	CDD	CDD
Recreational Amenities	\$4,200,000	\$0	\$4,200,000	CDD*	CDD**
Environmental Mitigation	\$178,000	\$0	\$178,000	CDD	CDD
Offsite Improvements	\$2,000,000	\$0	\$2,000,000	CDD	State/County
Professional Services	\$1,800,000	\$33,000	\$1,833,000	CDD	N/A
County Roadway	\$1,009,812	\$0	\$1,009,812	CDD	County
10% Contingency	\$4,306,571	\$65,368	\$4,371,939		N/A
TOTAL	\$47,372,280	\$719,047	\$48,091,327		

* Option for Developer to fund and pay for all or a portion of the Amenities.

** Option for HOA to provide operation and maintenance for all or a portion of the Amenities.

- a. The Engineer does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. The Engineer does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions. Therefore, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of the Engineer's experience and represent the Engineer's judgment as an experienced and qualified professional, familiar with the industry.
- b. The probable costs estimated herein do not include anticipated carrying cost, interest reserves, inflation or other anticipated CDD expenditures that may be incurred.
- c. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- d. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

6. CONCLUSIONS

The CIP will be designed in accordance with current government regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

- the estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar, to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units, and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Jenkins Engineering, Inc.

Matthew H. Zinke, P.E.
Vice President
FL License No. 57642

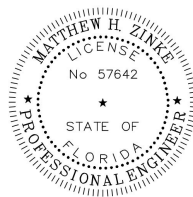
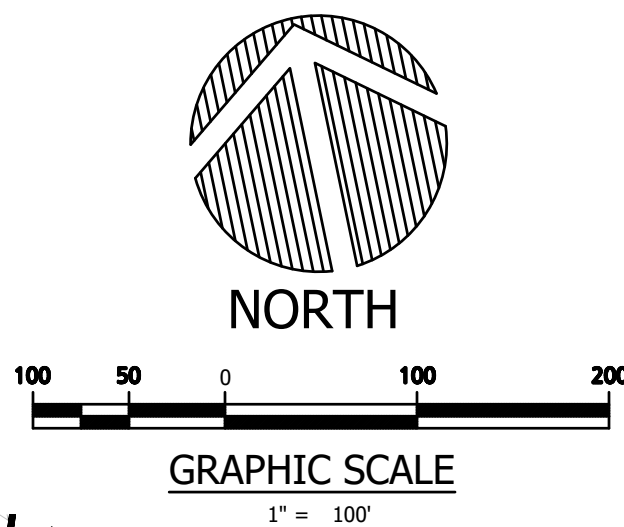


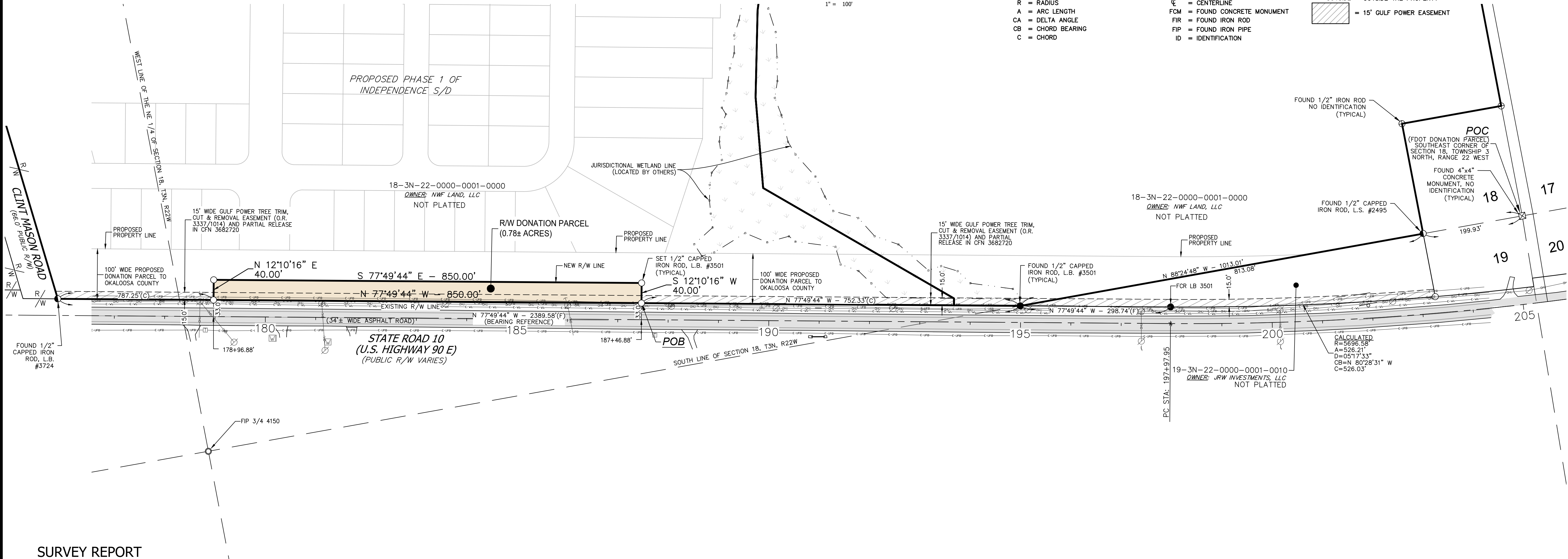
EXHIBIT 1: BOUNDARY SKETCH

INDEPENDENCE SUBDIVISION CRESTVIEW, FLORIDA
R/W DONATION PARCEL



LEGEND

- No. OR # = NUMBER
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
AC. = ACRES
O.R. = OFFICIAL RECORDS BOOK / PAGE
P.B. = PLAT BOOK / PAGE
D.B. = DEED BOOK / PAGE
P.O. = POWER POLE AND GUY ANCHOR
POB = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R = RADIUS
A = ARC LENGTH
CA = DELTA ANGLE
CB = CHORD BEARING
C = CHORD
- ☐ = TELEPHONE SERVICE BOX
⊙ = SANITARY SEWER MANHOLE
⊗ = STORM DRAINAGE MANHOLE
⊕ = WATER VALVE
⊞ = TELEVISION SERVICE BOX
⊛ = LIGHT POLE
— = ROAD SIGN
NAD = NORTH AMERICAN DATUM
NAD = NORTH AMERICAN VERTICAL DATUM
— = DISTANCE NOT TO SCALE
± = MORE OR LESS
R/W = RIGHT OF WAY
C = CENTERLINE
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
FIP = FOUND IRON PIPE
ID = IDENTIFICATION
- NO ID = NO IDENTIFICATION
—TEL— = TELEPHONE CABLE
—UFO— = FIBER-OPTIC CABLE
(F) = FIELD MEASURED DATA
(D) = DEED DATA
GPCO = GULF POWER COMPANY
—ELE— = ELECTRIC CABLE
—GAS— = GAS MAIN
—OHU— = OVERHEAD UTILITIES
—WL— = WATER LINE
—F.M.— = FORCE MAIN
INSIDE = INSIDE THE PROPERTY
OUTSIDE = OUTSIDE THE PROPERTY
☐ = 15' GULF POWER EASEMENT



SURVEY REPORT

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH R/W LINE OF U.S. HIGHWAY 90 E, SAID LINE BEARING N 77°49'44" W, AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THE SIGNATURE & SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE DATE SHOWN.
- THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0200 J, DATED 3/09/2021, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.
- THE PROPOSED PHASE 1 OF INDEPENDENCE S/D AS SHOWN HEREON WAS TAKEN FROM FURNISHED CONSTRUCTION PLANS, IS NOT YET RECORDED, AND SHOWN FOR REFERENCE PURPOSES ONLY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF F.D.O.T. MAINTENANCE MAP SECTION 57010 W.P.I. #3117460 "S.R. 10 (U.S. 90) FROM END OF FOUR LANE IN CRESTVIEW TO WALTON COUNTY LINE", DATED 15 JUL 1997.
- THE 15' WIDE GULF POWER TREE TRIM, CUT & REMOVAL EASEMENT (O.R. 3337/1014) ALONG HWY 90 WAS RELEASED WITHIN THE SUBJECT PARCEL IN FP&L PARTIAL EASEMENT RELEASE (CFN 3682720).

LEGAL DESCRIPTION

(AS PREPARED BY GUSTIN, COTHERN & TUCKER, INC. REVISED ON 19 MAR 2024)

R/W DONATION PARCEL

A PARCEL OF LAND, SITUATED IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND LYING NORTHERLY OF U.S. HIGHWAY 90 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

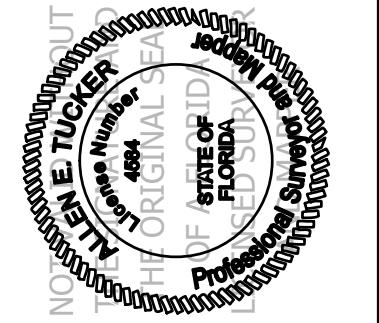
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE PROCEED N 88°24'48" W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1013.01 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID HIGHWAY 90 (FLORIDA STATE ROAD 10 - PUBLIC RIGHT-OF-WAY VARIES ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION ("F.D.O.T.") MAINTENANCE MAP SECTION 57010 DATED JULY 1997, SAID MAP BEING ON FILE AT F.D.O.T. DISTRICT 3 OFFICE, CHIPLEY, FLORIDA); THENCE DEPARTING SAID SOUTH LINE OF SECTION 18, PROCEED N 77°49'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 752.33 FEET TO A POINT AT STATION 187+46.88, 33 FEET LEFT OF THE CENTERLINE OF SURVEY, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, PROCEED N 77°49'44" W, A DISTANCE OF 850.00 FEET TO A POINT AT STATION 178+96.88, 33 FEET LEFT OF THE CENTERLINE OF SURVEY; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N 12°10'16" E, A DISTANCE OF 40.00 FEET; THENCE PROCEED S 77°49'44" E, A DISTANCE OF 850.00 FEET; THENCE PROCEED S 12°10'16" W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.78 ACRES OF LAND, MORE OR LESS.

CERTIFIED TO

NWF LAND, LLC
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DHI TITLE OF FLORIDA, INC.
ALLIANT NATIONAL TITLE INSURANCE COMPANY

Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LIDAR
Gustin, Cothern & Tucker, Inc.
G C LAND SURVEYING & MAPPING
www.gcsurveying.com L.B. No. 3501
Nicoville, FL 32278 (850) 678-5141 Fax: (850) 729-2460
121 Hart Street



THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY
ALLEN E. TUCKER, P.S.M. No. 4584
DOUGLAS A. GORDEN HEUVEL, P.S.M. No. 4585
DATE 30 APR 2024
© G.C.T., INC. 2024

R/W DONATION PARCEL
INDEPENDENCE SUBDIVISION
CRESTVIEW, FLORIDA
IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA
PARCEL ID: 18-3N-22-0000-0001-0000

DESCRIPTION	DRAFT BY	DATE
ADDED EASEMENT RELEASE	J. EVANS	4/19/2024
ADDED CERTIFICATIONS	J. FOWLER	4/30/2024
REV	A	B

SURVEY TYPE:
BOUNDARY
FIELD DATE:
N/A
FIELD BOOK:
N/A
DATUM: (HORIZONTAL/VERTICAL)
NAD 83 N/A
CLIENT:
D.R. HORTON

SHEET	PROJECT
01	210803
OF 1	ORDER# 210803.05
MAP# 210803.05	REV B

No. Or # = NUMBER
 = DISTANCE NOT TO SCALE
 L.B. = LICENSED BUSINESS
 L.S. = LICENSED SURVEYOR
 P.S.M. = PROFESSIONAL SURVEYOR
 AND MAPPER
 ± = MORE OR LESS
 R/W = RIGHT-OF-WAY
 = CENTERLINE
 NAD = NORTH AMERICAN DATUM
 NAVD = NORTH AMERICAN VERTICAL DATUM
 PCB = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 O.R. = OFFICIAL RECORDS BOOK / PAGE
 (S) = (SIR) SET 1/2" CAPPED IRON ROD, L.B. #3501
 = FOUND 1/2" CAPPED IRON ROD, L.B. #3724 (E.C.A.)
 = POWER POLE AND GUY ANCHOR
 = WATER VALVE
 = FIRE HYDRANT

POC
FOUND 4"x4" CONCRETE
MONUMENT, NO IDENTIFICATION,
MARKING N.W. CORNER OF
SECTION 18, TOWNSHIP 3 NORTH
RANGE 22 WEST, OKALOOSA
COUNTY, FLORIDA.

ALTIERI PARCEL
O.R. 2188/3330

MARCOUX
PARCEL
R. 2923/1755
22-0000-0007-003A

HYATT PARCEL
O.R. 2814/1652
07-3N-22-0000-0007-0040

POB
FOUND 1/2" CAPPED IRON ROD,
- L.B. #3724 (TYPICAL) MARKING
THE INTERSECTION OF N. LINE OF
SECTION 18 WITH EASTERLY R/W
LINE OF CLINT MASON ROAD

FOUND 4"x4" CONCRETE
MONUMENT, NO IDENTIFICATION,
MARKING N.E. CORNER OF
SECTION 18, TOWNSHIP 3 NORTH,
RANGE 22 WEST, OKALOOSA
COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	59.24'	1178.92'	02°52'46"	N 15°48'53" W	59.24'
C2	209.09'	1500.00'	07°59'12"	N 13°15'40" W	208.92'

(ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT 20127679, DATED 5 APR 2024)

A TRACT OF LAND BEGINNING AT THE NW CORNER OF THE NE 1/4 OF NW 1/4 AND RUNNING E. 140 YARDS; THENCE S. 280 YARDS; THENCE W. 140 YARDS; THENCE N. 280 YARDS TO THE POINT OF BEGINNING. SAID PARCEL LYING AND BEING IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

ALSO A TRACT BEGINNING AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4; THENCE RUNNING W. 70 YARDS; THENCE S. 140 YARDS; THENCE E. 70 YARDS; THENCE, 140 YARDS, TO POINT OF BEGINNING, IN SECTION 18, TP. 3 N. R. 22 WEST, CONTAINING 10 ACRES AND SITUATE, LYING AND BEING IN OKALOOSA COUNTY, FLORIDA, SITUATED IN OKALOOSA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION OF SAID PARCELS LYING WITHIN THE RIGHT-OF-WAY OF CLINT MASON ROAD, AND ALSO LESS AND EXCEPT ANY PORTION OF SAID PARCELS LYING WEST OF CLINT MASON ROAD.

BEING ALSO DESCRIBED AS FOLLOWS:

COHEN PARCEL ADDITION

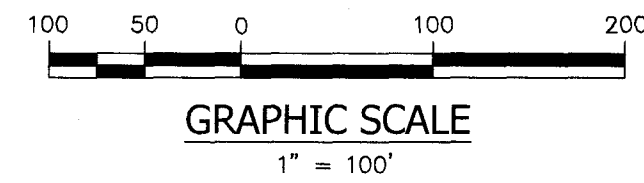
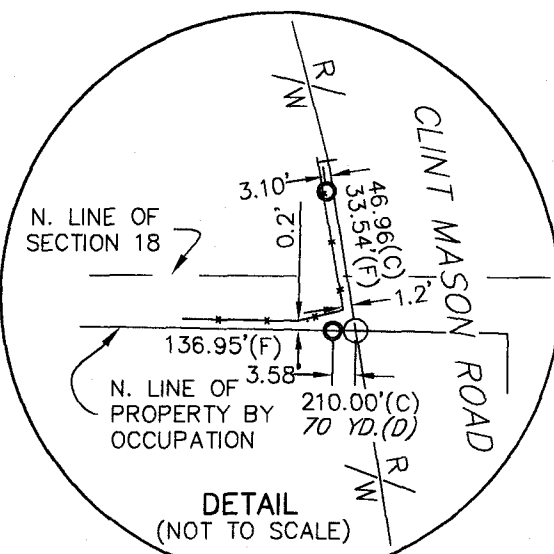
A PARCEL OF LAND, LYING IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING THAT PORTION OF THE COHEN PARCEL (AS CONVEYED IN OFFICIAL RECORDS BOOK 3642, PAGE 2287 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA) LYING EAST OF CLINT MASON ROAD; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT CONCRETE MONUMENT (NO IDENTIFICATION) MARKING NORTHWEST CORNER OF SAID SECTION 18; THENCE S 89°35'35" E ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 1313.06 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID CLINT MASON ROAD (66 FOOT WIDE RIGHT-OF-WAY BY MAINTENANCE), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°35'35" E ALONG SAID NORTH LINE, A DISTANCE OF 428.84 FEET TO THE IRON ROD (L.B. #3724) MARKING THE NORTHEAST CORNER OF THE AFORESAID COHEN PARCEL; THENCE DEPARTING SAID NORTH LINE, PROCEED S 01°01'51" W ALONG THE EAST LINE OF SAID COHEN PARCEL, A DISTANCE OF 840.05 FEET TO THE IRON ROD (L.B. #3724) MARKING THE SOUTHEAST CORNER OF SAID COHEN PARCEL; THENCE N 89°36'30" W ALONG THE SOUTH LINE OF SAID COHEN PARCEL, A DISTANCE OF 200.60 FEET TO ITS INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF CLINT MASON ROAD, LYING ON THE CURVE OF THE EASTERLY RIGHT-OF-WAY LINE OF 1178.92 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CALLS:

- 1) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°52'46", AN ARC DISTANCE OF 59.24 FEET, (CHORD BEARING = N 15°48'53" W, CHORD = 59.24 FEET), TO THE POINT OF TANGENCY OF SAID CURVE;
- 2) N 17°15'16" W, A DISTANCE OF 385.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCEALING EASTERLY AND HAVING A RADIUS OF 1500.00 FEET;
- 3) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°59'12", AN ARC DISTANCE OF 209.09 FEET, (CHORD BEARING = N 13°15'40" W, CHORD = 208.92 FEET);
- 4) N 09°16'04" W, A DISTANCE OF 216.40 FEET TO THE POINT OF BEGINNING.

[SAID PARCEL CONTAINING 6.33 ACRES, MORE OR LESS.]

NORTH



1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT 20127679, DATED 5 APR 2024. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
3. NO ENVIRONMENTAL JURISDICTIONAL ISSUES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
4. VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, SAID LINE BEARING S 89°35'35" E, AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
7. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. THIS PARCEL LIES IN HEDON ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA COMMUNITY NO. 120173, PANEL #H2091C0200 J, DATED 3/09/2021, AND FURNISHED BY FEMA NATIONAL FLOOD HAZARD LAYER ONLINE GEOSPATIAL DATABASE.
9. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
10. THE SIGNATURE & SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE FIELD DATE SHOWN.
11. THE HORIZONTAL DATUM OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 AS COORDINATED USING RTK AND CONVENTIONAL MEASUREMENT FROM PUBLISHED LOCAL CONTROL BENCHMARK NO. 1, A 1/2" CAPED IRON ROD, L.B. No. 3501 (N:6443526.283, EASTING:1345107.704, ELEVATION:216.749'), AS ESTABLISHED FROM THE UNPUBLISHED PERMANENT REFERENCE STATION OF GUSTIN, COTHERN, AND TUCKER, INC. ESTABLISHED THROUGH A STATIC GPS NETWORK UTILIZING NGS CORS STATIONS AND EXISTING CONTROL THROUGHOUT OKALOOSA COUNTY, FLORIDA.
12. THE COHEN PARCEL IS DESCRIBED AS ALLOQUATE PORTIONS OF THE N.W. 1/4 OF SECTION 18. THE EAST PORTION WAS ESTABLISHED IN THE FIELD BY EMERALD COAST ASSOCIATES, INC. CONSISTENT WITH THE SECTION AS MONUMENTED IN THE FIELD. THE WEST BOUNDARY OF THE WEST REMAINDER OF SAID PARCEL WAS ESTABLISHED ON THE GROUND BY ADJACENT PARCEL SURVEYING OF METES AND BOUNDS DESCRIPTIONS OF AN UNRECORDED SUBDIVISION TO THE WEST. THIS SUBDIVISION WAS DESCRIBED AND MONUMENTED IN A MANNER THAT IS INCONSISTENT WITH SAID SECTION 18. THE PARCELS WERE SURVEYED INDIVIDUALLY WITH RESPECT TO THE OCCUPATION AND SAID MONUMENTATION. ATTEMPTS TO RECTIFY THE UNRECORDED SUBDIVISION BOUNDARIES AND THE ALLOQUATE PART LEGAL DESCRIPTIONS WOULD RESULT IN THE APPARENT HARM OF ADJACENT LAND OWNERS, NAMELY THE CLEEK PARCEL AND THE MASON PARCEL.

TO ALLIANT NATIONAL TITLE INSURANCE COMPANY; DHI TITLE OF
FLORIDA, INC.; D. R. HORTON, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A)(B)(C), 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 13 MAR 2024.

DATE OF PLAT OR MAP: 30 APR 2024

ALLEN E. TUCKER, FLORIDA PSM #4584

- Conventional Surveying
- Aerial & Bathymetric
- Laser Scanning & LiDAR

Gustin, Cothorn & Tucker, Inc.

LAND SURVEYING & MAPPING

www.gctsurveying.com L.B. No. 3501

L.B. No. 3501

www.gctsurveying.com

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DEC

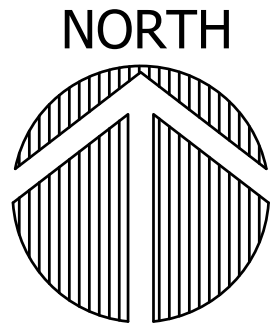
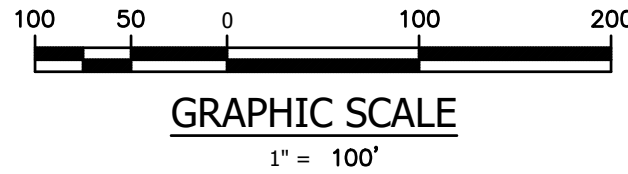
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11/30/2024 8:58 AM JEVANS



INDEPENDENCE SUBDIVISION CRESTVIEW, FLORIDA

PARCEL D

LEGEND

- No. OR # = NUMBER
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
O.R. = OFFICIAL RECORDS BOOK / PAGE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
= POWER POLE AND GUY ANCHOR
-UFO- = FIBER-OPTIC CABLE
(F) = FIELD MEASURED DATA
(D) = DEED DATA
-OHU- = OVERHEAD UTILITIES
-WL- = WATER LINE

- = TELEPHONE SERVICE BOX
= SANITARY SEWER MANHOLE
= STORM DRAINAGE MANHOLE
= WATER VALVE
= TELEVISION SERVICE BOX
= ROAD SIGN
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
= DISTANCE NOT TO SCALE
± = MORE OR LESS
R/W = RIGHT OF WAY
= CENTERLINE



SURVEY REPORT

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH R/W LINE OF U.S. HIGHWAY 90 E, SAID LINE BEARING N 77°49'44" W, AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THE SIGNATURE & SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE DATE SHOWN.
- THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0200 J, DATED 3/09/2021, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.
- THE PROPOSED INDEPENDENCE S/D AS SHOWN HEREON WAS TAKEN FROM FURNISHED CONSTRUCTION PLANS, IS NOT YET RECORDED, AND SHOWN FOR REFERENCE PURPOSES ONLY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF F.D.O.T. MAINTENANCE MAP SECTION 57010 W.P.1 #3117460 "S.R. 10 (U.S. 90) FROM END OF FOUR LANE IN CRESTVIEW TO WALTON COUNTY LINE", DATED 15 JUL 1997.

