

# NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE SUNBRIDGE STEWARDSHIP DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE SUNBRIDGE STEWARDSHIP DISTRICT

### NOTICE OF REGULAR MEETING OF THE SUNBRIDGE STEWARDSHIP DISTRICT

The Board of Supervisors ("Board") of the Sunbridge Stewardship District ("District") will hold public hearings on **February 5, 2026 at 11:00 A.M.**, at **Tavistock Development Company, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Del Webb Phase 2D and Phase 3 area of the District (the "Assessment Area"), 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 within unincorporated Collier County and the City of Orlando, Florida. The Assessment Area lands to be improved are general located north Jack Brack Road, south of Lake Mary Jane, east of Absher Road and west of the Lake Myrtle, and are geographically depicted below and in the District's *Supplemental Engineer's Report for Capital Improvements – Del Webb Phase 2D & 3 Assessment Area*, dated December 17, 2025 ("Capital Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 189 and 197, *Florida Statutes*, and Chapter 2017-220, *Laws of Florida*. 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 PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900 ("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 for Assessment Area ("Improvements") are currently expected to include, but are not limited to, roadway improvements, stormwater management, potable water, sanitary sewer and reclaimed water improvements, and other infrastructure, all as more specifically described in the Capital Improvement Plan, on file and available during normal business hours at the District Manager's Office. According to the Capital Improvement Plan, the estimated cost of the Improvements for the Assessment Area is \$19,213,105.

The District intends to impose assessments on benefited lands within the Assessment Area in the manner set forth in the District's *Master Assessment Methodology Del Webb Ph 2D & Ph 3 Project Area*, dated December 18, 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 benefitted 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 \$25,630,000 in debt allocated to the Assessment Area, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Land Use	Debt/Unit	Net Annual Debt Service
Villas (33')	\$33,028	\$2,662
SF 40'	\$40,034	\$3,226
SF 50'	\$50,043	\$4,033
SF 65'	\$65,056	\$5,243

Source: PFM Financial Advisors LLC

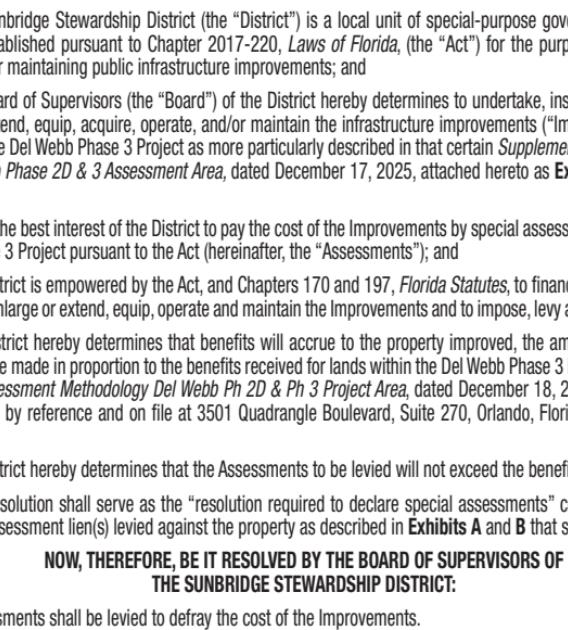
The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Osceola County tax roll by the Tax Collector. 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, **February 5, 2026 at 11:00 A.M.**, at **6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827**, 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 for special districts. 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.

#### SUNBRIDGE STEWARDSHIP DISTRICT



#### RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUNBRIDGE STEWARDSHIP 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 ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Sunbridge Stewardship District (the "District") is a local unit of special-purpose government located in Osceola and Orange Counties, and established pursuant to Chapter 2017-220, *Laws of Florida*, (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as the Del Webb Phase 3 Project as more particularly described in that certain *Supplemental Engineer's Report for Capital Improvements – Del Webb Phase 2D & 3 Assessment Area*, dated December 17, 2025, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Del Webb Phase 3 Project pursuant to the Act (hereinafter, the "Assessments"); and

**WHEREAS**, the District is empowered by the Act, and Chapters 170 and 197, *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 for lands within the Del Webb Phase 3 Project of the District as set forth in that certain *Master Assessment Methodology Del Webb Ph 2D & Ph 3 Project Area*, dated December 18, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District Records Office"); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

**WHEREAS**, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against the property as described in **Exhibits A** and **B** that secure the Assessments.

#### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF

#### THE SUNBRIDGE STEWARDSHIP DISTRICT:

1. The Assessments shall be levied to defray the cost of the Improvements.

2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is \$19,213,105 (the "Estimated Cost").

4. The Assessments will defray approximately \$25,630,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.

6. The Assessments shall be levied within the Del Webb Phase 3 Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

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

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

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

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

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

12. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of December, 2025.

ATTEST:

*Lynne Mullins*

Secretary/Assistant Secretary

**Exhibit A:** *Supplemental Engineer's Report for Capital Improvements – Del Webb Phase 2D & 3 Assessment Area*, dated December 17, 2025

**Exhibit B:** *Master Assessment Methodology Del Webb Ph 2D & Ph 3 Project Area*, dated December 18, 2025

SUNBRIDGE STEWARDSHIP DISTRICT

*Dr. Richard Levy*

Chair/Vice Chair, Board of Supervisors