



Rizzetta & Company

River Glen Community Development District

**Board of Supervisors' Meeting
March 16, 2023**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.riverglencdd.org

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

River Glen Amenity Center, 65084 River Glen Parkway, Yulee, Florida 32097

www.riverglencdd.org

Board of Supervisors	Charles Moore Steven Bryant Steve Nix Debra Jones Kimberly Gershowitz	Chairman Vice Chairman Assistant Secretary Board Member Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Dan McCranie	McCranie & Associates

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.riverglencdd.org

Board of Supervisors
River Glen Community
Development District

March 8, 2023

AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the River Glen Community Development District will be held on **March 16, 2023 at 2:00 p.m.** at the River Glen Amenity Center, located at 65084 River Glen Parkway, Yulee, Florida 32097. Following is the agenda for the meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Oath of Office – Debra JonesTab 1
 - B. Consideration of Resolution 2023-07; Redesignating Assistant SecretaryTab 2
 - C. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held January 19, 2023Tab 3
 - D. Ratification of Operation and Maintenance Expenditures for November and December 2022 and January 2023 (under separate cover)
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Update on Stormwater Repairs
 - C. Landscape Inspection ReportTab 4
 - D. Landscape and Irrigation Report
 1. Brightview Landscape ReportTab 5
 2. Consideration of Enhancement ProposalsTab 6
 - E. Amenity Manager ReportTab 7
 1. Discussion Regarding Purchase of CDD Equipment
 2. Discussion Regarding Additional Seasonal Staffing
 - F. District Manager
 1. Solitude Report
5. **BUSINESS ITEMS**
 - A. Consideration of Conveyances to CDD for Phase 4B and 5ATab 8
 - B. Consideration of JEA Transfer – Phase 3 and 5BTab 9
 - C. Consideration of Proposals for Fitness EquipmentTab 10
 - D. Consideration of Resolution 2023-08; Resetting Public Hearing On Towing & Overnight Parking RulesTab 11
 - E. Ratification of Proposal for Additional Spring Break StaffingTab 12
6. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,
Lesley Gallagher
Lesley Gallagher

Tab 1

**RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISOR
OATH OF OFFICE**

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

SIGNATURE

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing oath was administered before me by means of physical presence or online notarization this _____ day of _____, 20____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the River Glen Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public
STATE OF FLORIDA

My commission expires on:

Tab 2

RESOLUTION 2023-07

A RESOLUTION OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the River Glen Community Development District desires to elect the below recited persons to the offices specified.

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

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

Chair	_____
Vice Chair	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Secretary	_____
Treasurer	_____
Assistant Treasurer	_____

PASSED AND ADOPTED this 16th day of March 2023.

ATTEST:

**RIVER GLEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 3

MINUTES OF MEETING

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

**RIVER GLEN
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of River Glen Community Development District was held on **Thursday, January 19, 2023 at 2:00 p.m.** at the River Glen Amenity Center, located at 65084 River Glen Parkway, Yulee, Florida 32097. The following is the agenda for the meeting.

Present and constituting a quorum:

Charles Moore	Board Supervisor, Chairman
Steven Bryant	Board Supervisor, Vice Chairman
Kimberly Gershowitz	Board Supervisor, Assistant Secretary
Steven Nix	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock, LLP
Jason Liggett	Field Manager, Rizzetta & Company, Inc. <i>(via speakerphone)</i>
Tony Shiver	President, First Coast CMS
Jesse Knaust	Account Manager, Brightview Landscape
George Rugen	Business Developer, Brightview Landscape
Dan McCranie	District Engineer, McCranie & Associates <i>(via speakerphone)</i>

Audience members present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher called the meeting to order at 2:03 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No comments.

46 **THIRD ORDER OF BUSINESS** **Consideration of Appointment to Seat #5**

47
48 Debra Jones was appointed to seat #5 previously held by Bob Porter.
49

On a motion by Ms. Gershowitz, seconded by Mr. Bryant, with all in favor, the Board appointed Debra Jones to seat 5, for River Glen Community Development District.