LEGAL DESCRIPTION:

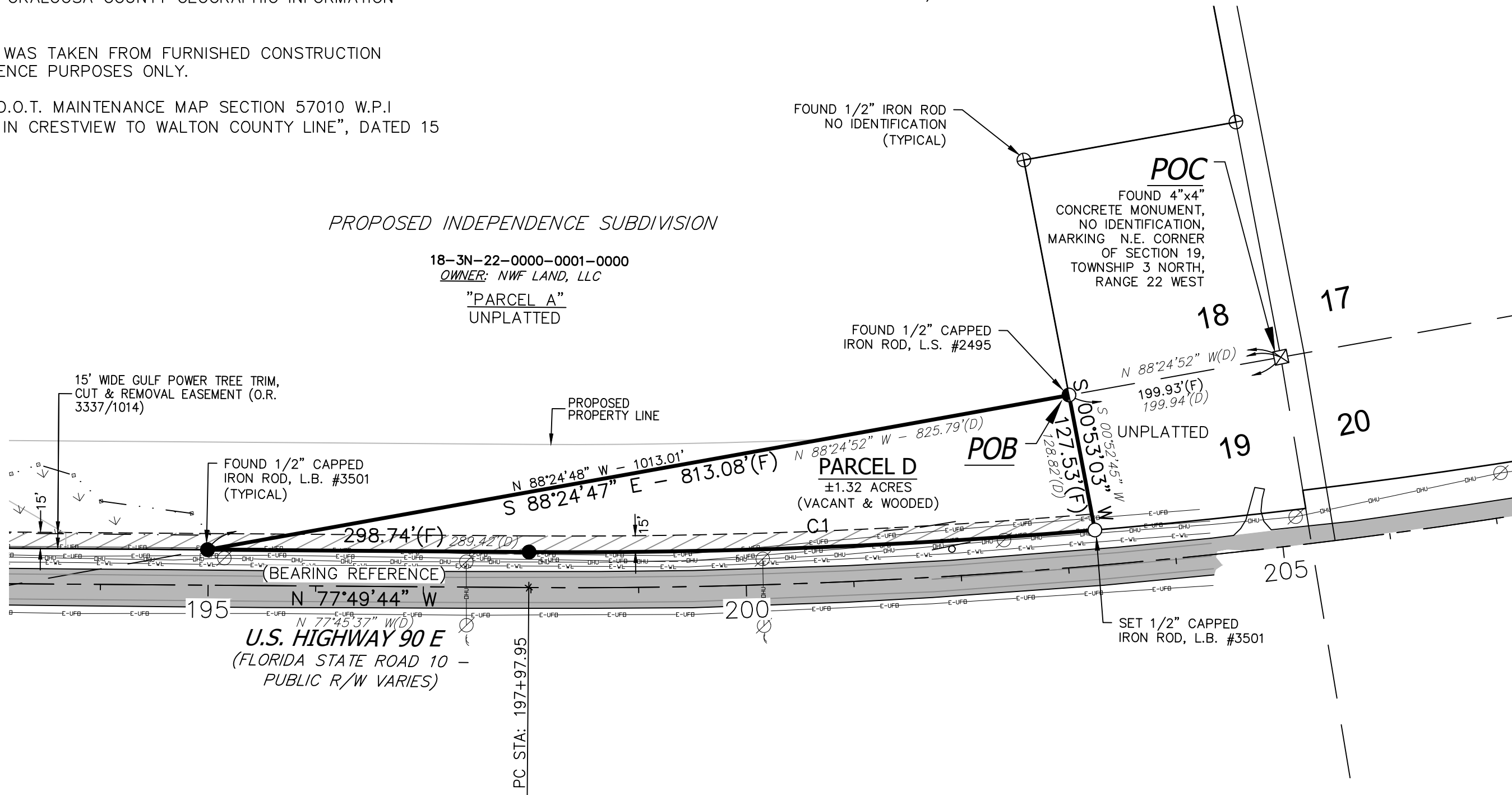
(ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT #20099884, DATED 8 MAR 2024)

PARCEL D

COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 24 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 199.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 52 MINUTES 45 SECONDS WEST A DISTANCE OF 128.82 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90; THENCE 548.36 FEET ALONG SAID NORTHERLY RIGHT OF WAY, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 5696.52 FEET AND A CHORD THAT BEARS NORTH 80 DEGREES 31 MINUTES 05 SECONDS WEST AND A DISTANCE OF 548.15 FEET; THENCE CONTINUE ON SAID NORTHERLY RIGHT OF WAY LINE NORTH 77 DEGREES 45 MINUTES 37 SECONDS WEST A DISTANCE OF 289.42 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 24 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 825.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.32 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1(F)	526.21'	5696.58'	05°17'33"	N 80°28'31" W	526.03'
C1(D)	548.36'	5696.52'	N/A	N 80°31'05" W	548.15'



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
ALLEN E. TUCKER, P.S.M. No. 4584
OR
DOUGLAS A. VANDEN HEUVEL,
P.S.M. No. 4585

DATE 27 JUN 2024
© G.C.T., INC. 2024

PARCEL D
INDEPENDENCE SUBDIVISION
CRESTVIEW, FLORIDA

IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA

PARCEL ID: 19-3N-22-0000-0001-0010

SURVEY TYPE:
BOUNDARY

FIELD BOOK & DATE:
N/A
27 JUN 2024

DATUM: (HORIZONTAL/VERTICAL)
NAD 83 N/A

CLIENT:
D.R. HORTON

SHEET
01
OF 1

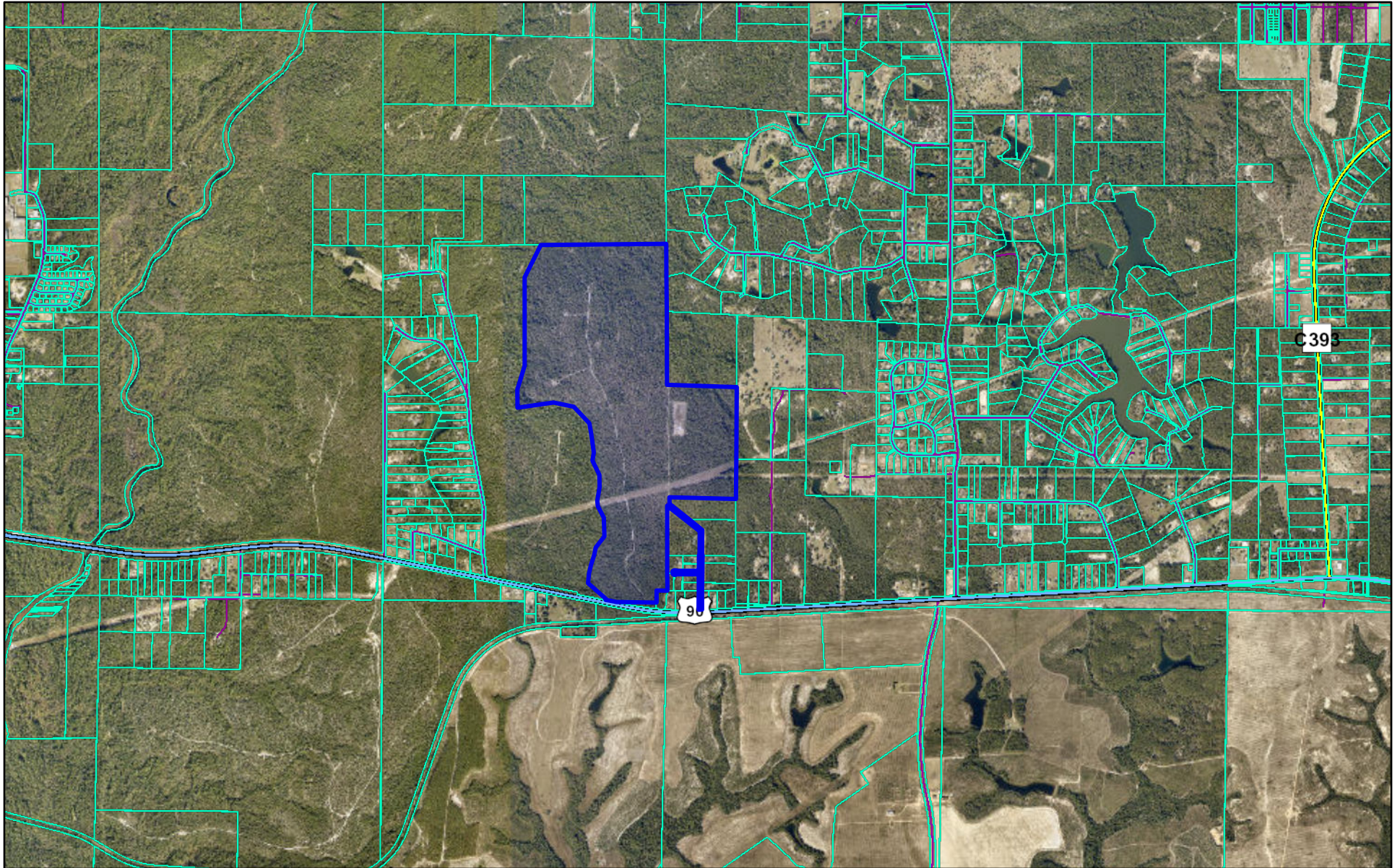
PROJECT
210803
ORDER#
210803.10

MAP#
210803.10-1

REV
A

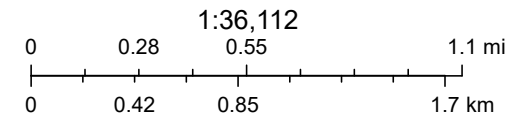
EXHIBIT 2: PARCEL MAPS

17-3N-22-0000-0005-0160 Parcel Map



May 29, 2025

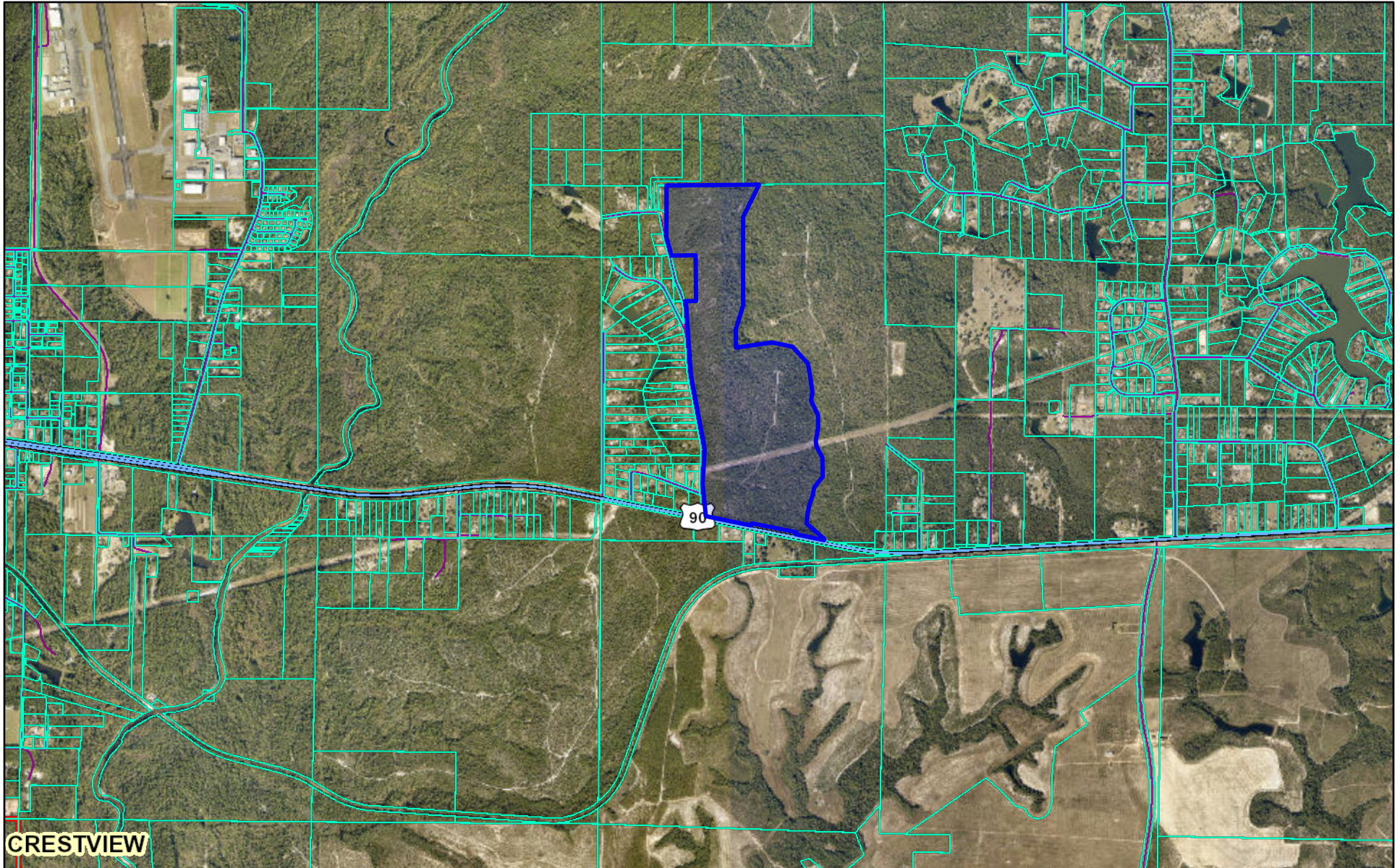
- | | | | |
|--|---|---|--|
|  Override 1 |  SECONDARY ROADS |  US Highway |  County Route |
|  CITY LIMIT Boundary |  MAJOR ROADS |  State Route |  PROPERTY LINES |
| |  Interstate | | |



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Okaloosa County FL GIS, Okaloosa County GIS Department

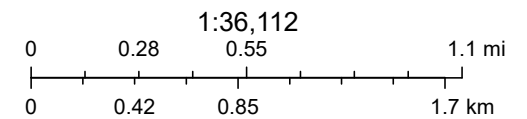
OCGIS
Copyright 2014

18-3N-22-0000-0001-0000 Parcel Map



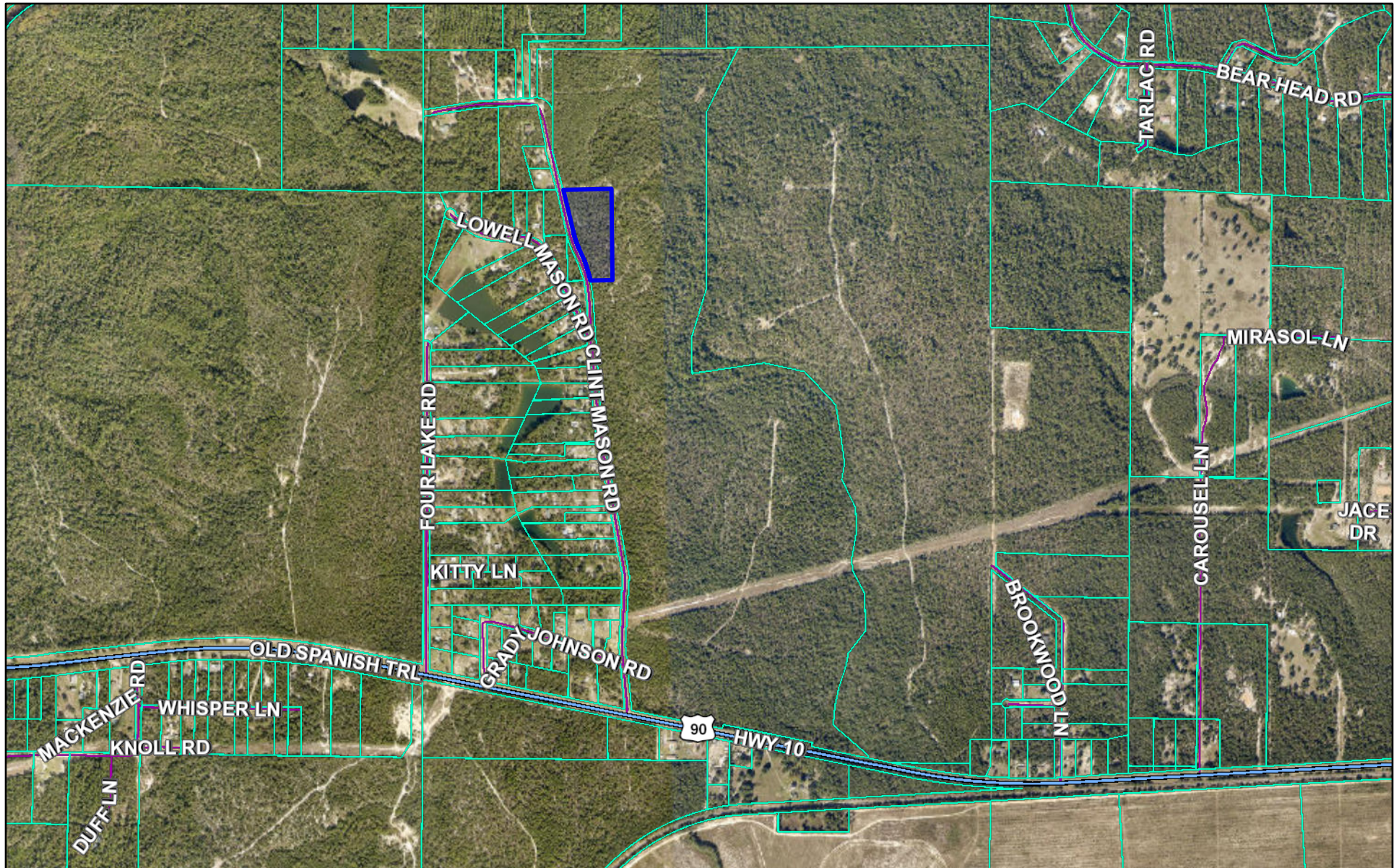
May 29, 2025

- | | | | |
|---------------------|-----------------|-------------|----------------|
| Override 1 | SECONDARY ROADS | US Highway | County Route |
| CITY LIMIT Boundary | MAJOR ROADS | State Route | PROPERTY LINES |
| | Interstate | | |



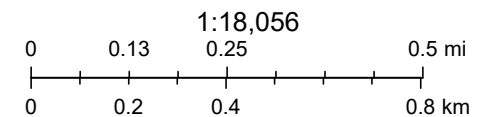
Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Okaloosa County FL GIS, Okaloosa County GIS Department

18-3N-22-0000-0005-0010 Parcel Map



August 15, 2025

- | | | | |
|---------------------|-----------------|-------------|----------------|
| Override 1 | SECONDARY ROADS | US Highway | County Route |
| CITY LIMIT Boundary | MAJOR ROADS | State Route | PROPERTY LINES |
| Interstate | | | |



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Okaloosa County FL GIS, Okaloosa County GIS Department

19-3N-22-0000-0001-0010 Parcel Map



September 3, 2025

- | | | | |
|---------------------|-----------------|-------------|----------------|
| Override 1 | SECONDARY ROADS | US Highway | County Route |
| CITY LIMIT Boundary | MAJOR ROADS | State Route | PROPERTY LINES |
| | Interstate | | |

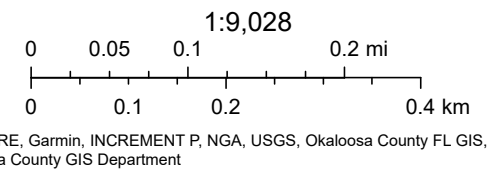
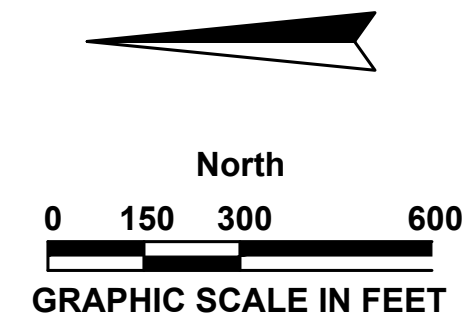


EXHIBIT 3: MASTER PLAN



MASTER PLAN - SITE DATA TABLE				
CURRENT USE:	VACANT			
FUTURE LAND USE MAP DESIGNATION (FLUM):	LDR LOW DENSITY RESIDENTIAL			
ZONING DESIGNATION:	R-1 RESIDENTIAL-1			
PARCEL IDENTIFICATION NUMBER:	17-3N-22-0000-0005-0160/18-3N-22-0000-0001-0000 18-3N-22-0000-0005-0000/19-3N-22-0000-0001-0010			
SURROUNDING FLUM/ZONING:				
NORTH	AGRICULTURAL/AA			
SOUTH	INDUSTRIAL /I-1			
EAST	AGRICULTURAL/AA			
WEST	AGRICULTURAL/AA			
TOTAL SITE AREA:	26,697,128 SF	(612.88 ACRES)		
TOTAL DEVELOPED/DISTURBED AREA:	15,881,682 SF	(364.59 ACRES)		
TOTAL MAX DWELLING UNITS:	1222 UNITS			
TOTAL DWELLING UNITS PROVIDED:	1222 UNITS			
UPLAND/WETLAND SUMMARY:				
TOTAL UPLAND AREA:	22,135,799 SF	508.17 ACRES		
TOTAL WETLAND AREA:	4,285,577 SF	98.38 ACRES		
	REQUIRED	PROVIDED		
BUILDING HEIGHT	35 FT (MAX)	35FT (MAX) (Per Highway 90 Overlay District)		
BUILDING SETBACKS:	REQUIRED	PROVIDED		
FRONT	20 FT	20.0 FT		
REAR	10 FT	10.0 FT		
SIDE	10 FT	10.0 FT		
DESIGN SPEED	20 AND 25 MPH			
POSTED SPEED	20 MPH			
PHASING PLAN INFORMATION:				
PHASES	SINGLE FAMILY UNITS	ACRES	DENSITY (LOTS PER ACRE)	PARK ACREAGE
PHASE ONE:	148	59.31	3.50	10.17
PHASE TWO:	116	54.98	3.11	0.45
PHASE THREE:	199	91.64	2.17	1.17
PHASE FOUR:	52	47.78	1.09	5.58
PHASE FIVE:	151	61.29	2.46	0.47
PHASE SIX:	80	58.63	1.36	0.50
PHASE SEVEN:	180	69.78	2.72	2.51
PHASE EIGHT:	81	69.79	1.16	0.00
PHASE NINE:	129	72.93	1.77	0.00
PHASE TEN:	76	26.77	2.84	0.27
TOTAL:	1222	612.88	1.99	21.12

MASTER PLAN - SITE DATA TABLE				
CURRENT USE:	VACANT			
FUTURE LAND USE MAP DESIGNATION (FLUM):	LDR LOW DENSITY RESIDENTIAL			
ZONING DESIGNATION:	R-1 RESIDENTIAL-1			
PARCEL IDENTIFICATION NUMBER:	17-3N-22-0000-0005-0160/18-3N-22-0000-0001-0000 18-3N-22-0000-0005-0000/19-3N-22-0000-0001-0010			
SURROUNDING FLUM/ZONING:				
NORTH	AGRICULTURAL/AA			
SOUTH	INDUSTRIAL /I-1			
EAST	AGRICULTURAL/AA			
WEST	AGRICULTURAL/AA			
TOTAL SITE AREA:	26,697,128 SF	(612.88 ACRES)		
TOTAL DEVELOPED/DISTURBED AREA:	15,881,682 SF	(364.59 ACRES)		
TOTAL MAX DWELLING UNITS:	1222 UNITS			
TOTAL DWELLING UNITS PROVIDED:	1222 UNITS			
UPLAND/WETLAND SUMMARY:				
TOTAL UPLAND AREA:	22,135,799 SF	508.17 ACRES		
TOTAL WETLAND AREA:	4,285,577 SF	98.38 ACRES		
	REQUIRED	PROVIDED		
BUILDING HEIGHT	35 FT (MAX)	35FT (MAX) (Per Highway 90 Overlay District)		
BUILDING SETBACKS:	REQUIRED	PROVIDED		
FRONT	20 FT	20.0 FT		
REAR	10 FT	10.0 FT		
SIDE	10 FT	10.0 FT		
DESIGN SPEED	20 AND 25 MPH			
POSTED SPEED	20 MPH			
PHASING PLAN INFORMATION:				
PHASES	SINGLE FAMILY UNITS	ACRES	DENSITY (LOTS PER ACRE)	PARK ACREAGE
PHASE ONE:	148	59.31	3.50	10.17
PHASE TWO:	116	54.98	2.11	0.45
PHASE THREE:	199	91.64	2.17	1.17
PHASE FOUR:	52	47.78	1.09	5.58
PHASE FIVE:	151	61.29	2.46	0.47
PHASE SIX:	80	58.63	1.36	0.50
PHASE SEVEN:	180	69.78	2.72	2.51
PHASE EIGHT:	81	69.79	1.16	0.00
PHASE NINE:	129	72.93	1.77	0.00
PHASE TEN:	76	26.77	2.84	0.27
TOTAL:	1222	612.88	1.99	21.12

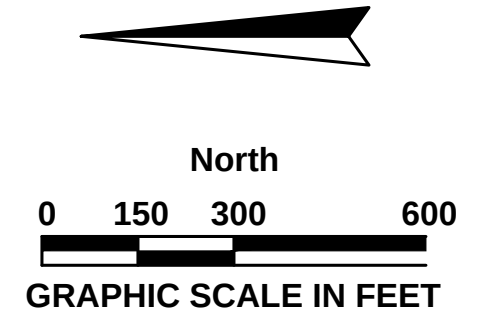
**TRANSFORMING TODAY'S IDEAS
INTO TOMORROW'S REALITY**

MASTER PLAN SET

PREPARED FOR
D. R. HORTON

SHEET NUMBER
MP-0

EXHIBIT 4: PARKS MASTER PLAN

 PARKS AREA

MASTER PLAN - SITE DATA TABLE				
CURRENT USE:	VACANT			
FUTURE LAND USE MAP DESIGNATION (FLUM):	LDR LOW DENSITY RESIDENTIAL			
ZONING DESIGNATION:	R-1 RESIDENTIAL-1			
PARCEL IDENTIFICATION NUMBER:	17-3N-22-0000-0005-0160/18-3N-22-0000-0001-0000 18-3N-22-0000-0005-0000/19-3N-22-0000-0001-0010			
SURROUNDING FLUM/ZONING:				
NORTH	AGRICULTURAL/AA			
SOUTH	AGRICULTURAL/AA, INDUSTRIAL I/I-1			
EAST	AGRICULTURAL/AA			
WEST	AGRICULTURAL/AA			
TOTAL SITE AREA:	26,697.128 SF	(612.88 ACRES)		
TOTAL DEVELOPED/DISTURBED AREA:	15,881.682 SF	(364.59 ACRES)		
TOTAL MAX DWELLING UNITS:	1222 UNITS			
TOTAL DWELLING UNITS PROVIDED:	1222 UNITS			
UPLAND/WETLAND SUMMARY:				
TOTAL UPLAND AREA:	22,135,799 SF	508.17 ACRES		
TOTAL WETLAND AREA:	4,285,577 SF	96.38 ACRES		
	REQUIRED	PROVIDED		
BUILDING HEIGHT	35 FT (MAX)	35FT (MAX) (Per Highway 90 Overlay District)		
BUILDING SETBACKS:	REQUIRED		PROVIDED	
FRONT	20 FT		20.0 FT	
REAR	10 FT		10.0 FT	
SIDE	10 FT		10.0 FT	
DESIGN SPEED	20 AND 25 MPH			
POSTED SPEED	20 MPH			
PHASING PLAN INFORMATION:				
PHASES	SINGLE FAMILY UNITS	ACRES	DENSITY (LOTS PER ACRE)	PARK ACREAGE
PHASE ONE:	148	59.31	2.50	10.61
PHASE TWO:	116	54.98	2.11	0.45
PHASE THREE:	199	91.64	2.17	1.17
PHASE FOUR:	52	47.78	1.09	6.12
PHASE FIVE:	151	61.29	2.46	0.47
PHASE SIX:	80	58.63	1.36	0.50
PHASE SEVEN:	190	69.78	2.72	2.51
PHASE EIGHT:	81	69.79	1.16	0.00
PHASE NINE:	129	72.93	1.77	0.00
PHASE TEN:	76	26.77	2.84	0.27
TOTAL:	1222	612.88	1.99	22.10

MASTER PLAN - SITE DATA TABLE				
CURRENT USE:	VACANT			
FUTURE LAND USE MAP DESIGNATION (FLUM):	LDR LOW DENSITY RESIDENTIAL			
ZONING DESIGNATION:	R-1 RESIDENTIAL-1			
PARCEL IDENTIFICATION NUMBER:	17-3N-22-0000-0005-0160/18-3N-22-0000-0001-0000 18-3N-22-0000-0005-0000/19-3N-22-0000-0001-0010			
SURROUNDING FLUM/ZONING:				
NORTH	AGRICULTURAL/AA			
SOUTH	AGRICULTURAL/AA, INDUSTRIAL I/I-1			
EAST	AGRICULTURAL/AA			
WEST	AGRICULTURAL/AA			
TOTAL SITE AREA:	26,697.128 SF	(612.88 ACRES)		
TOTAL DEVELOPED/DISTURBED AREA:	15,881.682 SF	(364.59 ACRES)		
TOTAL MAX DWELLING UNITS:	1222 UNITS			
TOTAL DWELLING UNITS PROVIDED:	1222 UNITS			
UPLAND/WETLAND SUMMARY:				
TOTAL UPLAND AREA:	22,135,799 SF	508.17 ACRES		
TOTAL WETLAND AREA:	4,285,577 SF	96.38 ACRES		
	REQUIRED	PROVIDED		
BUILDING HEIGHT	35 FT (MAX)	35FT (MAX) (Per Highway 90 Overlay District)		
BUILDING SETBACKS:	REQUIRED		PROVIDED	
FRONT	20 FT		20.0 FT	
REAR	10 FT		10.0 FT	
SIDE	10 FT		10.0 FT	
DESIGN SPEED	20 AND 25 MPH			
POSTED SPEED	20 MPH			
PHASING PLAN INFORMATION:				
PHASES	SINGLE FAMILY UNITS	ACRES	DENSITY (LOTS PER ACRE)	PARK ACREAGE
PHASE ONE:	148	59.31	2.50	10.61
PHASE TWO:	116	54.98	2.11	0.45
PHASE THREE:	199	91.64	2.17	1.17
PHASE FOUR:	52	47.78	1.09	6.12
PHASE FIVE:	151	61.29	2.46	0.47
PHASE SIX:	80	58.63	1.36	0.50
PHASE SEVEN:	190	69.78	2.72	2.51
PHASE EIGHT:	81	69.79	1.16	0.00
PHASE NINE:	129	72.93	1.77	0.00
PHASE TEN:	76	26.77	2.84	0.27
TOTAL:	1222	612.88	1.99	22.10

**TRANSFORMING TODAY'S IDEAS
INTO TOMORROW'S REALITY**

INDEPENDENCE MASTER PLAN

MASTER PLAN SET

INDEPENDENCE

PREPARED FOR

D. R. HORTON

DESIGNED BY:	THJ
DRAWN BY:	JLW
CHECKED BY:	THJ
APPROVED BY:	VCL
PROJECT NO:	22.0330.02
DATE:	OCTOBER 2022

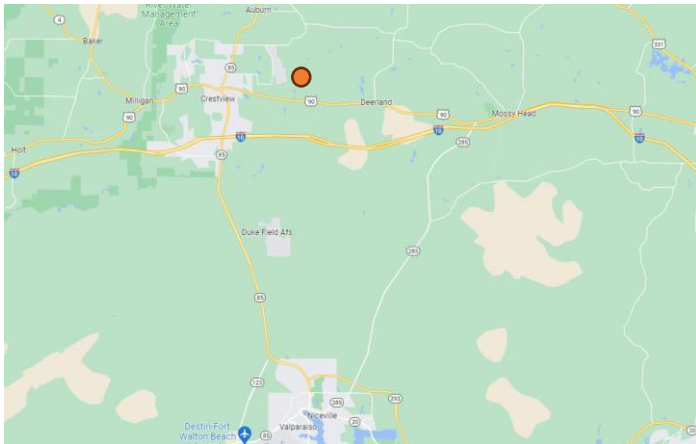
SHEET NUMBER
MP-0

EXHIBIT 5: AVCON TRAFFIC IMPACT ANALYSIS FIGURE 1.3 &
TABLE 8.5

TRAFFIC IMPACT ANALYSIS

INDEPENDENCE SUBDIVISION AT US HWY 90

OKALOOSA COUNTY DISTRICT 3



Prepared for:
D.R. HORTON

Prepared by:
AVCON, INC.

