

***Mayfair
Community Development District***

May 6, 2026

Mayfair

Community Development District

Agenda

Seat 2: Gregory Pettibon – (C.)	
Seat 1: Jared Shaver – (V.C.)	
Seat 4: Bojana Brown – (A.S.)	
Seat 5: Gerardo L. Aguirre – (A.S.)	
Seat 3: Haley Mall – (A.S.)	

Thursday
May 7, 2026
10:00 a.m.

The Offices of Construction Engineering Group
2651 W. Eau Gallie Blvd. Suite A, Melbourne, Florida 32935
[Join the meeting now](#)
Meeting ID: 289 612 871 935 333 and Passcode: NT7uk3kb
1 872-240-4685 and Phone Conference ID: 191 323 157#

1. Roll Call
2. Approval of the Minutes of the January 8, 2026 – [Page 4](#) and February 24, 2026 Meetings – [Page 11](#)
3. Consideration of [Resolution #2026-07](#) Amending Resolution 2026-03 & 2026-04 – [Page 14](#)
4. Discussion of Financing Matters related to Series 2025 Bonds
 - A. Consideration of Supplemental Engineers Report – [Page 15](#)
 - B. Consideration of Master Assessment Methodology – [Page 62](#)
 - C. Consideration of [Resolution #2026-08](#) Declaring Special Assessments – [Page 81](#)
 - D. Consideration of [Resolution #2026-09](#) Calling for a Public Hearing to Impose Special Assessments – [Page 85](#)
5. Consideration of:
 - A. [Resolution #2026-10](#) Authorizing Implementation of Capital Improvement Plan – [Page 91](#)
 - B. [Resolution #2026-11](#) Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – [Page 93](#)
6. Ratification of Consent and Joinder of Mayfair Community Development District – [Page 100](#)
7. Staff Reports
 - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – [Page 101](#)
 - B. Engineer
 - C. Manager
8. Financial Reports
 - A. Acceptance of Check Register – [Page 103](#)
 - B. Acceptance of Unaudited Financials – [Page 106](#)
9. Supervisors Requests and Audience Comments

10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.mayfaircdd.com>

**MINUTES OF MEETING
MAYFAIR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Mayfair Community Development District was held on Thursday, January 8, 2026, at 10:00 a.m. at 2651 W. Eau Gallie Blvd., Suite A, Melbourne, Florida.

Present and constituting a quorum were:

Bojana Brown	Chairman
Haley Mall	Assistant Secretary
Jared Shaver	Assistant Secretary
Gregory Pettibon	Assistant Secretary

Also present were:

Rich Hans	District Manager
Andressa Hinz Philippi	Governmental Management Services (by phone)
Ginger Wald	District Counsel (by phone)
Steve Sanford	Bond Counsel (by phone)
Jake Wise	District Engineer

FIRST ORDER OF BUSINESS

Oath of Office for Supervisors Elected at the Landowners Election – Seat #1, Seat #2 and Seat #3

Mr. Hans administered the oath of office to Supervisors elected at the landowners election, those being Jared Shaver for seat #1, Gregory Pettibon for seat #2 and Haley Mall for seat #3.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Hans called the meeting to order and called roll.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2026-01 Canvassing and Certifying Results of Landowners Election

Mr. Hans presented resolution #2026-01 canvassing and certifying results of the landowners election and announced the results of the election. He then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Pettibon seconded by Mr. Shaver with all in favor, Resolution #2026-01 canvassing and certifying results of Landowners Election was approved.

B. Consideration of Resolution #2026-02 Electing Officers

Mr. Hans presented resolution #2026-02, electing officers, stating whenever there is an election the Board members need to address the slate of officers. He then stated if the Board wished to keep the existing slate the same they could do that, or rearrange the slate if they so desired.

Mr. Pettibon stated he would serve as chairman, Bojana Brown would serve as vice chairman, and Gerry Aguirre, Jared Shaver and Haley Mall would serve as assistant secretaries, then all others could remain the same.

On MOTION by Mr. Pettibon seconded by Ms. Brown with all in favor, Resolution #2026-02 electing officers, electing Gregory Pettibon as Chairman, Bojana Brown as Vice Chairman, Gerry Aguirre, Jared Shaver and Haley Mall as assistant secretaries and all other officers remain the same as stated on the record was approved.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 11, 2025 Meeting

Mr. Hans presented the minutes from the September 11, 2025 meeting, and asked for any comments or corrections. Upon hearing none, he asked for a motion to approve the minutes.

On MOTION by Mr. Shaver seconded by Mr. Pettibon with all in favor, the Minutes of the September 11, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Discussion of Financing Matters Related to Series 2026 Bond

Mr. Hans presented item No. 5, discussion of financing matters related to the Series 2026 Bond and stated the District engineer had to step out of the room for a brief moment.

(At this point Mr. Pettibon suggested taking a 5 minute break or recess to wait for the engineer to return)(Ms. Wald stated the Board could pause the meeting by making a motion

to recess for 10 minutes and then reconvene the meeting once the engineer rejoined the meeting)

On MOTION by Mr. Pettibon seconded by Mr. Shaver with all in favor, recessing the Mayfair CDD meeting for 10 minutes and reconvening once the District Engineer rejoins the meeting was approved.

Mr. Hans indicated the engineer had returned so they could reconvene the meeting at this time. He then asked for a motion to reconvene the meeting.

On MOTION by Mr. Pettibon seconded by Mr. Shaver with all in favor, reconvening the Mayfair CDD was approved.

A. Consideration of Supplemental Engineers Report

Mr. Hans presented item No. 5A, consideration of supplemental engineers report, stating the report had a slight change because the remaining contracted area which decreased. He then asked Mr. Wise to give a brief overview of the report.

Mr. Wise gave a brief summary relating to the decrease in the contracted area and stated 8.24 acres were removed because Southern Homes still owned that. He then stated the change in the overall boundary went from 162 acres to 154 acres and he had revised the engineers report to reflect that information.

Mr. Hans then asked for a motion to accept the supplemental engineers report with the indicated change as presented by Mr. Wise.

On MOTION by Mr. Pettibon seconded by Ms. Mall with all in favor, accepting the Supplemental Engineers Report was approved.

B. Consideration of Master Assessment Methodology

Mr. Hans presented item No. 5B, consideration of master assessment methodology included in the agenda on page 28, and gave a brief summary relating to the information within the tables 1 through 7 in the report starting on page 35.

Mr. Hans then asked for a motion to accept the master assessment methodology as presented.

On MOTION by Mr. Pettibon seconded by Ms. Brown with all in favor, accepting the Master Assessment Methodology was approved.

C. Consideration of Resolution #2026-03 Declaring Special Assessments

Mr. Hans presented resolution #2026-03, declaring Special Assessments and gave a brief explanation of the item. He then asked for any questions or comments and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Pettibon seconded by Mr. Shaver with all in favor, Resolution #2026-03 Declaring Special Assessments was approved.

D. Consideration of Resolution #2026-04 Calling for a Public Hearing to Impose Special Assessments

Mr. Hans presented resolution #2026-04 calling for a public hearing to impose Special Assessments stating Florida Statutes required at least 30 days out from today's date, and the February meeting would not meet that requirement. Mr. Hans then suggested having the public hearing on March 5, 2026 if that worked for the Board and stated it would be on March 5, 2026 at 10:00 a.m. at current location, 2651 W. Eau Gallie Blvd., Suite A, Melbourne, Florida.

Mr. Pettibon stated the March 5th meeting would be fine.

On MOTION by Mr. Pettibon seconded by Ms. Mall with all in favor, Resolution #2026-04 calling for a Public Hearing to Impose Special Assessments on March 5, 2026 at 10:00 a.m. at 2651 W. Eau Gallie Blvd., Suite A, Melbourne, Florida was approved.

E. Consideration of Resolution #2026-05 Bond Authorization Resolution

1) Exhibit A:

a. Master Trust Indenture

b. First Supplemental Trust Indenture

Mr. Hans presented resolution #2026-05, the bond authorization resolution asked Mr. Sanford to give a brief explanation of this item.

Mr. Sanford gave a brief summary relating to the bond authorization resolution stating he needed to make a couple of verbiage changes to the resolution which were clarified to him by Mr. Pawelczyk. He also made a few additional comments describing the bond

authorization resolution, the terms and parameters within the resolution, and the attached exhibits relating to the trust indenture. Mr. Sanford stated he would come back to the Board with another resolution as they get closer to the financing portion and then asked for a motion to adopt resolution #2026-05.

On MOTION by Mr. Shaver seconded by Mr. Pettibon with all in favor, Resolution #2026-05 the Bond Authorization Resolution with the indicated changes as stated on the record were approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution #2026-06 Adding Additional Acreage to be Contracted from the Boundaries of the District

Mr. Hans presented the resolution #2026-06 adding additional acreage to be contracted from the boundaries of the District and stated this item was discussed earlier in the meeting during the engineers report from Mr. Wise. He also stated this resolution would authorize District Counsel to move forward with the most accurate information for the petition. Mr. Hans then asked for any questions or comments and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Pettibon seconded by Mr. Shaver with all in favor, Resolution #2026-06 adding additional acreage to be contracted from the boundaries of the District was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2025

Mr. Hans presented the audit for fiscal year ending September 30, 2025 starting on page 223 of the agenda, stating there were no findings, everything was in line, and it was a clean audit. He then asked for any questions or comments and upon hearing none, he asked for a motion to accept the audit into the District's records.

On MOTION by Mr. Pettibon seconded by Mr. Shaver with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Manager – Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Ms. Hinz Philppi presented the final approval of the FY2024-FY2025 report performance measures and standards and gave a brief explanation of the report stating the District had met all of their objectives for the year.

Mr. Hans then asked for any questions or comments and upon hearing none, he asked for a motion to accept the report and ratifying the action of District management to post it on the District’s website.

On MOTION by Mr. Pettibon seconded by Ms. Brown with all in favor, accepting the final approval of the FY2024-FY2025 Report Performance Measures and Standards and ratifying actions taken by the District Manager to post the report on the District’s website was approved.

NINTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hans presented the check register and the unaudited financials and asked for any comments or questions. Upon not hearing any, he asked for a motion to accept the financial reports.

On MOTION by Mr. Pettibon seconded by Mr. Shaver with all in favor, the Check Register and the Unaudited Financials were approved.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Hans asked for any Supervisor’s requests or audience comments at this time stating there was no audience in attendance for any comments.

Ms. Mall asked if the change was ever made relating to the Special Assessments being placed on the tax roll.

Mr. Hans stated at the September meeting there was discussion from the Board on what was going to be on the tax roll, or off the tax roll, the Board wanted to put everything on the tax roll but, after the meeting, and once the agreements were set in place, Southern Homes parcels should not have been put on the tax roll, that was to be direct billed. Mr. Hans also stated the adjustment was made because they needed to get that change completed before he submitted the tax roll on September 14th. Mr. Hans then asked for a ratification from the Board relating to that action.

On MOTION by Mr. Pettibon seconded by Ms. Mall with all in favor, ratifying the action of the District Manager removing the Southern Homes parcels from the tax roll to be directed billed as stated on the record was approved.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Hans asked for a motion to adjourn the meeting.

On MOTION by Mr. Pettibon seconded by Ms. Mall with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

**MINUTES OF MEETING
MAYFAIR
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Mayfair Community Development District was held on Tuesday, February 24, 2026, at 10:00 a.m. at 2651 W. Eau Gallie Blvd., Suite A, Melbourne, Florida.

Present and constituting a quorum were:

Jared Shaver
Bojana Brown
Haley Mall

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Ginger Wald
Jake Wise

Governmental Management Services
District Counsel (by phone)
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hinz Philippi called the meeting to order and called roll.

Ms. Hinz Phillip stated there was an item that was requested to be added to the agenda which was the consideration and ratification of the execution of the Mayfair East Phase One Plat Joinder by the CDD Chairman, Gregory Pettibon. She then asked for a motion to amend the agenda and ratify the execution of the Mayfair East Phase Plat.

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, amending the agenda and ratifying the execution of the Mayfair East Phase One Plat Joinder by the CDD Chairman was approved.

SECOND ORDER OF BUSINESS Consideration and Discussion of:

A. Stormwater Maintenance Agreement Mayfair East Phase One (City Project Nbr: PLAT2024-0010) by and between Southern Homes of Melbourne II, LLC and Mayfair Community Development District

B. Reclaimed Water System Maintenance Agreement Mayfair East Phase One (City Project Nbr: PLAT2024-0010) by and between Southern Homes of Melbourne II, LLC and Mayfair Community Development District)

Ms. Hinz Philippi presented the stormwater maintenance agreement Mayfair East Phase One (City Project Nbr: PLAT2024-0010) by and between Southern Homes of Melbourne II, LLC and Mayfair CDD and also the reclaimed water system maintenance agreement Mayfair East Phase One (City Project Nbr: PLAT2024-0010) by and between Southern Homes of Melbourne II, LLC and Mayfair CDD asked Ms. Wald to give a brief explanation of the items.

Ms. Wald then gave a brief summary of both items A and B stating these were provided to her for review on behalf of the CDD and at this time the CDD didn't own any of the improvements but it was contemplated pursuant to the engineers report. She also made a few additional comments relating to the stormwater maintenance of the property that would remain within the CDD boundaries and would eventually be under the maintenance obligations and ownership of the CDD, as well as the reclaimed water system maintenance agreement. She also stated she had made a couple of redline revisions within the agreement as to the obligations of the CDD and then gave a brief explanation of those changes.

Ms. Hinz Philippi then asked for any questions or comments and upon hearing none, asked for a motion to approve.

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, accepting the Stormwater Maintenance Agreement Mayfair East Phase One (City Project Nbr: PLAT2024-0010) by and between Southern Homes of Melbourne II, LLC and Mayfair Community Development District in substantial final form was approved.

Ms. Hinz Philippi then asked for any questions or comments relating to the reclaimed water system maintenance agreement, and upon hearing none, she asked for a motion to approve.

On MOTION by Ms. Brown seconded by Ms. Mall with all in favor, accepting the Reclaimed Water System Maintenance Agreement Mayfair East Phase One (City Project Nbr: PLAT2024-0010) by and between Southern Homes of Melbourne II, LLC and Mayfair Community Development District in substantial final form was approved.

THIRD ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Manager

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Hinz Philippi asked for any Supervisor’s requests or audience comments at this time stating there was no audience in attendance for any comments. There were no Supervisor’s comments at this time.

FIFTH ORDER OF BUSINESS

Adjournment

Ms. Hinz Philippi asked for a motion to adjourn the meeting.

On MOTION by Ms. Mall seconded by Mr. Shaver with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAYFAIR COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2026-03 AND RESOLUTION 2026-04 RELATING TO THE LEVY OF NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO THE REQUIREMENTS OF CHAPTER 170, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the proceedings authorized by Chapter 170, Florida Statutes, the Board of Supervisors (“Board”) of the Mayfair Community Development District “District”) previously adopted Resolution 2026-03 at its meeting of January 8, 2026; and

WHEREAS, the Board subsequently adopted Resolution 2026-04, at the same meeting on January 8, 2026; and

WHEREAS, the Board has determined that it is necessary to start the Chapter 170 assessment proceedings over due to changes in the assessment allocations, development plan, and public infrastructure project; and

WHEREAS, the Board finds that it is in the best interest of the District to rescind Resolutions 2026-03 and 2026-04.

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

1. The foregoing recitals are hereby incorporated into this Resolution as findings of fact of the Board.
2. Resolution 2026-03 and Resolution 2026-04 are hereby rescinded and shall be of no further force and effect.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2026

**MAYFAIR COMMUNITY DEVELOPMENT
DISTRICT**

By:

Print Name: _____

Chairman/Vice Chairman

ATTEST:

Print Name: _____

Secretary / Assistant Secretary

MAYFAIR COMMUNITY DEVELOPMENT DISTRICT

ENGINEERING REPORT

PREPARED FOR:

MAYFAIR COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



**CONSTRUCTION
ENGINEERING
GROUP**

Consulting Engineers

2651 W. Eau Gallie Blvd.
Melbourne, FL 32935

Board of Professional Engineering License No. 0008097

March 5, 2026

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I. OVERVIEW

This Engineering Report (the “Report”) has been prepared by Construction Engineering Group, LLC as authorized by the Mayfair Community Development District (hereinafter referred to as “CDD” or “District”), a local unit of special purpose government, established by virtue of Ordinance No. 2007-20 of the City of Melbourne, in Brevard County Florida.

1. PURPOSE AND SCOPE

The purpose of this Report is to present the scope, cost and benefit of the proposed improvements (“Public Infrastructure Improvements”) needed to serve the Mayfair development (herein as the “Development”), which will include lands located within the boundaries of the CDD. Currently, the Public Infrastructure Improvements are in various stages of final design and permitting. The Development will be constructed in five phases. See page 8 for a cost estimate for each phase. Currently, Phase I is under construction. This Report discusses the overall proposed Public Infrastructure Improvements, along with the District boundary, infrastructure benefits and costs. All improvements that will be financed by the District will be on land owned by the District or subject to a permanent easement dedicated to the District or other units of local government

2. PROJECT DESCRIPTION

The Overall Mayfair Development is approximately +/- 315 acres of previously densely wooded area within the City of Melbourne in Brevard County, Florida. It is located in Section 15, Township 28 South, Range 37 East, and bordered by a few public rights-of-way; east of Babcock Street, west of Lipscomb Street, north of Pirate Lane, and located south of Florida Avenue. A majority of the site clearing has occurred with Phase I earthwork remaining largely undeveloped.

The Public Infrastructure Improvements needed for the overall Development include, but are not limited to water mains, and water distribution facilities, gravity mains and sanitary sewer facilities, local roads, stormwater management systems and other public right-of-way Improvements.

3. DISTRICT BOUNDARY/COMPOSITION OF DISTRICT LAND

The District originally contained approximately 256.71 acres of land of varying intended uses, densely wooded, with grade elevations ranging from 19’ to 24’ NAVD. The District has filed a petition with the City of Melbourne to remove portions of land from the CDD boundaries by 94.33 acres, which upon contraction of the boundaries a total 162.38 acres will remain. Subsequently, a portion of Tract B totaling 8.24 acres was removed from the District boundary reducing the total to 154.14 acres. **Table 1** below denotes the original lands within the District boundary and their original intended use.