50
51 **FOURTH ORDER OF BUSINESS** **Oath of Office**

52
53 Ms. Jones was not present to take her oath. It was noted that Charles Moore and Kimberly
54 Gershowitz had taken their oaths prior to the onset of the meeting.
55

56 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-03;**
57 **Redesignating Officers**

58
59 The Board adopted Resolution 2023-03; Redesignating Officers as follows:
60

- 61 **Chairman – Charles Moore**
- 62 **Vice Chairman – Steven Bryant**
- 63 **Assistant Secretary – Steven Nix**
- 64 **Assistant Secretary – Kimberly Gershowitz**
- 65 **Assistant Secretary – Lesley Gallagher**
- 66 **Assistant Secretary – Carol Brown**
- 67 **Secretary – Bob Schleifer**
- 68 **Treasurer – Scott Brizendine**
- 69 **Assistant Treasurer – Shawn Wildermuth**
- 70

On a motion by Mr. Moore, seconded by Mr. Bryant, with all in favor, the Board adopted Resolution 2023-03; Redesignating Officers, for River Glen Community Development District.

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72 **SIXTH ORDER OF BUSINESS** **Consideration of the Board of**
73 **Supervisors’ Meeting Minutes held on**
74 **November 17, 2022**
75

On a motion by Mr. Moore, seconded by Mr. Nix, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting November 17, 2022, for River Glen Community Development District.

76
77 **SEVENTH ORDER OF BUSINESS** **Ratification of Operation and Maintenance**
78 **Expenditures for August and September 2022**
79

On a motion by Mr. Nix, seconded by Mr. Bryant, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August in the amount of \$18,101.51, and September in the amount of \$20,197.04, for River Glen Community Development District.

80
81 **EIGHTH ORDER OF BUSINESS**

Staff Reports

82
83 A. District Counsel

84 Ms. Buchanan did not have a report but was available to answer questions.

85
86 *The Board moved to agenda item 4C – Landscape Inspection Report*

87
88 **NINTH ORDER OF BUSINESS**

Landscape Inspection Report

89
90 Mr. Liggett reviewed his report and updated the Board that a homeowner had installed a path
91 between their property and the playground. The Board directed staff send her a letter requesting
92 CDD property not to be modified.

93
94 Mr. Liggett also highlighted the positive performance that Brightview has been demonstrating with
95 weed control and detail work. The Chairman also complimented the service provided by
96 Brightview. It was requested that grasses previously mentioned in the pine tree area as you exit
97 be removed.

98
99 *The Board moved to agenda items 5A and 5 B*

100
101 **TENTH ORDER OF BUSINESS**

**Consideration of Brightview Proposals for
Phase 3 and Phase 5B Landscape Maintenance**

102
103
104 The Board reviewed the proposal from Brightview for Phase 3 and 5B landscape maintenance.
105 Discussion ensued. The Board approved each to be added to CDD maintenance when they are
106 ready for turnover.

107
On a motion by Mr. Moore, seconded by Ms. Gershowitz, with all in favor, the Board approved the Brightview proposals for Phase 3 and Phase 5B upon turnover, for River Glen Community Development District.

108 It was also requested that DR Horton be contacted to clean up construction debris in Phase 5A
109 so maintenance may begin.

110
111 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Brightview Proposal
for Replacement Turf**

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113
114 The Board reviewed four proposals for turf replacement and enhancements and approved the
115 proposals in the amount of \$6,541.67 and \$2,352.76 for turf replacement with Floratam/St.

116 Augustine and \$1,295.97 for Duranta at the beds and planter at the entry as presented but also at
117 a not to exceed amount of \$1,664.70 authorizing the Chairman to approve the final proposal.
118

On a motion by Ms. Gershowitz, seconded by Mr. Bryant, with all in favor, the Board approved the Brightview proposals in the amount of \$6,541.67 and \$2,352.76 for turf replacement with Floratam/St. Augustine and \$1,295.97 for Duranta at the beds and planter at the entry as presented but also at a not to exceed amount of \$1,664.70 authorizing the Chairman to approve the final proposal, for River Glen Community Development District.