October 2024

AVCON, INC.

320 Bayshore Dr
Suite A
Niceville, FL 32578

Office: (850) 678-0050



Table 8.3
Proportionate Fair Share- Master Plan US 90

Okaloosa Proportionate Fair Share - Independence Subdivision Master Plan US 90				
Phase	Okaloosa Mitigation Rate:	Percentage Breakout on US 90	Entering on US 90	Total Fee
Phases 1 and 2 (Previously Approved)	\$2,817	33%	21	\$59,157
Total Phases	\$2,817	67%	64	\$180,288

Table 8.4
Proportionate Fair Share- Phasing Plan Breakout US 90

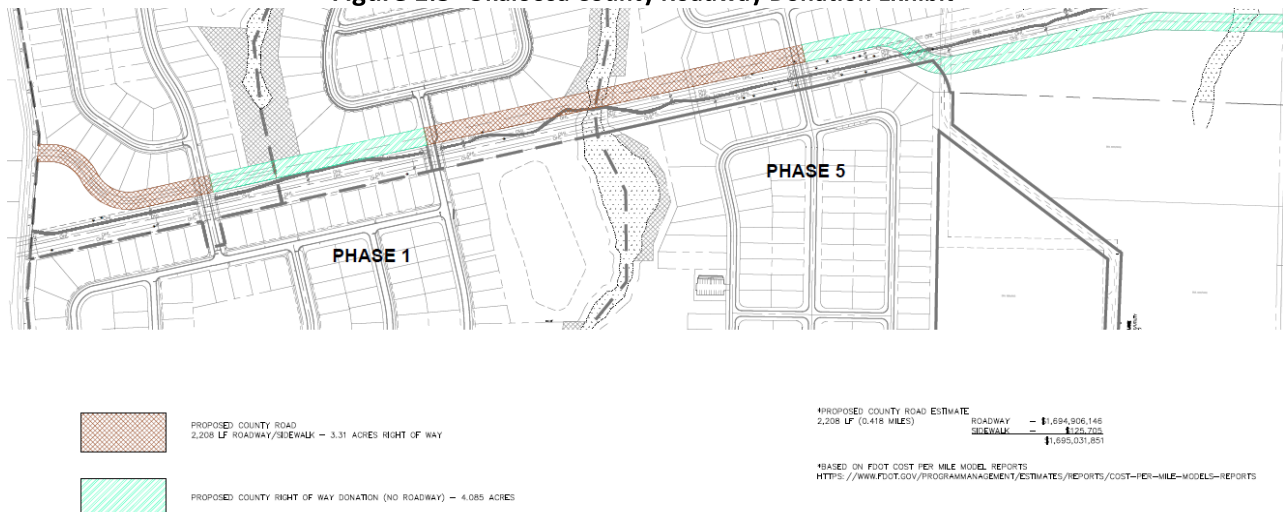
Okaloosa Proportionate Fair Share - Independence Subdivision Phasing Plan US 90				
Phase	Units	Percentage Breakout	Fee per Phase	
Phase 3	180	19%	\$34,670.77	
Phase 4	49	5%	\$9,438.15	
Phase 5	151	16%	\$29,084.92	
Phase 6	80	9%	\$15,409.23	
Phase 7	190	20%	\$36,596.92	
Phase 8	81	9%	\$15,601.85	
Phase 9	129	14%	\$24,847.38	
Phase 10	76	8%	\$14,638.77	
			Total Fee:	\$180,288

In Phase 1-2 6.95 acres of right-of-way was donated with a monetary value of \$173,750. The total mitigation for Phases 1-2 was calculated to be \$74,146 and has already been paid to Okaloosa County.

The 280 PM Peak Hour entering trips on SR 85 totals \$600,021 for the proportionate fair share. The Peak Hour entering trips on (85 trips) US 90 totals to \$180,288 for the proportionate fair share. The total proportionate fair share for Phases 3-10 is \$780,309.

The cost of 0.418 miles of a new County Roadway/right-of-way and 7.395-acres of right-of-way that will be constructed and donated to Okaloosa County can be summarized in **Table 8.5**. The cost of the County Roadway that will be constructed and donated to the County totals \$2,005,486.19 and will be constructed in Phases 3-6..

Figure 1.3- Okaloosa County Roadway Donation Exhibit



The \$2,005,486.19 of proposed ROW and County Roadway will fully mitigate the overcapacity 85 roadway segments. The exhibit showing what is proposed can be found in **Appendix I**.

Table 8.5
County Road Donation and Construction Cost Summary

Independence- Proportionate Fair Share 66' ROW County Road Donation and Construction			
Construction of Roadway			
Proposed	Mile	Cost Per Mile *	Estimated Cost
County Roadway	0.418	\$4,054,799.93	\$1,694,906.37
Sidewalk for County Roadway	0.418	\$300,729.23	\$125,704.82
*Based on FDOT cost per mile model reports		Total:	\$1,820,611.19
Donation of 66' Right-of-Way			
Proposed	Acre	Cost per Acre	Estimated Cost
66' Right-of-Way	7.395	25,000.00	\$184,875.00
Total of 66' ROW and County Road construction:			\$2,005,486.19

INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

October 7, 2025



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a financing plan and a special assessment methodology for the Independence Community Development District (the "District"), located entirely within Okaloosa County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Independence Community Development District Engineer's Report developed by Jenkins Engineering, Inc. (the "District Engineer") and dated October 2025 (the "Engineer's Report"), which improvements set forth therein make up the CIP.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree from general and incidental 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 District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District assessable properties receive compared to those lying outside of the District's boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to

increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Independence development, a master planned residential development located entirely within Okaloosa County, Florida (the "Development"). The land within the District currently consists of approximately 605.23 +/- acres, however, an approximate 0.78 +/- acre area of land was dedicated to the Florida Department of Transportation (FDOT) as a right-of-way and is not subject to any of the bonds that are defined herein. Additionally, an expansion area of 7.65 +/- acres is expected to be added in the near future resulting in a new total acreage of 612.10 +/- acres. The land that comprises the District is generally located south of undeveloped lands, west of Carousel Lane, north of Old Spanish Trail (Hwy 90) and east of Clint Mason Road.

2.2 The Development Program

The development of the Development is anticipated to be conducted by 68V Independence (FL) 2024, LLC or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 1,200 residential units within the existing District boundaries and 22 residential units within the expansion area for a total of 1,222 residential units to be developed over a multi-year period in one or more development phases, although unit numbers, land use types

and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the current development plan for the Development.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The CIP needed to serve the Development is projected to consist of Roadway Improvements, Stormwater Management System, Potable Water Systems, Wastewater Systems, Hardscaping, Landscape, and Irrigation, Undergrounding of Conduit, Recreational Amenities Environmental Mitigation, Off-site Improvements, and a County Roadway, along with professional services and contingency, which cumulatively are estimated by the District Engineer at \$47,372,280 in existing District costs and \$719,047 in expansion area costs for a total of \$48,091,327.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

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. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the

District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$66,460,000 in par amount of special assessment bonds (the “Bonds”).

Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$66,460,000 to finance approximately \$48,091,327 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either every May 1 or November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$66,460,000. The difference is comprised of funding one or more debt service reserve accounts, paying capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding and financing assumptions for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan anticipates the development of a total of 1,200 residential units within the existing District boundaries and 22 residential units within the expansion area for a total of 1,222 residential units to be developed over a multi-year period in one or more development phases, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the public improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure for community development to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District

would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the assessable land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the assessable land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than either the cost of, or the actual non-ad valorem assessment levied for, the improvement or debt allocated to that parcel of land.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of the public infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the District's improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements. As the development plan associated with the District land is preliminary and subject to change, there is a possibility that certain product types may be added which are not currently contemplated within Table 4 herein. To the extent new product types are added for development within the District boundaries, by nature of this methodology an ERU factor will be assigned to such product type on the basis of front footage.

Tables 5A and 5B in the *Appendix* present the apportionment of the assessment associated with funding the District's CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Tables 5A and 5B also present the annual levels of the projected annual Bond Assessments per unit.

5.3 Assigning Debt

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Bond Assessments will initially be levied on approximately 604.45 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$65,466,310.15 will be preliminarily levied on approximately 604.45 +/- gross acres at a rate of \$108,166.66 per acre.

Upon completion of the boundary amendment, which this Report assumes will occur, the remaining \$993,689.85 in total bonded debt will be preliminarily levied on approximately 7.65 +/- gross acres at a rate of \$129,894.10 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Tables 5A and 5B in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Transferred Property - In the event unplatted land (the “**Transferred Property**”) is sold to a third party not affiliated with the Developer, the Bond Assessment will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessment applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is fixed to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to the assessable properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the assessable property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 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 ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP by different product types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 1 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the

Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat within the District has more than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the District, may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Bond Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer, District Counsel and the District's Bond Counsel, shall determine in their sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the Development, b) the revised, overall development plan showing the number and type of units reasonably planned for the Development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a True-Up Payment, a supplemental methodology shall be

produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular Bond Assessment installment payable for such lands, and shall constitute part of the Bond Assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the Quarterly Redemption Date (as defined in the supplemental indentures relating to the Bonds) that occurs at least 45 days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before an Quarterly Redemption Date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such Bond Assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's Bond Assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of \$65,466,310.15 are proposed to be levied over the area described in Exhibit "A" which represents the existing boundaries of the District. Bond Assessments in the amount of \$993,689.85 are proposed to be levied over the future expansion area once the boundary amendment is completed. Excluding any capitalized interest period, Bond Assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

Master Lien - This master assessment allocation methodology is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

System of Improvements - As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

Contributions - As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance. The multi-family parcel that will be excluded from the District’s boundary will only minimally benefit from the District’s CIP because that parcel is on the periphery of the project, and any such capital costs shall be contributed by the Developer at no cost to the District and so that property owners within the District will not pay those costs.

Amenities - No Bond Assessments will be allocated herein to any public or private amenities or other common areas planned for the Development. Such amenities and common areas will be owned and operated by the District and/or master homeowners’ association. If owned by a homeowners’ or property owners’ association, the amenities will be considered a common element for the exclusive benefit of property owners. Alternatively, if owned by the District, the amenities will be available for use by the public, subject to the

District's rules and policies. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all property in the District. As such, no Bond Assessments will be assigned to the amenities and common areas.

Reallocation - In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the Bond Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

New Unit Types - As noted herein, this Report identifies the anticipated product types for the Development, and associates particular ERU factors with each product type. If new product types are identified in the course of development, the District's Assessment Consultant – without a further hearing – may determine the ERU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding ERUs.

Governmental Property - If at any time, any portion of the property within the District is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Bond Assessments thereon), or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional

information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Independence

Community Development District

Development Plan

Unit Type	Current Boundary Units	Expansion Area Units	Total Number of Units
Single-family 60'	1,026	-	1,026
Single-family 70'	174	22	196
Total	1,200	22	1,222

Table 2

Independence

Community Development District

Capital Improvement Plan

Improvement	Existing Boundary Costs	Expansion Area Costs	Total CIP Costs
Roadway Improvements	\$11,188,801	\$205,128	\$11,393,929
Stormwater Management System	\$8,599,176	\$157,652	\$8,756,828
Potable Water Systems	-	-	-
Wastewater Systems	\$9,859,352	\$180,755	\$10,040,107
Hardscaping, Landscape, and Irrigation	\$2,750,000	\$50,000	\$2,800,000
Undergrounding of Conduit	\$1,480,568	\$27,144	\$1,507,712
Recreational Amenities	\$4,200,000	-	\$4,200,000
Environmental Mitigation	\$178,000	-	\$178,000
Off-site Improvements	\$2,000,000	-	\$2,000,000
Professional Services	\$1,800,000	\$33,000	\$1,833,000
County Roadway	\$1,009,812	-	\$1,009,812
Contingency (10%)	\$4,306,571	\$65,368	\$4,371,939
Total	\$47,372,280	\$719,047	\$48,091,327

Table 3

Independence

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$66,460,000.00
Total Sources	\$66,460,000.00

Uses

Project Fund Deposits:	
Project Fund	\$48,091,327.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$5,903,471.22
Capitalized Interest Fund	\$10,633,600.00
Delivery Date Expenses:	
Costs of Issuance	\$1,829,200.00
Rounding	\$2,401.78
Total Uses	\$66,460,000.00

Financing Assumptions

Coupon Rate: 8%
Capitalized Interest Period: 24 months
Term: 30 Years
Underwriter's Discount: 2%
Cost of Issuance: \$500,000

Table 4

Independence

Community Development District

Benefit Allocation

Unit Type	Total Number of Units	ERU per Unit	Total ERU
Single-family 60'	1,026	1.00	1,026.00
Single-family 70'	196	1.17	228.67
Total	1,222		1,254.67

Unit Type	Current Boundary Units	ERU per Unit	Total ERU	Percent of Total ERU
Single-family 60'	1,026	1.00	1,026.00	81.77%
Single-family 70'	174	1.17	203.00	16.18%
Total	1,200		1229.00	97.95%

Unit Type	Expansion Area Units	ERU per Unit	Total ERU	Percent of Total ERU
Single-family 60'	-	1.00	-	-
Single-family 70'	22	1.17	25.67	2.05%
Total	22		25.67	2.05%

Table 5A

Independence

Community Development District

Bond Assessment Apportionment - Current Boundary

Unit Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit - paid in March**
Single-family 60'	1,026	\$39,547,566.54	\$54,652,916.36	\$53,267.95	\$5,033.68
Single-family 70'	174	\$7,824,713.46	\$10,813,393.78	\$62,145.94	\$5,872.62
Total	1,200	\$47,372,280.00	\$65,466,310.15		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Table 5B

Independence

Community Development District

Bond Assessment Apportionment - Expansion Area

Unit Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit - paid in March**
Single-family 60'	-	-	\$0.00	-	-
Single-family 70'	22	\$719,047.00	\$993,689.85	\$45,167.72	\$4,268.23
Total	22	\$719,047.00	\$993,689.85		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Exhibit “A”

Bond Assessments in the amount of \$65,466,310.15 are proposed to be levied over the area as described below designating the boundary of the District:

Exhibit A

PARCEL A: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 14 MINUTES 43 SECONDS WEST ALONG THE SOUTH SECTION LINE 1013.01 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD #10, THENCE NORTH 77 DEGREES 39 MINUTES 28 SECONDS WEST ALONG SAID RIGHT OF WAY, 2390.39 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF COUNTY ROAD (66 FOOT RIGHT OF WAY), THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES; NORTH 04 DEGREES 36 MINUTES 40 SECONDS WEST 631.3 FEET; NORTH 04 DEGREES 28 MINUTES 10 SECONDS EAST 627.98 FEET; NORTH 09 DEGREES 05 MINUTES 20 SECONDS WEST 1340.18 FEET; NORTH 03 DEGREES 28 MINUTES 50 SECONDS WEST 746.97 FEET; NORTH 02 DEGREES 52 MINUTES 50 SECONDS WEST 502.44 FEET TO THE P.C. OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1178.92 FEET, A CENTRAL ANGLE OF 08 DEGREES 27 MINUTES 22 SECONDS, A TANGENT OF 87.15 FEET, A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 06 MINUTES 31 SECONDS WEST, 173.83 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 173.99 FEET TO THE P.T.; THENCE EAST 204.71 FEET; THENCE NORTH 840.00 FEET TO THE NORTH LINE OF SECTION 18; THENCE SOUTH 89 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID NORTH LINE 3516.65 FEET TO THE NORTHEAST CORNER OF SECTION 18, THENCE SOUTH 01 DEGREE 02 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF SECTION 18, 5360.27 FEET TO THE POINT OF BEGINNING. LYING AND BEING PART OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

LESS AND EXCEPT: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED WEST ALONG SECTION LINE A DISTANCE OF 200 FEET; THENCE NORTH A DISTANCE OF 222.31 FEET, THENCE EAST 200 FEET TO A POINT ON THE EAST SECTION LINE; THENCE SOUTH ALONG SECTION LINE 222.31 FEET TO POINT OF BEGINNING.

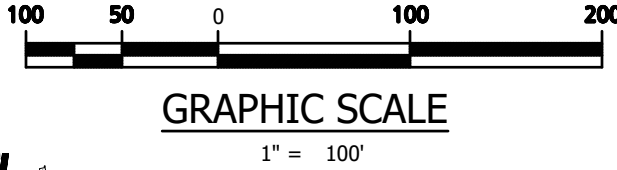
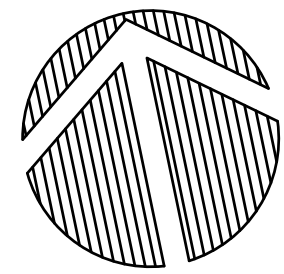
PARCEL B: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 48 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1313.03 FEET TO THE EASTERLY RIGHT OF WAY OF A COUNTY ROAD (66 FOOT RIGHT OF WAY) SAID POINT BEING THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE ALONG THE EASTERLY RIGHT OF WAY OF THE FOREMENTIONED COUNTY ROAD TO THE FOLLOWING BEARINGS AND DISTANCES: NORTH 08 DEGREES 31 MINUTES 50 SECONDS WEST 47.57 FEET; THENCE NORTH 14 DEGREES 01 MINUTE 30 SECONDS WEST 343.84 FEET; AND NORTH 09 DEGREES 46 MINUTES 10 SECONDS WEST 380.00 FEET, THENCE DEPARTING SAID ROAD RIGHT OF WAY, NORTH 01 DEGREE 11 MINUTES 30 SECONDS EAST 567.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 7; THENCE SOUTH 88 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG SAID NORTH LINE, 4119.62 FEET TO THE EAST LINE OF SECTION 7; THENCE SOUTH ALONG SAID EAST LINE 1320 FEET TO THE SOUTHEAST CORNER OF SECTION 7; THENCE NORTH 88 DEGREES 48 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SECTION 7, 3976.54 FEET TO THE POINT OF BEGINNING. LYING IN AND BEING PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

PARCEL C: THE WEST ONE HALF OF THE WEST ONE HALF OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS CONVEYED IN OFFICIAL RECORDS BOOK 1330, PAGE 467; OFFICIAL RECORDS BOOK 1397, PAGE 1917 AND CORRECTED IN OFFICIAL RECORDS BOOK 1607, PAGE 694; OFFICIAL RECORDS BOOK 1829, PAGE 53; OFFICIAL RECORDS BOOK 1894, PAGE 1723; OFFICIAL RECORDS BOOK 1913, PAGE 1386; OFFICIAL RECORDS BOOK 1996, PAGE 1266; OFFICIAL RECORDS BOOK 2022, PAGE 2157; OFFICIAL RECORDS BOOK 2048, PAGE 2080; OFFICIAL RECORDS BOOK 2055, PAGE 1619; OFFICIAL RECORDS BOOK 2055, PAGE 1621; OFFICIAL RECORDS BOOK 2208, PAGE 856; OFFICIAL RECORDS BOOK 2225, PAGE 2704, OFFICIAL RECORDS BOOK 2239, PAGE 1426; OFFICIAL RECORDS BOOK 2258, PAGE 1836; OFFICIAL RECORDS BOOK 2347, PAGE 3866; OFFICIAL RECORDS BOOK 2348, PAGE 1397; OFFICIAL RECORDS BOOK 2550, PAGE 3997, AND IN OFFICIAL RECORDS BOOK 2622, PAGE 3719 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

FOR A TOTAL OF 605.23 ACRES, MORE OR LESS.

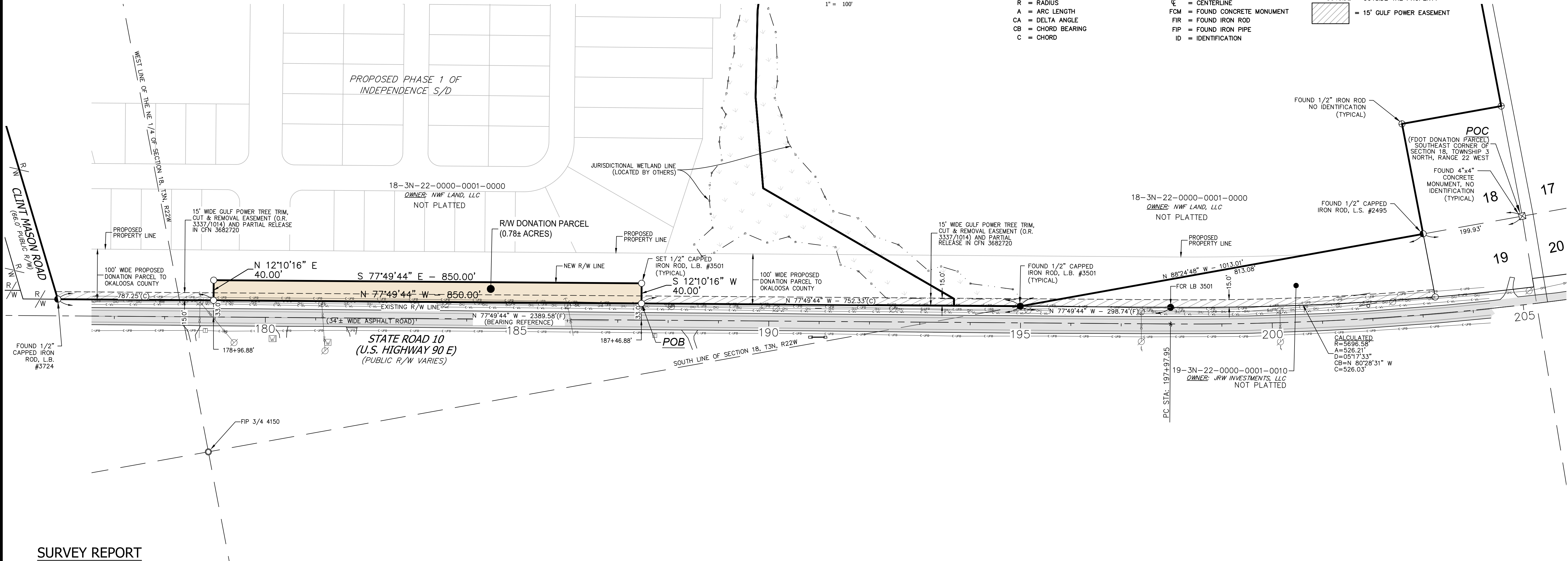
Less and Except:

INDEPENDENCE SUBDIVISION CRESTVIEW, FLORIDA
R/W DONATION PARCEL



LEGEND

- No. OR # = NUMBER
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
AC. = ACRES
O.R. = OFFICIAL RECORDS BOOK / PAGE
P.B. = PLAT BOOK / PAGE
D.B. = DEED BOOK / PAGE
P.O. = POWER POLE AND GUY ANCHOR
POB = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R = RADIUS
A = ARC LENGTH
CA = DELTA ANGLE
CB = CHORD BEARING
C = CHORD
- ☐ = TELEPHONE SERVICE BOX
⊙ = SANITARY SEWER MANHOLE
⊗ = STORM DRAINAGE MANHOLE
⊕ = WATER VALVE
⊞ = TELEVISION SERVICE BOX
⊛ = LIGHT POLE
— = ROAD SIGN
NAD = NORTH AMERICAN DATUM
NAD = NORTH AMERICAN VERTICAL DATUM
— = DISTANCE NOT TO SCALE
± = MORE OR LESS
R/W = RIGHT OF WAY
C = CENTERLINE
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
FIP = FOUND IRON PIPE
ID = IDENTIFICATION
- NO ID = NO IDENTIFICATION
—TEL— = TELEPHONE CABLE
—UFO— = FIBER-OPTIC CABLE
(F) = FIELD MEASURED DATA
(D) = DEED DATA
GPCO = GULF POWER COMPANY
—ELE— = ELECTRIC CABLE
—GAS— = GAS MAIN
—OHU— = OVERHEAD UTILITIES
—WL— = WATER LINE
—F.M.— = FORCE MAIN
INSIDE = INSIDE THE PROPERTY
OUTSIDE = OUTSIDE THE PROPERTY
☐ = 15' GULF POWER EASEMENT



SURVEY REPORT

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH R/W LINE OF U.S. HIGHWAY 90 E, SAID LINE BEARING N 77°49'44" W, AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THE SIGNATURE & SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE DATE SHOWN.
- THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0200 J, DATED 3/09/2021, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.
- THE PROPOSED PHASE 1 OF INDEPENDENCE S/D AS SHOWN HEREON WAS TAKEN FROM FURNISHED CONSTRUCTION PLANS, IS NOT YET RECORDED, AND SHOWN FOR REFERENCE PURPOSES ONLY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF F.D.O.T. MAINTENANCE MAP SECTION 57010 W.P.I. #3117460 "S.R. 10 (U.S. 90) FROM END OF FOUR LANE IN CRESTVIEW TO WALTON COUNTY LINE", DATED 15 JUL 1997.
- THE 15' WIDE GULF POWER TREE TRIM, CUT & REMOVAL EASEMENT (O.R. 3337/1014) ALONG HWY 90 WAS RELEASED WITHIN THE SUBJECT PARCEL IN FP&L PARTIAL EASEMENT RELEASE (CFN 3682720).

LEGAL DESCRIPTION

(AS PREPARED BY GUSTIN, COTHERN & TUCKER, INC. REVISED ON 19 MAR 2024)

R/W DONATION PARCEL

A PARCEL OF LAND, SITUATED IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND LYING NORTHERLY OF U.S. HIGHWAY 90 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE PROCEED N 88°24'48" W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1013.01 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID HIGHWAY 90 (FLORIDA STATE ROAD 10 - PUBLIC RIGHT-OF-WAY VARIES ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION ("F.D.O.T.") MAINTENANCE MAP SECTION 57010 DATED JULY 1997, SAID MAP BEING ON FILE AT F.D.O.T. DISTRICT 3 OFFICE, CHIPLEY, FLORIDA); THENCE DEPARTING SAID SOUTH LINE OF SECTION 18, PROCEED N 77°49'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 752.33 FEET TO A POINT AT STATION 187+46.88, 33 FEET LEFT OF THE CENTERLINE OF SURVEY, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, PROCEED N 77°49'44" W, A DISTANCE OF 850.00 FEET TO A POINT AT STATION 178+96.88, 33 FEET LEFT OF THE CENTERLINE OF SURVEY; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N 12°10'16" E, A DISTANCE OF 40.00 FEET; THENCE PROCEED S 77°49'44" E, A DISTANCE OF 850.00 FEET; THENCE PROCEED S 12°10'16" W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.78 ACRES OF LAND, MORE OR LESS.