TABLE 1 - ORIGINAL DISTRICT LAND

Tract No.	Use	Owner	Acreage
A	Single- Family Residential, Stormwater & Parks	KL LB Buy 2, LLC	125.01
Portion of B	Residential, Mixed-Use, Stormwater & Parks	Southern Homes of Melbourne II, LLC	131.70
Total			256.71

Table 2A below is reflective of the lands within the District boundary after the contraction of the District boundaries.

TABLE 2A - NEW DISTRICT LAND

Tract	Use	Owner	Acreage
A	Single-Family Residential, Stormwater & Parks	KL LB Buy 2, LLC	125.01
Portion of B	Residential, Stormwater & Parks	Southern Homes of Melbourne II, LLC	29.13
Total			154.14

Table 2B below is reflective of the proposed lot summary within the District boundaries

TABLE 2B - PROPOSED LOT SUMMARY

Lot Type	Number of Lots
Single-Family	536
Townhomes	123

4. LAND USE

Lands within the District have a few varying Future Land Uses, per the City of Melbourne’s Future Land Use Map, which were established in 2010 by the Department of Community Affairs’ adoption of the 2010 Comprehensive Plan Revision. These categories include Mixed-Use, a land use category intended to provide a mixture of residential, commercial, recreational, and institutional uses generally along major transportation corridors in the City, general commercial, a land use category to accommodate general retail sales and service, professional and business offices, personal services and limited medium to high density residential, and Medium Density Residential, a land use category to accommodate single and multiple-family structure types and mobile home parks, planned unit development (PUD) a low density residential land use intended for a single family subdivision with amenities.

5. REPORT MODIFICATIONS

As the course of development continues, it may be necessary to modify this Report if the scope of the intended Public Infrastructure Improvements for the District changes. If no changes occur to this scope, then no such deviations to this Report will be needed.

If the District decides to undertake additional Public Infrastructure Improvements related to the individual residential subdivisions, those improvements will need to be mutually agreed upon with the CDD and developer, and then added to a supplemental engineering report.

II. INFRASTRUCTURE BENEFITS

The proposed improvements discussed in this Report are intended to be constructed to service the future residential areas, specifically the single-family residential neighborhoods within the boundaries of the District, and miscellaneous other site improvements. The property is currently in Phase I construction, with the exception of the abandoned building abutting Babcock Street (once in operation as the SH Communities model center) and remains unused to date.

III. PROPOSED PROJECT INFRASTRUCTURE

The project will consist of the following proposed Public Infrastructure Improvements:

1. Water Distribution System
2. Sanitary Sewer System
3. Stormwater System
4. Reclaimed Water System
5. Roadway Improvements
6. Public Right-of-Way Improvements
7. Entry Features
8. Public Parks
9. Miscellaneous Items, such as, but not limited to, Civil Engineering, Surveying, Testing, Inspections, Geotechnical Engineering, Permitting and Fees, Design, Initial Planning, Insurance, Appraisals, Legal, Administrative and Project Management.

The District has the authority and power to acquire, finance , fund, and construct any of the above systems noted as Public Infrastructure Improvements. Specifics regarding ownership and maintenance of the systems will be discussed further in the later section of this report, Ownership and Maintenance Authority. Any Public Infrastructure Improvements not funded by the CDD, along with any Private Infrastructure Improvements included in the overall project, will be the responsibility of the developer(s) to fund and construct.



Details regarding the proposed Public Infrastructure Improvements are noted:

1. Water Distribution System

The City of Melbourne Utilities Department has potable water service capacity to service the Development, to be used for potable use and fire protection. The District will acquire or construct the master water distribution system and then transfer ownership at certification of site work to the City of Melbourne through a Bill of Sale. The potable water system will include distribution mains throughout the development and then stubs to each of the single-family neighborhoods. The potable water system internal to the neighborhoods is not included within the scope of the District's responsibility to fund and/or construct. Please refer to Section IV for ownership and maintenance responsibilities after construction certification. Phase I water system is permitted.

2. Sanitary Sewer System

The City of Melbourne Utilities Department has sanitary sewer service capacity to service the Development, to be used for public use. The District will acquire or construct the master sanitary sewer system and then transfer ownership at certification of site work to the City of Melbourne through a Bill of Sale. The sanitary sewer system will include a mix of gravity sewer, lift station & a force main. The single-family neighborhoods will be serviced by gravity sewer which will flow to a lift station, which will in turn tie-into the master City sewer system. This internal system will remain funded by the developer, but the master system including the lift station and force main will be funded and constructed by the District. The sewer system internal to the neighborhoods is not included within the scope of the District's responsibility to fund and/or construct. The overall sanitary sewer design is complete but has not received final City or FDEP approval. Please refer to Section IV for ownership and maintenance responsibilities after construction certification. Phase I gravity collection, life station and force main are permitted.

3. Stormwater System

The District will acquire or construct the entire stormwater management system and will remain the ownership and maintenance entity after construction is complete. This includes the stormwater system servicing the spine road to the west, as well as internal to the single-family neighborhoods. The District will be the legal owner and maintenance entity for all ponds and stormwater infrastructure. Ponds will be interconnected through a series of storm pipes and the ultimate outfall is anticipated to the existing on-site canal. The spine road and internal neighborhood roads will be crowned, and curb inlets placed at designated low points along the local roads. Intersections will be held as high points, and the pipes will be sized at the time of the full system design. A permanent easement will be granted to the District wherever stormwater management and drainage facilities cross lands not owned by the District. Phase I stormwater management system is permitted. No lines will be extended beyond private properties boundaries.

Any excess balance of excavated material may be placed on the future portions of the site, or disposed of by such other means at the option and expense of the developer. The cost for disposing of excess soil from District excavation, including placing, grading, and compacting if required, will be the responsibility of the developer. District shall not finance cost of transporting excess soil onto private lots nor grading of private lots.

All stormwater reports and associated plans will need to be approved through the local Water Management District, St. Johns River Water Management District, the City of Melbourne, and will need to adhere to the latest state standards for water quality and nutrient removal. The stormwater system is fully designed and is permitted by the City of Melbourne and St. Johns River Water Management District (SJRWMD). Please refer to Section IV for ownership and maintenance responsibilities after construction certification.

4. Reclaimed Water System

The City of Melbourne Utilities Department has reclaimed water service capacity to service the Development for public use. The District will construct the master reclaimed water/irrigation system and retain ownership and maintenance responsibility. The reclaimed water system will include reclaim mains that run along throughout the Development and connects to the existing reclaimed main that runs along the internal canal. The overall reclaimed water design is complete. Please refer to Section IV for ownership and maintenance responsibilities after construction certification. Phase I reuse system is permitted.

5. Spine Road Roadway Improvements

There will be constructed approximately +/- 1,780 linear feet of a spine road that runs from the subdivision west to temporary round-a-about west of the canal and west of the central park lake bisects the Development with associated pavement section materials, concrete sidewalk, pedways, handicap ramps, concrete gutters, signage and striping , amenities along the roadway (exercise equipment, benches, etc.), as well as landscaping. The roadway will be owned and maintained by the District, but be open for public use and access. It is currently permitted as part of Phase I.

6. Public Right-of-Way Improvements

No public right-of-way improvements other than the Spine Road Roadway Improvements are currently proposed within the scope of District work. Any work necessary for anticipated residential neighborhoods will be the responsibility of the developer.



7. Entry Feature

Landscaping, irrigation, entry features, and walls at entrances and along the outside boundary of the development and roadways within the District will be funded and constructed by the District. Perimeter fencing will be provided at the site entrances, which will be funded, owned and maintained by the District. These improvements will be owned by the District. Phase I is permitted.

8. Parks

The District will provide funding, own and maintain a Central Park to include the following: parking areas, large pond, water fountain, pier, walking trails, covered trellis, exercise stations, benches, picnic tables, as well associated landscaping. This amenity is constructed as part of Phase I and is permitted. The Central Park will be owned and maintained by the District and will be available for public use and access.

9. Miscellaneous

The miscellaneous items accounted for within the scope of District’s work include fees for engineering, permitting, legal administrative, etc. and are assumed to be 10% of the sub total of construction costs. An added 15% contingency of the sub total of construction costs has also been included within this report. None of the aforementioned fees and contingency relate to the design or work performed or to be performed by the developer in connection with the developable lots or the systems internal to the single-family neighborhood unless specified otherwise in the previous sections.

Please note the estimated fees in this section do not include any fees associated with permitting; i.e. permit application fees, recording fees, etc. and shall be paid by the developer.

IV. OWNERSHIP AND MAINTENANCE AUTHORITY

The District will partially finance the construction of the below Public Infrastructure Improvements, as discussed in the earlier sections of the Report, and future ownership and maintenance responsibilities will be in accordance with **Table 3** below.

TABLE 3 - OWNERSHIP AND MAINTENANCE		
DESCRIPTION	FUTURE OWNERSHIP	FUTURE MAINTENANCE
Water Distribution System	City of Melbourne	City of Melbourne
Sanitary Sewer System	City of Melbourne	City of Melbourne
Stormwater System	CDD	CDD
Reclaimed Water System	CDD	CDD
Spine Roadway	CDD	CDD
Entry Feature	CDD	CDD
Parks	CDD	CDD

V. SUMMARY OF COSTS

The estimated cost of Public Infrastructure Improvements is listed below, broken down by category/system with an estimated total summation. Please note these costs are estimates based on the current understanding of the scope of the CDD infrastructure, along with a design of the aforementioned systems. Final site permitting for all of the proposed improvements has not been completed at this time, material costs are based upon the current average findings, and the final design will also be subject to city and governing jurisdictional approval.

Additionally, the below costs are based upon construction plans prepared in five separate phases and current direction regarding the scope of the District’s anticipated construction costs.

ITEM	ESTIMATED COST
Phase 1	
Water Distribution System	\$ 266,036.25
Sanitary Sewer System Including Lift Station	\$1,483,388.90
Stormwater System*	\$ 7,274,916.57
Reclaimed Water System	\$ 115,916.50
Spine Road Roadway Improvements**	\$ 1,075,629.00
Entry Feature***	\$1,500,000.00
Public Park***	\$ 750,000.00
Sub Total Phase 1	\$ 12,465,887.22
Phase 2	
Water Distribution System	\$509,729.75
Sanitary Sewer System	\$362,262.50
Stormwater System*	\$1,512,879.93
Reclaimed Water System	\$388,071.50
Sub Total Phase 2	\$2,772,943.68
Phase 3	
Water Distribution System	\$443,375.00
Sanitary Sewer System	\$729,374.75
Stormwater System*	\$1,700,847.59
Reclaimed Water System	\$396,590.25
Sub Total Phase 3	\$3,270,187.59
Phase 4	
Water Distribution System	\$332,006.50
Sanitary Sewer System	\$84,575.00
Stormwater System*	\$326,392.00
Reclaimed Water System	\$324,278.00
Sub Total Phase 4	\$1,067,251.50
Phase 5 - Townhomes	
Water Distribution System	\$373,972.00

Mayfair Community Development District – Engineering Report

Sanitary Sewer System	\$403,648.68
Stormwater System*	\$711,560.60
Reclaimed Water System	\$112,705.75
Sub Total Phase 5 - Townhomes	\$1,601,887.03
Sub Total Phases 1-5	\$21,178,157.02
Construction Contingency @ 15%	\$3,176,723.55
Engineering, Surveying, and Misc. Fees at 10%	\$2,117,815.70
TOTAL SITE DEVELOPMENT	\$26,472,696.28
*Includes excavation of storm ponds, stockpiling, sodding lake banks, storm piping, structures etc.	
**Includes landscaping but excludes irrigation	
*** Estimated budget excluding irrigation	

VI. PERMITTING AND GOVERNMENTAL ACTION

Phase I subdivision for Mayfair is currently permitted and under construction. A summary of the required permits for site development can be found below, along with the current status of each respective permit. Please note that if a permit is needed for each phase or portion of the project as they are designed and permitted, it has been noted as such in the table.

Entitlement/Permit	Agency	Not Started	In Progress	Approved	Date/Anticipated	Needed Per Phase?
Preliminary Development Plan	City of Melbourne			X	-	No
Rezoning Application	City of Melbourne			X	-	No
Final Development Plan	City of Melbourne			X	-	No
Preliminary Plat	City of Melbourne			X	-	No
Planning and Zoning - Site Plan Review	City of Melbourne			X	-	No
Engineering - Site Plan Review	City of Melbourne			X	-	Yes
Right-of-Way Application	City of Melbourne			X	-	Yes
Stormwater Maintenance Agreement	City of Melbourne			X	-	Yes
Fire Protection System Agreement	City of Melbourne			X	-	Yes
Stormwater Permit	City of Melbourne			X	-	Yes
Erosion/Sedimentation	City of Melbourne			X	-	Yes
Dewatering Permit	City of Melbourne			X	-	Yes
Concurrency	City of Melbourne			X	-	Yes
Final Plat	City of Melbourne		X		-	Yes
School Capacity Determination - Initial	School Board of Brevard County (Concurrency)			X	-	Yes
School Capacity Determination - Final	School Board of Brevard County (Concurrency)			X	-	Yes
FDEP Notice of Intent (NOI)	Florida Department of Environmental Protection (FDEP)			X	-	Yes
FDEP Wastewater Permit	Florida Department of Environmental Protection (FDEP)			X	-	Yes
FDEP Water Permit	Florida Department of Environmental Protection (FDEP)			X	-	Yes
Environmental Resource Permit	St. Johns River Water Management District (SJRWMD)			X	-	Yes

VII. SUMMARY AND CONCLUSION

The proposed Public Infrastructure Improvements discussed in this Report are critical to the overall construction and functionality of the Mayfair development. The improvements are in phases designed in accordance with local, state and federal regulations, and permitted through all applicable regulatory agencies. As discussed in prior sections, the design is in



phases the preliminary stages and this report have been based upon the latest design drawings by Construction Engineering Group, LLC, Pollack Landscape Architecture and survey/plat by AAL Surveying.

The estimate of the proposed Public Infrastructure Improvements and associated construction costs has been provided based upon the current direction of the CDD, the developer and current status of the overall engineering design and permitting. The estimated costs are also based upon a mix of bids and unit prices experienced in the market at this time, for a similar scope of work in the same general area of Brevard County.

These costs are subject to change based upon timing, labor market fluctuations, construction industry trends, lead time for materials, the anticipated full design, and if the scope of work is updated in any way. Construction and final construction costs should be based only upon the approved construction drawings that have been permitted through all applicable agencies. Based upon the current master plan for the Development, no additional changes to the existing future land uses are anticipated

The District will pay the fair market value or the actual cost of the Public Infrastructure Improvements whichever is less. It is our opinion that the proposed Public Infrastructure Improvements and their estimated costs are fair and reasonable and that landowners and residents living in the District will receive a direct and special benefit equal to or greater than the cost of the Public Infrastructure Improvements, and that the general public will also receive incidental benefits.

Should you have any questions about the information provided within this report, please feel free to contact me via email at jwise@ceengineering.com or by phone at 321-610-1760.

Jake Wise, P.E.
Construction Engineering Group, LLC.



EXHIBIT A

EXISTING CDD BOUNDARY AND 8.24 ACRE CONTRACTION

321-253-1221

www.ceengineering.com

2651 West Eau Gallie Blvd., Suite A, Melbourne FL 32935

pg. 11



**CONSTRUCTION
ENGINEERING
GROUP**
Consulting Engineers

EXISTING CDD BOUNDARY AND 8.24 ACRE CONTRACTION

BEFORE THE CITY COUNCIL OF THE CITY OF MELBOURNE, FLORIDA

IN RE: PETITION PURSUANT TO
SECTION 190.046(1), FLORIDA STATUTES,
TO CONTRACT THE BOUNDARIES
OF MAYFAIR COMMUNITY
DEVELOPMENT DISTRICT

**PETITION TO CONTRACT THE BOUNDARIES OF MAYFAIR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Mayfair Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), by Ordinance No. 2007-20 passed and adopted by the City Council of the City of Melbourne, Florida, on April 10, 2007, and located entirely within the City of Melbourne, Florida ("City"), hereby petitions the City Council of the City of Melbourne, Florida ("City Council"), pursuant to Section 190.046(1) of the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (the "Act"), to adopt an amendment to City Ordinance No. 2007-20 to contract the current boundaries of the District and in support thereof, hereby states as follows:

1. History and Basis for Petition. In 2007, the City Council adopted Ordinance No. 2007-20, establishing the District. This Petition requests that the City Commission adopt an ordinance amending the boundaries of the District to remove approximately 94.33 acres of land from the District boundaries ("Contraction Parcel"). The Contraction Parcel will not be a part of the community being developed within the District boundaries, will receive no special benefit from infrastructure improvements that may be funded by the District, and will not be assessed by

the District. There are currently no services that are being provided by the District in the area to be removed from the boundaries of the District. No special assessments are levied against the real property being removed from the boundaries of the District. For these reasons, the Petitioner petitions the City Council to amend the District's boundaries to contract approximately 94.33 acres from the District pursuant to Section 190.046, Florida Statutes.

2. Location and Size. The District is located entirely in the City and presently encompasses approximately 256.7 acres of land, as shown in the attached **Exhibit 1**, a sketch and legal description of the existing CDD boundaries. The metes and bounds description of the Contraction Parcel, consisting of approximately 94.33 acres, is attached hereto as **Exhibit 2**. After contraction, the District will encompass approximately 162.38 acres of land. The metes and bounds description of the proposed amended District boundaries following contraction is attached hereto as **Exhibit 3** (the "Amended District").

3. Landowner Consent. Melbourne Healthcare Associates, LTD., a Georgia limited partnership, Southern Homes of Melbourne II, LLC, a Florida limited liability company (hereinafter collectively referred to as "Landowners") and City of Melbourne (the "City"), are the 100% owners of the lands comprising the Contraction Parcel. Documentation of consent from the Landowners is attached hereto as **Composite Exhibit 4**. The City is not defined as a landowner in section 190.003(14), Florida Statutes and therefore not required to provide an affidavit of consent. Additionally, the City's consent to the contraction of the District will be evidenced by the City Commission's the adoption of the ordinance pursuant to section 190.046(1).