119
120 It was noted that all replacement after potential freezes.
121

122 Mr. Liggett then updated the Board that Brian Schaub would be taking over the landscape
123 inspections for River Glen at the end of this month.
124

125 *The Board moved back to agenda item 4B*
126

127 **TWELFTH ORDER OF BUSINESS** **District Engineer**
128

129 Mr. McCranie noted that it had been communicated that the stormwater repairs would begin by
130 the end of January and would confirm so an E Blast could be sent out.
131

132 *The Board moved to agenda item 4E – Amenity Manager Report*
133

134 **THIRTEENTH ORDER OF BUSINESS** **Amenity Manger Report**
135

136 Mr. Shiver reviewed his report and noted a request for the Board to consider benches on the
137 courts. Discussion ensued.
138

On a motion by Mr. Moore, seconded by Ms. Gershowitz, with all in favor, the Board approved two six foot benches and four more tables at a cost not to exceed \$7,000.00 including shipping, for River Glen Community Development District.

139
140 Mr. Shiver then updated the Board that the sidewalk repairs are to be completed the first week of
141 March and that he had received a proposal to pressure wash the entry monuments.
142

On a motion by Ms. Gershowitz, seconded by Mr. Moore, with all in favor, the Board approved the Krystal Klean proposal for pressure washing in the amount of \$825.00, for River Glen Community Development District.

143
144 Mr. Shiver noted the bike racks will be installed by the next meeting. The Chairman requested the
145 drains on the pool deck be sprayed for weeds. It was noted that the old pool furniture may be

146 given away when the new furniture arrives since it is valued less than \$5,000.00.

147

- 148 1. Discussion of Court Surfaces Proposal to Remove Angle California Corners
149 This item was tabled.

150

151 *The Board moved to agenda item 4E(3)*

152

153 **FOURTEENTH ORDER OF BUSINESS**

**Update on Amenity LED Conversion
and Lighting Audit**

154

155

156 Mr. Shiver updated the Board that he received sample LED lights and wants to confirm that these
157 will work and that it is not the blasts that have failed. If the blasts are good and it is just the bulbs it
158 will be a significant savings.

159

160 *The Board moved back to agenda item 4E(2)*

161

162 **FIFTEENTH ORDER OF BUSINESS**

**Consideration of Proposals for
Basketball Backboards**

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On a motion by Mr. Bryant, seconded by Ms. Gershowitz, with all in favor, the Board approved the Court Surfaces proposal in the amount of \$2,431.00 to replace the backboards with exactly what is there now, for River Glen Community Development District.

165

166 It was requested that signs be placed at the entry to note not to climb on the monuments. It was
167 also authorized to fill the areas in that were damaged by vehicles at Fern Creek and Glenspring
168 with 57 stone. Mr. Shiver noted that he would complete this.

169

170 **SIXTEENTH ORDER OF BUSINESS**

District Manager

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- 172 1. Solitude Report

173 Ms. Gallagher reviewed that the next regularly scheduled meeting is
174 March 16, 2023 at 2pm. She also received an update that the kayak
175 launch is approximately 5 to 6 months from completion and will
176 include restrooms and a pavilion area.

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SEVENTEENTH ORDER OF BUSINESS

Consideration of Tri Party Agreement

On a motion by Mr. Moore, seconded by Mr. Bryant, with all in favor, the Board approved the Tri Party Agreement, for River Glen Community Development District.

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180 **EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Proposals for Playground
Mulch**

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On a motion by Mr. Moore, seconded by Ms. Gershowitz, with all in favor, the Board approved the Brightview proposal for 50 yards of playground mulch in the amount of \$3,214.29, for River Glen Community Development District.