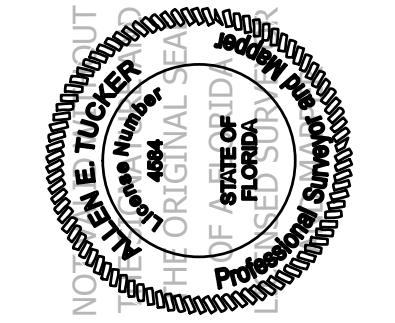
CERTIFIED TO

NWF LAND, LLC
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DHI TITLE OF FLORIDA, INC.
ALLIANT NATIONAL TITLE INSURANCE COMPANY

Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LIDAR

Gustin, Cothern & Tucker, Inc.
G C LAND SURVEYING & MAPPING

www.gcsurveying.com L.B. No. 3501
Nicoville, FL 32578 (850) 678-5141 Fax: (850) 729-2460
121 Hart Street



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
ALLEN E. TUCKER, P.S.M. No. 4584
DOUGLAS A. GUSTIN, P.S.M. No. 4585
DATE 30 APR 2024
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R/W DONATION PARCEL
INDEPENDENCE SUBDIVISION
CRESTVIEW, FLORIDA

IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA

PARCEL ID: 18-3N-22-0000-0001-0000

DESCRIPTION	DATE	DRAFT BY	REV
ADDED EASEMENT RELEASE	4/19/2024	J. EVANS	A
ADDED CERTIFICATIONS	4/30/2024	J. FOWLER	B

SURVEY TYPE:
BOUNDARY

FIELD DATE:
N/A

FIELD BOOK:
N/A

DATUM: (HORIZONTAL/VERTICAL)
NAD 83 N/A

CLIENT:
D.R. HORTON

SHEET
01
OF 1

PROJECT
210803

ORDER#
210803.05

MAP#
210803.05

REV
B

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

5C

MASTER ENGINEER'S REPORT

PREPARED FOR:

BOARD OF SUPERVISORS
INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT

October 2025



Jenkins Engineering, Inc.

73 Eglin Pkwy NE, Suite 203
Fort Walton Beach, Florida 32578
Phone (850) 837-2448
Matthew H. Zinke, PE

**INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT
MASTER ENGINEER'S REPORT**

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP, for the Independence Community Development District (“District”).

2. GENERAL SITE DESCRIPTION

The District originally consisted of approximately 605.23 acres of land and is located entirely within Okaloosa County, Florida. The site is generally located south of undeveloped lands, west of Carousel Lane, north of Old Spanish Trail (Hwy 90) and east of Clint Mason Road. The District is currently comprised of Parcels 17-3N-22-0000-0005-0160 and 18-3N-22-0000-0001-0000. Since the formation of the District, an approximate 0.78-acre area of land along Hwy 90 was dedicated to the Florida Department of Transportation (FDOT) as right-of-way to allow for the required construction of turn lanes at the proposed Phase 1 entrance. In addition, an approximate 7.65-acre expansion area comprised of Parcels 18-3N-22-0000-0005-0010 and 19-3N-22-0000-0001-0010 is proposed to be added to the District which would increase the total acreage to 612.10 acres. Boundary Sketches of the FDOT ROW Dedication area and the individual parcels to be added as Expansion Areas along with an Overall Boundary Survey/Sketch including the Expansion Area have been included as Exhibit 1. The Property Maps for each individual parcel have been included as Exhibit 2. The District property is zoned Residential (R-1) and has a Future Land Use (FLU) of Low Density Residential (LDR).

3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the entire development consisting of ten (10) proposed phases totaling 1,200 single family lots of varying sizes. As shown on the Master Plan included as Exhibit 3, with the addition of the Expansion Area into Phase 3, the development would increase to 1,222 single family lots. The CIP and this Engineer's Report reflects the present intentions of the District and the landowners. It should be noted that the location of the proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented. The following chart shows the planned product types for the District:

PRODUCT TYPES

Product Type	Current CDD Boundary (Units)	Expansion Area (Units)	Total (Units)
60' Lots	1,026		1,026
70'+ Lots	174	22	196
TOTAL	1,200	22	1,222

The intended public infrastructure for the project is as follows:

Roadway Improvements:

The CIP includes subdivision roads located within the District. Generally, all roads will be Public, 2-lane un-divided roads with boulevard entrances to the subdivision(s). This category includes items such as the clearing and earthwork for the roadways, general conditions, the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with applicable codes and requirements.

All internal roadways are to be acquired/financed, owned and operated by the District. Right of way for collector and/or arterial roads is intended to be dedicated to a local/State general-purpose unit of government for ownership, operation, and maintenance.

Stormwater Management System:

This category includes items such as storm drainage pipes, storm inlets, culverts, control structures, erosion control, and dry detention basins which are designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed per Okaloosa County and Northwest Florida Water Management District requirements. The District will acquire/finance, own, operate and maintain the stormwater system, except for any portion that is located within Okaloosa County or Florida Department of Transportation (FDOT) dedicated rights-of-way.

Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map Panel No.

12091C0200J, dated 3/09/2021, demonstrates that almost the entire property is located within Flood Zone X with a very small portion on the north end of the property being located in an unnumbered Zone A. This location is shown on a Topographic Survey included as Exhibit 3.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency. The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of final grading of lots.

Potable Water Systems:

This category includes items such as water main pipes, valves, pipe fittings, service laterals, and fire hydrants. The potable water system will be designed per Auburn Water System (AWS) and Florida Department of Environmental Protection (FDEP) requirements. Any potable water associated

improvements will be funded and constructed by the developer and then turned over to AWS, a private utility company, for ownership, operation and maintenance.

Wastewater Systems:

This category includes items such as gravity sewer pipes, manholes, service laterals, lift stations, and force main piping. The wastewater collection system serving the District will be designed and constructed in accordance with standards established by Okaloosa County Water & Sewer (OCWS) and FDEP. The wastewater system for all phases will be constructed and/or acquired by the District and then dedicated to OCWS for ownership, operation and maintenance.

Hardscape, Landscape, and Irrigation:

The District will acquire/finance landscaping, irrigation and hardscaping within District common areas and rights-of-way. The District must meet local design criteria requirements for planting and irrigation design. This project will at a minimum meet those requirements and, in most cases, will exceed the requirements with improvements for the benefit of the community.

All such landscaping, irrigation, entry features and hardscaping will be owned, maintained and funded by the District. Any infrastructure that is located in rights-of-way owned by a local/state general purpose government will be maintained pursuant to a right-of-way agreement or permit.

Underground Electrical Conduit

The electric distribution systems throughout the District are currently planned to be underground and the District intends to fund the incremental cost of undergrounding the system. Any lines and transformers located in such areas would be owned by the local utility provider and not paid for by the District as part of the CIP.

The District intends to lease street lights through an agreement with the local utility provider and will fund the street lights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

Recreational Amenities:

As shown on the Parks Master Plan included as Exhibit 4, there is approximately 22.10 acres of land within the District to be set aside as Park Acreage. As part of the development, the District intends to construct a clubhouse and other amenity facilities on 10.6 acres of parkland in Phase 1 that are open to residents and the public. Alternatively, the Developer may privately fund such facilities and, upon completion, transfer them to a homeowners' association for ownership, operation and maintenance. In such event, the amenities would be considered common elements for the exclusive benefit of the District landowners.

Environmental Mitigation

Only minor wetland impacts are anticipated with this project and they would be associated with the possible County Connector Roadway discussed further below in this Report. No wetland impacts are anticipated with the development of the subdivision phases. It has been determined that Gopher Tortoise

relocation is required for up to five (5) burrows for the Phase 1 and 2 construction and the District will be responsible for the required permitting, relocation, banking and reporting for these phases as well as any future phases.

Off-Site Improvements

Offsite improvements include:

- Two (2) FDOT driveway connections onto Hwy 90 with both including left and right turn lanes.
 - Force Main installation in FDOT ROW for connection to existing OCWS forcemain for eventual discharge to an OCWS wastewater treatment plant.
- Off-site improvements will become the property of FDOT and OCWS respectively post construction.

Professional Services

The CIP also includes various professional services. These include but are not limited to: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

County Connector Roadway

Okaloosa County has an objective to provide an alternate east-west corridor parallel to Hwy 90 and a portion of it is proposed to be located within the Independence Subdivision. The roadway will mostly align within the existing Gulf Power Easement and its general location is shown on Figure 1.3 of the AVCON Traffic Impact Analysis for Independence Subdivision which a portion of that Report has been included as Exhibit 5. To mitigate the traffic impacts associated with Independence Subdivision project the ROW required for the project and the construction of a portion of the roadway ($\pm 1,000'$) would be provided by the District and those improvements are included in the CIP. Upon completion, the roadway be dedicated to Okaloosa County for ownership, operation, and maintenance.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

Phases 1 and 2 were permitted together and have all of the necessary site approvals and permits and are currently under construction with completion and final platting of Phase 1 expected by January 2026 and Phase 2 final platting to occur sometime later in 2026.

Phases 3 and 4 are being permitted together and obtaining the necessary site approvals and permits is in progress and should be completed by the end of the year. Construction is then expected to commence shortly after receipt of the approvals.

Phases 5-10 are included in the overall planning and the known permits required at this time have been listed as To Be Determined (TBD) as the timing of the design, permitting and construction of these phases will be determined by the developer and future economic conditions.

The following is a list of required permits to develop the project with their status. In addition, approval and agreements with local utility companies, i.e. Auburn Water System, Florida Power & Light, etc. may also be required.

<u>Approval/Permit</u>	<u>Status</u>
1. Phases 1 & 2 NFWWMD Stormwater Permit	Issued (12/05/2023)
2. Phases 1 & 2 County Development Order	Issued (01/08/2024)
3. Phases 1 & 2 FDEP Potable Water Permit	Issued (01/10/2024)
4. Phases 1 & 2 FDEP Sewer Permit	Issued (02/05/2024)
5. Phases 1-4 FDOT Access Permit	Issued 05/29/2024
6. Phase 1 Final Plat	Expected (01/31/2026)
7. Phase 2 Final Plat	Expected (07/31/2026)
8. Phases 3 & 4 NFWWMD Stormwater Permit	Expected (12/31/2025)
9. Phases 3 & 4 County Development Order	Expected (12/31/2025)
10. Phases 3 & 4 FDEP Potable Water Permit	Expected (12/31/2025)
11. Phases 3 & 4 FDEP Sewer Permit	Expected (12/31/2025)
12. Phases 3 & 4 Final Plat	TBD
13. Phases 5-10 NFWWMD Stormwater Permit	TBD
14. Phases 5-10 County Development Order	TBD
15. Phases 5-10 FDEP Potable Water Permit	TBD
16. Phases 5-10 FDEP Sewer Permit	TBD
17. Phases 5-10 FDOT Access Permit	TBD

5. CIP OPINION OF COST / MAINTENANCE RESPONSIBILITIES

The tables below present, among other things, the Engineer's opinion of probable cost for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

CIP OPINION OF COST

Improvement	Current CDD Boundary	Expansion Area	Total	Financing Entity	Operation & Maintenance Entity
Roadway Improvements	\$11,188,801	\$205,128	\$11,393,929	CDD	CDD
Stormwater Management System	\$8,599,176	\$157,652	\$8,756,828	CDD	CDD
Potable Water Systems	N/A	N/A	N/A	Developer	Private
Wastewater Systems	\$9,859,352	\$180,755	\$10,040,107	CDD	County
Hardscaping, Landscape, Irrigation	\$2,750,000	\$50,000	\$2,800,000	CDD	CDD
Undergrounding of Conduit	\$1,480,568	\$27,144	\$1,507,712	CDD	CDD
Recreational Amenities	\$4,200,000	\$0	\$4,200,000	CDD*	CDD**
Environmental Mitigation	\$178,000	\$0	\$178,000	CDD	CDD
Offsite Improvements	\$2,000,000	\$0	\$2,000,000	CDD	State/County
Professional Services	\$1,800,000	\$33,000	\$1,833,000	CDD	N/A
County Roadway	\$1,009,812	\$0	\$1,009,812	CDD	County
10% Contingency	\$4,306,571	\$65,368	\$4,371,939		N/A
TOTAL	\$47,372,280	\$719,047	\$48,091,327		

* Option for Developer to fund and pay for all or a portion of the Amenities.

** Option for HOA to provide operation and maintenance for all or a portion of the Amenities.

- a. The Engineer does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. The Engineer does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions. Therefore, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of the Engineer's experience and represent the Engineer's judgment as an experienced and qualified professional, familiar with the industry.
- b. The probable costs estimated herein do not include anticipated carrying cost, interest reserves, inflation or other anticipated CDD expenditures that may be incurred.
- c. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- d. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

6. CONCLUSIONS

The CIP will be designed in accordance with current government regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

- the estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, both general, and special and peculiar, to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enables properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units, and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Jenkins Engineering, Inc.

Matthew H.
Zinke

Matthew H. Zinke, P.E.
Vice President
FL License No. 57642

Digitally signed by
Matthew H. Zinke
Date: 2025.10.20 14:17:03
-05'00'

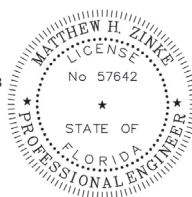
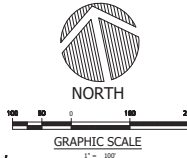


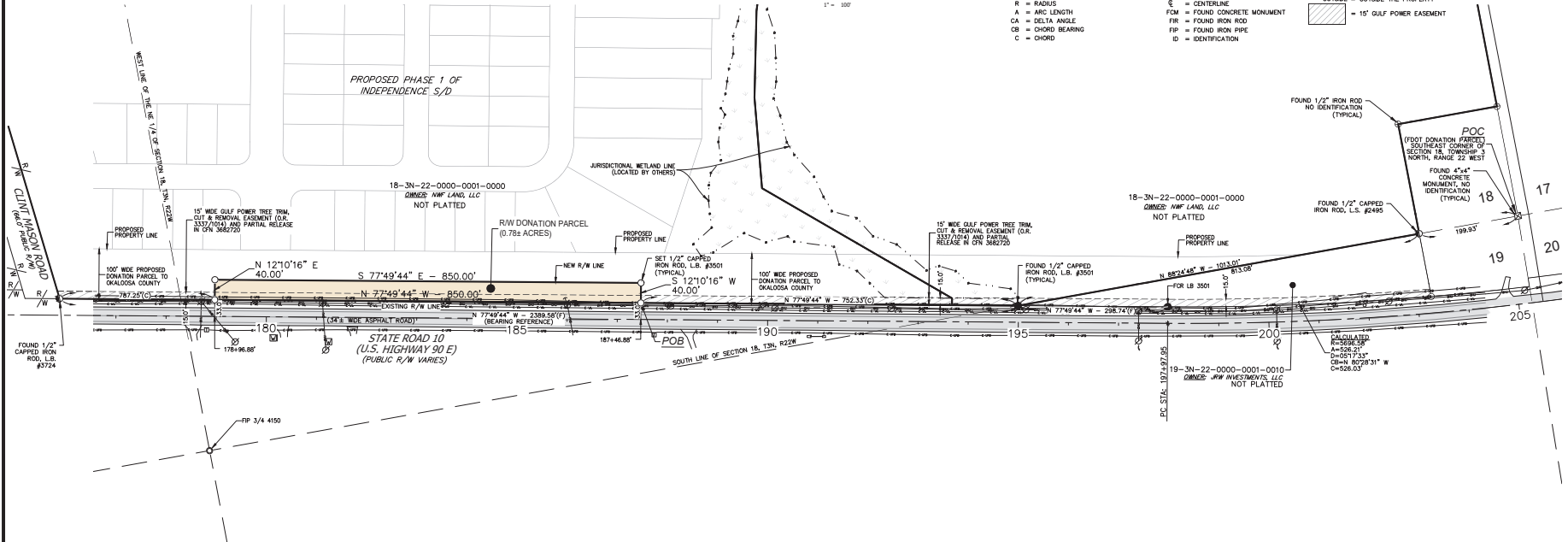
EXHIBIT 1: BOUNDARY SKETCH

INDEPENDENCE SUBDIVISION CRESTVIEW, FLORIDA
R/W DONATION PARCEL



LEGEND

- No. OR # = NUMBER
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
AC. = ACRES
O.R. = OFFICIAL RECORDS BOOK / PAGE
P.B. = PLAT BOOK / PAGE
D.B. = DEED BOOK / PAGE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R = RADIUS
A = ARC LENGTH
CA = DELTA ANGLE
CB = CHORD BEARING
C = CHORD
- [Symbol] = TELEPHONE SERVICE BOX
[Symbol] = SANITARY SEWER MANHOLE
[Symbol] = STORM DRAINAGE MANHOLE
[Symbol] = WATER VALVE
[Symbol] = TELEVISION SERVICE BOX
[Symbol] = LIGHT POLE
[Symbol] = ROAD SIGN
[Symbol] = NORTH AMERICAN DATUM
[Symbol] = NORTH AMERICAN VERTICAL DATUM
[Symbol] = DISTANCE NOT TO SCALE
[Symbol] = MORE OR LESS
[Symbol] = RIGHT OF WAY CENTERLINE
[Symbol] = FOUND CONCRETE MONUMENT
[Symbol] = FOUND IRON ROD
[Symbol] = FOUND IRON PIPE
[Symbol] = IDENTIFICATION
- NO ID = NO IDENTIFICATION
TEL = TELEPHONE CABLE
UFO = FIBER-OPTIC CABLE
F = FIELD MEASURED DATA
D = DEED DATA
GPOC = GULF POWER COMPANY
ELE = ELECTRIC CABLE
GAS = GAS MAIN
OHU = OVERHEAD UTILITIES
WL = WATER LINE
FM = FORCE MAIN
INSIDE = INSIDE THE PROPERTY
OUTSIDE = OUTSIDE THE PROPERTY
[Symbol] = 15' GULF POWER EASEMENT



SURVEY REPORT

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH R/W LINE OF U.S. HIGHWAY 90 E, SAID LINE BEARING N 77°49'44" W, AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THE SIGNATURE & SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE DATE SHOWN.
- THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0200 J, DATED 3/09/2021, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.
- THE PROPOSED PHASE 1 OF INDEPENDENCE S/D AS SHOWN HEREON WAS TAKEN FROM FURNISHED CONSTRUCTION PLANS, IS NOT YET RECORDED, AND SHOWN FOR REFERENCE PURPOSES ONLY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF F.D.O.T. MAINTENANCE MAP SECTION 57010 W.P.I. #3117460 "S.R. 10 (U.S. 90) FROM END OF FOUR LANE IN CRESTVIEW TO WALTON COUNTY LINE", DATED 15 JUL 1997.
- THE 15' WIDE GULF POWER TREE TRIM, CUT & REMOVAL EASEMENT (O.R. 3337/1014) ALONG HWY 90 WAS RELEASED WITHIN THE SUBJECT PARCEL IN FPM PARTIAL EASEMENT RELEASE (CFN 3682720).

LEGAL DESCRIPTION

(AS PREPARED BY GUSTIN, COTHERN & TUCKER, INC. REVISED ON 19 MAR 2024)

R/W DONATION PARCEL

A PARCEL OF LAND, SITUATED IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND LYING NORTHERLY OF U.S. HIGHWAY 90 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE PROCEED N 88°24'48" W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1015.01 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID HIGHWAY 90 (FLORIDA STATE ROAD 10 - PUBLIC RIGHT-OF-WAY VARIES ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION ("F.D.O.T.") MAINTENANCE MAP SECTION 57010 DATED JULY 1997, SAID MAP BEING ON FILE AT F.D.O.T. DISTRICT 3 OFFICE, CHIPLEY, FLORIDA); THENCE DEPARTING SAID SOUTH LINE OF SECTION 18, PROCEED N 77°49'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 752.33 FEET TO A POINT AT STATION 187+46.88, 33 FEET LEFT OF THE CENTERLINE OF SURVEY, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, PROCEED N 77°49'44" W, A DISTANCE OF 850.00 FEET TO A POINT AT STATION 178+96.88, 33 FEET LEFT OF THE CENTERLINE OF SURVEY; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N 12°10'16" E, A DISTANCE OF 40.00 FEET; THENCE PROCEED S 77°49'44" E, A DISTANCE OF 850.00 FEET; THENCE PROCEED S 12°10'16" W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.78 ACRES OF LAND, MORE OR LESS.

CERTIFIED TO

NWF LAND, LLC
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DHI TITLE OF FLORIDA, INC.
ALLIANT NATIONAL TITLE INSURANCE COMPANY

Conventional Surveying • As-built & Boundary • Laser Scanning & LiDAR
Gustin, Cothern & Tucker, Inc.
G.C. LAND SURVEYING & MAPPING
www.gustincothern.com
121 NW Street, Newville, FL 32781 (850) 679-5141 Fax: (850) 729-2460
L.S. No. 3301



THE SEAL, APPROVED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
ALLEN E. TUCKER, P.S.M., No. 4594
DOUGLAS A. WALTON, REGISTERED
DATE 30 APR 2024
© G.C.T. INC. 2024

R/W DONATION PARCEL
INDEPENDENCE SUBDIVISION
CRESTVIEW, FLORIDA
IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA
PARCEL ID: 18-3N-22-0000-0001-0000

DATE	DRAWN BY	DATE
4/19/2024	J. EVANS	4/19/2024
4/30/2024	J. FOWLER	4/30/2024
DESCRIPTION	ADDED EASEMENT RELEASE	ADDED CERTIFICATIONS
REV	A	B

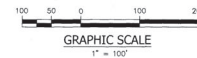
SURVEY TYPE: BOUNDARY
FIELD DATE: N/A
FIELD BOOK: N/A
DATUM: (HORIZONTAL/VERTICAL) NAD 83 N/A
CLIENT: D.R. HORTON

SHEET OF 1	PROJECT 210803
MAP# 210803.05	REV B

LEGEND
No. OR # = NUMBER
— = DISTANCE NOT TO SCALE
L.S. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR
AND MAPPER
± = MORE OR LESS
R/W = RIGHT-OF-WAY
E = CENTERLINE
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
O.R. = OFFICIAL RECORDS BOOK / PAGE
O = (CUR) SET 1/2" CAPPED IRON ROD, L.B. #3501
= FOUND 1/2" CAPPED IRON ROD, L.B. #3724 (E.C.A.)
= POWER POLE AND GUY ANCHOR
= WATER VALVE
= FIRE HYDRANT



INDEPENDENCE DEVELOPMENT - COHEN ADDITION ALTA/NSPS LAND TITLE SURVEY



POC
FOUND 4"x4" CONCRETE
MONUMENT, NO IDENTIFICATION,
MARKING N.W. CORNER OF
SECTION 18, TOWNSHIP 3 NORTH,
RANGE 22 WEST, OKALOOSA
COUNTY, FLORIDA.
07-3N-22-0000-0007-0030

MARCOUX PARCEL
O.R. 2186/3330
07-3N-22-0000-0007-003A

HYATT PARCEL
O.R. 2814/1652
07-3N-22-0000-0007-0040

POB
FOUND 1/2" CAPPED IRON ROD,
L.B. #3724 (TYPICAL) MARKING
THE INTERSECTION OF N. LINE OF
SECTION 18 WITH EASTERLY 6/8" W
LINE OF CLINT MASON ROAD.

FOUND 4"x4" CONCRETE
MONUMENT, NO IDENTIFICATION,
MARKING N.E. CORNER OF
SECTION 18, TOWNSHIP 3 NORTH,
RANGE 22 WEST, OKALOOSA
COUNTY, FLORIDA.

CURVE TABLE				
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE BEARING	CHORD
C1	269.24	1500.00	02°52'48"	N 15°48'53" W 59.24
C2	209.09	1500.00	07°59'12"	N 13°15'40" W 208.92

LEGAL DESCRIPTION:

(ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT 20127679, DATED 5 APR 2024)

A TRACT OF LAND BEGINNING AT THE NW CORNER OF THE NE 1/4 OF NW 1/4 AND RUNNING E. 140 YARDS, THENCE S. 89°35'35" E. 131.06 FEET TO THE POINT OF BEGINNING, SAID PARCEL LYING AND BEING IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

ALSO A TRACT BEGINNING AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4; THENCE RUNNING W. 70 YARDS, THENCE S. 140 YARDS, THENCE E. 70 YARDS, THENCE 140 YARDS, TO POINT OF BEGINNING, IN SECTION 18, TP. 3 N. R. 22 WEST, CONTAINING 10 ACRES AND SITUATE, LYING AND BEING IN OKALOOSA COUNTY, FLORIDA, SITUATED IN OKALOOSA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION OF SAID PARCELS LYING WITHIN THE RIGHT-OF-WAY OF CLINT MASON ROAD, AND ALSO LESS AND EXCEPT ANY PORTION OF SAID PARCELS LYING WEST OF CLINT MASON ROAD.

BEING ALSO DESCRIBED AS FOLLOWS:

COHEN PARCEL ADDITION

A PARCEL OF LAND, LYING IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING THAT PORTION OF THE COHEN PARCEL (AS CONVEYED IN OFFICIAL RECORDS BOOK 3642, PAGE 2287 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA) LYING EAST OF CLINT MASON ROAD; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT CONCRETE MONUMENT (NO IDENTIFICATION) MARKING NORTHWEST CORNER OF SAID SECTION 18; THENCE S. 89°35'35" E. ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 1313.06 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID CLINT MASON ROAD (68 FOOT WIDE RIGHT-OF-WAY BY MAINTENANCE); SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE S. 89°35'35" E. ALONG SAID NORTH LINE, A DISTANCE OF 428.84 FEET TO THE IRON ROD (L.B. #3724) MARKING THE NORTHEAST CORNER OF THE AFORESAID COHEN PARCEL; THENCE DEPARTING SAID NORTH LINE, PROCEED S. 01°01'51" W. ALONG THE EAST LINE OF SAID COHEN PARCEL, A DISTANCE OF 840.05 FEET TO THE IRON ROD (L.B. #3724) MARKING THE SOUTHEAST CORNER OF SAID COHEN PARCEL; THENCE N. 89°36'30" W. ALONG THE SOUTH LINE OF SAID COHEN PARCEL, A DISTANCE OF 200.60 FEET TO ITS INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF CLINT MASON ROAD, LYING IN A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1178.92 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) CALLS:
1) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°52'48", AN ARC DISTANCE OF 59.24 FEET, (CHORD BEARING = N 15°48'53" W, CHORD = 59.24 FEET), TO THE POINT OF TANGENCY OF SAID CURVE;
2) N. 17°51'41" W, A DISTANCE OF 385.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1500.00 FEET;
3) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°59'12", AN ARC DISTANCE OF 209.09 FEET, (CHORD BEARING = N 13°15'40" W, CHORD = 208.92 FEET);
4) N. 09°16'04" W, A DISTANCE OF 216.40 FEET TO THE POINT OF BEGINNING.