4. District Consent. The favorable action of the Board authorizing the filing of this Petition, as is evidenced by the copy of District Resolution No. 2024-07 attached hereto as

Exhibit 5, constitutes consent for all the Landowners within the District pursuant to Section 190.046(1)(g), Florida Statutes.

5. Future Land Uses. The designation of the future general distribution, location, and extent of public and private uses of land proposed for the Contraction Parcel by the future land use plan element of the City of Melbourne comprehensive plan are shown in **Exhibit 6**. Contraction of the District in the manner proposed in this Petition is not inconsistent with the adopted City of Melbourne comprehensive plan. Furthermore, all development within the Contraction Parcel and the Amended District will continue to be subject to the same development regulation, permitting requirements and zoning as administered by the State of Florida and the City following contraction of the District's boundaries.

6. District Facilities and Services; Assessments. No facilities or services are currently being provided by the District to the Contraction Parcel. No special assessments are levied against the Contraction Parcel.

7. Statement of Estimated Regulatory Costs. Attached hereto as **Exhibit 7** is the statement of estimated regulatory costs ("SERC") in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data.

8. This Petition to contract the boundaries of the District should be granted for the following reasons:

a. the contraction of the District boundaries will not be inconsistent with any applicable element or portion of the state comprehensive plan or of the effective City of Melbourne comprehensive plan;

b. the area of land comprising the District will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community;

OCT 24 2024

c. the District, as amended, will continue to present the best alternative available for delivering the community development facilities and services to the area that will be served by the District;

d. the community development facilities and services of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

e. the area comprising the District will be amenable to separate special district government.

9. That all statements contained within this Petition are true and correct.

WHEREFORE, Petitioner, the Board of Supervisors of the Mayfair Community Development District, hereby respectfully requests the Commission to:

A. Direct its staff to notice, as soon as practicable, a local public non-emergency hearing pursuant to the requirements of Section 190.046(1)(b) of the Act to consider whether to grant the petition for the contraction of the District's boundaries and to amend the Ordinance establishing the District to reflect the new boundaries of the District.

B. Grant this Petition and enact an ordinance pursuant to applicable law amending Ordinance 2007-20 to reflect the new boundaries of the District.

RESPECTFULLY SUBMITTED this 21st day of October, 2024.

**MAYFAIR COMMUNITY
DEVELOPMENT DISTRICT**


By: 
Name: Chris Cutler
Title: Chairperson

EXHIBIT 1

SKETCH AND LEGAL EXISTING DISTRICT BOUNDARIES

EXISTING CDD BOUNDARY

FLORIDA AVENUE

$S88^{\circ}53'57''E$

$3985.00'$

POINT OF BEGINNING

NORTHEAST CORNER OF
TRACT A,
MELBOURNE CITY CENTER AT MAYFAIR,
PLAT BOOK 73, PAGES 85-91
BREVARD COUNTY, FLORIDA

**CDD
SUBJECT PARCEL**

256.70± ACRES(M)
256.715± ACRES (PER
OFFICIAL RECORDS
BOOK 5771, PAGE 9940)

SEE SHEET 2

MATCH LINE

TRACT B

TRACT A

$2015.03'$
 $S00^{\circ}58'27''W$ (BEARING BASIS)

LIPSCOMB STREET

LANDS DESCRIBED IN
OFFICIAL RECORDS
BOOK 7764, PAGE 2279

$N89^{\circ}01'41''W$

$82.62'$

$R=400.00'$
 $D=42^{\circ}57'25''$
 $L=299.90'$

LANDS DESCRIBED IN
OFFICIAL RECORDS
BOOK 6159, PAGE 1011

$R=500.00'$
 $D=6^{\circ}20'27''$
 $L=55.34'$

$S48^{\circ}00'54''W$
 $622.99'$

LANDS DESCRIBED IN
OFFICIAL RECORDS
BOOK 7764, PAGE 2283

$3708.93'$

10' WIDE ROAD RIGHT-OF-WAY
PER O.R.B 7764, PAGE 2283

PIRATE LANE

NOT VALID WITHOUT SHEETS 1-3

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.

SHEET 1 OF 3

JOB # 48221 EXISTING CDD OVERALL

DATE: 05-02-24
SECTION 15, TOWNSHIP 28S, RANGE 37E

ANDREW W. POWSHOK
P.L.S. No. 5383

3970 MINTON ROAD
WEST MELBOURNE, FL. 32904
(321) 768-8110

SCALE: 1" = 500'



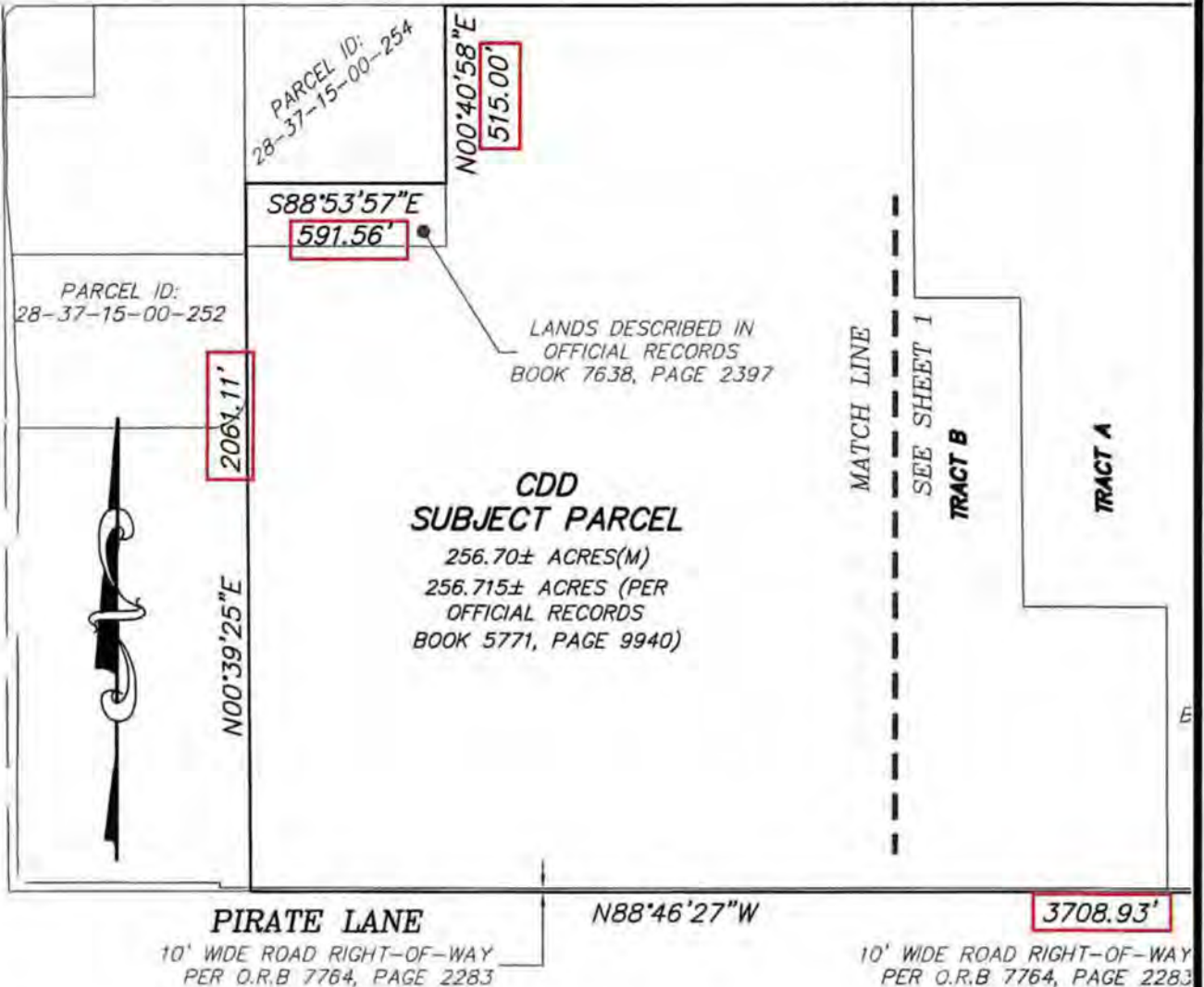
L.B. #6623

EXISTING CDD BOUNDARY

FLORIDA AVENUE

S88°53'57"E

BABCOCK STREET



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SHEET 2 OF 3

JOB # 48221 EXISTING CDD OVERALL

DATE: 05-02-24
 SECTION 15, TOWNSHIP 28S, RANGE 37E

NOT VALID WITHOUT SHEETS 1-3

3970 MINTON ROAD
 WEST MELBOURNE, FL. 32904
 (321) 768-8110

SCALE: 1" = 500'



L.B. #6623

DESCRIPTION: EXISTING CDD BOUNDARY

TRACTS A AND B, MELBOURNE CITY CENTER AT MAYFAIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 85-91, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6159, PAGE 1011, OFFICIAL RECORDS BOOK 7638, PAGE 2397, A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7764, PAGE 2279, AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7764, PAGE 2283, INCLUSIVE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE SOUTH 00°58'27" WEST, A DISTANCE OF 2015.30 FEET; THENCE NORTH 89°01'41" WEST, A DISTANCE OF 82.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 299.90 FEET, THROUGH A CENTRAL ANGLE OF 42°57'25" TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 48°00'54" WEST, A DISTANCE OF 622.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.34 FEET, THROUGH A CENTRAL ANGLE OF 6°20'27" TO A POINT; THENCE NORTH 88°46'27" WEST, A DISTANCE OF 3708.93 FEET; THENCE NORTH 00°39'25" EAST, A DISTANCE OF 2061.11 FEET; THENCE SOUTH 88°53'57" EAST, A DISTANCE OF 591.56 FEET; THENCE NORTH 00°40'58" EAST, A DISTANCE OF 515.00 FEET; THENCE SOUTH 88°53'57" EAST, A DISTANCE OF 3985.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 256.70 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

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SHEET 3 OF 3

JOB # 48221 EXISTING CDD OVERALL

**DATE: 05-02-24
SECTION 15, TOWNSHIP 28S, RANGE 37E**

L.B. #6623

**NOT VALID WITHOUT
SHEETS 1-3**

**3970 MINTON ROAD
WEST MELBOURNE, FL. 32904
(321) 768-8110**

SCALE: 1" = 500'

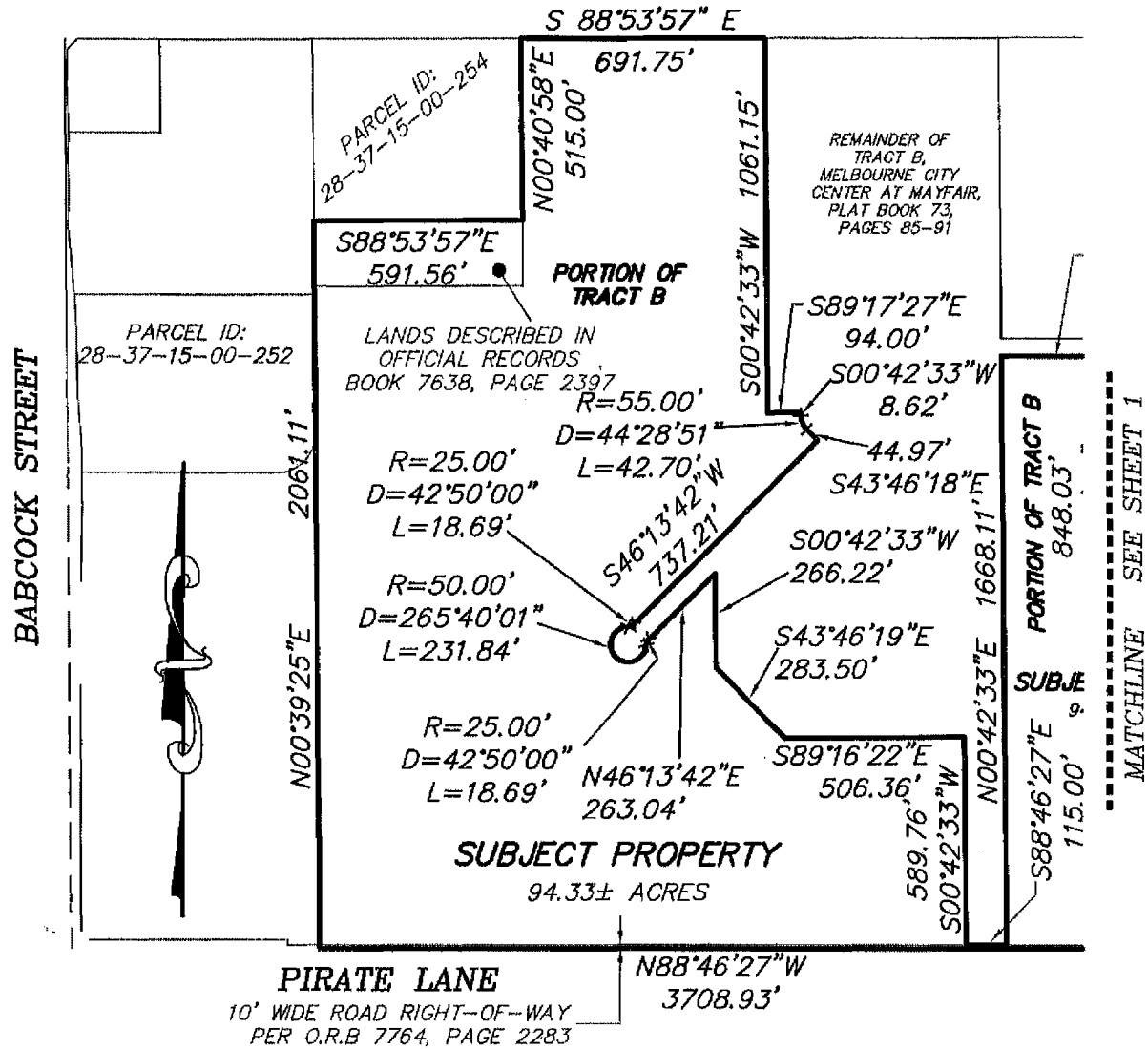


EXHIBIT 2

METES AND BOUNDS DESCRIPTION OF CONTRACTION PARCELS


REMOVING FROM CDD BOUNDARY

FLORIDA AVENUE



SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

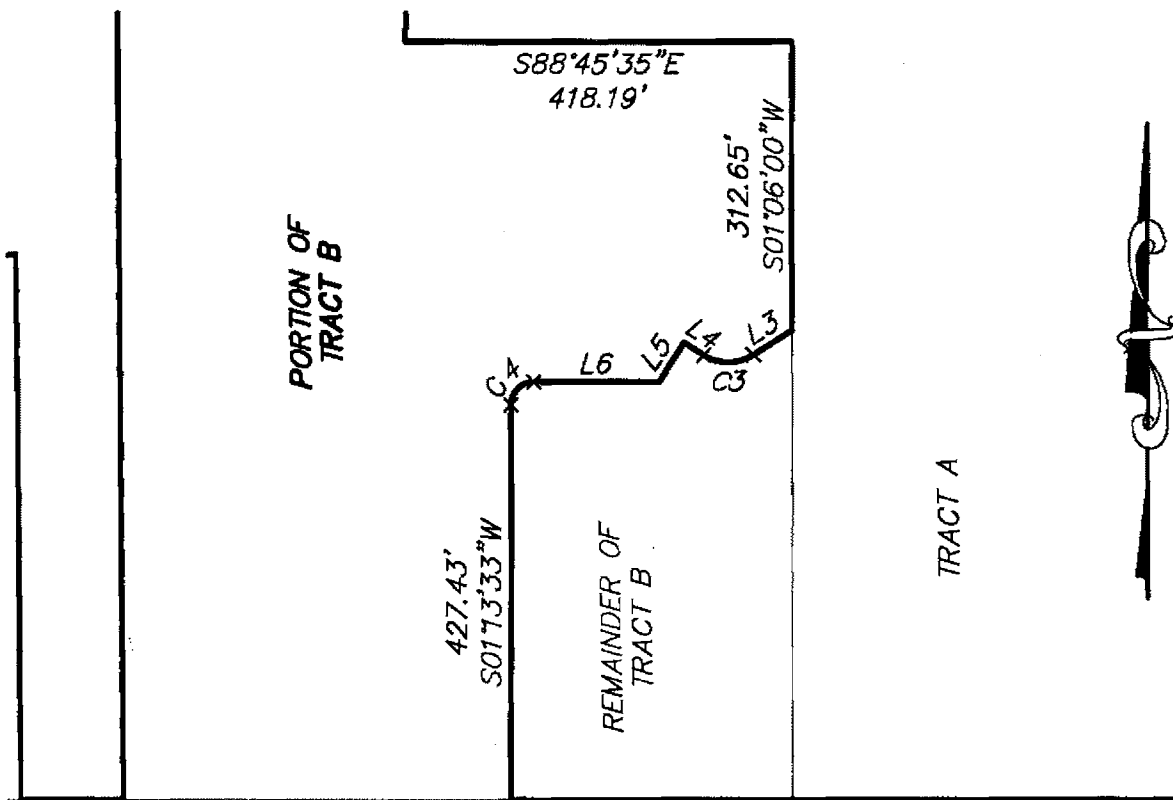
AAL LAND SURVEYING SERVICES, INC.