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NINETEENTH ORDER OF BUSINESS

**Consideration of SJRWMD Phase 2, Unit 5B
Permit Transfer Request**

On a motion by Mr. Bryant, seconded by Mr. Moore, with all in favor, the Board approved the SJRWMD Phase 2, Unit 5B permit transfer request contingent on District Engineer's review, for River Glen Community Development District.

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TWENTIETH ORDER OF BUSINESS

**Consideration of Solitude Renewal Proposal
for Pond Maintenance**

The Board reviewed the renewal proposal from Solitude which covers all ponds and includes an auto renewal provision with a 4% increase per year. Discussion ensued regarding the Board feeling that some of the ponds in the newest phase not being ready for conveyance as the developer has indicated. The Board approved the Solitude renewal proposal in a not to exceed amount of \$17,568.00 and requested that ponds 13, 15, and 16 be broken out of this amount separately so that they can be transferred when ready.

On a motion by Mr. Moore, seconded by Ms. Gershowitz, with all in favor, the Board approved the Solitude renewal proposal in a not to exceed amount of \$17,568.00, for River Glen Community Development District.

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TWENTYFIRST ORDER OF BUSINESS

**Public Hearings on Amending Suspension
and Termination Policies & Increased
Amenity Rates**

On a motion by Mr. Moore, seconded by Mr. Bryant, with all in favor, the Board opened the public hearings on Amending Suspension and Termination Policies & Increase Amenity Rates, for River Glen Community Development District.

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1. Consideration of Resolution 2023-04; Amending Suspension and Termination Policies

Ms. Buchanan reviewed Resolution 2023-04; Amending Suspension and Termination Policies and the Board took public comment.

On a motion by Mr. Moore, seconded by Mr. Bryant, with all in favor, the Board adopted Resolution 2023-04; Amending Suspension and Termination Policies, for River Glen Community Development District.

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2. Consideration of Resolution 2023-05; Increasing Amenity Rental Rates

The Board reviewed Resolution 2023-05; Increasing Amenity Rental Rates and took public comment. The Board adopted Resolution 2023-05; Increasing Amenity Rental Rates setting the rental rate as \$100.00 and leaving the deposit as \$300.00.

On a motion by Mr. Moore, seconded by Mr. Bryant, with all in favor, the Board adopted Resolution 2023-05; Increasing Amenity Rental Rates to \$100.00, for River Glen Community Development District.

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On a motion by Mr. Moore, seconded by Mr. Bryant, with all in favor, the Board closed the public hearings on Amending Suspension and Termination Policies & Increased Amenity Rental Rates, for River Glen Community Development District.

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TWENTYSECOND ORDER OF BUSINESS Consideration of Resolution 2023-06; Setting Public Hearing on Overnight Towing and Parking

On a motion by Mr. Bryant, seconded by Mr. Gershowitz, with all in favor, the Board adopted Resolution 2023-06; Setting Public Hearing on Overnight Towing and Parking for March 16th at 2pm, for River Glen Community Development District.

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TWENTYTHIRD ORDER OF BUSINESS Audience Comments and Supervisor Requests

The audience had comments on speeding and speed bumps.

There were no supervisor requests.

TWENTYFOURTH ORDER OF BUSINESS Adjournment

On a motion by Mr. Bryant, seconded by Ms. Gershowitz, with all in favor, the Board adjourned the meeting at 4:09 p.m. for River Glen Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 4

RIVER GLEN

LANDSCAPE INSPECTION REPORT



February 28, 2023
Rizzetta & Company
Bryan Schaub – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Main Entrance & RGP

General Updates, Recent & Upcoming Maintenance Events

- Continue to work on saving turf areas that we can, a mulch installation at the entrance is needed.
- Upcoming fertilization events for turf, beds and palms.

The following are action items for Brightview Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation, **Orange** is for Staff issues, **bold, black, underlined** indicates questions or updates for the BOS.