[SAID PARCEL CONTAINING 6.33 ACRES, MORE OR LESS.]

SUBJECT PARCEL
COHEN PARCEL EAST
(VACANT & WOODED)
6.33± ACRES
18-3N-22-0000-0005-0000

SURVEY REPORT

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT 20127679, DATED 5 APR 2024. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 6-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, SAID LINE BEARING S. 89°35'35" E, AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA COMMUNITY No. 13073, PANEL #129102020, J. DATED 3/29/2021, AND FURNISHED BY FEMA NATIONAL FLOOD HAZARD LAYER ONLINE GEOSPATIAL DATABASE.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THE SIGNATURE & SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE FIELD DATE SHOWN.
- THE HORIZONTAL DATUM OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 AS COORDINATED USING RTK AND CONVENTIONAL MEASUREMENT FROM UNPUBLISHED LOCAL CONTROL BENCHMARK No. 1, A 1/2" CAPPED IRON ROD, L.B. No. 3501 (N. 643526.283', EASTING: 1345107.704', ELEVATION: 216.749'), AS ESTABLISHED FROM THE UNPUBLISHED PERMANENT REFERENCE STATION AT GUSTIN, COTHERN, AND TUCKER, INC. ESTABLISHED THROUGH A STATIC GPS NETWORK UTILIZING NOS CORS STATIONS AND EXISTING CONTROL THROUGHOUT OKALOOSA COUNTY, FLORIDA.
- THE COHEN PARCEL IS DESCRIBED AS ALLOTTEE PORTIONS OF THE N.W. 1/4 OF SECTION 18, THE EAST PORTION WAS ESTABLISHED IN THE FIELD BY EMERALD COAST ASSOCIATES, INC. CONSISTENT WITH THE SECTION AS MONUMENTED IN THE FIELD, THE WEST BOUNDARY OF THE WEST REMAINDER OF SAID PARCEL WAS ESTABLISHED ON THE GROUND BY ADJACENT PARCEL SURVEYING OF METES AND BOUNDS DESCRIPTIONS OF AN UNRECORDED SUBDIVISION TO THE WEST. THIS SUBDIVISION WAS DESCRIBED AND MONUMENTED IN A MANNER THAT IS INCONSISTENT WITH SAID SECTION 18. THE PARCELS WERE SURVEYED INDIVIDUALLY WITH RESPECT TO THE OCCUPATION AND SAID MONUMENTATION ATTEMPTS TO RECTIFY THE UNRECORDED SUBDIVISION BOUNDARIES AND THE ALLOTTEE PART LEGAL DESCRIPTIONS WOULD RESULT IN THE APPARENT HARM OF ADJACENT LAND OWNERS, NAMELY THE CLEEK PARCEL AND THE MASON PARCEL.

SURVEYOR'S CERTIFICATE

TO ALLIANT NATIONAL TITLE INSURANCE COMPANY; DHI TITLE OF FLORIDA, INC.; D. R. HORTON, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A)(1)(C), 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 13-MAR-2024.

DATE OF PLAT OR MAP: 30 APR 2024

ALLEN E. TUCKER, FLORIDA PSM #4584

Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LIDAR
Gustin, Cothern & Tucker, Inc.
G.C. LAND SURVEYING & MAPPING
www.gcmapping.com
L.B. No. 3501
121 Hart Street
Nacville, FL 33578 (850) 678-5141 Fax: (850) 729-5140



ALLEN E. TUCKER
DATE 30 APR 2024
GUSTIN, COTHERN & TUCKER, INC.
DATE 30 APR 2024
GUSTIN, COTHERN & TUCKER, INC.

ALTA/NSPS LAND TITLE SURVEY
INDEPENDENCE DEVELOPMENT
- COHEN ADDITION
SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA
PARCEL 07-18-3N-22-0000-0005-0000

DATE	4/5/2024
DATE BY	J. EVANS
DATE BY	J. EVANS
DATE BY	J. EVANS

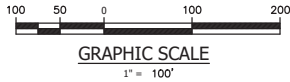
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DESCRIPTION	AND ALTA CERTIFICATION
DESCRIPTION	AND ALTA CERTIFICATION
DESCRIPTION	AND ALTA CERTIFICATION

REV	A
REV	B
REV	C
REV	D

FIELD DATE	13 MAR 2024
FIELD BOOK	
DATUM: (HORIZONTAL/VERTICAL)	NAD 83 N/A
CLIENT	DR HORTON

SHEET	01
PROJECT	210803
OF 1	ORDER# 210803.06

210803.06-1B



INDEPENDENCE SUBDIVISION CRESTVIEW, FLORIDA
PARCEL D

LEGEND

No. OR # = NUMBER
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
O.R. = OFFICIAL RECORDS BOOK / PAGE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
P&A = POWER POLE AND GUY ANCHOR
UFO = FIBER-OPTIC CABLE
(F) = FIELD MEASURED DATA
(D) = DEED DATA
OHU = OVERHEAD UTILITIES
WL = WATER LINE

☐ = TELEPHONE SERVICE BOX
⊗ = SANITARY SEWER MANHOLE
⊕ = STORM DRAINAGE MANHOLE
⊕ = WATER VALVE
☐ = TELEVISION SERVICE BOX
— = ROAD SIGN
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
± = DISTANCE NOT TO SCALE
± = MORE OR LESS
R/W = RIGHT OF WAY
C = CENTERLINE

☐ = 15' GULF POWER EASEMENT

SURVEY REPORT

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH R/W LINE OF U.S. HIGHWAY 90 E, SAID LINE BEARING N 77°49'44" W, AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THE SIGNATURE & SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE DATE SHOWN.
- THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0200 J, DATED 3/09/2021, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.
- THE PROPOSED INDEPENDENCE S/D AS SHOWN HEREON WAS TAKEN FROM FURNISHED CONSTRUCTION PLANS, IS NOT YET RECORDED, AND SHOWN FOR REFERENCE PURPOSES ONLY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF F.D.O.T. MAINTENANCE MAP SECTION 57010 W.P.1 #3117460 "S.R. 10 (U.S. 90) FROM END OF FOUR LANE IN CRESTVIEW TO WALTON COUNTY LINE", DATED 15 JUL 1997.

LEGAL DESCRIPTION:

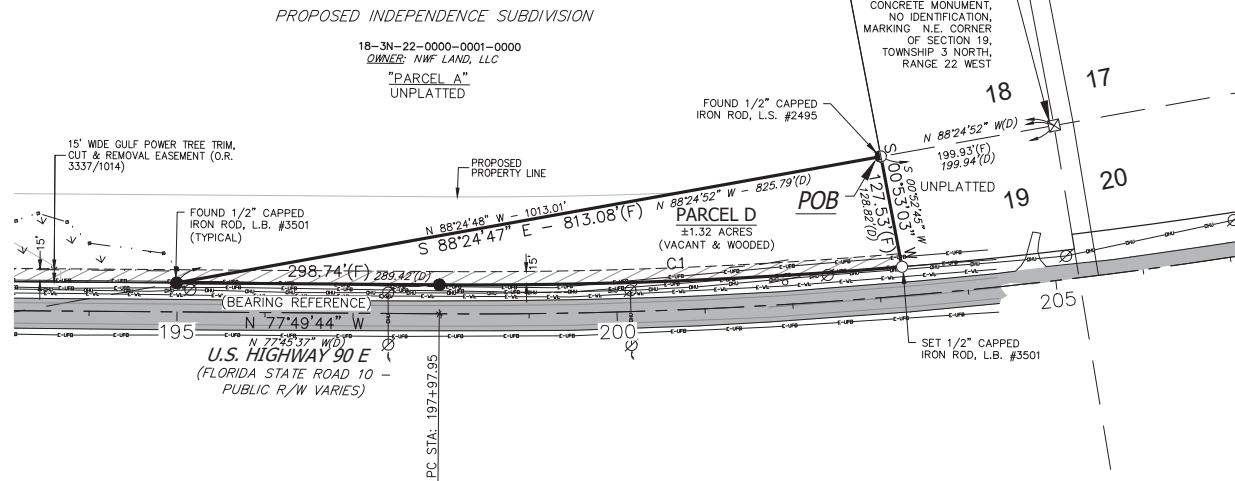
(ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT #20099884, DATED 8 MAR 2024)

PARCEL D

COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 24 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 199.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 52 MINUTES 45 SECONDS WEST A DISTANCE OF 128.82 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90; THENCE 548.36 FEET ALONG SAID NORTHERLY RIGHT OF WAY, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 5696.52 FEET AND A CHORD THAT BEARS NORTH 80 DEGREES 31 MINUTES 05 SECONDS WEST AND A DISTANCE OF 548.15 FEET; THENCE CONTINUE ON SAID NORTHERLY RIGHT OF WAY LINE NORTH 77 DEGREES 45 MINUTES 37 SECONDS WEST A DISTANCE OF 289.42 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 24 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 825.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.32 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1(F)	526.21'	5696.58'	05°17'33"	N 80°28'31" W	526.03'
C1(D)	548.36'	5696.52'	N/A	N 80°31'05" W	548.15'



Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LIDAR

Gustin, Cothern & Tucker, Inc.
G.C. LAND SURVEYING & MAPPING

www.gcsurveying.com L.B. No. 3301
Neville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

121 Hart Street



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
ALLEN E. TUCKER, P.S.M. No. 4584
OR
DOUGLAS A. VANDER HEUVEL,
P.S.M. No. 4585
DATE 27 JUN 2024
© G.C.I., INC. 2024

PARCEL D
INDEPENDENCE SUBDIVISION
CRESTVIEW, FLORIDA

IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA

PARCEL ID: 19-3N-22-0000-0001-0010

SURVEY TYPE:
BOUNDARY

FIELD BOOK & DATE:
N/A
27 JUN 2024

DATUM: (HORIZONTAL/VERTICAL)
NAD 83 N/A

CLIENT:
D.R. HORTON

SHEET
01
OF 1

PROJECT
210803

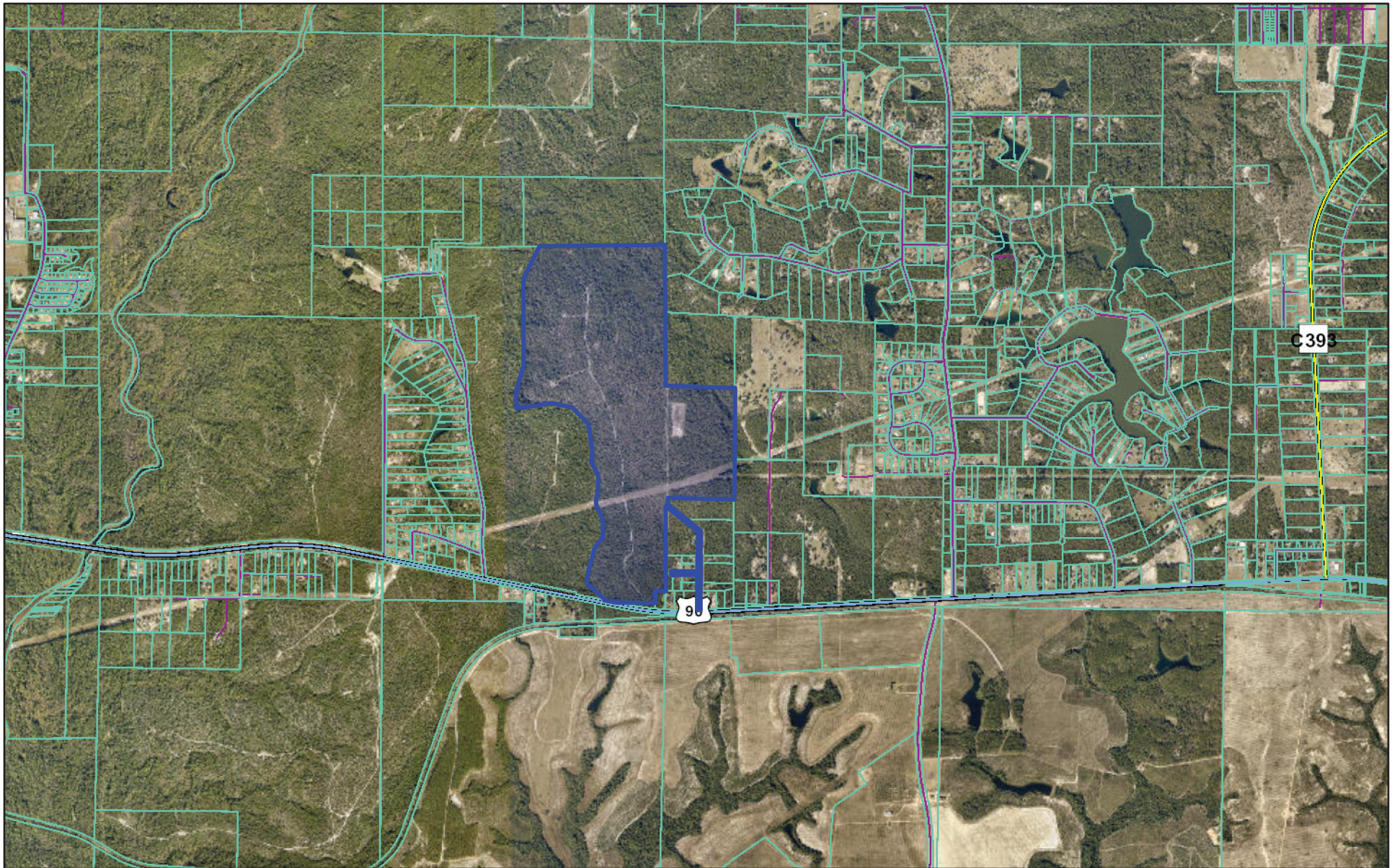
ORDER#
210803.10

MAP#
210803.10-1

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A

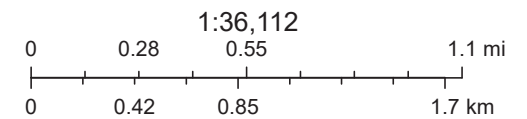
EXHIBIT 2: PARCEL MAPS

17-3N-22-0000-0005-0160 Parcel Map



May 29, 2025

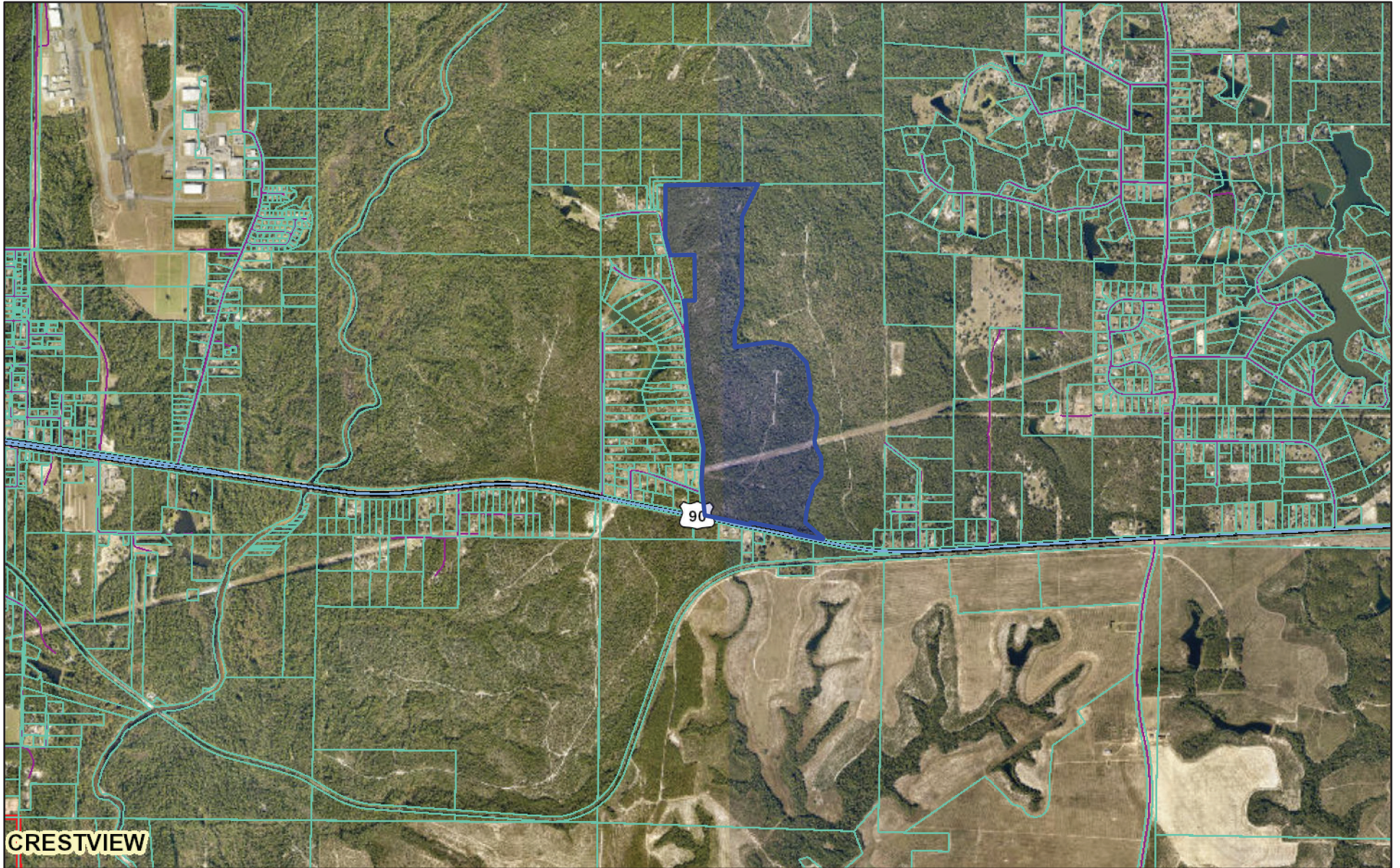
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|--|---|---|--|
|  Override 1 |  SECONDARY ROADS |  US Highway |  County Route |
|  CITY LIMIT Boundary |  MAJOR ROADS |  State Route |  PROPERTY LINES |
| |  Interstate | | |



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Okaloosa County FL GIS, Okaloosa County GIS Department

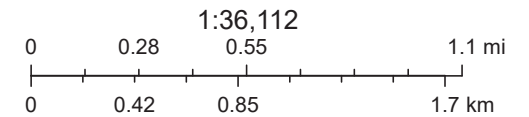
OCGIS
Copyright 2014

18-3N-22-0000-0001-0000 Parcel Map



May 29, 2025

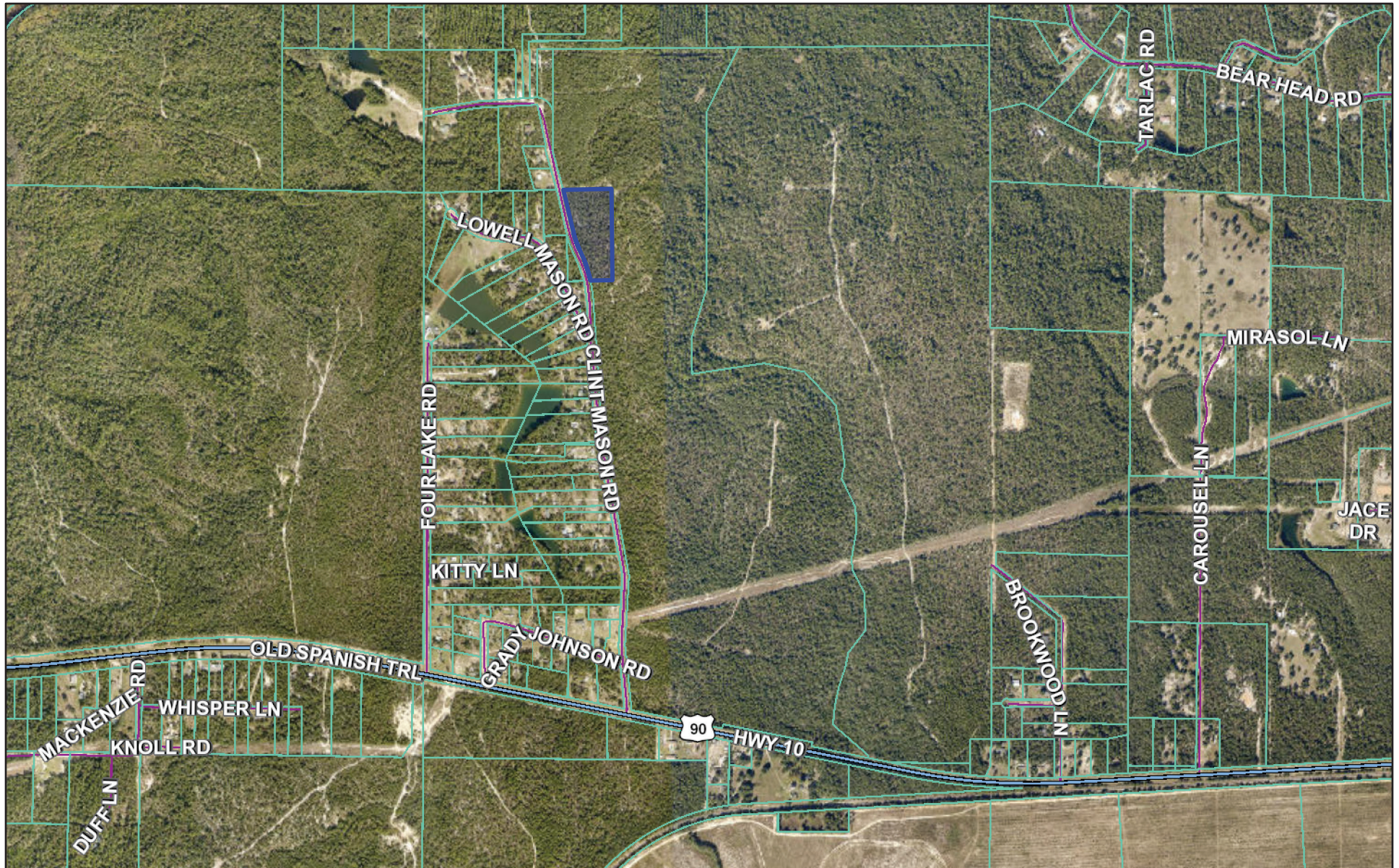
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|---------------------|-----------------|-------------|----------------|
| Override 1 | SECONDARY ROADS | US Highway | County Route |
| CITY LIMIT Boundary | MAJOR ROADS | State Route | PROPERTY LINES |
| Interstate | | | |



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Okaloosa County FL GIS, Okaloosa County GIS Department

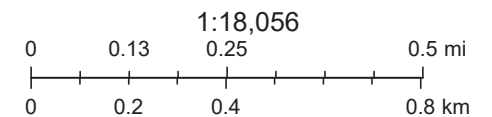
OCGIS
Copyright 2014

18-3N-22-0000-0005-0010 Parcel Map



August 15, 2025

- | | | | |
|---------------------|-----------------|-------------|----------------|
| Override 1 | SECONDARY ROADS | US Highway | County Route |
| CITY LIMIT Boundary | MAJOR ROADS | State Route | PROPERTY LINES |
| Interstate | | | |



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Okaloosa County FL GIS, Okaloosa County GIS Department

19-3N-22-0000-0001-0010 Parcel Map



September 3, 2025

- | | | | |
|---------------------|-----------------|-------------|----------------|
| Override 1 | SECONDARY ROADS | US Highway | County Route |
| CITY LIMIT Boundary | MAJOR ROADS | State Route | PROPERTY LINES |
| | Interstate | | |

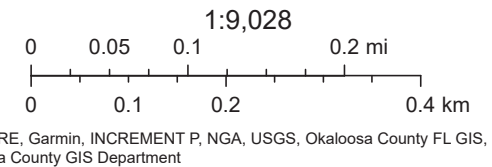
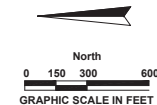
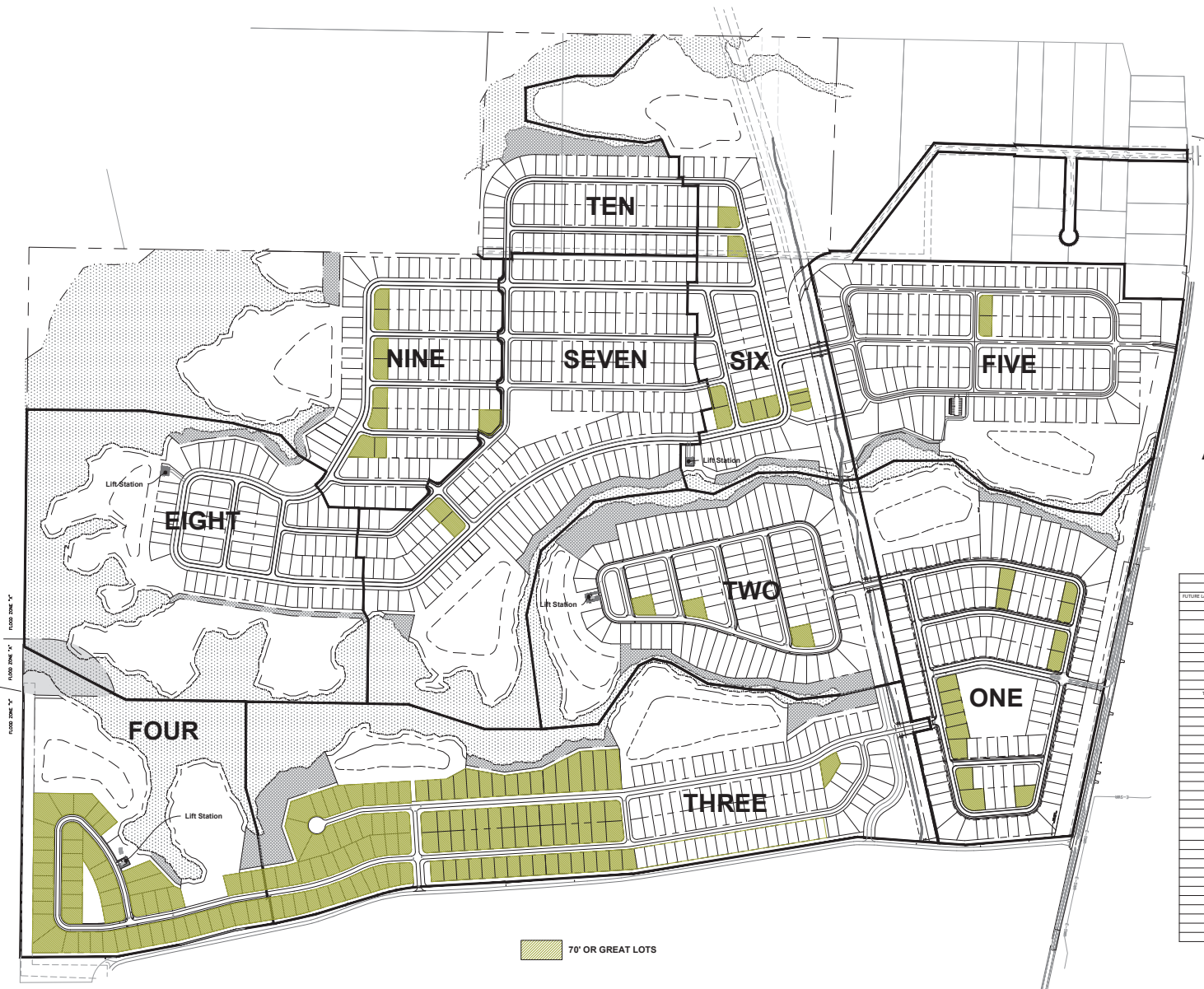