<p>SKETCH OF DESCRIPTION</p>	<p>1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.</p>	<p>SHEET 2 OF 4</p>
<p>JOB # 48221 CDD REMOVE DATE: 08-23-24 SECTION 15, TOWNSHIP 28S, RANGE 37E L.B. #6623</p>	<p>NOT VALID WITHOUT SHEETS 1-4 3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110</p>	<p>SCALE: 1" = 500'</p>  <p>NORTH</p>

REMOVING FROM CDD BOUNDARY

LINE TABLE		
LINE	BEARING	LENGTH
L3	S58°29'18"W	48.74
L4	N56°17'18"W	25.52
L5	S33°42'42"W	50.00
L6	N88°54'00"W	135.70

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	50.00'	65°13'24"	56.92'	53.89'	S 88°54'00" E
C4	25.00'	89°52'27"	39.21'	35.32'	S 46°09'46" W



SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION

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SHEET 3 OF 4

JOB # 48221 CDD REMOVE

DATE: 08-23-24
 SECTION 15, TOWNSHIP 28S, RANGE 37E

L.B. #6623

NOT VALID WITHOUT
SHEETS 1-4

3970 MINTON ROAD
 WEST MELBOURNE, FL. 32904
 (321) 768-8110

SCALE: 1" = 500'



DESCRIPTION: REMOVING FROM CDD BOUNDARY

A PORTION OF TRACTS A AND B, MELBOURNE CITY CENTER AT MAYFAIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 85-91, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6159, PAGE 1011, OFFICIAL RECORDS BOOK 7638, PAGE 2397, A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7764, PAGE 2279 AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7764, PAGE 2283, INCLUSIVE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE RUN SOUTH 00°58'27" WEST, A DISTANCE OF 1865.03 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00°58'27" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°01'41" WEST, A DISTANCE OF 82.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 42°57'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 299.90 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°00'54" WEST, A DISTANCE OF 622.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 6°20'27"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 55.34 FEET TO A POINT; THENCE NORTH 88°46'27" WEST, A DISTANCE OF 3708.93 FEET; THENCE NORTH 00°39'25" EAST, A DISTANCE OF 2061.11 FEET; THENCE SOUTH 88°53'57" EAST, A DISTANCE OF 591.56 FEET; THENCE NORTH 00°40'58" EAST, A DISTANCE OF 515.00 FEET; THENCE SOUTH 88°53'57" EAST, A DISTANCE OF 691.75 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 1061.15 FEET; THENCE SOUTH 89°17'27" EAST, A DISTANCE OF 94.00 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 8.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 44°28'51"; THENCE SOUTHEASTERLY ALONG THE ARC 42.70 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 43°46'18" EAST, A DISTANCE OF 44.97 FEET; THENCE SOUTH 46°13'42" WEST, A DISTANCE OF 737.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°50'00"; THENCE SOUTHWESTERLY ALONG THE ARC 18.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 265°40'01"; THENCE SOUTHEASTERLY ALONG THE ARC 231.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°50'00"; THENCE NORTHEASTERLY ALONG THE ARC 18.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°13'42" EAST, A DISTANCE OF 263.04 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 266.22 FEET; THENCE SOUTH 43°46'19" EAST, A DISTANCE OF 283.50 FEET; THENCE SOUTH 89°16'22" EAST, A DISTANCE OF 506.36 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 589.76 FEET; THENCE SOUTH 88°46'27" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 1668.11 FEET; THENCE SOUTH 88°50'39" EAST, A DISTANCE OF 310.13 FEET; THENCE SOUTH 00°43'39" WEST, A DISTANCE OF 848.03 FEET; THENCE SOUTH 88°45'35" EAST, A DISTANCE OF 418.19 FEET; THENCE SOUTH 01°06'00" WEST, A DISTANCE OF 312.65 FEET; THENCE SOUTH 58°29'18" WEST, A DISTANCE OF 48.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 65°13'24"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 56.92 FEET TO THE POINT OF TANGENCY; THENCE NORTH 56°17'18" WEST, A DISTANCE OF 25.52 FEET; THENCE SOUTH 33°42'42" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 88°54'00" WEST, A DISTANCE OF 135.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'27"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 39.21 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°13'33" WEST, A DISTANCE OF 427.43 FEET; THENCE SOUTH 88°46'27" EAST, A DISTANCE OF 1045.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 43°12'39"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 294.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°00'54" EAST, A DISTANCE OF 622.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 42°57'25"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 382.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°01'41" EAST, A DISTANCE OF 52.62 FEET; THENCE NORTH 00°58'57" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°01'41" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 94.33 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.


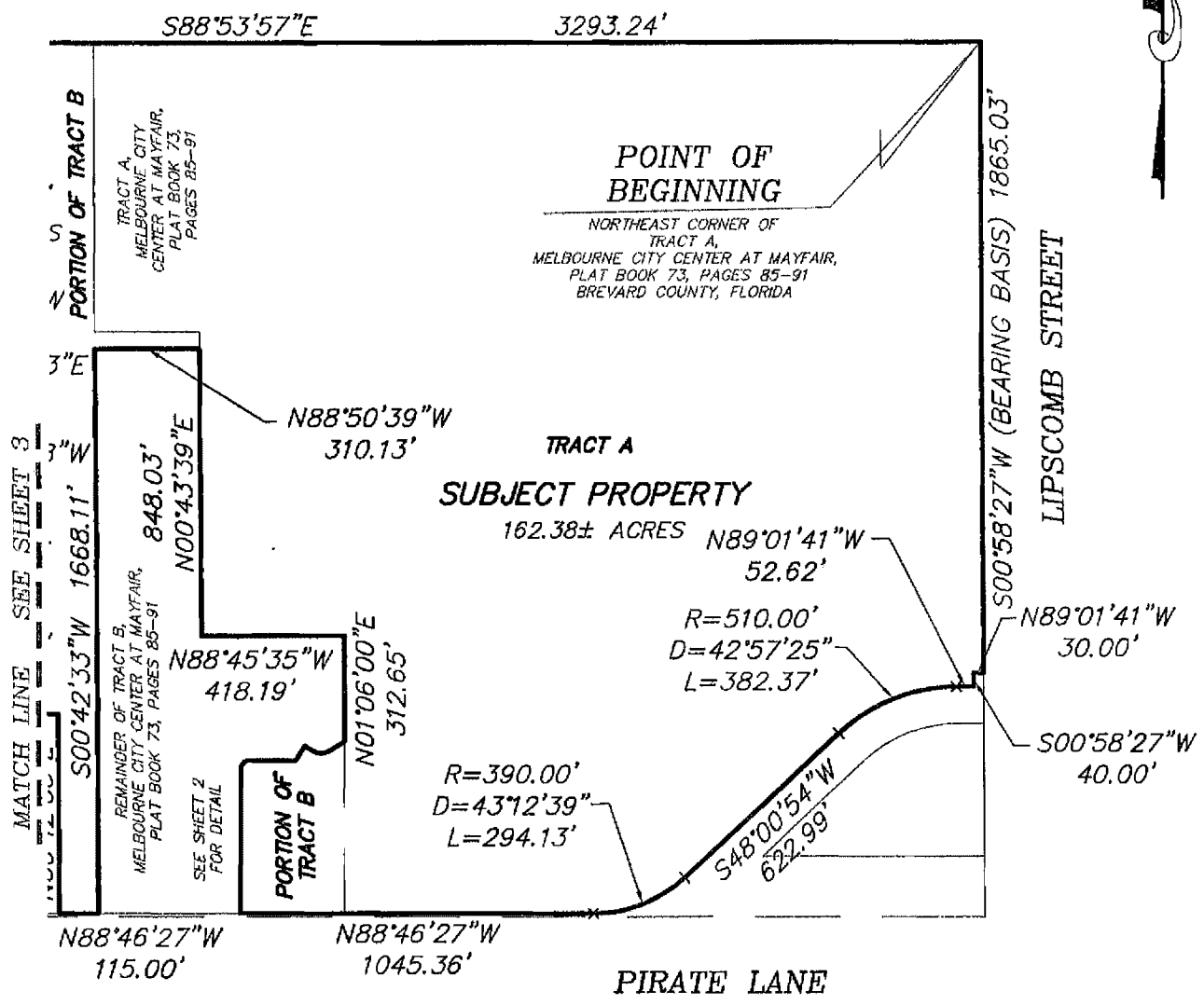
<p>SKETCH OF DESCRIPTION</p>	<p>1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.</p>	<p>SHEET 4 OF 4</p>
<p>JOB # 48221_CDD_REMOVE DATE: 08-23-24 SECTION 15, TOWNSHIP 28S, RANGE 37E L.B. #6623</p>	<p>NOT VALID WITHOUT SHEETS 1-4</p> <p>3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110</p>	<p>SCALE: 1" = 500'</p>  <p>NORTH</p>

EXHIBIT 3

METES AND BOUNDS DESCRIPTION NEW DISTRICT BOUNDARIES

NEW CDD BOUNDARY


FLORIDA AVENUE



NOT VALID WITHOUT SHEETS 1-4

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

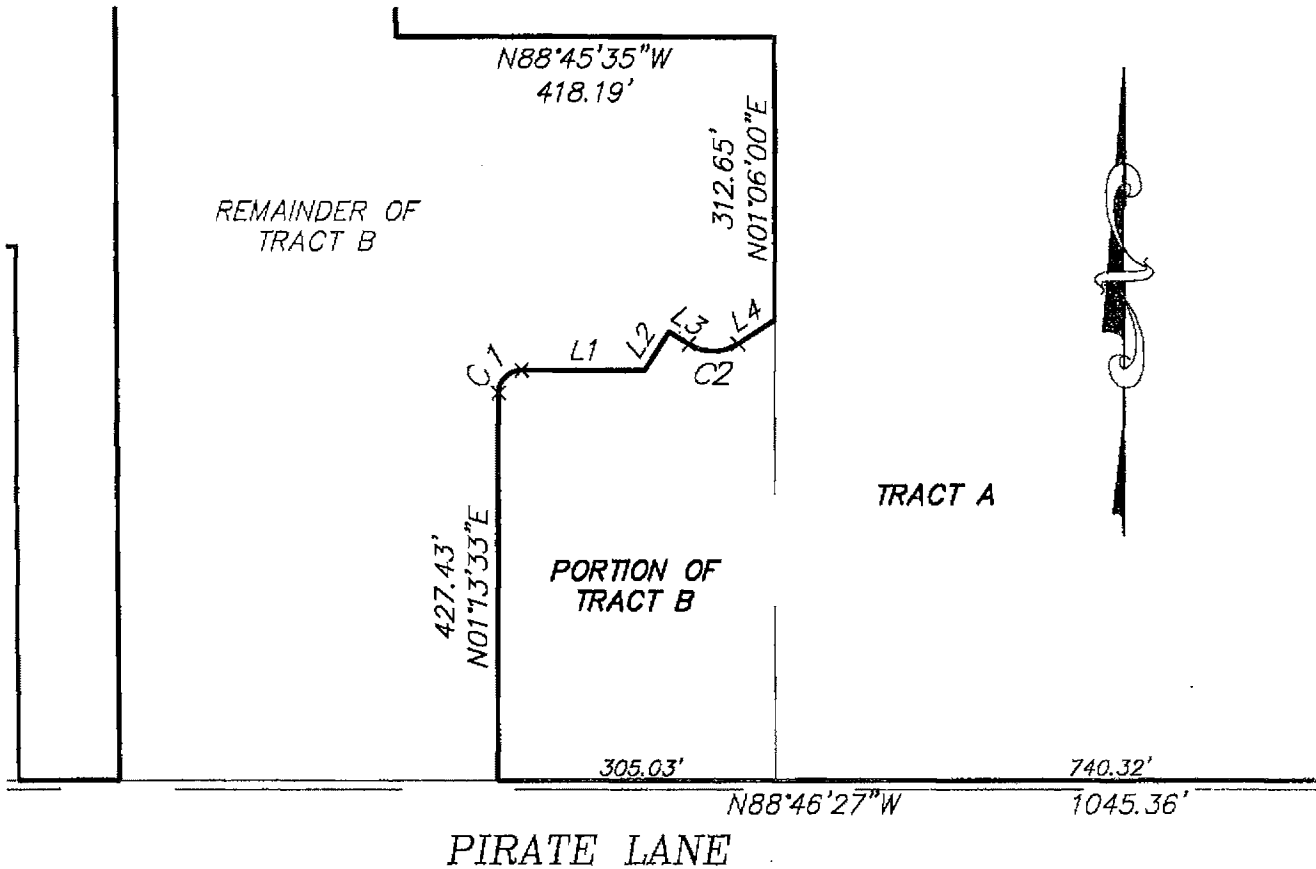
AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.	SHEET 1 OF 4
JOB # 48221 CDD REMAIN DATE: 08-23-24 SECTION 15, TOWNSHIP 28S, RANGE 37E L.B. #6623	ANDREW W. POWSHOK P.L.S. No. 5383 3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110	SCALE: 1" = 500' 

NEW CDD BOUNDARY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°54'00"E	135.70'
L2	N33°42'42"E	50.00'
L3	S56°17'18"E	25.52'
L4	N58°29'18"E	48.74'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	89°52'27"	39.21'	35.32'	N46°09'46"E
C2	50.00'	65°13'24"	56.92'	53.89'	S88°54'00"E



SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.

SHEET 2 OF 4

JOB # 48221_CDD_REMAIN
 DATE: 08-23-24
 SECTION 16, TOWNSHIP 28S, RANGE 37E

NOT VALID WITHOUT
SHEETS 1-4

3970 MINTON ROAD
 WEST MELBOURNE, FL. 32904
 (321) 768-8110

SCALE: 1" = 500'



L.B. #6623

DESCRIPTION: NEW CDD BOUNDARY

ALL OF TRACT A AND A PORTION OF TRACT B, MELBOURNE CITY CENTER AT MAYFAIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 85-91, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE RUN SOUTH 00°58'27" WEST ALONG THE WEST RIGHT OF WAY LINE OF LIPSCOMB STREET, A DISTANCE OF 1,865.03 FEET; THENCE RUN ALONG THE NORTH RIGHT OF WAY LINE OF PIRATE LANE FOR THE FOLLOWING SEVEN (7) CALLS: NORTH 89°01'41" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°58'27" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°01'41" WEST, A DISTANCE OF 52.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 42°57'25", THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 382.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°00'54" WEST, A DISTANCE OF 622.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 43°12'39", THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°46'27" WEST, A DISTANCE OF 1045.36 FEET; THENCE NORTH 01°13'33" EAST, A DISTANCE OF 427.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'27", THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 39.21 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°54'00" EAST, A DISTANCE OF 135.70 FEET; THENCE NORTH 33°42'42" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 56°17'18" EAST, A DISTANCE OF 25.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 65°13'24", THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 56.92 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°29'18" EAST, A DISTANCE OF 48.74 FEET; THENCE NORTH 01°06'00" EAST, A DISTANCE OF 312.65 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 418.19 FEET; THENCE NORTH 00°43'39" EAST, A DISTANCE OF 848.03 FEET; THENCE NORTH 88°50'39" WEST, A DISTANCE OF 310.13 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 1668.11 FEET; THENCE NORTH 88°46'27" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 589.76 FEET; THENCE NORTH 89°16'22" WEST, A DISTANCE OF 506.36 FEET; THENCE NORTH 43°46'19" WEST, A DISTANCE OF 283.50 FEET; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 266.22 FEET; THENCE SOUTH 46°13'42" WEST, A DISTANCE OF 263.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°50'00"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 18.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 265°40'01"; THENCE ALONG THE ARC A DISTANCE OF 231.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°50'00"; THENCE NORTHEASTERLY ALONG THE ARC 18.69 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 46°13'42" EAST, A DISTANCE OF 737.21 FEET; THENCE NORTH 43°46'18" WEST, A DISTANCE OF 44.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 44°28'51"; THENCE NORTHWESTERLY ALONG THE ARC 42.70 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 8.62 FEET; THENCE NORTH 89°17'27" WEST, A DISTANCE OF 94.00 FEET; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 1061.15 FEET; THENCE SOUTH 88°53'57" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF FLORIDA AVENUE, A DISTANCE OF 3293.24 FEET TO THE POINT OF BEGINNING.
CONTAINING 162.38 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.


SKETCH OF DESCRIPTION	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.	SHEET 4 OF 4
JOB # 48221 CDD REMAIN DATE: 08-23-24 SECTION 16, TOWNSHIP 28S, RANGE 37E L.B. #6623	NOT VALID WITHOUT SHEETS 1-4 3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110	SCALE: 1" = 500' 

EXHIBIT 4

CONSENT OF LANDOWNERS

AFFIDAVIT OF OWNERSHIP AND CONSENT

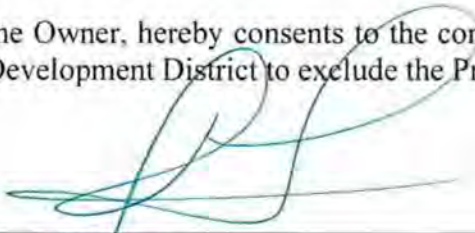
On this 7 day of November, 2024, Gerardo Aguirre ("Affiant") personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

1. Affiant is the Manager of Southern homes Management LLC, a Florida limited liability company, as Manager of Southern Homes of Melbourne II, LLC, a Florida limited liability company (the "Owner").

2. The Owner is the fee title owner of the following described property, to wit:
See attached hereto as Exhibit "A" (the "Property")

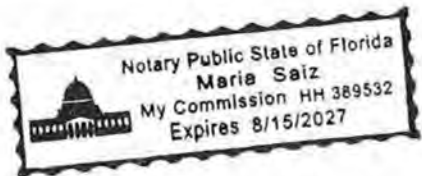
3. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of the Owner, including this Affidavit pursuant to Section 190.046(1), Florida Statutes, for the Petition to contract the boundaries of the Mayfair Community Development District (the "CDD") by the City Council of the City of Melbourne, Florida.

4. Affiant, on behalf of the Owner, hereby consents to the contraction of the external boundaries of Mayfair Community Development District to exclude the Property therein.

By: 
Name: Gerardo Aguirre
Title: Manager of Southern Homes Management LLC, a Florida limited liability company, as Manager of Southern Homes of Melbourne II, LLC, a Florida limited liability company

STATE OF Florida
COUNTY OF Miami-Dade }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of November, 2024, by Gerardo Aguirre, as Manager of Southern Homes Management, LLC, a Florida limited liability company, as Manager of Southern Homes of Melbourne II, LLC, a Florida limited liability company. He is personally known to me or produced _____ as identification.