EXHIBIT 3: MASTER PLAN



**INDEPENDENCE
A PRIVATE RESIDENTIAL
DEVELOPMENT
MASTER PLAN
1222 RESIDENTIAL LOTS**

MASTER PLAN - SITE DATA TABLE					
CURRENT USE	VACANT				
FUTURE LAND USE (MAP DESIGNATION / PLUM)	LOW DENSITY RESIDENTIAL				
OWNING ORGANIZATION	S. S. RESIDENTIAL				
PARCEL IDENTIFICATION NUMBERS	13-1N-22-0000-0000-0000-0180-13N-22-0000-0001-0000 18-1N-22-0000-0000-0000-13N-22-0000-0001-0000				
SURROUNDING PLUM/ZONING	R-1				
NORTH	AGRICULTURAL/URBAN				
SOUTH	INDUSTRIAL S-1				
EAST	AGRICULTURAL/URBAN				
WEST	AGRICULTURAL/URBAN				
TOTAL SITE AREA	26,897.57 SQ. FT.			(842.85 ACRES)	
TOTAL DEVELOPABLE/OTHERED AREA	15,861,682.57			(364.35 ACRES)	
TOTAL MAX DWELLING UNITS	1222 UNITS				
TOTAL DWELLING UNITS PROVIDED	1222 UNITS				
UPLAND/WETLAND SUMMARY					
TOTAL UPLAND AREA	4,215,789.57			958.57 ACRES	
TOTAL WETLAND AREA	4,215,789.57			95.85 ACRES	
BUILDING SETBACKS	REQUIRED				
FRONT	REQUIRED				
REAR	REQUIRED				
SIDE	REQUIRED				
DESIGN SPEED	20 AND 35 MPH				
POSTED SPEED	20 MPH				
PHASING PLAN INFORMATION					
PHASE	SINGLE FAMILY UNITS	ACRES	DENSITY (UNITS/PER ACRES)	PAN	PAN
PHASE ONE	148	59.51	2.50	0.51	0.51
PHASE TWO	128	54.06	2.11	0.47	0.47
PHASE THREE	159	65.54	2.17	1.17	1.17
PHASE FOUR	52	47.78	1.00	0.50	0.50
PHASE FIVE	131	61.29	2.46	0.44	0.44
PHASE SIX	80	58.51	1.36	0.50	0.50
PHASE SEVEN	109	69.18	1.71	2.11	2.11
PHASE EIGHT	81	69.79	1.18	0.50	0.50
PHASE NINE	129	72.93	1.77	0.50	0.50
PHASE TEN	76	36.37	2.04	0.51	0.51
TOTAL	1222	612.58	1.99	21.1	21.1

INDEPENDENCE
MASTER PLAN

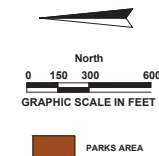
INDEPENDENCE
PREPARED FOR
D. R. HORTON

DESIGNED BY: THJ
DRAWN BY: JLW
CHECKED BY: THJ
APPROVED BY: VCL
PROJECT NO: 22.0330.02
DATE: OCTOBER 2022

SHEET NUMBER
MP-0

AVCON, INC.
ENGINEERS & PLANNERS
300 BAYSHORE DRIVE, SUITE A
MCNEELVILLE, FL 32578-2425
OFFICE: (850) 378-0050
CORPORATE CERTIFICATE OF
AUTHORIZATION NUMBER: 9597
WWW.AVCONINC.COM

EXHIBIT 4: PARKS MASTER PLAN



**INDEPENDENCE
A PRIVATE RESIDENTIAL
DEVELOPMENT
MASTER PLAN
1222 RESIDENTIAL LOTS**

MASTER PLAN - SITE DATA TABLE				
CURRENT USE:	VACANT			
FUTURE LAND USE MAP DESIGNATION (PLUM):	LDR/LOW DENSITY RESIDENTIAL			
ZONING DESIGNATION:	R-1 RESIDENTIAL-1			
PARCEL IDENTIFICATION NUMBER:	17-3N-22-0000-0005+050618-3N-22-0000-0001-0000 18-3N-22-0000-0005-000719-3N-22-0000-0001-0000			
SURROUNDING PLUMBING/ZONING:				
NORTH:	AGRICULTURAL/A			
SOUTH:	AGRICULTURAL/A, INDUSTRIAL I-1			
EAST:				
WEST:	AGRICULTURAL/A			
TOTAL SITE AREA:	26,697.128 SF	(612.88 ACRES)		
TOTAL DEVELOPED/DEVELOPABLE AREA:	15,881,882 SF	(364.59 ACRES)		
TOTAL MAX DWELLING UNITS:	1222 UNITS			
TOTAL DWELLING UNITS PROVIDED:	1222 UNITS			
UPLANDS/DEVELOPMENT SUMMARY				
TOTAL UPLAND AREA:	22,335,799 SF	508.17 ACRES		
TOTAL WETLAND AREA:	4,365,777 SF	99.88 ACRES		
	REQUIRED	PROVIDED		
BUILDING HEIGHT:	35 FT (MAX)	35FT (MAX) (Per Highway R Overlay District)		
BUILDING SETBACKS:	REQUIRED	PROVIDED		
FRONT:	20 FT	20 FT		20.0 FT
REAR:	25 FT	25 FT		25.0 FT
SIDE:	10 FT	10 FT		10.0 FT
DESIGN SPEED:	20 AND 25 MPH			
POSTED SPEED:	20 MPH			
PARKING PLAN INFORMATION:				
PHASES	SINGLE FAMILY UNITS	ACRES	DENSITY (LOTS PER ACRE)	PARK ACRES
PHASE ONE:	148	39.81	2.50	35.65
PHASE TWO:	138	54.58	2.11	9.48
PHASE THREE:	199	92.64	2.27	1.17
PHASE FOUR:	52	47.78	1.09	6.42
PHASE FIVE:	151	61.29	2.48	0.47
PHASE SIX:	80	58.63	1.36	0.50
PHASE SEVEN:	190	69.78	2.72	2.51
PHASE EIGHT:	82	69.79	1.56	0.00
PHASE NINE:	129	72.50	1.77	0.00
PHASE TEN:	76	26.77	2.84	0.27
TOTAL:	1222	612.88	1.99	22.10

INDEPENDENCE
PREPARED FOR
D. R. HORTON

INDEPENDENCE MASTER PLAN

MASTER PLAN SET

DESIGNED BY: THJ
DRAWN BY: JLW
CHECKED BY: THJ
APPROVED BY: VCL
PROJECT NO: 22.0330.02
DATE: OCTOBER 2022

SHEET NUMBER
MP-0

AVCON, INC.
ENGINEERS & PLANNERS
399 BAYSHORE DRIVE, SUITE A
MCNEVILLE, FL 32578-2436
OFFICE: (850) 478-0050
CORPORATE CERTIFICATE OF
AUTHORIZATION NUMBER: 9597
WWW.AVCONINC.COM

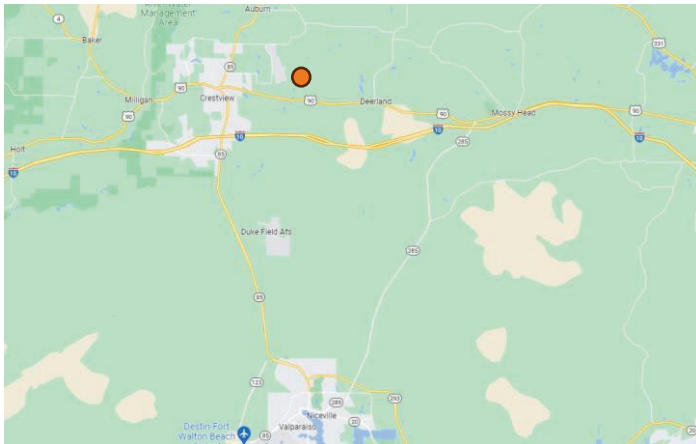
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EXHIBIT 5: AVCON TRAFFIC IMPACT ANALYSIS FIGURE 1.3 &
TABLE 8.5

TRAFFIC IMPACT ANALYSIS

INDEPENDENCE SUBDIVISION AT US HWY 90

OKALOOSA COUNTY DISTRICT 3



Prepared for:
D.R. HORTON

Prepared by:
AVCON, INC.

October 2024

AVCON, INC.

320 Bayshore Dr
Suite A
Niceville, FL 32578

Office: (850) 678-0050



Table 8.3
Proportionate Fair Share- Master Plan US 90

Okaloosa Proportionate Fair Share - Independence Subdivision Master Plan US 90				
Phase	Okaloosa Mitigation Rate:	Percentage Breakout on US 90	Entering on US 90	Total Fee
Phases 1 and 2 (Previously Approved)	\$2,817	33%	21	\$59,157
Total Phases	\$2,817	67%	64	\$180,288

Table 8.4
Proportionate Fair Share- Phasing Plan Breakout US 90

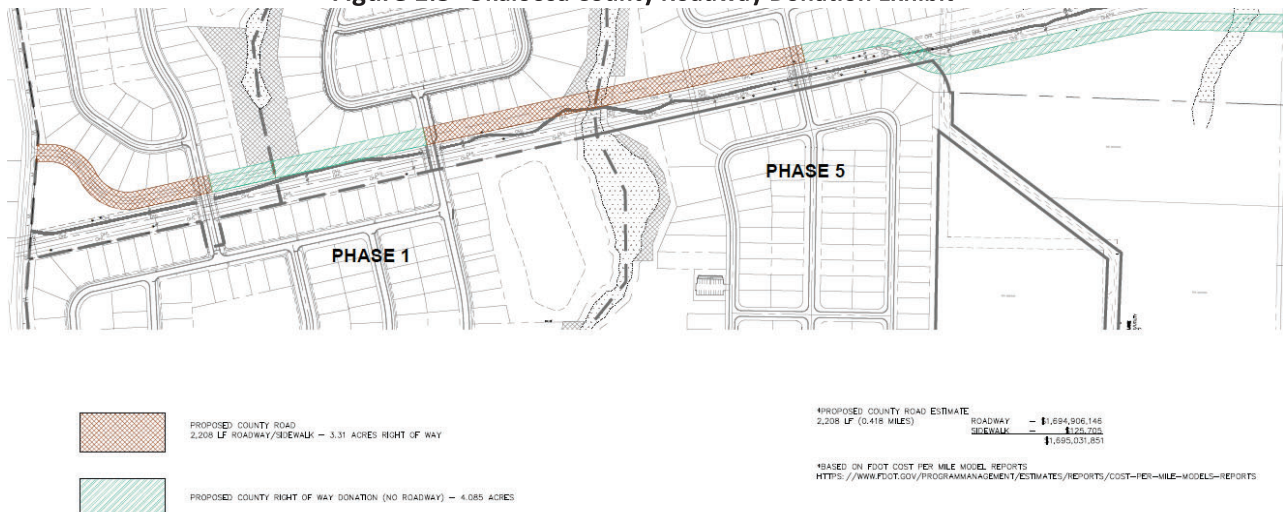
Okaloosa Proportionate Fair Share - Independence Subdivision Phasing Plan US 90				
Phase	Units	Percentage Breakout	Fee per Phase	
Phase 3	180	19%	\$34,670.77	
Phase 4	49	5%	\$9,438.15	
Phase 5	151	16%	\$29,084.92	
Phase 6	80	9%	\$15,409.23	
Phase 7	190	20%	\$36,596.92	
Phase 8	81	9%	\$15,601.85	
Phase 9	129	14%	\$24,847.38	
Phase 10	76	8%	\$14,638.77	
			Total Fee:	\$180,288

In Phase 1-2 6.95 acres of right-of-way was donated with a monetary value of \$173,750. The total mitigation for Phases 1-2 was calculated to be \$74,146 and has already been paid to Okaloosa County.

The 280 PM Peak Hour entering trips on SR 85 totals \$600,021 for the proportionate fair share. The Peak Hour entering trips on (85 trips) US 90 totals to \$180,288 for the proportionate fair share. The total proportionate fair share for Phases 3-10 is \$780,309.

The cost of 0.418 miles of a new County Roadway/right-of-way and 7.395-acres of right-of-way that will be constructed and donated to Okaloosa County can be summarized in **Table 8.5**. The cost of the County Roadway that will be constructed and donated to the County totals \$2,005,486.19 and will be constructed in Phases 3-6..

Figure 1.3- Okaloosa County Roadway Donation Exhibit



The \$2,005,486.19 of proposed ROW and County Roadway will fully mitigate the overcapacity 85 roadway segments. The exhibit showing what is proposed can be found in **Appendix I**.

Table 8.5
County Road Donation and Construction Cost Summary

Independence- Proportionate Fair Share 66' ROW County Road Donation and Construction			
Construction of Roadway			
Proposed	Mile	Cost Per Mile *	Estimated Cost
County Roadway	0.418	\$4,054,799.93	\$1,694,906.37
Sidewalk for County Roadway	0.418	\$300,729.23	\$125,704.82
*Based on FDOT cost per mile model reports		Total:	\$1,820,611.19
Donation of 66' Right-of-Way			
Proposed	Acre	Cost per Acre	Estimated Cost
66' Right-of-Way	7.395	25,000.00	\$184,875.00
Total of 66' ROW and County Road construction:			\$2,005,486.19

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

5D

INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

October 7, 2025



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a financing plan and a special assessment methodology for the Independence Community Development District (the "District"), located entirely within Okaloosa County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Capital Improvement Plan described in the Independence Community Development District Engineer's Report developed by Jenkins Engineering, Inc. (the "District Engineer") and dated October 2025 (the "Engineer's Report"), which improvements set forth therein make up the CIP.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree from general and incidental 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 District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District assessable properties receive compared to those lying outside of the District's boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to

increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Independence development, a master planned residential development located entirely within Okaloosa County, Florida (the "Development"). The land within the District currently consists of approximately 605.23 +/- acres, however, an approximate 0.78 +/- acre area of land was dedicated to the Florida Department of Transportation (FDOT) as a right-of-way and is not subject to any of the bonds that are defined herein. Additionally, an expansion area of 7.65 +/- acres is expected to be added in the near future resulting in a new total acreage of 612.10 +/- acres. The land that comprises the District is generally located south of undeveloped lands, west of Carousel Lane, north of Old Spanish Trail (Hwy 90) and east of Clint Mason Road.

2.2 The Development Program

The development of the Development is anticipated to be conducted by 68V Independence (FL) 2024, LLC or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 1,200 residential units within the existing District boundaries and 22 residential units within the expansion area for a total of 1,222 residential units to be developed over a multi-year period in one or more development phases, although unit numbers, land use types

and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the current development plan for the Development.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The CIP needed to serve the Development is projected to consist of Roadway Improvements, Stormwater Management System, Potable Water Systems, Wastewater Systems, Hardscaping, Landscape, and Irrigation, Undergrounding of Conduit, Recreational Amenities Environmental Mitigation, Off-site Improvements, and a County Roadway, along with professional services and contingency, which cumulatively are estimated by the District Engineer at \$47,372,280 in existing District costs and \$719,047 in expansion area costs for a total of \$48,091,327.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

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. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the

District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$66,460,000 in par amount of special assessment bonds (the “Bonds”).

Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$66,460,000 to finance approximately \$48,091,327 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either every May 1 or November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$66,460,000. The difference is comprised of funding one or more debt service reserve accounts, paying capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding and financing assumptions for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan anticipates the development of a total of 1,200 residential units within the existing District boundaries and 22 residential units within the expansion area for a total of 1,222 residential units to be developed over a multi-year period in one or more development phases, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the CIP will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the public improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the public infrastructure improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure for community development to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District

would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the assessable land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the assessable land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than either the cost of, or the actual non-ad valorem assessment levied for, the improvement or debt allocated to that parcel of land.

The benefit associated with the Capital Improvement Plan of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of the public infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the District's improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements. As the development plan associated with the District land is preliminary and subject to change, there is a possibility that certain product types may be added which are not currently contemplated within Table 4 herein. To the extent new product types are added for development within the District boundaries, by nature of this methodology an ERU factor will be assigned to such product type on the basis of front footage.

Tables 5A and 5B in the *Appendix* present the apportionment of the assessment associated with funding the District's CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Tables 5A and 5B also present the annual levels of the projected annual Bond Assessments per unit.

5.3 Assigning Debt

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Bond Assessments will initially be levied on approximately 604.45 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$65,466,310.15 will be preliminarily levied on approximately 604.45 +/- gross acres at a rate of \$108,166.66 per acre.

Upon completion of the boundary amendment, which this Report assumes will occur, the remaining \$993,689.85 in total bonded debt will be preliminarily levied on approximately 7.65 +/- gross acres at a rate of \$129,894.10 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Tables 5A and 5B in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Transferred Property - In the event unplatted land (the “**Transferred Property**”) is sold to a third party not affiliated with the Developer, the Bond Assessment will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessment applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is fixed to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to the assessable properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the assessable property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 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 ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP by different product types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 1 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the

Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat within the District has more than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the District, may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Bond Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer, District Counsel and the District's Bond Counsel, shall determine in their sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the Development, b) the revised, overall development plan showing the number and type of units reasonably planned for the Development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a True-Up Payment, a supplemental methodology shall be

produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular Bond Assessment installment payable for such lands, and shall constitute part of the Bond Assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the Quarterly Redemption Date (as defined in the supplemental indentures relating to the Bonds) that occurs at least 45 days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before an Quarterly Redemption Date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such Bond Assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's Bond Assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of \$65,466,310.15 are proposed to be levied over the area described in Exhibit "A" which represents the existing boundaries of the District. Bond Assessments in the amount of \$993,689.85 are proposed to be levied over the future expansion area once the boundary amendment is completed. Excluding any capitalized interest period, Bond Assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

Master Lien - This master assessment allocation methodology is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

System of Improvements - As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

Contributions - As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance. The multi-family parcel that will be excluded from the District’s boundary will only minimally benefit from the District’s CIP because that parcel is on the periphery of the project, and any such capital costs shall be contributed by the Developer at no cost to the District and so that property owners within the District will not pay those costs.

Amenities - No Bond Assessments will be allocated herein to any public or private amenities or other common areas planned for the Development. Such amenities and common areas will be owned and operated by the District and/or master homeowners’ association. If owned by a homeowners’ or property owners’ association, the amenities will be considered a common element for the exclusive benefit of property owners. Alternatively, if owned by the District, the amenities will be available for use by the public, subject to the

District's rules and policies. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all property in the District. As such, no Bond Assessments will be assigned to the amenities and common areas.

Reallocation - In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the Bond Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

New Unit Types - As noted herein, this Report identifies the anticipated product types for the Development, and associates particular ERU factors with each product type. If new product types are identified in the course of development, the District's Assessment Consultant – without a further hearing – may determine the ERU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding ERUs.

Governmental Property - If at any time, any portion of the property within the District is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Bond Assessments thereon), or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional

information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Independence

Community Development District

Development Plan

Unit Type	Current Boundary Units	Expansion Area Units	Total Number of Units
Single-family 60'	1,026	-	1,026
Single-family 70'	174	22	196
Total	1,200	22	1,222

Table 2

Independence

Community Development District

Capital Improvement Plan

Improvement	Existing Boundary Costs	Expansion Area Costs	Total CIP Costs
Roadway Improvements	\$11,188,801	\$205,128	\$11,393,929
Stormwater Management System	\$8,599,176	\$157,652	\$8,756,828
Potable Water Systems	-	-	-
Wastewater Systems	\$9,859,352	\$180,755	\$10,040,107
Hardscaping, Landscape, and Irrigation	\$2,750,000	\$50,000	\$2,800,000
Undergrounding of Conduit	\$1,480,568	\$27,144	\$1,507,712
Recreational Amenities	\$4,200,000	-	\$4,200,000
Environmental Mitigation	\$178,000	-	\$178,000
Off-site Improvements	\$2,000,000	-	\$2,000,000
Professional Services	\$1,800,000	\$33,000	\$1,833,000
County Roadway	\$1,009,812	-	\$1,009,812
Contingency (10%)	\$4,306,571	\$65,368	\$4,371,939
Total	\$47,372,280	\$719,047	\$48,091,327

Table 3

Independence

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$66,460,000.00
Total Sources	\$66,460,000.00

Uses

Project Fund Deposits:	
Project Fund	\$48,091,327.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$5,903,471.22
Capitalized Interest Fund	\$10,633,600.00
Delivery Date Expenses:	
Costs of Issuance	\$1,829,200.00
Rounding	\$2,401.78
Total Uses	\$66,460,000.00

Financing Assumptions

Coupon Rate: 8%
Capitalized Interest Period: 24 months
Term: 30 Years
Underwriter's Discount: 2%
Cost of Issuance: \$500,000

Table 4

Independence

Community Development District

Benefit Allocation

Unit Type	Total Number of Units	ERU per Unit	Total ERU
Single-family 60'	1,026	1.00	1,026.00
Single-family 70'	196	1.17	228.67
Total	1,222		1,254.67

Unit Type	Current Boundary Units	ERU per Unit	Total ERU	Percent of Total ERU
Single-family 60'	1,026	1.00	1,026.00	81.77%
Single-family 70'	174	1.17	203.00	16.18%
Total	1,200		1229.00	97.95%

Unit Type	Expansion Area Units	ERU per Unit	Total ERU	Percent of Total ERU
Single-family 60'	-	1.00	-	-
Single-family 70'	22	1.17	25.67	2.05%
Total	22		25.67	2.05%

Table 5A

Independence

Community Development District

Bond Assessment Apportionment - Current Boundary

Unit Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit - paid in March**
Single-family 60'	1,026	\$39,547,566.54	\$54,652,916.36	\$53,267.95	\$5,033.68
Single-family 70'	174	\$7,824,713.46	\$10,813,393.78	\$62,145.94	\$5,872.62
Total	1,200	\$47,372,280.00	\$65,466,310.15		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Table 5B

Independence

Community Development District

Bond Assessment Apportionment - Expansion Area

Unit Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit - paid in March**
Single-family 60'	-	-	\$0.00	-	-
Single-family 70'	22	\$719,047.00	\$993,689.85	\$45,167.72	\$4,268.23
Total	22	\$719,047.00	\$993,689.85		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes costs of collection estimated at 2% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Exhibit “A”

Bond Assessments in the amount of \$65,466,310.15 are proposed to be levied over the area as described below designating the boundary of the District:

Exhibit A

PARCEL A: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 14 MINUTES 43 SECONDS WEST ALONG THE SOUTH SECTION LINE 1013.01 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD #10, THENCE NORTH 77 DEGREES 39 MINUTES 28 SECONDS WEST ALONG SAID RIGHT OF WAY, 2390.39 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF COUNTY ROAD (66 FOOT RIGHT OF WAY), THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES; NORTH 04 DEGREES 36 MINUTES 40 SECONDS WEST 631.3 FEET; NORTH 04 DEGREES 28 MINUTES 10 SECONDS EAST 627.98 FEET; NORTH 09 DEGREES 05 MINUTES 20 SECONDS WEST 1340.18 FEET; NORTH 03 DEGREES 28 MINUTES 50 SECONDS WEST 746.97 FEET; NORTH 02 DEGREES 52 MINUTES 50 SECONDS WEST 502.44 FEET TO THE P.C. OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1178.92 FEET, A CENTRAL ANGLE OF 08 DEGREES 27 MINUTES 22 SECONDS, A TANGENT OF 87.15 FEET, A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 06 MINUTES 31 SECONDS WEST, 173.83 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 173.99 FEET TO THE P.T.; THENCE EAST 204.71 FEET; THENCE NORTH 840.00 FEET TO THE NORTH LINE OF SECTION 18; THENCE SOUTH 89 DEGREES 39 MINUTES 29 SECONDS EAST ALONG SAID NORTH LINE 3516.65 FEET TO THE NORTHEAST CORNER OF SECTION 18, THENCE SOUTH 01 DEGREE 02 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF SECTION 18, 5360.27 FEET TO THE POINT OF BEGINNING. LYING AND BEING PART OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

LESS AND EXCEPT: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED WEST ALONG SECTION LINE A DISTANCE OF 200 FEET; THENCE NORTH A DISTANCE OF 222.31 FEET, THENCE EAST 200 FEET TO A POINT ON THE EAST SECTION LINE; THENCE SOUTH ALONG SECTION LINE 222.31 FEET TO POINT OF BEGINNING.

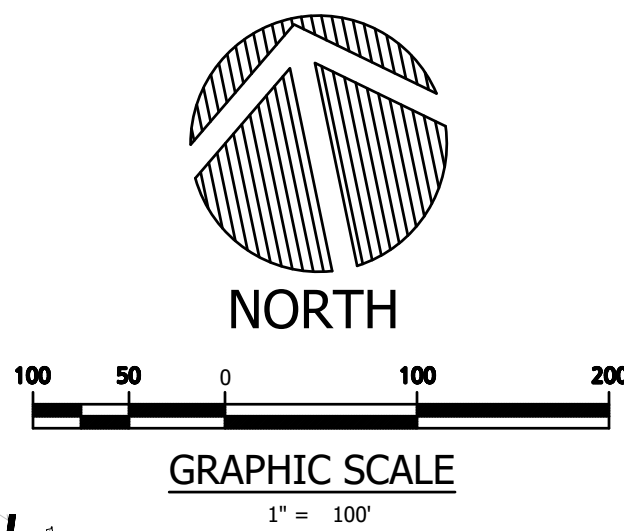
PARCEL B: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 48 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1313.03 FEET TO THE EASTERLY RIGHT OF WAY OF A COUNTY ROAD (66 FOOT RIGHT OF WAY) SAID POINT BEING THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE ALONG THE EASTERLY RIGHT OF WAY OF THE FOREMENTIONED COUNTY ROAD TO THE FOLLOWING BEARINGS AND DISTANCES: NORTH 08 DEGREES 31 MINUTES 50 SECONDS WEST 47.57 FEET; THENCE NORTH 14 DEGREES 01 MINUTE 30 SECONDS WEST 343.84 FEET; AND NORTH 09 DEGREES 46 MINUTES 10 SECONDS WEST 380.00 FEET, THENCE DEPARTING SAID ROAD RIGHT OF WAY, NORTH 01 DEGREE 11 MINUTES 30 SECONDS EAST 567.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 7; THENCE SOUTH 88 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG SAID NORTH LINE, 4119.62 FEET TO THE EAST LINE OF SECTION 7; THENCE SOUTH ALONG SAID EAST LINE 1320 FEET TO THE SOUTHEAST CORNER OF SECTION 7; THENCE NORTH 88 DEGREES 48 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SECTION 7, 3976.54 FEET TO THE POINT OF BEGINNING. LYING IN AND BEING PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.