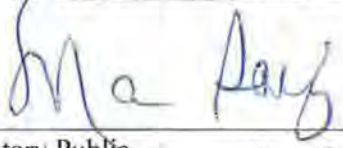

Notary Public
Maria Saiz
Typed, printed or stamped name of Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Property to be removed from the District Boundary

A PORTION OF TRACT B, MELBOURNE CITY CENTER AT MAYFAIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 85-91, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT A: THENCE RUN NORTH 88°53'57" WEST, A DISTANCE OF 2628.23 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 902.23 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 88°50'39" EAST, A DISTANCE OF 310.13 FEET; THENCE SOUTH 00°43'39" WEST, A DISTANCE OF 848.03 FEET; THENCE SOUTH 88°45'35" EAST, A DISTANCE OF 418.19 FEET; THENCE SOUTH 01°06'00" WEST, A DISTANCE OF 312.65 FEET; THENCE SOUTH 58°29'18" WEST, A DISTANCE OF 48.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 65°13'24", THENCE NORTHWESTERLY ALONG THE ARC OF A DISTANCE OF 56.92 FEET TO THE POINT OF TANGENCY; THENCE NORTH 56°17'18" WEST, A DISTANCE OF 25.52 FEET; THENCE SOUTH 33°42'42" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 88°54'00" WEST, A DISTANCE OF 135.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'27", THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 39.21 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°13'33" WEST, A DISTANCE OF 427.43 FEET; THENCE NORTH 88°46'27" WEST, A DISTANCE OF 417.42 FEET; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 1668.11 FEET TO THE POINT OF BEGINNING.

AFFIDAVIT OF OWNERSHIP AND CONSENT

On this 31 day of October, 2024, Leslie R. Partee ("Affiant") personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

1. Affiant is the Manager SBK of Georgia, L.L.C., a Georgia limited liability company, as General Partner of Melbourne Healthcare Associates, LTD., a Georgia limited partnership (the "Owner").

2. The Owner is the fee title owner of the following described property, to wit:

See attached hereto as Exhibit "H" (the "Property")

3. Affiant hereby represents that she has full authority to execute all documents and instruments on behalf of the Owner, including this Affidavit pursuant to Section 190.046(1), Florida Statutes, for the Petition to contract the boundaries of the Mayfair Community Development District (the "CDD") by the City Council of the City of Melbourne, Florida.

4. Affiant, on behalf of the Owner, hereby consents to the contraction of the external boundaries of Mayfair Community Development District to exclude the Property therein.

By: Leslie R. Partee
Name: Leslie R. Partee
Title: Manager of SBK of Georgia, L.L.C., a Georgia limited liability company, as General Partner of Melbourne Healthcare Associates, LTD, a Georgia limited partnership

STATE OF Georgia)
COUNTY OF Cherokee)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of October, 2024, by Leslie R. Partee, as Manager of SBK of Georgia, L.L.C., a Georgia limited liability company, as General Partner of Melbourne Healthcare Associates, LTD, a Georgia limited partnership. He/She is personally known to me or produced _____ as identification.



Samantha L. Hetherington
Notary Public
Samantha L. Hetherington
Typed, printed or stamped name of Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Property to be removed from the District Boundary

FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, RUN ON A BEARING EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 314.00 FEET; THENCE S 0°26'45" E A DISTANCE OF 50.00 FEET; THENCE ON A BEARING OF EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 436.00 FEET TO THE CENTERLINE OF A DRAINAGE EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2290, PAGE 1487, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 0°26'45" E ALONG THE CENTERLINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 515.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUES S 0°26'45" E ALONG THE CENTERLINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 184.09 FEET; THENCE ON A BEARING OF WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 591.46 FEET; THENCE NORTH 00°25'05" WEST, A DISTANCE OF 184.09 FEET; THENCE ON A BEARING OF WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 591.55 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (1/4) OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA; THENCE S.88°53'57"E., ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 750.00 FEET; THENCE S.00°39'25"W., ALONG THE CENTER LINE OF THAT 100.00 FOOT DRAINAGE AND RIGHT-OF-WAY EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2290, PAGE 1487, OF SAID PUBLIC RECORDS, A DISTANCE OF 565.00 FEET TO THE POINT OF BEGINNING; THENCE S.88°53'57"E., ALONG A LINE 565.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 15, A DISTANCE OF 591.55 FEET TO THE SOUTHWEST CORNER OF THAT 66.00 FOOT ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2859, PAGE 2677, OF SAID PUBLIC RECORDS AND A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4), OF SAID SECTION 15; THENCE S.00°40'58"W., ALONG SAID EAST LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4), OF SAID SECTION 15, A DISTANCE OF 184.08 FEET; THENCE N.88°53'57"W., ALONG THE SOUTHERLY LINE OF THAT 20.00 FOOT UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 2886, PAGE 1618 AND OFFICIAL RECORDS BOOK 7743, PAGE 1009, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 591.47 FEET TO A POINT ON SAID CENTER LINE OF DRAINAGE AND RIGHT-OF-WAY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 2290, PAGE 1487, OF SAID PUBLIC RECORDS; THENCE N.00°39'25"E., ALONG SAID CENTER LINE, A DISTANCE OF 184.09 FEET TO THE POINT OF BEGINNING.

EXHIBIT 5

**RESOLUTION OF THE MAYFAIR COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS**

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAYFAIR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT WITH CITY OF MELBOURNE, FLORIDA, PURSUANT TO SECTION 190.046, FLORIDA STATUTES; AND PROVIDE FOR AN EFFECTIVE DATE

WHEREAS, the Mayfair Community Development District ("District") has received a request from landowners within the District to amend the boundaries of the District with the removal of certain property from the boundaries of the District; and

WHEREAS, the District currently encompasses a total of approximately 256.7 acres located entirely within the boundaries of City of Melbourne (the "City"); and

WHEREAS, the District Board of Supervisors ("Board") has determined that it is in the best interests of the District to amend the boundaries of the District to remove approximately 94.33 acres from the District; and

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

SECTION 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

SECTION 2. The District hereby authorizes, ratifies and confirms the filing with City of Melbourne, Florida, of a petition to amend the boundaries of the District to exclude the area described in Exhibit "A" attached hereto (the "Contraction Area") in accordance with Section 190.046, Florida Statutes.

SECTION 3. Provided that the petition to contract referenced herein is actively being prepared and processed for consideration by the City of Melbourne, for as long as the Contraction Area remains a part of the District, the District hereby covenants not to issue any additional debt secured by additional assessments levied on the Contraction Area.

SECTION 4. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

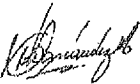
SECTION 5. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 7. This Resolution shall take effect upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 26th DAY OF AUGUST, 2024.

**MAYFAIR COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Luis Hernandez, Secretary


By: Chris Cutler (Aug 27, 2024 16:54 EDT)

Print name: Chris Cutler
Chairperson/Vice Chairperson

Exhibit "A"
Contraction Parcel

DESCRIPTION: REMOVING FROM CDD BOUNDARY

A PORTION OF TRACTS A AND B, MELBOURNE CITY CENTER AT MAYFAIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 83-91, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6159, PAGE 1011, OFFICIAL RECORDS BOOK 7638, PAGE 2397, A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7764, PAGE 2279 AND A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7764, PAGE 2283, INCLUSIVE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE RUN SOUTH 00°58'27" WEST, A DISTANCE OF 1865.03 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00°58'31" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°01'41" WEST, A DISTANCE OF 82.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 42°57'25", THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 299.90 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°00'54" WEST, A DISTANCE OF 622.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 6°20'27", THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 55.34 FEET TO A POINT; THENCE NORTH 88°46'27" WEST, A DISTANCE OF 3708.93 FEET; THENCE NORTH 00°39'25" EAST, A DISTANCE OF 2061.11 FEET; THENCE SOUTH 88°53'57" EAST, A DISTANCE OF 591.56 FEET; THENCE NORTH 00°40'58" EAST, A DISTANCE OF 515.00 FEET; THENCE SOUTH 88°53'57" EAST, A DISTANCE OF 691.75 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 1061.15 FEET; THENCE SOUTH 89°17'27" EAST, A DISTANCE OF 94.00 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 8.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 44°28'51"; THENCE SOUTHEASTERLY ALONG THE ARC 42.70 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 43°46'18" EAST, A DISTANCE OF 44.97 FEET; THENCE SOUTH 46°13'42" WEST, A DISTANCE OF 737.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°50'00"; THENCE SOUTHWESTERLY ALONG THE ARC 18.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 265°40'01"; THENCE SOUTHEASTERLY ALONG THE ARC 231.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°50'00"; THENCE NORTHEASTERLY ALONG THE ARC 18.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°13'42" EAST, A DISTANCE OF 283.04 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 266.22 FEET; THENCE SOUTH 43°46'19" EAST, A DISTANCE OF 283.50 FEET; THENCE SOUTH 89°18'22" EAST, A DISTANCE OF 506.36 FEET; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 589.76 FEET; THENCE SOUTH 88°46'27" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 1668.11 FEET; THENCE SOUTH 88°50'39" EAST, A DISTANCE OF 310.13 FEET; THENCE SOUTH 00°43'39" WEST, A DISTANCE OF 848.03 FEET; THENCE SOUTH 88°45'35" EAST, A DISTANCE OF 418.19 FEET; THENCE SOUTH 01°06'00" WEST, A DISTANCE OF 312.65 FEET; THENCE SOUTH 58°29'18" WEST, A DISTANCE OF 48.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 65°13'24", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 56.92 FEET TO THE POINT OF TANGENCY; THENCE NORTH 56°17'18" WEST, A DISTANCE OF 25.52 FEET; THENCE SOUTH 33°42'42" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 88°54'00" WEST, A DISTANCE OF 135.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'27", THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 39.21 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°13'33" WEST, A DISTANCE OF 427.43 FEET; THENCE SOUTH 88°46'27" EAST, A DISTANCE OF 1045.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 43°12'39"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 294.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°00'54" EAST, A DISTANCE OF 622.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 42°57'25"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 382.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°01'41" EAST, A DISTANCE OF 52.62 FEET; THENCE NORTH 00°58'57" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°01'41" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 94.33 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.

SHEET 4 OF 4

JOB # 48221 CDD REMOVE

DATE: 04-01-24
SECTION 16, TOWNSHIP 28S, RANGE 37E

L.B. #6623

NOT VALID WITHOUT
SHEETS 1-4

3970 MINTON ROAD
WEST MELBOURNE, FL. 32904
(321) 768-8110

SCALE: 1" = 500'



2024-07 (Amend District Boundaries)LH

Final Audit Report

2024-08-27

Created:	2024-08-27
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAnw-CjNv_mhsP3ZJ2oAJRg2hyP5BRwIHT

"2024-07 (Amend District Boundaries)LH" History









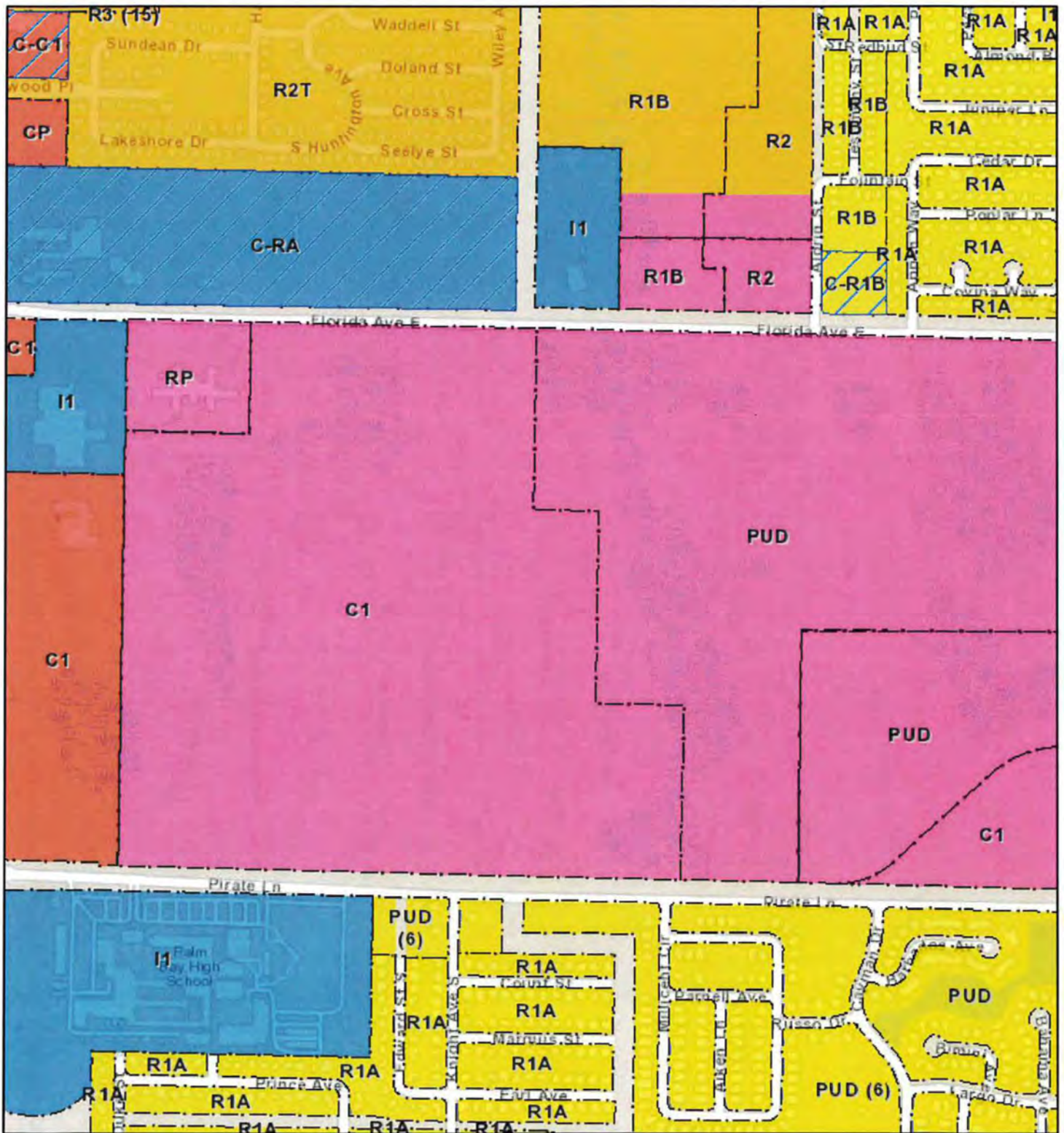
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-  Document e-signed by Luis Hernandez (lhernandez@gmssf.com)
Signature Date: 2024-08-27 - 8:40:23 PM GMT - Time Source: server
-  Document emailed to Chris Cutler (chris.cutler@lennar.com) for signature
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-  Email viewed by Chris Cutler (chris.cutler@lennar.com)
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Signature Date: 2024-08-27 - 8:54:12 PM GMT - Time Source: server
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2024-08-27 - 8:54:12 PM GMT

EXHIBIT 6

FUTURE LAND USE

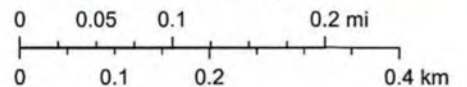
CoM Zoning & Future Land User Viewer



9/11/2024, 5:17:18 PM

1:9,028

- | | | |
|------------------------------|----------------------------|----------------------|
| Future Land Use Designations | Medium Density Residential | Industrial |
| Urban Edge | High Density Residential | Public/Institutional |
| Estate Residential | Mixed-Use | Recreation |
| Agricultural | General Commercial | Zoning Districts |
| Conservation | Office/Professional | Conditional Uses |
| Low Density Residential | Heavy Commercial | |



Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to contract the boundaries of the Mayfair Community Development District ("District"). The District currently comprises approximately 256.7+/- acres of land located in the City of Melbourne, Florida. This SERC is specific for one (1) area to be removed consisting of approximately 94.33 +/- acres.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") governing District establishment) as follows:

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

1.2 Overview of Mayfair Community Development District

The District is designed to provide district infrastructure, services, and facilities along with their operations and maintenance to a planned residential development. The proposed area of removal will not be a part of the residential community within the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

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

(a) An economic analysis showing whether the ordinance directly or indirectly;

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment or private sector investment in excess of \$1 million in aggregate within 5 years after the implementation of the rule¹;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with person doing business in

¹ For the purposes of this SERC, the term "rule" means the ordinance which the City of Melbourne will enact in connection with the contraction of the boundaries of the District.

other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency², and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the proposed rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. Miami-Dade County is not defined as a small County for purposes of this requirement.

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

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

2.0 (a) An economic analysis showing whether the rule directly or indirectly is likely to (1) have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; (2) have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after implementation of the rule; or (3) increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

² For the purposes of this SERC, the term "agency" means the City of Melbourne.

It is unlikely the boundary amendment will meet any of the triggers in Section 120.541(2)(a), F.S.. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 herein.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

The District currently serves land that comprises a 256.7 +/- acre development. Upon approval of the petition to contract the boundaries, the District's boundaries will comprise approximately 162.38 +/- acres. This boundary amendment will remove an area of land from the District boundary and will not be a part of the community in the District.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project that is anticipated to affect state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Rule

State Governmental Entities

Since the District already exists, there will be no additional ongoing costs to various State governmental entities to implement and enforce the proposed boundary amendment. Further, the District comprises less than 2,500 acres, and therefore, City of Melbourne is the establishing entity under 190.005(2), Florida Statutes, to review and act upon the petition to contract the boundaries of the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed rule. The District is a special purpose unit of local government, and it is required to file various reports with the State of Florida, the Department of Economic Opportunity and other agencies of the State. However, the additional costs to the State and its various departments to process the additional filing from the District are very low, since the State routinely processes filings from over 500 similar districts.

City of Melbourne

There will be only modest costs to the City for several reasons. First, review of the petition to contract the boundaries of the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, the City routinely process similar petitions though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to contract an existing community development district.

There are no annual costs to City because of the proposed contraction of the boundaries of the District. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District. The City may incur certain advertising costs associated with the processing of the Petition to Contract the District Boundaries.

4.2 Impact on State and Local Revenues

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

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule.

Transactional costs associated with community development districts are typically related to the financing and maintenance of infrastructure. When the petition to form the District was originally submitted and approved by the City, the petitioner estimated the design and development costs for providing capital facilities. In this case, the area being removed from the District has no assessments for debt imposed thereon.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses because of the proposed contraction of the boundaries of the District.

The development is located in the City of Melbourne. As of the Census date, the 2020 Census, the City has a population that is greater than 10,000 people. Therefore, the City is not defined as a "small" City according to Section 120.52, Florida Statutes, and there will accordingly be no impact on a small City because of the proposed amendment of the boundaries of the District.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits.

**MASTER
ASSESSMENT METHODOLOGY
FOR
MAYFAIR
COMMUNITY DEVELOPMENT DISTRICT**

May 7, 2026

Prepared by

Governmental Management Services-South Florida, LLC
5385 N Nob Hill Road
Sunrise, FL 33351

1.0 Introduction

The Mayfair Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates issuing approximately \$28,000,000 in special assessments bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements for the benefit of the assessable lands within the Contracted Area, herein defined, of the District, more specifically described in the March 5, 2026 Engineer’s Report for Mayfair Community Development District prepared by Construction Engineering Group as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the acquisition and/or construction of infrastructure improvements consisting of community wide improvements that benefit all property owners within the Contracted Area of the District.

1.1 Purpose

This report (the “Master Methodology Report” or “Report”) provides a methodology that determines the amount of community development district debt relating to the Bonds to be allocated to specific properties within the District. The improvements are being constructed as one system of improvements benefiting all of the developable property within the Contracted Area of the District. This Report is designed to comply to the requirements of Chapters 190 and 170, F.S. This Master Methodology Report will be updated or supplemented to reflect the actual terms and conditions at the time of the issuance of the Bonds.

The District intends to impose non-ad valorem special assessments on the benefited lands within the Contracted Area of the District based on this Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in chapter 197.3632, F.S. or any other legal means available to the District. It is not the intent of this Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 256.70 acres in the City of Melbourne, Florida. The District has filed a petition to contract the boundaries of the District, after contraction there will be approximately 154.14 acres within the new boundaries of the District (the “Contracted Area”). The development program for the Contracted Area within the

District currently envisions 536 single family units and 123 Townhome units (herein the “Development”). The proposed development plan is depicted in Table 1. It is recognized that such land use plan may change, and this Report will be modified accordingly.

The improvements contemplated by the District will provide facilities that benefit the assessable property within the Contracted Area within the District. The improvement program is delineated in the Engineer’s Report. The public improvements that may be acquired or constructed by the District include, but are not limited water and wastewater systems, stormwater management and control facilities, including, but not limited to, related earthwork; a reclaimed water system, roadway improvements; entry feature; a public park; and all related soft and incidental costs (the “Project or Improvement Plan”). The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a three-step process. First, the District Engineer determines the costs of the Project contemplated by the District. Second, these costs form the basis for a bond sizing. Third, the bonded costs are divided among the benefited properties on the basis of benefit.

1.3 Special Benefits and Incidental Benefits

Although the general public outside the District may benefit from the District’s infrastructure improvements constituting the Project, such benefits will be incidental. The infrastructure program is designed to meet the needs to develop property within the Contracted Area within the District. Properties outside the boundaries of the Contracted Area of the District do not depend upon the District’s improvement program. The property owners within the Contracted Area within the District are therefore receiving special benefits not received by those outside the District’s boundaries.

1.4 Special Benefits Exceed the Costs Allocated

The direct and special benefits provided to the property owners within the Contracted Area within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District’s Project that is necessary to support full development of property within the Contracted Area within the District will cost approximately \$26,472,696. The District’s Underwriter projects that the principal amount of Bonds required to fund a portion of the Project costs, the cost of issuance of the Bonds, the funding of debt service reserve and capitalized interest, will be approximately \$28,000,000. Without the Project the

property would not be able to be developed and occupied by future residents of the community.

1.5 Requirements of a Valid Assessment Methodology

There are two requirements under Florida Law for a valid special assessment:

- 1.) The properties must receive a special benefit from the improvements being paid for.
- 2.) The assessments must be fairly and reasonably allocated to the properties being assessed.

2.0 Assessment Methodology

2.1 Overview

The District will issue approximately \$28,000,000 in Bonds, to fund the District's infrastructure improvements, provide for capitalized interest, fund one or more debt service reserve accounts, and pay the cost of issuance. It is the purpose of this methodology to allocate the \$28,000,000 in debt to the properties benefiting from the Project.

Table 1 identifies the development plan (the "Development Plan") as identified by Lennar Homes, LLC, (the "Developer"). The District adopted the Engineer's Report for community wide capital improvements needed to support the Development and these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in such Engineer's Report and are estimated to cost \$26,472,696. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total approximately \$28,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Benefit

The planned public improvements constituting the Project are an integrated system of facilities that benefit the assessable land within the Contracted Area within the District. That is, the first few feet of water line or sewer line benefit the landowners as much as the last few feet. The Improvement Plan works as a total system and provides direct and special

benefits for each land use. A fair and a reasonable method of allocating the benefit to each residential unit in the District would be by assigning an equivalent residential unit (“ERU”) to the product types based on relative size. The 536 single family homes, are the base unit and have been assigned one (1) ERU and a 123 townhome units are assigned .67 ERU Table 4 shows the allocation of benefits based on this ERU assignment. It is important to note that the direct and special benefit derived from the Project to the residential units is equal to or exceeds the cost that the units will be paying for such benefits. If different product types are contemplated, different ERU factors may be necessary, and this report will be amended accordingly.

2.3 Allocation of Debt

Allocation of debt is a continuous process until the Development Plan is completed. The initial assessments will be levied on an equal basis for all acres within the Contracted Area within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the direct and special benefits. At this point all the land within the Contracted Area within the District is benefiting equally from the Project and the special assessments will be assigned on a per acre basis.

Once platting, the recording of declaration of condominium, or other means of identifying individual lots (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive on a first platted, first assigned basis. The Unassigned Properties, defined as gross acres that have not been platted, will continue to be assessed on a per acre basis. Eventually the Development Plan will be completed and the debt relating to the Bonds will be allocated to the planned 536 single family lots and the 123 townhome lots within the Contracted Area of the District, which are the beneficiaries of the Improvement Plan, as depicted in Table 5. If there are changes to the Development Plan, a true up of the assessment will be calculated to determine if a payment from the Developer is required. Bonds assessments assessed on any land within the District must be satisfied prior to any transfer of such lands to a unit of Federal, State, or local government. This process is outlined in Section 3.0.

The assignment of debt in this Report sets forth the process by which debt represented by the Bonds is apportioned. As mentioned herein, this Report will be supplemented from time to time.

2.4 Special and Peculiar Benefit to the Property

The Project will provide peculiar, direct, and special benefit which flow from the logical relationship of the improvements to the properties. These peculiar, direct, special benefits consist of the added use of the property, added enjoyment of the property and the probability of increased marketability and value of the property. The direct, special, and peculiar benefits are more valuable than the cost of, or the actual non-ad valorem special assessment levied for the improvements.

2.5 Reasonable and Fair Apportionment of the Obligation to Pay

A reasonable estimate of the proportion of direct, special, and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 4.

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

Accordingly, no acre or parcel of property within the boundaries of the Contracted Area within the District will be liened for the payment of any non-ad valorem special assessment more than the determined direct, special, and peculiar benefit to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Report.

3.0 True Up

Although the District does not process plats, declaration of condominiums, site plans or revisions for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan or revision is processed, or property is sold with development entitlements assigned by the Developer, the District must allocate a portion of its debt to the property according to the methodology outlined herein.

In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service on the Bonds, then no debt reduction payment will be required. In the case that the revenue generated is less than the required amount to pay debt service on the Bonds then a debt reduction payment by the Developer in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new maximum annual debt service will be required.

In addition, property that is sold with development entitlements assigned will be subject to a true-up test with respect to the entitlements conveyed to such property. In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments 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 Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale.

This true up mechanism may be memorialized through an agreement between the District and the Developer which may contain additional provisions.

4.0 Assessment Roll

The District will initially distribute the lien across the property within the Contracted Area of the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 5 on a first platted, first assigned basis. If the land use plan changes, then the District will update Table 5 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Report. The preliminary assessment roll is depicted in Table 6.

5.0 Additional Information

Governmental Management Services-South Florida, LLC (GMS) does not represent the District as a Municipal Advisor or Security Broker, nor is GMS registered to provide such services as described in the Sections 15B of the Security and Exchange Act of 1934, as amended. Similarly, GMS does not provide the District with advisory services or offer investment advice.

Certain information in this Report was provided by members of the District staff, the Developer or other professionals hired in conjunction with the bond issuance. GMS makes no representation regarding the information provided by others.

**TABLE 1
MAYFAIR COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM**

Land Use	No. of Units *	ERUs per Unit ⁽¹⁾	Total ERUs
Single Family	536	1.00	536.00
Townhomes	123	0.67	82.41
Total Units	659		618.41

(1) Benefit is allocated on an ERU basis; the Single Family Unit = to 1 ERU.

* Unit count is subject to change based on marketing and other factors.

TABLE 2 MAYFAIR COMMUNITY DEVELOPMENT DISTRICT INFRASTRUCTURE COST ESTIMATES

IMPROVEMENT	COST ESTIMATE
Water Distribution System	\$1,925,119.50
Sanitary Sewer System Including Liftstation	\$3,063,249.83
Stormwater System	\$11,526,596.69
Reclaimed Water System	\$1,337,562.00
Spine Road Roadway Improvements	\$1,075,629.00
Entry Feature	\$1,500,000.00
Public Park	\$750,000.00
Sub Total Construction	\$21,178,157.02
Construction Contingency @ 15%	\$3,176,723.55
Engineering, Surveying, and Misc. Fees at 10% \$ 1,600,600.67	\$2,117,815.70
	\$5,294,539.25
Total	\$26,472,696

Information provided by Construction Engineering Group

TABLE 3 MAYFAIR COMMUNITY DEVELOPMENT DISTRICT BOND SIZING

Sources:

Par Amount *	\$28,000,000
	\$28,000,000

Uses:

Construction Funds	\$23,648,365
Debt Service Reserve	\$1,980,055
Capitalized Interest	\$1,610,000
Underwriter's Discount	\$560,000
Cost of Issuance	\$201,580
	\$28,000,000

Bond Assumptions:

Interest Rate	5.75%
Amortization(years)	30
Capitalized Interest(months)	12
Debt Service Reserve	100% of MADS
Underwriters Discount	2.00%

Maximum Annual Debt Service (MADS)= \$1,980,055

* Par amount is subject to change based on the actual terms at the sale of the bonds

**TABLE 4
MAYFAIR COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT**

Product Type	No. of Units*	ERU factor	Total ERUs	Percentage of Total ERU's	Total Improvements Costs	Total Improvements Costs per Unit
Single Family	536	1.00	536.00	86.67%	\$ 22,944,916	\$ 42,808
Townhomes	123	0.67	82.41	13.33%	\$ 3,527,781	\$ 28,681
TOTALS	659		618.41	100.00%	\$ 26,472,696	

* Unit count is subject to change based on marketing and other factors.

**TABLE 5
MAYFAIR COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT
TO EACH PRODUCT TYPE**

Product Type	No. of Units	Total Cost Allocation	Allocation of Par Debt	Par Debt per Unit
Single Family	536	\$ 22,944,916	\$ 24,268,689	\$ 45,277
Townhomes	123	\$ 3,527,781	\$ 3,731,311	\$ 30,336
TOTALS	659	\$ 26,472,696	\$ 28,000,000	

**TABLE 6
MAYFAIR COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENT
FOR EACH PRODUCT TYPE**

Product Type	No. of Units	Allocation of Par Debt	Par Debt per Unit	Maximum Annual Debt Service	Annual Debt Assessment per Unit⁽¹⁾
Single Family	536	\$ 24,268,689	\$ 45,277	\$ 1,716,190	\$ 3,202
Townhomes	123	\$ 3,731,311	\$ 30,336	\$ 263,864	\$ 2,145
TOTALS	659	\$ 28,000,000		\$ 1,980,055	

(1) This amount will be grossed up 6% to cover collection fees and early payment discounts when collected on the Brevard County Tax Bill

TABLE 7 MAYFAIR COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY ASSESSMENT ROLL

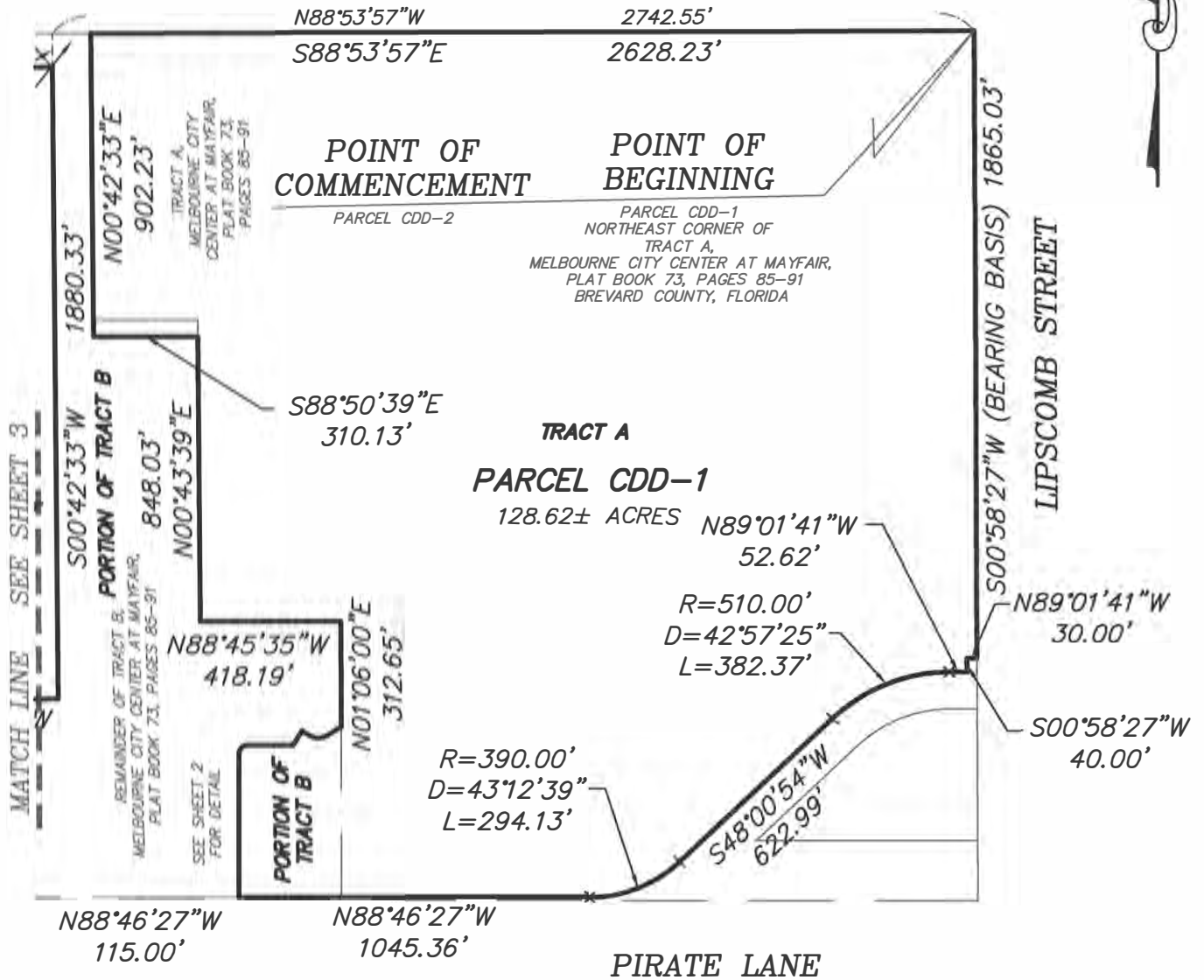
Parcel ID #	Tract	Assessable Acres	Total Par Debt Allocation Per Parcel	Annual Debt Assessment Allocation Per Parcel⁽¹⁾
See attached legal (after contraction)	A	154.14	\$ 28,000,000	\$ 1,980,055
Totals		154.14	\$ 28,000,000	\$ 1,980,055

	Bonds
Annual Assessment Periods	30
Projected Bond Rate (%)	5.75%
Maximum Annual Debt Service	\$1,980,055

(1) This amount will be grossed up 6% to cover collection fees and early payment discounts when collected on the Brevard County Tax Bill

NEW CDD BOUNDARY

FLORIDA AVENUE



NOT VALID WITHOUT SHEETS 1-4

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

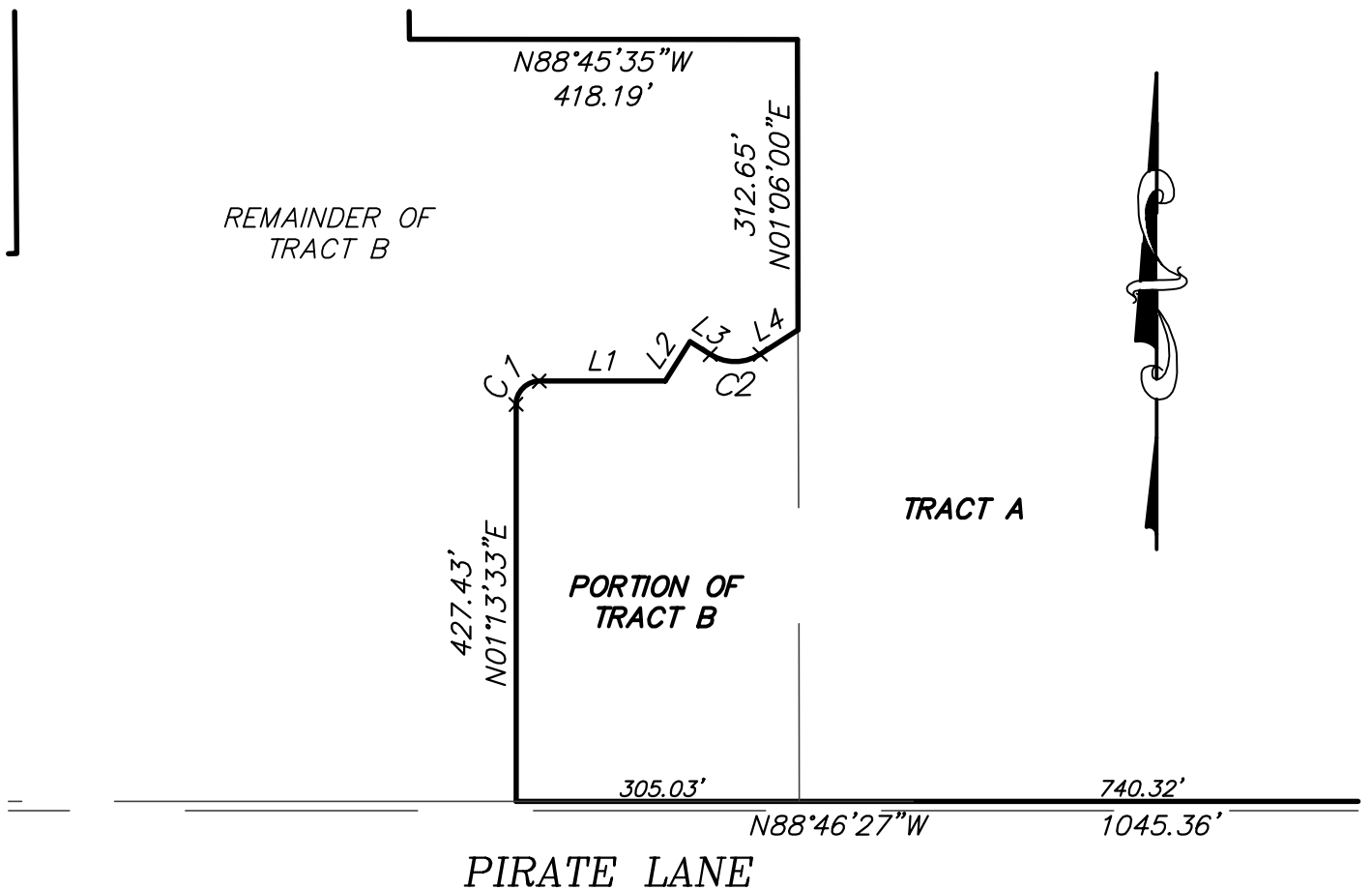
AAL LAND SURVEYING SERVICES, INC.