PARCEL C: THE WEST ONE HALF OF THE WEST ONE HALF OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS CONVEYED IN OFFICIAL RECORDS BOOK 1330, PAGE 467; OFFICIAL RECORDS BOOK 1397, PAGE 1917 AND CORRECTED IN OFFICIAL RECORDS BOOK 1607, PAGE 694; OFFICIAL RECORDS BOOK 1829, PAGE 53; OFFICIAL RECORDS BOOK 1894, PAGE 1723; OFFICIAL RECORDS BOOK 1913, PAGE 1386; OFFICIAL RECORDS BOOK 1996, PAGE 1266; OFFICIAL RECORDS BOOK 2022, PAGE 2157; OFFICIAL RECORDS BOOK 2048, PAGE 2080; OFFICIAL RECORDS BOOK 2055, PAGE 1619; OFFICIAL RECORDS BOOK 2055, PAGE 1621; OFFICIAL RECORDS BOOK 2208, PAGE 856; OFFICIAL RECORDS BOOK 2225, PAGE 2704; OFFICIAL RECORDS BOOK 2239, PAGE 1426; OFFICIAL RECORDS BOOK 2258, PAGE 1836; OFFICIAL RECORDS BOOK 2347, PAGE 3866; OFFICIAL RECORDS BOOK 2348, PAGE 1397; OFFICIAL RECORDS BOOK 2550, PAGE 3997, AND IN OFFICIAL RECORDS BOOK 2622, PAGE 3719 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

FOR A TOTAL OF 605.23 ACRES, MORE OR LESS.

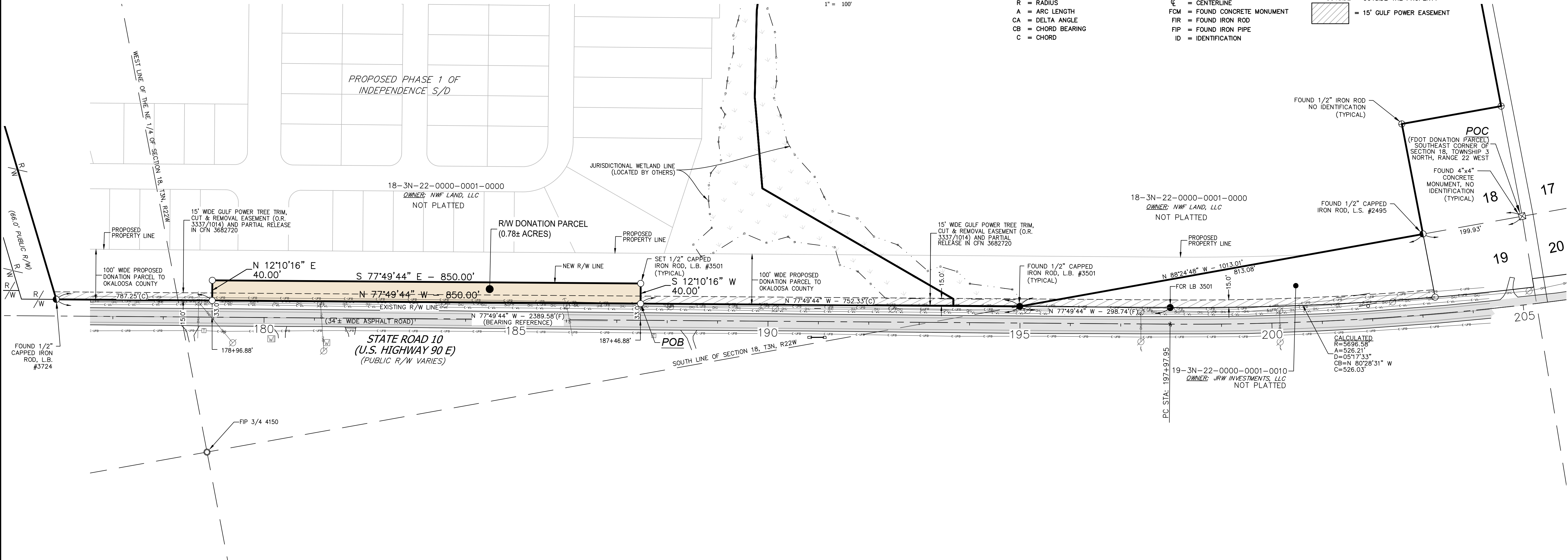
Less and Except:

INDEPENDENCE SUBDIVISION CRESTVIEW, FLORIDA
R/W DONATION PARCEL



LEGEND

- No. OR # = NUMBER
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
AC. = ACRES
O.R. = OFFICIAL RECORDS BOOK / PAGE
P.B. = PLAT BOOK / PAGE
D.B. = DEED BOOK / PAGE
P.O. = POWER POLE AND GUY ANCHOR
POB = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R = RADIUS
A = ARC LENGTH
CA = DELTA ANGLE
CB = CHORD BEARING
C = CHORD
- ☐ = TELEPHONE SERVICE BOX
⊙ = SANITARY SEWER MANHOLE
⊗ = STORM DRAINAGE MANHOLE
⊕ = WATER VALVE
⊞ = TELEVISION SERVICE BOX
⊛ = LIGHT POLE
— = ROAD SIGN
NAD = NORTH AMERICAN DATUM
NAYD = NORTH AMERICAN VERTICAL DATUM
— = DISTANCE NOT TO SCALE
± = MORE OR LESS
R/W = RIGHT OF WAY
C = CENTERLINE
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
FIP = FOUND IRON PIPE
ID = IDENTIFICATION
- NO ID = NO IDENTIFICATION
—TEL— = TELEPHONE CABLE
—UFO— = FIBER-OPTIC CABLE
(F) = FIELD MEASURED DATA
(D) = DEED DATA
GPCO = GULF POWER COMPANY
—ELE— = ELECTRIC CABLE
—GAS— = GAS MAIN
—OHU— = OVERHEAD UTILITIES
—WL— = WATER LINE
—F.M.— = FORCE MAIN
INSIDE = INSIDE THE PROPERTY
OUTSIDE = OUTSIDE THE PROPERTY
☐ = 15' GULF POWER EASEMENT



- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH R/W LINE OF U.S. HIGHWAY 90 E, SAID LINE BEARING N 77°49'44" W, AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THE SIGNATURE & SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE DATE SHOWN.
- THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0200 J, DATED 3/09/2021, AND FURNISHED BY OKALOOSA COUNTY GEOGRAPHIC INFORMATION SERVICE.
- THE PROPOSED PHASE 1 OF INDEPENDENCE S/D AS SHOWN HEREON WAS TAKEN FROM FURNISHED CONSTRUCTION PLANS, IS NOT YET RECORDED, AND SHOWN FOR REFERENCE PURPOSES ONLY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF F.D.O.T. MAINTENANCE MAP SECTION 57010 W.P.I. #3117460 "S.R. 10 (U.S. 90) FROM END OF FOUR LANE IN CRESTVIEW TO WALTON COUNTY LINE", DATED 15 JUL 1997.
- THE 15' WIDE GULF POWER TREE TRIM, CUT & REMOVAL EASEMENT (O.R. 3337/1014) ALONG HWY 90 WAS RELEASED WITHIN THE SUBJECT PARCEL IN FP&L PARTIAL EASEMENT RELEASE (CFN 3682720).

LEGAL DESCRIPTION

(AS PREPARED BY GUSTIN, COTHERN & TUCKER, INC. REVISED ON 19 MAR 2024)

R/W DONATION PARCEL

A PARCEL OF LAND, SITUATED IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA AND LYING NORTHERLY OF U.S. HIGHWAY 90 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

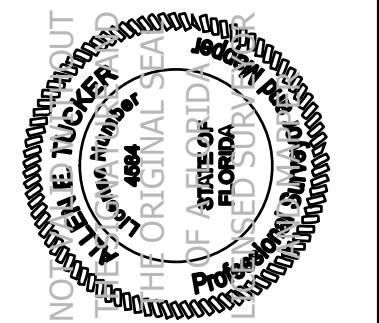
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE PROCEED N 88°24'48" W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1013.01 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID HIGHWAY 90 (FLORIDA STATE ROAD 10 - PUBLIC RIGHT-OF-WAY VARIES ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION ("F.D.O.T.") MAINTENANCE MAP SECTION 57010 DATED JULY 1997, SAID MAP BEING ON FILE AT F.D.O.T. DISTRICT 3 OFFICE, CHIPLEY, FLORIDA); THENCE DEPARTING SAID SOUTH LINE OF SECTION 18, PROCEED N 77°49'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 752.33 FEET TO A POINT AT STATION 187+46.88, 33 FEET LEFT OF THE CENTERLINE OF SURVEY, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, PROCEED N 77°49'44" W, A DISTANCE OF 850.00 FEET TO A POINT AT STATION 178+96.88, 33 FEET LEFT OF THE CENTERLINE OF SURVEY; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N 12°10'16" E, A DISTANCE OF 40.00 FEET; THENCE PROCEED S 77°49'44" E, A DISTANCE OF 850.00 FEET; THENCE PROCEED S 12°10'16" W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.78 ACRES OF LAND, MORE OR LESS.

CERTIFIED TO

NWF LAND, LLC
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DHI TITLE OF FLORIDA, INC.
ALLIANT NATIONAL TITLE INSURANCE COMPANY

Conventional Surveying • Aerial & Bathymetric
Gustin, Cothern & Tucker, Inc.
G C LAND SURVEYING & MAPPING
www.gcsurveying.com L.B. No. 3501
Nicoville, FL 32578 (850) 678-5141 Fax: (850) 729-2460
121 Hart Street



THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY
ALLEN E. TUCKER, P.S.M. No. 4584
DOUGLAS A. GORDEN HEUVEL, P.S.M. No. 4585
DATE 30 APR 2024
© G.C.T., INC. 2024

R/W DONATION PARCEL
INDEPENDENCE SUBDIVISION
CRESTVIEW, FLORIDA
IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA
PARCEL ID: 18-3N-22-0000-0001-0000

DESCRIPTION	DRAFT BY	DATE
ADDED EASEMENT RELEASE	J. EVANS	4/19/2024
ADDED CERTIFICATIONS	J. FOWLER	4/30/2024
REV	A	B
SURVEY TYPE: BOUNDARY		
FIELD DATE: N/A		
FIELD BOOK: N/A		
DATUM: (HORIZONTAL/VERTICAL) NAD 83 N/A		
CLIENT: D.R. HORTON		

SHEET	PROJECT
01	210803
OF 1	ORDER# 210803.05
MAP# 210803.05	REV B

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

5E

RESOLUTION 2026-06

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Independence Community Development District ("**District**") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District's Board of Supervisors ("**Board**") has 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, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct offsite improvements, internal roadways and sidewalk connections, recreation space and landscape, electrical, water and sewer, stormwater management facilities, environmental preservation and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and
- b. On October 7, 2025, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2026-02 ("**Declaring Resolution**"), and in doing so

determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's capital improvements planned for all lands within the District ("**Project**"); and

- c. The Project is described in the Declaring Resolution and the *Independence Community Development District Master Engineer's Report*, dated October, 2025 ("**Engineer's Report**," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**"); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Projects by levying special assessments ("**Debt Assessments**") on specially benefited property within the District ("**Assessment Area**"); and
- e. The Declaring Resolution 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; and
- f. As directed by the Declaring Resolution, said Declaring Resolution 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 District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, with Resolution 2026-03 the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (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 the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On December 2, 2025, and at the time and place specified in Resolution 2026-03, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and 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; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Projects, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer's Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area, as set forth in the Assessment Report; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project is as specified in the Engineer's Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just and right to assess the cost of such Projects against the properties specially benefited thereby in the Assessment Areas, using the method determined by the Board and set forth in the *Master Special Assessment Methodology Report*, dated October 7, 2025 ("**Assessment Report**") attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
 - v. The Project benefits the Assessment Area as set forth in the Assessment Report; and
 - vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to the applicable parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
 - vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
 - viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and

- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, “**Bonds**”).

3. **AUTHORIZATION FOR THE PROJECT; ADOPTION OF ENGINEER’S REPORT.** The Engineer’s Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the cost of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer’s Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, 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.

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

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area, 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, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District’s “**Improvement Lien Book.**” The Debt Assessments levied 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, 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.

- a. **Supplemental Assessment Resolutions for Bonds.** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions 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. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by one or more liens imposed on all or a portion of the Assessment Area.

- b. **Adjustments to Debt Assessments.** 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 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 and 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.
- c. **Contributions.** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on the lesser of cost basis or appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When the Project has 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 Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt 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, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and 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.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If provided for under the supplemental indenture for the applicable series of bonds, the District may grant a

discount equal to any release from the applicable debt service reserve fund resulting from the prepayment.

- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (“Uniform Method”). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt 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 Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector 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*.
- e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for 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. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District’s Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a

net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.
- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt 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 things 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 Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the Assessment Area have been

and/or will be developed.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt 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 Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

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

12. SEVERABILITY. If any section or part of a section of this Resolution is 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.

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

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 2ND DAY OF DECEMBER, 2025.

ATTEST:

**INDEPENDENCE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report*
Exhibit B: *Assessment Report*

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH OKALOOSA COUNTY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Independence Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"), and Okaloosa County, Florida, Ordinance No. 23-03 (the "**Ordinance**"); and

WHEREAS, the District presently consists of 605.23 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to add certain property totaling approximately 7.65 acres described in **Exhibit A-1** and **Exhibit A-2** attached hereto and incorporated herein by reference ("**Expansion Area**"); and

WHEREAS, the District will obtain written consent for the addition of the Expansion Area to the District from the owners of the Expansion Area; and

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

WHEREAS, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the proposed boundary amendment is not inconsistent with either the State or local comprehensive plan; and

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

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

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

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to Okaloosa County, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

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

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

SECTION 2. The Board hereby directs its Vice-Chair and District staff to prepare and file a petition and any other materials with Okaloosa County, Florida, as necessary to amend the District's boundaries to add the Expansion Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "**Petition**").

SECTION 3. The Board hereby authorizes the Chair, the Vice Chair, and Katie Buchanan, of Kutak Rock LLP, to act as the District's agents regarding any and all matters pertaining to the Petition.

SECTION 4. This Resolution shall become effective upon its passage.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 2nd day of December, 2025.

ATTEST:

**INDEPENDENCE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice-Chair, Board of Supervisors

EXHIBIT A-1: Expansion Area Parcel 1

EXHIBIT A-2: Expansion Area Parcel 2

EXHIBIT A-1

Commencing at the Northeast corner of Section 19, Township 3 North, Range 22 West, Okaloosa County, Florida; Thence North 88 degrees 24 minutes 52 seconds West along the North Line of said Section 19 a distance of 199.94 feet to the Point of Beginning; Thence South 00 degrees 52 minutes 45 seconds West a distance of 128.82 feet to the Northerly right of way line of U.S. Highway 90; Thence 548.36 feet along said Northerly right of way, being a curve to the right with a radius of 5696.52 feet and a chord that bears North 80 degrees 31 minutes 05 seconds West and a distance of 548.15 feet; Thence continue on said Northerly right of way line North 77 degrees 45 minutes 37 seconds West a distance of 289.42 feet to the intersection of the North Line of said Section 19; Thence South 88 degrees 24 minutes 52 seconds East along said North Line a distance of 825.79 feet to the Point of Beginning.



EXHIBIT A-2

A tract of land beginning at the NW Corner of the NE 1/4 of NW 1/4 and running E. 140 yards; thence S. 280 yards; thence W. 140 yards; thence N. 280 yards to the point of beginning. Said parcel lying and being in Section 18, Township 3 North, Range 22 West, Okaloosa County, Florida.

Also a tract beginning at the NE Corner of the NW 1/4 of the NW 1/4; thence running W. 70 yards; thence S. 140 yards; thence E. 70 yards; thence N. 140 yards, to point of beginning, in Section 18, Tp. 3 N. R. 22 West, containing 10 acres and situate, lying and being in Okaloosa County, Florida, situated in Okaloosa County, Florida.

Less and except any portion of said parcels lying within the right-of-way of Clint Mason Road, and also less and except any portion of said parcels lying west of Clint Mason Road identified as Parcel ID number (18-3N-22-0000-0005-0000).

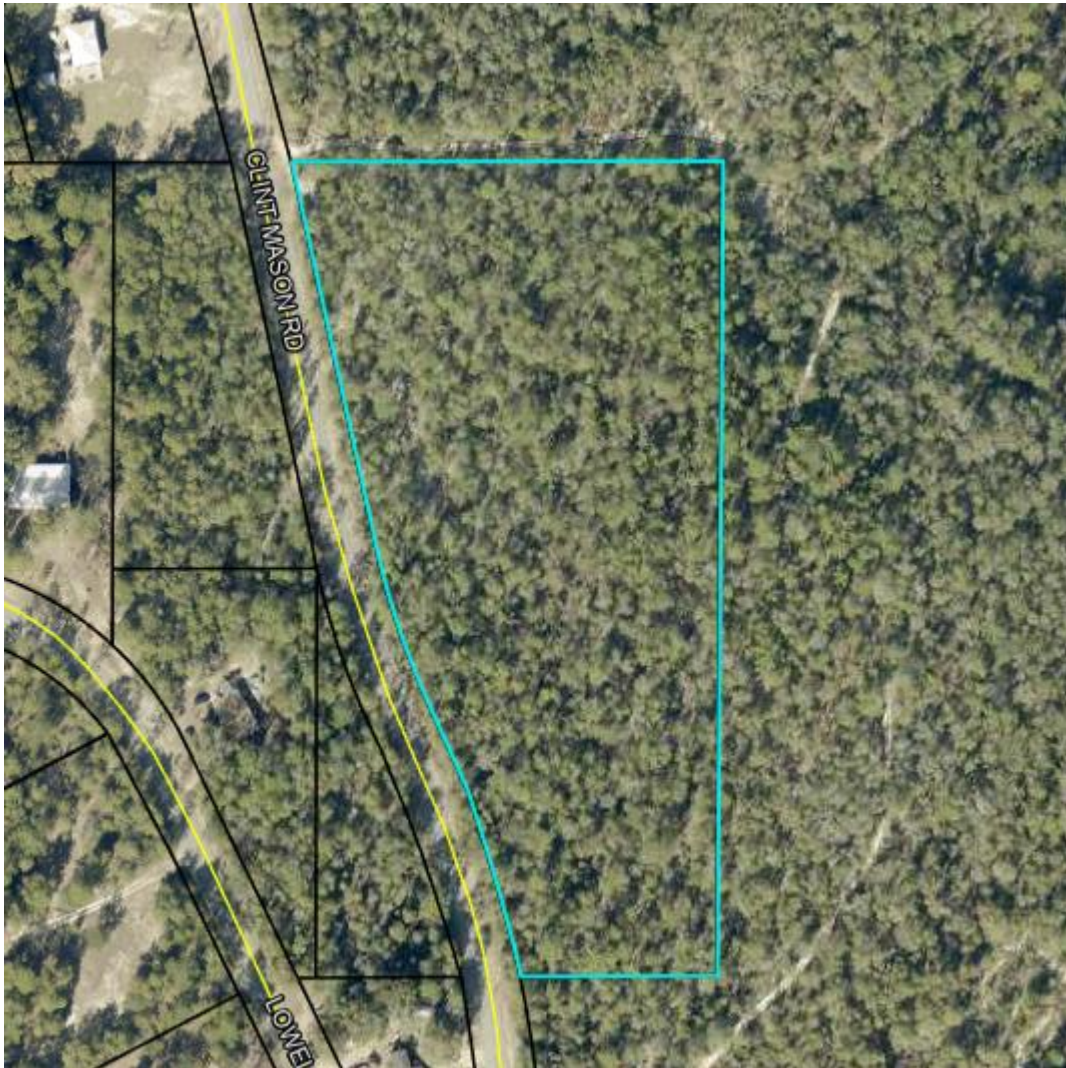
Being also described as follows:

COHEN PARCEL ADDITION

A PARCEL OF LAND, LYING IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA, BEING THAT PORTION OF THE COHEN PARCEL (AS CONVEYED IN OFFICIAL RECORDS BOOK 3642, PAGE 2287 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA) LYING EAST OF CLINT MASON ROAD; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT CONCRETE MONUMENT (NO IDENTIFICATION) MARKING NORTHWEST CORNER OF SAID SECTION 18; THENCE S 89°35'35" E ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 1313.06 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID CLINT MASON ROAD (66 FOOT WIDE RIGHT-OF-WAY BY MAINTENANCE), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 59°35'35" E ALONG SAID NORTH LINE, A DISTANCE OF 428.84 FEET TO THE IRON ROD (L.B. #3724) MARKING THE NORTHEAST CORNER OF THE AFORESAID COHEN PARCEL; THENCE DEPARTING SAID NORTH LINE, PROCEED S 01°01' 51" W ALONG THE EAST LINE OF SAID COHEN PARCEL, A DISTANCE OF 840.05 FEET TO THE IRON ROD (L.B. #3724) MARKING THE SOUTHEAST CORNER OF SAID COHEN PARCEL; THENCE N 89°36'30" W ALONG THE SOUTH LINE OF SAID COHEN PARCEL, A DISTANCE OF 200.60 FEET TO ITS INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF CLINT MASON ROAD, LYING IN A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1178.92 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) CALLS:

- 1) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°52'46", AN ARC DISTANCE OF 59.24 FEET, (CHORD BEARING = N 15°48'53" W, CHORD = 59.24 FEET), TO THE POINT OF TANGENCY OF SAID CURVE;
- 2) N 17°15'16" W, A DISTANCE OF 385.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1500.00 FEET;
- 3) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°59'12", AN ARC DISTANCE OF 209.69 FEET, (CHORD BEARING = N 13°15'40" W, CHORD = 208.92 FEET);
- 4) N 09°16'04" W, A DISTANCE OF 216.40 FEET TO THE POINT OF BEGINNING.



INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

6A

BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement is made and entered into this 2nd day of December, 2025, by and between:

Independence Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the County of Okaloosa, Florida ("**District**") with offices located at _____, and

_____, a _____, with offices located at _____ ("**Developer**", and together with the District, the "**Parties**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes* ("**Act**") and by Ordinance No. 2023-03, adopted by the Commission of the County of Okaloosa, Florida ("**County**"), for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure ("**Ordinance**"); and

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

WHEREAS, the District presently consists of approximately 605.23 acres of land; and

WHEREAS, the District desires to amend its boundaries ("**Boundary Amendment**") to add certain lands to the District's boundaries; and

WHEREAS, pursuant to Resolution 2026-___, the District has authorized the Boundary Amendment, and, in consideration, Developer has agreed to fund all managerial, engineering, legal and other fees and costs that the District incurs in connection with the Boundary Amendment ("**Amendment Expenses**"); and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **PROVISION OF FUNDS.** Developer agrees to make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to affect the Boundary Amendment. Developer will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. **DISTRICT USE OF FUNDS.** The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an expeditious manner to affect the Boundary Amendment. The District shall not have any obligation to reimburse or repay Developer for funds made available to the District under this Agreement.

3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. **ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. **CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. **TERMINATION.** Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach. Developer may terminate this Agreement without cause by providing fifteen (15) days' written notice of termination. In connection with any such termination of this Agreement without cause, Developer shall pay any and all Amendment Expenses incurred by the District as of the date when notice of termination is received by the District.

13. **PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. **SOVEREIGN IMMUNITY.** Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. **EFFECTIVE DATE.** This Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**INDEPENDENCE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

_____, a

Witness

By: _____
Its: _____

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

7

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

7A

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Independence CDD
2300 Glades RD # 401W
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a Govt Bids & Proposals, was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

FTW NW Florida Daily News 10/01/2025
FTW nwfdailynews.com 10/01/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/01/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$308.25	
Tax Amount:	\$0.00	
Payment Cost:	\$308.25	
Order No:	11708724	# of Copies:
Customer No:	955787	1
PO #:	RFQ For Engineer Srv	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

**REQUEST FOR QUALIFICATIONS
FOR ENGINEERING SERVICES
FOR THE INDEPENDENCE COMMU-
NITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Independence Community Development District (the "District"), located in Okaloosa County, Florida, announces that professional engineering services will be required on a continuing basis for the District's 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 Okaloosa 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 one (1) unbound and (1) electronic copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on October 15, 2025 to the attention of Cindy Cerbone, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("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).

District Manager

Pub: 10/01/25 #11708724

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

7B

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Independence Community Development District (the "District"), located in Okaloosa County, Florida, announces that professional engineering services will be required on a continuing basis for the District's 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 Okaloosa 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 one (1) unbound and (1) electronic copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on October 15, 2025 to the attention of Cindy Cerbone Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("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).

INDEPENDENCE 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.

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

7C

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Independence Community Development District Engineering Services, Crestview, Florida

2. PUBLIC NOTICE DATE

10/01/2025

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Matthew H. Zinke, P.E., Vice President

5. NAME OF FIRM

Jenkins Engineering, Inc.

6. TELEPHONE NUMBER

(850) 837-2448

7. FAX NUMBER

8. E-MAIL ADDRESS

matt@jeicivil.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	SUBCON-TRACTOR			
a.	☒			Jenkins Engineering, Inc. ☐ CHECK IF BRANCH OFFICE	73 Eglin Pkwy NE, Suite 203 Fort Walton Beach, FL 32548	Provide site civil engineering related services to the Independence CDD and prepare a Master Engineer's Report
b.				☐ CHECK IF BRANCH OFFICE		
c.				☐ CHECK IF BRANCH OFFICE		
d.				☐ CHECK IF BRANCH OFFICE		
e.				☐ CHECK IF BRANCH OFFICE		
f.				☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

The JEI Team Organizational Chart

**Independence CDD Engineering
Services**

**Jenkins Engineering, Inc.
Prime Contractor**

Contract/Project Manager/Civil Engineer
Matthew H. Zinke, P.E.

Civil Engineers / Project Managers
Scott Jenkins, P.E.
Jamie Eubanks, P.E.

Senior Project Designer / Manager
Marek Scotka
Brian Farmer

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

12. NAME Matthew H Zinke, PE Vice President	13. ROLE IN THIS CONTRACT Engineer of Record / Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 29	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION <i>(City and State)</i> Jenkins Engineering, Inc. 73 Eglin Pkwy NE, Suite 203 Fort Walton Beach, FL 32548			
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Choctawhatchee High School / 1991 / Fort Walton Beach, FL B.S. Engineering / 1996 / University of Florida		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer / Florida No.57642 Utility Manager / Georgia No.UM101978 LEED GA 10717908	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Mr. Zinke has a B.S. Degree with Honors in Engineering from the University of Florida. He is currently registered as a professional engineer in the state of Florida. Mr. Zinke is also registered as a LEED Green Associate and was certified as a utility manager in the state of Georgia.

Mr. Zinke has been with Jenkins Engineering, Inc. since May 2015. Before employment with JEI, Mr. Zinke worked with Gustin, Cothorn, & Tucker, Inc. (GCT) as an Engineering Project Manager whose duties included managing the required engineering for developments and directing projects through the submittal, permitting, and approval processes. Mr. Zinke also worked with an environmental engineering and construction firm where he started as a Project Engineer, then became a Regional Manager/Engineer for the companies Southeast Division and finished as the Director of Engineering. Some of Mr. Zinke's responsibilities during that time included construction management, supervision of annual operations and maintenance contracts, and preparation of regulatory reports. At Walton County, Mr. Zinke was a Staff Engineer for the Public Works Department whose responsibilities included implementing a 14-million dollar road paving program, overseeing the maintenance, improvement, and replacement of the County's roads and bridges and engineering oversight of the County's landfill and traffic signals program.

Mr. Zinke holds the position of Vice President with Jenkins Engineering, Inc. In this position, Mr. Zinke's responsibilities include the preparation of design scopes and proposals, managing the civil design and permitting of residential, municipal, and commercial projects, and business development. He is skilled in AutoCAD, Microsoft Office, Ponds, and other engineering software applications.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Heritage Plantation CDD Engineering Services, Heritage Plantation CDD, Crestview, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2008-2015	CONSTRUCTION (IF APPLICABLE)
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Provided various civil engineering relates services to the District including design and management of maintenance and remedial projects, updating the Master Engineer's Report and attending periodic CDD meetings. ☐ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Deer Moss Creek Master Planned Community Niceville, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2006-Ongoing	CONSTRUCTION (IF APPLICABLE) 2016-Ongoing
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Engineer of Record for a multiple phase master planned community including the design and permitting of more than 500 residential homes and 300 apartment units. ☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> Niceville City Complex, City of Niceville, Niceville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2006-2018	CONSTRUCTION (IF APPLICABLE) 2006-2019
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Engineer of Record and Project Manager for a Senior Center and Public Works Yard, a new Fire Station and improvements to their existing City Complex including an approximate 160 space parking lot. ☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> The Crossing Shopping Center Niceville, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2006-Ongoing	CONSTRUCTION (IF APPLICABLE) 2006-Ongoing
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Provided project design and management of a combined 100 acre plus commercial center. Included design of the parallel roadway, round-a-bouts, and adjacent outparcels associated with the Crossings project. ☒ 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 Jamie S. Eubanks Vice President / Destin Office	13. ROLE IN THIS CONTRACT Engineer of Record / Project Manager	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL</td> <td>b. WITH CURRENT FIRM</td> </tr> <tr> <td>21 years</td> <td>21 years</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	21 years	21 years
a. TOTAL	b. WITH CURRENT FIRM						
21 years	21 years						
15. FIRM NAME AND LOCATION (City and State) Jenkins Engineering, Inc. 73 Eglin Pkwy NE, Suite 203 Fort Walton Beach, FL 32548							
16. EDUCATION (DEGREE AND SPECIALIZATION) Fort Walton Beach High School / 2000 / Fort Walton Beach, FL B.S. Environmental Engineering / 2004 / Tulane University 2004		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer / Florida No.71438					

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Mr. Eubanks has a B.S. Degree in Environmental Engineering from Tulane University. He is currently registered as a professional engineer in the state of Florida.

Mr. Eubanks has been with Jenkins Engineering, Inc. since 2004. Mr. Eubanks' responsibilities during this time have included project management, including but not limited to civil engineering site design, permit coordination, utility systems design and evaluation, stormwater design and modeling, federal floodplain management, and construction observation and assistance.

Mr. Eubanks holds the position of Vice President with Jenkins Engineering, Inc. His responsibilities include the preparation of design scopes and proposals, managing the civil design and permitting of residential, municipal, and commercial projects, and business development. He is skilled in AutoCAD, Microsoft Office, Interconnected Pond Routing (ICPR), and other engineering software applications.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Civil Engineering Contract, Fort Walton Beach Parking Improvements (multiple sites), City of Fort Walton Beach.	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (IF APPLICABLE)</td> </tr> <tr> <td>2014 - 2024</td> <td>2015 - 2023</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)	2014 - 2024	2015 - 2023
PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)					
2014 - 2024	2015 - 2023					
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Engineer of Record and Project Manager for contract to prepare civil plans and provide bidding and construction assistance for new City of Fort Walton Beach parking lots in downtown Fort Walton Beach.						
(1) TITLE AND LOCATION (City and State) Civil Engineering Contract, Niceville High School Robotics Lab Facility Walton County, Florida	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (IF APPLICABLE)</td> </tr> <tr> <td>2015 - 2018</td> <td>2017 - 2018</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)	2015 - 2018	2017 - 2018
PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)					
2015 - 2018	2017 - 2018					
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Engineer of Record and Project Manager for a new 6,000 square foot robotics lab facility located in Walton County, Florida. Project included land planning and site design, including access, stormwater, and landscape improvements.						
(1) TITLE AND LOCATION (City and State) Civil Engineering Contract, The Crossings at Milestone Escambia County, Florida	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (IF APPLICABLE)</td> </tr> <tr> <td>2014 - 2018</td> <td>2015 - 2018</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)	2014 - 2018	2015 - 2018
PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)					
2014 - 2018	2015 - 2018					
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Engineer of Record and Project Manager for 240 unit apartment complex on approximately 16 acres. Project included land planning and site design, access and stormwater design, water and wastewater design, FDOT access, utility, and drainage permitting, NWFWMMD stormwater permitting, and construction assistance and observation.						
(1) TITLE AND LOCATION (City and State) Civil Engineering Contract, Vintage Destin Destin, FL	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (IF APPLICABLE)</td> </tr> <tr> <td>2019 - 2020</td> <td>2020-2021</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)	2019 - 2020	2020-2021
PROFESSIONAL SERVICES	CONSTRUCTION (IF APPLICABLE)					
2019 - 2020	2020-2021					
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Engineer of Record and Project Manager for a 282-unit apartment complex on approximately 15 acres. Project included land planning and site design, access and stormwater design, water and wastewater design, and permitting.						

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION (City and State) Heritage Plantation CDD Engineering Services Okaloosa County, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES 2008-2014 CONSTRUCTION (If applicable)
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Heritage Plantation CDD	b. POINT OF CONTACT NAME Louis Weltman	c. POINT OF CONTACT TELEPHONE NUMBER/EMAIL (561) 715-8836
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost) Project Overview: Matthew Zinke, while employed by Gustin, Cothorn & Tucker, Inc. provided engineering services for the Heritage Plantation Community Development District on a Master Planned Community located on State Road No.85 between Crestview and Laurel Hill. Project Location and Description: The property is situated on approximately 1300 acres located on the north side of State Road No.85 approximately 1 mile north of Bill Lundy Road in North Okaloosa County, Florida. Project Scope and Approach: GCT provided civil engineering services including the preparation and update of the Master Engineer's Report, assistance with stormwater maintenance and remedial actions, and correspondence with governmental agencies including the Florida Department of Environmental Protection (FDEP). Project Deliverables: GCT was responsible for delivering remedial action plans and reports as well as quantity estimates and site inspections. 		
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Gustin, Cothorn, & Tucker, Inc.	(2) FIRM LOCATION (City and State) 121 Hart Street Niceville, Florida 32578	(3) ROLE District Engineering Services

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)			20. EXAMPLE PROJECT KEY NUMBER		
21. TITLE AND LOCATION (City and State) Deer Moss Creek Master Planned Community Niceville, Florida		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2015 - Ongoing</td> <td>CONSTRUCTION (If applicable) 2016 - Ongoing</td> </tr> </table>		PROFESSIONAL SERVICES 2015 - Ongoing	CONSTRUCTION (If applicable) 2016 - Ongoing
PROFESSIONAL SERVICES 2015 - Ongoing	CONSTRUCTION (If applicable) 2016 - Ongoing				
23. PROJECT OWNER'S INFORMATION					
a. PROJECT OWNER Ruckel Properties, Inc.	b. POINT OF CONTACT NAME Marion Ruckel Skalicky	c. POINT OF CONTACT TELEPHONE NUMBER/EMAIL (850) 678-2223			
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)					
Project Overview: Jenkins Engineering, Inc. (JEI) provides Engineering Services for an 1,100 acre mixed use development including the design and permitting of several single family subdivisions, several miles of roadway, and an apartment complex. Project Location and Description: The project is located at the northwest intersection of Forest Road and Rocky Bayou Drive in Niceville, FL. The project is a master planned community with the potential for several thousand residential units and more than a million square feet of commercial, civic, and light industrial uses. The project will also include multiple amenities including parks, clubhouses, walking trails, bike lanes, etc. Project Scope and Approach: JEI provided civil engineering services including master planning of stormwater and utilities, coordination with Fish & Wildlife Services for darter impacts, and coordination and permitting with MBBA, Okaloosa County, and FDOT for entrance connections. JEI obtained the necessary permits through the state agencies and completed the certification of the permits after construction was completed. Project Deliverables: JEI is responsible for delivering plans and specifications for engineering projects. All projects are delivered in both paper and digital format. Asbuilt certifications, quantity estimates, and inspection reports are also provided as part of the scope of work.					
					
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT					
a. (1) FIRM NAME Jenkins Engineering, Inc.	(2) FIRM LOCATION (City and State) Fort Walton Beach, FL	(3) ROLE Civil Engineering			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER		
21. TITLE AND LOCATION (City and State) City of Niceville – City Complex Niceville, Florida		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2006 - 2018</td> <td>CONSTRUCTION (If applicable) 2006 - 2019</td> </tr> </table>	PROFESSIONAL SERVICES 2006 - 2018	CONSTRUCTION (If applicable) 2006 - 2019
PROFESSIONAL SERVICES 2006 - 2018	CONSTRUCTION (If applicable) 2006 - 2019			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER City of Niceville	b. POINT OF CONTACT NAME Lannie Corbin	c. POINT OF CONTACT TELEPHONE NUMBER/EMAIL (850) 729-4008		
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)				
Project Overview: Jenkins Engineering, Inc. (JEI) provided Engineering Services for multiple capital improvement projects within and adjacent to the City's Complex. Project Location and Description: The project is located off of SR 285 about 0.5 miles north of its intersection with SR 20 in Niceville, FL. The projects for the City include a 10,000 sq. ft. Fire Station with Emergency Signal, a Library Addition, a Master Drainage Plan for the entire complex, a 160-space parking lot for the City's existing Softball Facility, and a 9,500 sq. ft. Senior Center. Project Scope and Approach: JEI provided civil engineering services including master planning, site layout, stormwater design, and utility design. JEI obtained the necessary permits through the state agencies and completed the certification of the permits after construction was completed. Project Deliverables: JEI is responsible for delivering plans and specifications for engineering projects. All projects are delivered in both paper and digital format. Asbuilt certifications, quantity estimates, and inspection reports are also provided as part of the scope of work.				
				
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT				
a. (1) FIRM NAME Jenkins Engineering, Inc.	(2) FIRM LOCATION (City and State) Fort Walton Beach, FL	(3) ROLE Civil Engineering and Surveying		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER	
21. TITLE AND LOCATION (City and State) The Crossing Shopping Center Niceville, Florida		22. YEAR COMPLETED PROFESSIONAL SERVICES: 2006 - Ongoing CONSTRUCTION (If applicable): 2009 - Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER Valparaiso Realty	b. POINT OF CONTACT NAME Pat Byrne	c. POINT OF CONTACT TELEPHONE NUMBER/EMAIL (850) 678-7812	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
Project Overview: Jenkins Engineering, Inc. (JEI) provided Engineering Services for The Crossing Shopping Center project for Valparaiso Realty Company. Project Location and Description: The project is located on the north side of SR 20 about 1.0 miles east of its intersection with SR 285 in Niceville, FL. The project consists of two (2) shopping centers separated by Turkey Creek, with the first being an approximate 65-acre center with a <u>WalMart</u> as the anchor store and the second being an approximate 40-acre center with a <u>Publix</u> as the anchor store. The project also includes 15 – 20 additional stores planned for the future along with ten plus outparcels currently being developed. The project is serviced by a multi-lane frontage road parallel to SR 20 that includes two (2) concrete bridges, two (2) signalized intersections, several round-a-bouts, and a multi-purpose pedestrian path. Project Scope and Approach: JEI provided civil engineering plans, assistance to the general contractor and Walmart and Publix representatives for the project, and responses to bidder/contractor requests for clarification. JEI obtained the necessary permits through the FDEP, FDOT, and the City of Niceville. Project Deliverables: JEI is responsible for delivering plans and specifications for engineering projects in both paper and digital format.			
 			
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a. (1) FIRM NAME Jenkins Engineering, Inc.	(2) FIRM LOCATION (City and State) Fort Walton Beach, FL	(3) ROLE Civil Engineering and Surveying	

H. ADDITIONAL INFORMATION

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

See included Company Resume and General Capabilities of Firm.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE



10/09/25

33. NAME AND TITLE

Matthew H. Zinke, P.E., Vice President



Company Resume

JENKINS ENGINEERING, INC.
73 EGLIN PKWY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PH 850.837.2448
FAX 850.837.2450

Jenkins Engineering, Inc. provides comprehensive civil engineering consulting services and surveying throughout Northwest Florida to public and private clients. Established in 2003, JEI has over 80 years of collective professional engineering design experience. Our engineers have developed design documents and permitting for local and regional projects for public and private clients throughout the Florida Panhandle region.

We have accomplished these goals by retaining experienced, professional and skilled personnel. Our attitudes distinguish JEI from other engineering firms. JEI was built and is maintained on the principles of extremely high professionalism, unquestionable integrity, extraordinary customer service, and long-term relationships. Our mission is to provide our clients with the highest quality products that exceed expectations for timeliness, responsiveness and cost.

Principal of the Company:

- M. Scott Jenkins, P.E.

President

Scott@jeicivil.com

Key Employees:

- Matt Zinke, P.E.
- Jamie Eubanks, P.E.
- Marek Scotka
- Brian Farmer
- Christy Jones
- Mike Fowler
- John Wallace
- Justin Fowler
- Melissa Espinoza
- Marekiya Hogans

Vice President

Matt@jeicivil.com

Vice President

Jamie@jeicivil.com

Project Designer

Marek@jeicivil.com

Project Designer/Manager

Brian@jeicivil.com

Project Coordinator /Engineer Intern

Christy@jeicivil.com

Project Designer

Mike@jeicivil.com

Project Designer

John@jeicivil.com

Project Designer

Justin@jeicivil.com

Office Manager

Melissa@jeicivil.com

Administrative Assistant

Marekiya@jeicivil.com

Number of Employees:

3 Professional Engineers
1 Engineering Intern
5 Project Designers
2 Administrative Staff

Licenses and Registrations:

- Jenkins Engineering, Inc. – Certificate of Authorization No. 9927
- M. Scott Jenkins, P.E. – Florida Registration No. 58073
- Jamie Eubanks, P.E. – Florida Registration No. 71438
- Matt Zinke, P.E. – Florida Registration No. 57642



CAPABILITIES OF THE FIRM

Jenkins Engineering, Inc. provides comprehensive civil engineering consulting services throughout Northwest Florida to public and private clients. Established in 2003, JEI has over 80 collective design experience. The principal at JEI, Scott Jenkins, has over 30 years each in design and permitting of municipal utilities, roadways and storm water infrastructure. Our engineers have developed design documents and permitting for local and regional project for public and private clients.

We are licensed in the State of Florida for general engineering services and work closely with environmental consultants, surveyors, architects and land planners as necessary to complete projects. JEI is a full service civil engineering firm proving the best engineering solutions in the most cost effective manner for the following areas of in-house services:

- Professional surveying and mapping
- Land Planning
- Civil Engineering Consulting
- Storm Water Management Design and Permitting
- Civil Site Design and Permitting
- Roadway / Bridge Design and Permitting
- Local, State and Federal Permitting
- Flood Plain Studies and Analysis
- Open Channel and Closed-Conduit Hydraulic Analysis

JEI is familiar with typical communication techniques, schedule and cost requirements associated with the review process. We believe that our project team offers a collection of talent that will complement the existing staff and ensure a successful project.

The JEI team is capable and prepared to meet agreed upon deadlines. We are a group of professionals with the necessary skills to produce the required product in an efficient manner. We have a clear understanding of what it takes to prepare construction documents, specifications and reports and will schedule the required personnel, time and materials to produce the product. Once we agree on a set deadline, we will do everything possible within our means to meet our commitment.

1. SOLICITATION NUMBER (If any)

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

2a. FIRM (or Branch Office) NAME Jenkins Engineering, Inc.			3. YEAR ESTABLISHED 2003		4. UNIQUE ENTITY IDENTIFIER N/A	
2b. STREET 73 Eglin Pkwy NE., Suite 203			5. OWNERSHIP			
2c. CITY Fort Walton Beach		2d. STATE FL	2e. ZIP CODE 32548		a. TYPE S Corporation	
6a. POINT OF CONTACT NAME AND TITLE Matthew H. Zinke, P.E., Vice President			b. SMALL BUSINESS STATUS Small Business			
6b. TELEPHONE NUMBER (850) 837-2448		6c. EMAIL ADDRESS matt@jeicivil.com		7. NAME OF FIRM (If Block 2a is a Branch Office)		
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED		8c. UNIQUE ENTITY IDENTIFIER	

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	2		C06	Churches	1
08	CADD Technician	4		C10	Commercial Shopping Centers	1
12	Civil Engineer	4		C11	Community Facilities	1
48	Project Manager	1		D07	Restaurants	1
				E02	Educational Facilities	1
				H07	Highways & Streets	2
				H09	Medical	1
				H10	Hotels	1
				H11	Housing	5
				O01	Office Buildings & Industrial Parks	1
				P06	Planning	1
				R04	Recreational Facilities	1
				S13	SW Handling & Facilities	1
				W01	Warehouses	1
	Other Employees					
	Total	11				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		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	6	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	6	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.

a. SIGNATURE 	b. DATE 10/09/25
c. NAME AND TITLE Matthew H. Zinke, P.E., Vice President	

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

7D

Independence Community Development District
Request for Qualifications – District Engineering Services

Competitive Selection Criteria

	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	TOTAL SCORE
	<i>weight factor</i>	25	25	20	15	5	5	100
	NAME OF RESPONDENT							
1	Jenkins Engineering, Inc.							

Board Member’s Signature

Date

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-05

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Independence Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Okaloosa County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

SECTION 1. The District’s local records office shall be located at:

LOCATION: _____

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**INDEPENDENCE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2025**

**INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2025**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 2,494	\$ 2,494
Due from Landowner	1,356	1,356
Due from 68 Ventures	6,250	6,250
Total assets	<u>10,100</u>	<u>10,100</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 4,601	\$ 4,601
Landowner advance	6,000	6,000
Total liabilities	<u>10,601</u>	<u>10,601</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	2,510	2,510
Total deferred inflows of resources	<u>2,510</u>	<u>2,510</u>
Fund balances:		
Unassigned	(3,011)	(3,011)
Total fund balances	<u>(3,011)</u>	<u>(3,011)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 10,100</u>	<u>\$ 10,100</u>

**INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 2,756	\$ 2,756	\$ 83,140	3%
Total revenues	<u>2,756</u>	<u>2,756</u>	<u>83,140</u>	3%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	2,000	32,000	6%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	250	0%
Telephone	16	16	200	8%
Postage	76	76	500	15%
Printing & binding	42	42	500	8%
Legal advertising	-	-	7,500	0%
Annual special district fee	175	175	175	100%
Insurance	5,512	5,512	6,350	87%
Contingencies/bank charges	95	95	1,750	5%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>7,916</u>	<u>7,916</u>	<u>83,140</u>	10%
Excess/(deficiency) of revenues over/(under) expenditures	(5,160)	(5,160)	-	
Fund balances - beginning	2,149	2,149	-	
Fund balances - ending	<u>\$ (3,011)</u>	<u>\$ (3,011)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Independence Community Development District held a Regular Meeting on October 7, 2025 at 2:30 p.m. (Central Time), at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230.

Present:

Kristen Miller (via telephone)	Chair
Matt Howell	Vice Chair
Sophie Sumner	Assistant Secretary
Jason Eaves	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Matt Zinke	Interim District Engineer
Bob Jacobs	DR Horton
Chloe Kelly (via telephone)	68 Ventures
Cat Holladay (via telephone)	68 Ventures
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 2:33 p.m., Central Time.

Supervisors Howell, Eaves and Sumner were present. Supervisor Miller was not present at roll call. One seat is vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 5; Term Expires November
2026**

Ms. Kelly stated the likely plan is to fill Seat 5 within the next 45 days.

- Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)
- A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
- B. Membership, Obligations and Responsibilities
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01,
Electing and Removing Officers of the
District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of the Following Bond
Financing Related Matters

A. Engagement of Bond Financing Professionals**I. Underwriter/Investment Bankers: FMSbonds, Inc.**

Mr. Conti stated the role of FMSbonds, Inc. role will be limited to Underwriter and not as a financial advisor. The Underwriter fee is 2% of the par amount of the bond issue.

Ms. Miller jointed the meeting via telephone at 2:35 p.m.

II. Bond Counsel: Nabors Giblin & Nickerson, P.A.**III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.**

Mr. Conti distributed the December 2023 Trustee Agreement. The new Agreement Letter outlines the estimated Trustee Counsel fee of \$6,250, which will be paid from bond funds, and \$4,350 for the annual Trustee fee, to be paid from the Debt Service Assessments.

On MOTION by Mr. Eaves and seconded by Mr. Howell, with all in favor, the FMSbonds, Inc. Agreement to serve as Underwriter; the Nabors Giblin & Nickerson, P.A., Retainer Agreement to serve as Bond Counsel; and the US Bank Trust Company, N.A. Proposal Agreement to serve as Trustee, Paying Agent and Registrar, all as amended, were approved.

B. Presentation of Master Engineer's Report

Mr. Zinke presented the Master Engineer's Report dated October 2, 2025 and discussed the General Site Description, Capital Improvement Plan (CIP), etc., and noted the following:

- The CDD consists of approximately 605.23 acres and includes the CDD dedicating land along Highway 90 to the Florida Department of Transportation (FDOT) for a right-of-way (ROW) and the 7.65 acre expansion to the CDD, which would increase total acreage to 612.10 acres.
- The Proposed Capital Improvement Plan (CIP) consists of 10 proposed phases with 1,200 single family lots of varying product types/sizes, along with public infrastructure.
- The Opinion of Probable Construction Costs Total is \$47,372,280.

In order to mirror the Methodology Report, Ms. Cerbone proposed adding columns to the Engineer's Report under product types that reflects the total Current Boundary Units and the Expansion Area Units and to the CIP Opinion of Cost that states total cost for the CDD current boundary plus the expansion area.

Ms. Buchanan proposed approving the Report in substantial form. She will work with the Chair to finalize the Report in connection with the Bond Validation Resolution.

On MOTION by Ms. Sumner and seconded by Mr. Howell, with all in favor, the Master Engineer's Report dated October 2, 2025, in substantial form, was approved.

C. Presentation of Master Special Assessment Methodology Report

Ms. Cerbone reviewed the information in the Master Special Assessment Methodology Report dated October 7, 2025. She discussed the Development Program, CIP, Financing Program, Assessment Methodology, benefit allocation, assigning debt, lienability tests, special and peculiar benefits to the units, and True-up Mechanism. She noted the following:

- The Methodology Report presents the information described in the Engineer's Report.
- The CDD consists of about 605.23 acres and includes the dedicating 6.65+/- acres along Highway 90 to the FDOT for a ROW, which is not subject to any bond issue, along with the 7.65+/- acres of potential expansion, which would increase total acreage to 612.10+/- acres.
- Envisions 1,200 residential units within the existing boundary and 22 residential units within the expansion area.
- The anticipated total CIP costs for the current area and the expansion area are estimated at \$48,091,327.

➤ The total par amount of bonds is \$66,460,000 to finance CIP costs of approximately \$48,091.37.

Ms. Cerbone reviewed Tables 1 through 5B, reflecting the Development Plan, CIP Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation and Overall Bond Apportionment and Assessment Apportionment for the current boundary and expansion area.

The following change will be made to the Methodology Report:

Page 1, Section 1.2: Change “September 30” to “December 2”

On MOTION by Mr. Howell and seconded by Mr. Eaves, with all in favor, the Master Special Assessment Methodology Report dated October 7, 2025, in substantial form, was approved.

D. Resolution 2026-02, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed 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

Ms. Buchanan presented Resolution 2026-02, known as the Declaring Resolution, which accomplishes the following:

- Commences the assessment process.
- Formally adopts the Master Engineer’s Report and the Master Special Assessment Methodology Report.
- Sets forth the intent to adopt the project and levy assessments upon the project.
- Directs Staff to publish or mail certain notices to the landowners.
- Outlines the Total Estimated Cost of the Improvements.

The following change will be made to Resolution 2026-02:

Section 5: Change “\$72,615,000” to “\$66,460,000”

On MOTION by Mr. Eaves and seconded by Mr. Howell, with all in favor, Resolution 2026-02, as amended, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the

Portion of the Estimated Cost of the Improvements to be Defrayed 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, was adopted.

- E. Resolution 2026-03, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Independence Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

On MOTION by Mr. Howell and seconded by Mr. Eaves, with all in favor, the Resolution 2026-03, Setting a Public Hearing on December 2, 2025 at 2:30 p.m. (Central Time), at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Independence Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

- F. Resolution 2026-04, Authorizing the Issuance of Not to Exceed \$66,460,000 Independence Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2026-04, known as the Bond Validation Resolution, which accomplishes the following:

- Authorizes Staff to file for bond validation of a not-to-exceed amount of \$66,460,000.
- Appoints U.S. Bank Trust Company, National Association as the Trustee and approves the form of the Master Trust Indenture for all series of bonds for this District.
- Approves the CIP, as described in the Engineer's Report.

On MOTION by Mr. Howell and seconded by Ms. Sumner, with all in favor, Resolution 2026-04, Authorizing the Issuance of Not to Exceed \$66,460,000 Independence Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation

Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Acquisition of Sitework Improvements to the District**

Ms. Cerbone stated this is a placeholder to ensure all improvements are conveyed to the District for reimbursement from bond funds before transferring any utilities to another entity. Ms. Buchanan discussed a recent working group call. She hopes to present items at the next meeting.

SEVENTH ORDER OF BUSINESS**Update: Boundary Amendment**

Ms. Buchanan stated that the Boundary Amendment petition is underway; she and the District Engineer are finalizing the exhibits. The petition will be filed as quickly as possible. She will present a resolution and a boundary amendment funding agreement at the next meeting if one has not already been executed.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-05, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2025**

On MOTION by Ms. Sumner and seconded by Mr. Howell, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of September 3, 2025 Special Meeting Minutes**

The following change was made:

Line 21: Insert "Interim" before "District Engineer"

On MOTION by Mr. Eaves and seconded by Mr. Howell, with all in favor, the September 3, 2025 Special Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Jenkins Engineering, Inc.

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

• Property Insurance on Vertical Assets

Mr. Conti stated this is a placeholder reminder to consider securing property insurance for the CDD's vertical assets once they are constructed.

• Form 1 Submission and Ethics Training

Mr. Conti reminded the Board Members to file Form 1 and to complete the required four hours of ethics training.

Mr. Conti plans to present the responses to the recently Request for Qualifications (RFQ) for Engineering Services at the next meeting.

• NEXT MEETING DATE: November 4, 2025 at 2:30 PM (Central Time)

○ QUORUM CHECK

The November 4, 2025 meeting will be cancelled.

The next meeting will be on December 2, 2025.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Howell and seconded by Ms. Sumner, with all in favor, the meeting adjourned at 2:58 p.m. (Central Time).

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Secretary/Assistant Secretary

Chair/Vice Chair

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2025	Regular Meeting	2:30 PM (CT)
November 4, 2025 CANCELED	Regular Meeting	2:30 PM (CT)
December 2, 2025	Public Hearing and Regular Meeting <i>Debt Assessment Public Hearing</i>	2:30 PM (CT)
January 6, 2026	Regular Meeting	2:30 PM (CT)
February 3, 2026	Regular Meeting	2:30 PM (CT)
March 3, 2026	Regular Meeting	2:30 PM (CT)
April 7, 2026	Regular Meeting	2:30 PM (CT)
May 5, 2026	Regular Meeting	2:30 PM (CT)
June 2, 2026	Regular Meeting	2:30 PM (CT)
July 7, 2026	Regular Meeting	2:30 PM (CT)
August 4, 2026	Regular Meeting	2:30 PM (CT)
September 1, 2026	Regular Meeting	2:30 PM (CT)