<p>SKETCH OF DESCRIPTION</p>	<p>1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.</p>	<p>SHEET 1 OF 4</p>
<p>JOB # 48221 CDD REMAIN DATE: 12-11-25 SECTION 15, TOWNSHIP 28S, RANGE 37E L.B. #6623</p>	<p>ANDREW W. POWSHOK P.L.S. No. 5383</p> <p>3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110</p>	<p>SCALE: 1" = 500'</p>

NEW CDD BOUNDARY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°54'00"E	135.70'
L2	N33°42'42"E	50.00'
L3	S56°17'18"E	25.52'
L4	N58°29'18"E	48.74'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	89°52'27"	39.21'	35.32'	N46°09'46"E
C2	50.00'	65°13'24"	56.92'	53.89'	S88°54'00"E



SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

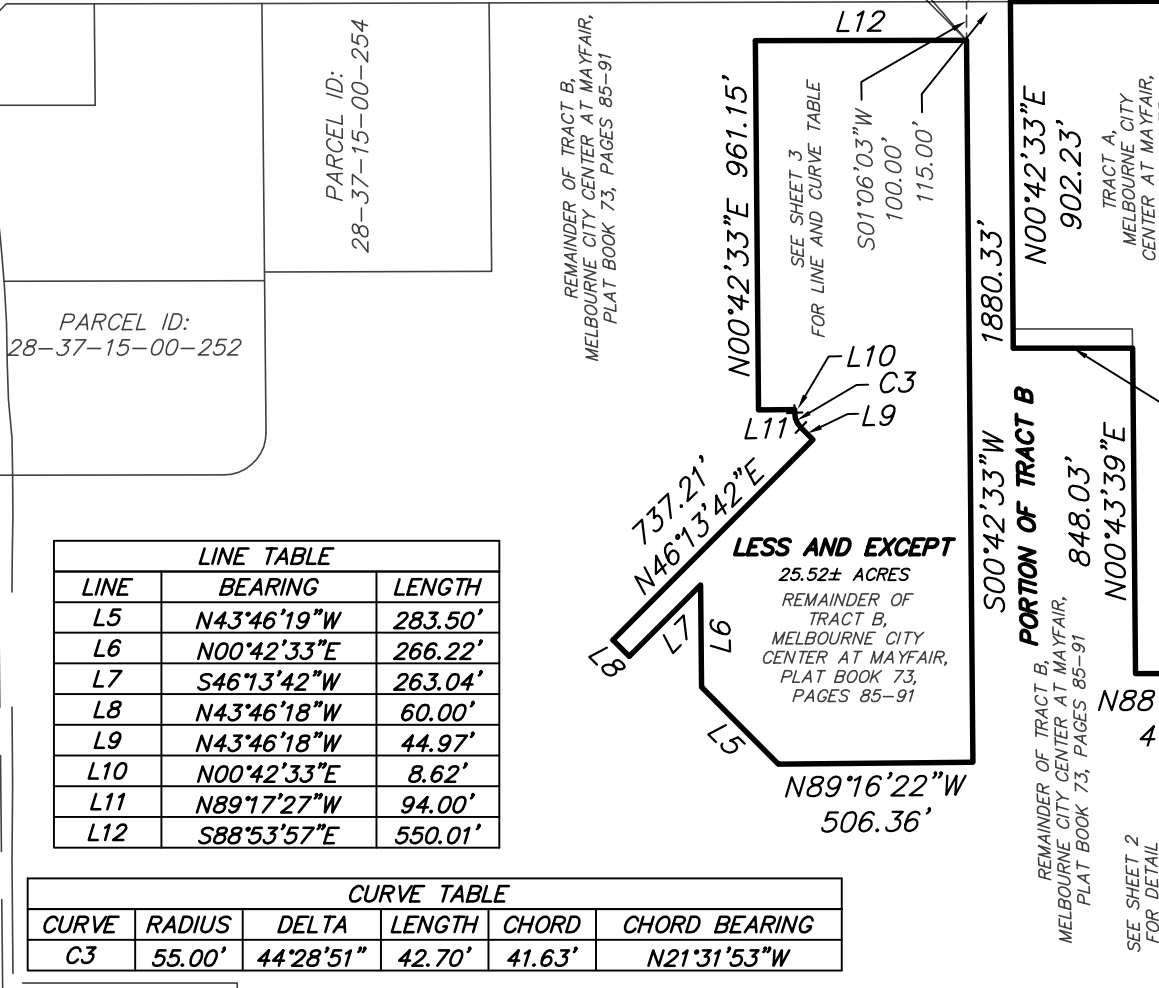
SKETCH OF DESCRIPTION JOB # 48221_CDD_REMAIN DATE: 12-11-25 SECTION 15, TOWNSHIP 28S, RANGE 37E L.B. #6623	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.	SHEET 2 OF 4 SCALE: 1" = 500' NORTH
NOT VALID WITHOUT SHEETS 1-4		3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110

NEW CDD BOUNDARY

POINT OF BEGINNING
PARCEL CDD-2

FLORIDA AVENUE

BABCOCK STREET



LINE TABLE		
LINE	BEARING	LENGTH
L5	N43°46'19"W	283.50'
L6	N00°42'33"E	266.22'
L7	S46°13'42"W	263.04'
L8	N43°46'18"W	60.00'
L9	N43°46'18"W	44.97'
L10	N00°42'33"E	8.62'
L11	N89°17'27"W	94.00'
L12	S88°53'57"E	550.01'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	55.00'	44°28'51"	42.70'	41.63'	N21°31'53"W

PIRATE LANE

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.

SHEET 3 OF 4

JOB # 48221_CDD_REMAIN

DATE: 12-11-25
SECTION 15, TOWNSHIP 28S, RANGE 37E

NOT VALID WITHOUT
SHEETS 1-4

3970 MINTON ROAD
WEST MELBOURNE, FL. 32904
(321) 768-8110

SCALE: 1" = 500'



L.B. #6623

NEW CDD BOUNDARY

DESCRIPTION: PARECLE CDD-1

ALL OF TRACT A AND A PORTION OF TRACT B, MELBOURNE CITY CENTER AT MAYFAIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 85-91, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE RUN SOUTH 00°58'27" WEST ALONG THE WEST RIGHT OF WAY LINE OF LIPSCOMB STREET, A DISTANCE OF 1,865.03 FEET; THENCE RUN ALONG THE NORTH RIGHT OF WAY LINE OF PIRATE LANE FOR THE FOLLOWING SEVEN (7) CALLS: NORTH 89°01'41" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°58'27" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°01'41" WEST, A DISTANCE OF 52.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 42°57'25", THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 382.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°00'54" WEST, A DISTANCE OF 622.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 43°12'39", THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 294.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°46'27" WEST, A DISTANCE OF 1045.36 FEET; THENCE NORTH 01°13'33" EAST, A DISTANCE OF 427.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°52'27", THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 39.21 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°54'00" EAST, A DISTANCE OF 135.70 FEET; THENCE NORTH 33°42'42" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 56°17'18" EAST, A DISTANCE OF 25.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 65°13'24", THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 56.92 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°29'18" EAST, A DISTANCE OF 48.74 FEET; THENCE NORTH 01°06'00" EAST, A DISTANCE OF 312.65 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 418.19 FEET; THENCE NORTH 00°43'39" EAST, A DISTANCE OF 848.03 FEET; THENCE NORTH 88°50'39" WEST, A DISTANCE OF 310.13 FEET; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 902.23 FEET; THENCE SOUTH 88°53'57" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF FLORIDA AVENUE, A DISTANCE OF 2628.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 128.62 ACRES, MORE OR LESS.

DESCRIPTION: PARCEL CDD-2

A PORTION OF TRACT B, MELBOURNE CITY CENTER AT MAYFAIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 85-91, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE RUN NORTH 88°53'57" WEST, A DISTANCE OF 2742.55 FEET; THENCE SOUTH 01°06'03" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE SOUTH 00°42'33" WEST, A DISTANCE OF 1880.33 FEET; THENCE NORTH 89°16'22" WEST, A DISTANCE OF 506.36 FEET; THENCE NORTH 43°46'19" WEST, A DISTANCE OF 283.50 FEET; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 266.22 FEET; THENCE SOUTH 46°13'42" WEST, A DISTANCE OF 263.04 FEET; THENCE NORTH 43°46'18" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 46°13'42" EAST, A DISTANCE OF 737.21 FEET; THENCE NORTH 43°46'18" WEST, A DISTANCE OF 44.97 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 44°28'51", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 8.62 FEET; THENCE NORTH 89°17'27" WEST, A DISTANCE OF 94.00 FEET; THENCE NORTH 00°42'33" EAST, A DISTANCE OF 961.15 FEET; THENCE SOUTH 88°53'57" EAST, A DISTANCE OF 550.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.52 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.

SHEET 4 OF 4

JOB # 48221_CDD_REMAIN

DATE: 12-11-25
SECTION 15, TOWNSHIP 28S, RANGE 37E

**NOT VALID WITHOUT
SHEETS 1-4**

3970 MINTON ROAD
WEST MELBOURNE, FL. 32904
(321) 768-8110

SCALE: 1" = 500'



L.B. #6623

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAYFAIR COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS FOR WHICH ALL OR A PORTION OF THE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS WITHIN THE DISTRICT UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF AND APPROVING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Mayfair Community Development District (the "Board") hereby determines to construct and/or acquire certain public improvements (the "Improvements") as described and set forth in the Engineering Report, prepared by Construction Engineering Group, LLC, dated March 5, 2026, as such report is amended and supplemented from time to time (the "Engineer's Report") and in the plans and specifications (the "Plans and Specifications"), which Engineer's Report and Plans and Specifications are available for review at the offices of the District Manager located at 5385 N. Nob Hill Rd., Sunrise, FL 33351 (the "District Offices"); and

WHEREAS, the Mayfair Community Development District ("District") is empowered by Chapters 170, 190 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct, or reconstruct, enlarge or extend, equip, operate and/or maintain the Improvements and to impose, levy and collect the Assessments (as defined below) on the developable lands with the District that benefit from the Improvements; and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of all or a portion of the Improvements by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“Assessments”); and

WHEREAS, the Board hereby determines that special and direct benefits will accrue to the property improved, the amount of those benefits, and that Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology for Mayfair Community Development District, prepared by Governmental Management Services-South Florida, LLC (the “Methodology Consultant”), dated and accepted by the Board on May 7, 2026, as amended and supplemented from time to time (the “Assessment Report”), which Assessment Report is attached hereto and made a part hereof as Exhibit A. A copy of the Assessment Report is on file and available for review in the District Offices.

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property within the District so improved and assessed as a result of the Improvements.

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. Assessments shall be levied to defray a portion of the cost of the Improvements.
3. The nature of the Improvements generally consists of, but are not limited to, stormwater management and control facilities, including, but not limited to, related earthwork, water and wastewater facilities, including any applicable connection fees; roadway improvements; entry feature, certain off-site public improvements;; public recreational facilities; landscaping, reclaimed water system, irrigation, and hardscaping in public areas; and related soft and incidental costs, including professional fees, all as described more particularly in the Engineer’s Report, attached hereto and made a part hereof as Exhibit B, and in the Plans and Specifications. Copies of the Engineer’s Report and the Plans and Specifications are on file and available for review in the District Offices.
4. The general location of the Improvements is within and about the District on lands of approximately 154.14 acres of previously densely wooded area within the municipal limits of the City of Melbourne in Brevard County, Florida. The District is located in Section 15, Township 28 South, Range 37 East, and bordered by a few public rights-of-way: east of Babcock Street, west of Lipscomb Street, north of Pirate Lane, and

located on the north and south sides of Florida Avenue, as shown in the Engineer's Report and on the Plans and Specifications.

5. The estimated cost of the Improvements is approximately \$26,472,696 (the "Estimated Cost") based on and as described in the Engineer's Report.

6. The Assessments will defray approximately \$28,000,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve, and contingency.

7. The manner in which the Assessments shall be apportioned, levied, and paid is set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per-acre basis since the Improvements increase the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted or lots are otherwise identified (the "platted lots"), the Assessments as to platted lots will be levied in accordance with the Assessment Report.

8. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands within the District which are adjoining and contiguous or bounding and abutting upon the Improvements or directly and specially benefited thereby and further designated by the assessment plat hereinafter provided for.

9. There is on file District Offices an assessment plat showing the area to be assessed, with the Plans and Specifications describing the Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

10. The Methodology Consultant is hereby authorized and directed to cause, and has caused, to be made a preliminary assessment roll 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 is divided.

11. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the Improvements acquired and/or constructed by the District, the Assessments shall be paid in not more than thirty (30) annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes (the "Uniform Method"); provided, however, that in the event the non-ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Uniform Method, the Assessments may be collected as otherwise permitted by law.

12. Upon completion of the preliminary assessment roll, 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; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

13. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation within Broward County, Florida.

14. All documents referenced herein and in which it is indicated are on file at the District Offices shall be made available for inspection at the District Offices.

15. This Resolution shall be effective upon adoption by the Board.

PASSED AND ADOPTED this ____ day of _____, 2026.

**MAYFAIR COMMUNITY DEVELOPMENT
DISTRICT**

By:

Print name: _____
Chairman/Vice Chairman

ATTEST:

Print name: _____
Secretary / Assistant Secretary

Attachments:

Exhibit A, Master Assessment Methodology dated May 7, 2026

Exhibit B, Engineering Report dated March 5, 2026

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAYFAIR COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON THE LEVY OF NON AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT PURSUANT TO CHAPTERS 170, F.S., 190, F.S, AND 197, F.S.; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors ("Board") of the Mayfair Community Development District ("District") has adopted Resolution **2026-08** (the "Initial Assessment Resolution"), for implementing the limits, definitions, purpose, intent, location, nature and estimated cost of those Improvements, as defined in the Initial Assessment Resolution, to be partially defrayed by certain non-ad valorem special assessments on certain benefited properties within the boundaries of the District; and

WHEREAS, the Initial Assessment Resolution provides for the portion of the Estimated Cost (as defined in the Initial Assessment Resolution) of the Improvements to be defrayed by the non- ad valorem special assessments (the "Assessments" as defined in the Initial Assessment Resolution, and provides further for the manner in which such Assessments shall be apportioned and levied, when the levy shall occur, and setting forth and designating the lands upon which the Assessment shall be levied, providing for an assessment plat, the preparation of a preliminary assessment roll, and related matters; and

WHEREAS, the Initial Assessment Resolution further provides for notice and conduct of a public hearing to consider the advisability and propriety of the Assessments and the related infrastructure Improvements; and

WHEREAS, pursuant to the Initial Assessment Resolution a preliminary assessment roll has been prepared and all of the conditions precedent (as set forth in applicable provisions of Chapters 190, F.S., 170, F.S. and 197, F.S. pertaining to the notice and conduct of

the aforementioned public hearing) have been satisfied, and all related documents are available for public inspection at the offices of the District Manager located at Governmental Management Services-South Florida, LLC, 5385 N. Nob Hill Rd., Sunrise, FL 33351 (the "District Offices").

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. There is hereby declared a public hearing to be held on _____ 2026, at _____ .M., at 2651 W Eau Gallie Blvd., Suite A, Melbourne, Florida 32935, for the purpose of hearing questions, comments, and objections to the proposed Assessments and the related infrastructure Improvements, as described in the preliminary assessment roll and the Initial Assessment Resolution, copies of which are on file and available for public inspection at the District Offices.

Affected or interested persons may either appear at that hearing or, prior to the meeting and public hearing, submit their written comments to the District Manager at the District Offices or by email to info@gmssf.com.

3. Notice (substantially in the form attached hereto as Exhibit A, attached hereto and made a part hereof) of said public hearing shall be advertised in accordance with Chapters 170, 190, and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the City of Melbourne, Brevard County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The "not to exceed" amount for the annual Assessments to be stated in said Notice shall be taken from the Master Assessment Methodology for Mayfair Community Development District, dated **May 7, 2026**, which is incorporated by reference as part of this Resolution and on file and available for

inspection in the District Offices. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and to include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved, the date, time, and location of the public hearing on the Assessments, and notice that information concerning all assessments.

4. This Resolution shall be effective upon adoption by the Board.

PASSED AND ADOPTED this _____ day of _____

**MAYFAIR COMMUNITY DEVELOPMENT
DISTRICT**

By:

Print name: _____

Chairman/Vice Chairman

ATTEST:

Print name: _____

Secretary / Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING **RELATING TO PUBLIC IMPROVEMENTS AND** **LEVY OF NON AD VALOREM ASSESSMENTS**

The Mayfair Community Development District Board of Supervisors (“Board”) will hold a public hearing on _____, 2026, at _____ .M., at 2651 W Eau Gallie Blvd., Suite A, Melbourne, Florida 32935, to consider the adoption of an assessment roll and the imposition of non-ad valorem special assessments (“Assessments”) to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, or equip certain public improvements and facilities within and outside of the Mayfair Community Development District (“District”) as described in the Engineering Report prepared by [Construction Engineering Group, LLC](#), dated as of March 5, 2026, as amended and supplemented from time to time, (“Engineer’s Report”). The Board will consider the levy of Assessments on benefited properties within the District, a depiction of which properties is shown below, and will provide for the levy, collection, and enforcement of the Assessments.

The public hearing will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. Developable areas within the District (as shown below) and as identified in the Engineer’s Report will be improved. [The District developable lands are approximately 154.14 acres of previously densely wooded area within the municipal limits of the City of Melbourne in Brevard County, Florida. The District is located in Section 15, Township 28 South, Range 37 East, and bordered by a few public rights-of-way: east of Babcock Street, west of Lipscomb Street, north of Pirate Lane, and located on the north and south sides of Florida Avenue.](#) The District’s proposed improvements include, but are not limited to stormwater management and control facilities, including, but not limited to, stormwater management and control facilities, including, but not limited to, related earthwork, water and wastewater facilities, including any applicable connection fees; roadway improvements; entry feature, certain off-site public improvements; ; public recreational facilities; landscaping, reclaimed water system, irrigation, and hardscaping in public areas; and related soft and incidental costs, including professional fees, as more particularly described in the Engineer’s Report (the “Improvements”). A description of the property to be assessed, the nature of and estimated cost of the Improvements proposed, as described in the Engineer’s Report, and the amount to be assessed to each piece or parcel of property may be reviewed at the District Offices at the offices of Governmental Management Services-South Florida, LLC, at 5385 N. Nob Hill Road, Sunrise, Florida 33351 or by contacting the District Manager’s Office at 954-721-8681 or by email at info@gmssf.com.

The District intends to impose Assessments on benefited lands within the District in the manner set forth in the Master Assessment Methodology for Mayfair Community Development District, dated [May 7, 2026](#) ("Assessment Report"), which is on file and available to the public for inspection at the address and contact information provided above. Property will be assessed in the principal not to exceed the amount of [\\$45,277](#) for single-family homes and [\\$30,336](#) for townhome units in the manner described in the Assessment Report. The total amount to be levied against benefited lands within the District is [\\$28,000,000](#) exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs. The Assessments may be prepaid in whole in some instances or may be paid in not more than thirty (30) annual installments, excluding any capitalized interest period, subsequent to the issuance of debt to finance the Improvements. These annual Assessments will be collected on the Brevard County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these Assessments.

The District also intends to levy and collect non-ad valorem special assessments on property within the District to cover the operation and maintenance of the District's Improvements and the District (the "O&M Assessments"). Such annual O&M Assessments will also be collected on the Brevard County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments as well.

Participants at the public hearing and affected and interested persons are strongly encouraged to submit comments to the District Manager's Office at info@gmssf.com or by calling (954) 721-8681 in advance of the meeting and public hearing in order to facilitate the Board's consideration of such comments during the meeting and public hearing. All affected or interested persons have the right to appear at the public hearing and the right to file written comments or objections with the District within twenty (20) days of the publication of this notice.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing and meeting is asked to contact the District Office at 954-721-8681 at least five calendar days prior to the hearing and 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.

There may be occasions when one or more Supervisors will participate by telephone or videoconference. At the above referenced location a speaker phone or videoconferencing technology will be available so that any interested person may attend the meeting and be fully informed of the discussions taking place either in person or by telephone or videoconference communication.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing or at the meeting, 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. The public hearing may be continued to a date and time certain that will be announced at the hearing.

Andressa Hinz Philippi
District Manager

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAYFAIR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE IMPLEMENTATION OF THE DISTRICT'S CAPITAL IMPROVEMENT PLAN, INCLUDING THE CONVEYANCE AND/OR ACQUISITION OF REAL AND PERSONAL PROPERTY, EXECUTION OF PLATS, TRANSFER OF PERMITS, EXECUTION OF CONTRACTS AND CHANGE ORDERS, PAYMENT OF REQUISITIONS, AND OTHER ACTIONS AS DESCRIBED HEREIN; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure, including but not limited to, roadways, stormwater management, utilities (water and sewer), offsite improvements, amenity, hardscaping/landscaping/irrigation/lighting; and

WHEREAS, the District has adopted or intends to adopt an "**Engineer's Report**," which sets forth the scope of the District's capital improvement plan ("**CIP**"); and

WHEREAS, in connection with the implementation of the CIP as described in the Engineer's Report, the District may, from time to time, (i) obtain, execute and/or accept permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of CIP improvements, (ii) accept, acquire, convey, dedicate and fund certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, may execute plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of CIP improvements, work product and land; (iii) contract for, and/or accept an assignment of contracts for, and/or execute change orders in connection with, site work and other contracts for the construction, installation, operation, maintenance, repair and/or replacement of CIP improvements; (iv) pay requisitions to fund the cost associated with the acquisition and/or construction of CIP improvements; and (v) otherwise take actions necessary to implement the CIP ((i) through (v) together, "**CIP Documents**"); and

WHEREAS, to facilitate the efficient development of the CIP, the District desires to authorize the Chairperson, Vice Chairperson and other officers in the their absence, to approve and execute any CIP Documents, subject to the parameters set forth herein; and

WHEREAS, the Board of Supervisors finds that granting such authority is in the best interests of the District so that the development of the CIP may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MAYFAIR COMMUNITY DEVELOPMENT DISTRICT:

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR CIP DOCUMENTS. The Chairperson and Vice Chairperson of the District's Board of Supervisors are hereby authorized to sign, accept and/or execute CIP Documents as defined above. Any exercise of authority granted hereunder is subject to: (i) review and approval of the District Engineer and District Manager, in consultation with District Counsel, (ii) confirmation from the District Engineer that the action is consistent with the CIP as set forth in the Engineer's Report, and (iii) confirmation from the District Engineer and District Manager that such action is reasonably necessary to timely implement the CIP. The District Manager shall make reasonable efforts to bring any CIP Documents back to the District's Board of Supervisors for ratification at the next scheduled Board meeting, but the failure to do so shall not invalidate any exercise of authority granted hereunder.

The Secretary of the District's Board of Supervisors is hereby authorized to sign, accept and/or execute any such CIP Documents in the Chairperson's or Vice Chairperson's absence. The Chairperson, Vice Chairperson, Secretary, and Assistant Secretaries of the District's Board of Supervisors are hereby authorized to counter-sign such CIP Documents. District Staff is also authorized to take such actions as are necessary to effect the transactions contemplated under any executed CIP Documents.

3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed. This Resolution shall also apply to ratify all prior approvals and/or executions of CIP Documents.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**MAYFAIR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

RESOLUTION 2026-11

A RESOLUTION OF THE MAYFAIR COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
Hour: _____
Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Mayfair
Community Development District

Proposed Budget
FY 2027



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4	<hr/>	<u>Amortization Schedule</u>

Mayfair
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$70,039	\$70,195	\$-	\$70,195	\$61,946
Interest Income	-	935	668	1,603	500
Developer Contributions - Lennar	-	-	-	-	38,455
Developer Contributions - SH	-	-	-	-	8,824
Carry Forward	4,223	-	14,184	14,184	-
TOTAL REVENUES	\$74,262	\$71,130	\$14,852	\$85,982	\$109,725
EXPENDITURES:					
Administrative					
Engineering	\$5,000	\$8,440	\$2,083	\$10,523	\$18,000
Arbitrage	-	-	-	-	550
Attorney Fees	15,000	15,675	6,250	21,925	20,000
Dissemination Agent	-	-	-	-	2,500
Annual Audit	3,500	3,300	-	3,300	4,500
Trustee Fees	-	-	-	-	4,500
Management Fees	31,800	18,550	13,250	31,800	36,000
Annual Assessment	5,000	5,000	-	5,000	5,000
Website Maintenance	1,200	700	500	1,200	1,200
Telephone	50	-	21	21	-
Postage & Delivery	500	58	42	100	250
Insurance General Liability	7,650	6,730	-	6,730	7,650
Printing & Binding	500	8	5	13	100
Legal Advertising	1,500	1,498	625	2,123	3,500
Other Current Charges	550	471	336	807	800
Office Supplies	150	-	63	63	-
Contingencies	1,687	1,500	703	2,203	5,000
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$74,262	\$62,104	\$23,878	\$85,982	\$109,725
TOTAL EXPENDITURES	\$74,262	\$62,104	\$23,878	\$85,982	\$109,725
EXCESS REVENUES (EXPENDITURES)	\$-	\$9,026	\$(9,026)	\$(0)	\$ -

Gross Assessments	\$ 65,900
Less: Discounts & Collections 5%	(3,954)
Net Assessments	\$ 61,946

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	536	\$ 53,600.00	\$ 112.69	\$ 100.00	\$ (12.69)
Townhomes	123	\$ 12,300.00	\$ 112.69	\$ 100.00	\$ (12.69)
Total	659	\$ 65,900.00			

Mayfair

Community Development District

Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Developer Contributions

The district will enter into a Developer Deficit Funding Agreement to cover the shortfall of Assessments for the FY2027 budget year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Trustee Fees - Pending Bonds

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Dissemination Agent - Pending Bonds

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Arbitrage Calculation - Pending Bonds

The District is required to annually have an arbitrage rebate calculation on the District's Bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Annual Assessments

GMS SF, LLC provides assessment roll services with the local Tax Collector .

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

Services are provided as those may be needed for attending meetings or fulfilling District's communication needs.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Mayfair
Community Development District
Budget Narrative

Expenditures - Administrative (continued)

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Mayfair
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
		FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Single Family	536	\$100.00	\$112.69	-\$12.69	\$0.00	\$0.00	\$0.00	\$100.00	\$112.69	-\$12.69
Townhomes	123	\$100.00	\$112.69	-\$12.69	\$0.00	\$0.00	\$0.00	\$100.00	\$112.69	-\$12.69
Total	659									

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
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PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
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WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
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MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFLE

February 3, 2026

VIA E-MAIL ONLY– AHPilippi@gmssf.com

Ms. Andressa Hinz Philippi
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
Mayfair Community Development District
Our File: 824.06164**

Dear Andressa:

This firm's current fee structure has been in place since 2007. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

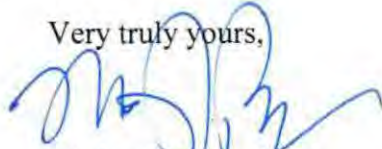
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Andressa Hinz Philippi
February 3, 2026
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)

Mayfair
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026
02/01/26 - 04/30/26

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
02/01/26 - 02/28/26	301-302	\$ 6,727.22
03/01/26 - 03/31/26	303-305	\$ 11,743.26
04/01/26 - 04/30/26	306-308	\$ 11,791.48
	TOTAL	\$ 30,261.96

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
2/20/26	00005	1/31/26	197086	202601 310-51300-31500	BILLING COCHRAN, P.A.	*	3,975.00	3,975.00	000301	
2/20/26	00006	2/01/26	230	202602 310-51300-34000		*	2,650.00			
			FEB 26	- MGMT FEES						
		2/01/26	230	202602 310-51300-35110		*	100.00			
			FEB 26	- WEBSITE ADMIN						
		2/01/26	230	202602 310-51300-42000		*	2.22			
			FEB 26	- POSTAGE						
					GMS-SF, LLC			2,752.22	000302	
3/18/26	00005	2/28/26	197432	202602 310-51300-31500	BILLING COCHRAN, P.A.	*	7,825.00	7,825.00	000303	
			FEB 26	- ATTORNEY FEES						
3/18/26	00006	3/01/26	231	202603 310-51300-34000		*	2,650.00			
			MAR 26	- MGMT FEES						
		3/01/26	231	202603 310-51300-35110		*	100.00			
			MAR 26	- WEBSITE ADMIN						
		3/01/26	231	202603 310-51300-42000		*	2.22			
			MAR 26	- POSTAGE						
		3/01/26	231	202603 310-51300-42500		*	1.20			
			MAR 26	- COPIES						
					GMS-SF, LLC			2,753.42	000304	
3/18/26	00026	2/28/26	7596524	202602 310-51300-48000	USA TODAY MEDIA CORP.	*	1,164.84	1,164.84	000305	
			SP & REG	MTG/RES 2026-03						
4/15/26	00005	3/31/26	198123	202603 310-51300-31500	BILLING COCHRAN, P.A.	*	600.00	600.00	000306	
			MAR 26	- ATTORNEY FEES						
4/15/26	00006	4/01/26	232	202604 310-51300-34000		*	2,650.00			
			APR 26	- MGMT FEES						
		4/01/26	232	202604 310-51300-35110		*	100.00			
			APR 26	- WEBSITE ADMIN						
		4/01/26	232	202604 310-51300-42000		*	1.48			
			APR 26	- POSTAGE						
					GMS-SF, LLC			2,751.48	000307	
4/30/26	00022	6/18/24	17075	202510 310-51300-31100		*	1,700.00			
				ENGINEERING SVC FY2024						
		4/30/26	18222	202601 310-51300-31100		*	6,740.00			
				ENGINEER SVC THRU 1/31/26						
					CONSTRUCTION ENGINEERING GROUP			8,440.00	000308	
TOTAL FOR BANK A								30,261.96		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						30,261.96	

Mayfair
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Mayfair
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>
Assets:	
<u>Cash:</u>	
Operating Account	\$ 1,952
<u>Investments:</u>	
State Board Administration	46,341
Total Assets	\$ 48,292
Liabilities:	
Accounts Payable	\$ 500
Total Liabilities	\$ 500
Fund Balance:	
Assigned for:	
Parcel Boundaries	\$ 10,000
Unassigned	37,792
Total Fund Balances	\$ 47,792
Total Liabilities & Fund Balance	\$ 48,292

Mayfair
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 70,039	\$ 70,039	\$ 70,195	\$ 156
Interest Income	-	-	935	935
Total Revenues	\$ 70,039	\$ 70,039	\$ 71,130	\$ 1,091
Expenditures:				
<i>General & Administrative:</i>				
Engineering	\$ 5,000	\$ 2,917	\$ 8,440	\$ (5,523)
Attorney Fees	15,000	8,750	15,675	(6,925)
Annual Audit	3,500	3,300	3,300	-
Management Fees	31,800	18,550	18,550	-
Annual Assessment	5,000	5,000	5,000	-
Website Maintenance	1,200	700	700	-
Telephone	50	29	-	29
Postage & Delivery	500	292	58	234
Insurance General Liability	7,650	6,730	6,730	-
Printing & Binding	500	292	8	284
Legal Advertising	1,500	875	1,498	(623)
Other Current Charges	550	321	471	(150)
Office Supplies	150	88	-	88
Contingencies	1,687	984	1,500	(516)
Dues, Licenses & Subscriptions	175	175	175	-
Total Expenditures	\$ 74,262	\$ 49,002	\$ 62,104	\$ (13,102)
Excess (Deficiency) of Revenues over Expenditures	\$ (4,223)	\$ 21,038	\$ 9,026	\$ (12,012)
Net Change in Fund Balance	\$ (4,223)	\$ 21,038	\$ 9,026	\$ (12,012)
Fund Balance - Beginning	\$ 4,223		\$ 38,766	
Fund Balance - Ending	\$ -		\$ 47,792	

Mayfair
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ -	\$ 70,099	\$ 96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,195
Interest Income	96	73	63	109	202	210	182	-	-	-	-	-	935
Total Revenue	\$ 96	\$ 73	\$ 70,162	\$ 206	\$ 202	\$ 210	\$ 182	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,130
Expenditures:													
General & Administrative:													
Engineering	\$ 1,700	\$ -	\$ -	\$ 6,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,440
Attorney Fees	875	1,000	900	3,975	7,825	600	500	-	-	-	-	-	15,675
Annual Audit	-	-	3,300	-	-	-	-	-	-	-	-	-	3,300
Management Fees	2,650	2,650	2,650	2,650	2,650	2,650	2,650	-	-	-	-	-	18,550
Annual Assessment	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Website Maintenance	100	100	100	100	100	100	100	-	-	-	-	-	700
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	47	1	3	2	2	1	-	-	-	-	-	58
Insurance General Liability	6,730	-	-	-	-	-	-	-	-	-	-	-	6,730
Printing & Binding	-	-	6	-	-	1	-	-	-	-	-	-	8
Legal Advertising	333	-	-	-	1,165	-	-	-	-	-	-	-	1,498
Other Current Charges	90	77	77	45	45	60	77	-	-	-	-	-	471
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingencies	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Expenditures	\$ 19,154	\$ 3,874	\$ 7,035	\$ 13,513	11,786.95	\$ 3,413	\$ 3,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,104
Excess (Deficiency) of Revenues over Expenditures	\$ (19,058)	\$ (3,801)	\$ 63,127	\$ (13,307)	\$ (11,585)	\$ (3,203)	\$ (3,147)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,026
Net Change in Fund Balance	\$ (19,058)	\$ (3,801)	\$ 63,127	\$ (13,307)	\$ (11,585)	\$ (3,203)	\$ (3,147)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,026

Mayfair
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2026

Gross Assessments \$ 74,510.00 \$ 74,510.00
 Net Assessments \$ 70,784.50 \$ 70,784.50

ON ROLL ASSESSMENTS

allocation in % 100.00% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Total</i>
12/14/25	12/01/25 - 12/15/25	\$ 74,510.00	\$ 2,980.40	\$ 1,430.59	\$ -	\$ 70,099.01	\$ 70,099.01	\$ 70,099.01
01/30/26	Interest	-	-	-	96.19	96.19	96.19	96.19
TOTAL		\$ 74,510.00	\$ 2,980.40	\$ 1,430.59	\$ 96.19	\$ 70,195.20	\$ 70,195.20	\$ 70,195.20

100.00% Percent Collected
\$ - remaining to Collect