1. At the main entrance, diagnose & treat the Juniper. Remove dead material. (Pic 1)



2. In the same area, remove all weeds from the beds, hand pulling the taller weeds.
3. As you are most certainly aware, the Sago have African Scale. Try to slow their damage with a systemic insecticide.
4. In the same median bed area & property-wide, prune all plants that are contacting structures, like walls or fencing.
5. The bed under the monument signage is bare except for mulch and weeds. Is this on purpose?
6. Property-wide, treat all active ant mounds.

7. In the ROWs of RGP at the main entrance, diagnose & take any corrective measures including soil nutrient enhancements to improve the color and vigor of the Azaleas.

8. Behind the north main entrance monument, remove the dead Pine branches that have fallen on the turf & hedge.

9. **At the main entrance & property-wide, treat all Magnolias for Scale.**

10. **Property-wide, prune out any dead material caused by freeze damage. (Pic 10)**



11. **At the main entrance, diagnose & treat the declining Privet hedge.**

12. Property-wide, treat all joint expansion crack weeds.



RGP, Main Entrance & Edwards

13. Behind the monument in the north ROW of RGP, prune back the plant material that is encroaching on the maintained areas. Letting this type of encroachment continue will lead to large reductions in useable land for the district. (Pic 13)



19. In the beds along the pond to the south of the main entrance & behind 75070 Fern Creek, detail the beds as they are almost overrun. Weed, set strong bed lines, remove suckers & remove all debris/dead plant material. (Pic 19)



14. In the main entrance Annual Flower bed, replace dead units.
15. At the main entrance, there was critter damage near the tower in the beds.
16. In the same area, remove the larger weeds growing through the shrubs, hand pulling the larger weeds.
17. Along both ROWs of RGP, the turf beds have large bare areas. These areas appear to have been bare prior to the freeze events. Does the Brightview team have a recent soil analysis? If so, would you forward it to me? Due to the lack of coverage this area is a good candidate for replacement.
18. In the beds along Edwards, the grass has almost taken over the bed, there are Ornamental Grasses that have died & have been overgrown with weed grasses, & there is brush left in the beds from pruning events. Correct all of these issues for these beds as soon as possible.

20. **Make sure to edge all hard surfaces periodically even with the cold weather.**

21. At the main entrance & along RGP, remove all vines from the shrubs & other plants.
22. In the south ROW of RGP just past the main entrance, remove all dead Ornamental Grass units.
23. In the same beds, remove all Vetch from the Ornamental Grasses.
24. **In the median island at the main entrance, there are two irrigation breaks. One near the Sago & the other by the Crape Myrtles. Repair.**

25. In the same area, remove the trunk of a Sago that died.
26. At the main entrance and along River Glen Parkway, prune the Palmetto in the beds along the pond that are overhanging the sidewalks. Also, remove any large weeds, vines and encroaching grasses.



RGP, Fern Creek & Amenities Center

27. At the island on RGP & at all maintained areas, schedule a rotation to pencil prune all Crape Myrtles, soon. (Pic 27)



28. In the NW corner of Fern Creek & Glen Spring the turf looks to have been driven over repeatedly causing a bare area. **Looking for board direction for any solutions to prevent further the vehicle damage.**

29. Diagnose & take any corrective actions possible for the turf around the ponds that border Fern Creek.

30. It looks as if the turf was not mowed on-schedule for the pond banks of the pond across the street from the baseball field as some weeds are over 2.5 feet tall. Correct. (Pic 30)



31. There is more damage to the soil in a bare turf area in the north ROW of RGP before the Amenities Center. Looks like a tandem axle vehicle.

32. At the Amenities Center, remove all vines from the shrubs & hedges.

33. Correct as possible the dying turf areas to the south of the pool area & near the courts.

34. On the east side of the courts in the area between the courts & the natural area, remove all large volunteer palms growing in the Ornamental Grass beds. Also, weed these beds. (Pic 34)



35. On the east side of the courts in the area between the courts & the natural area, prune all Ornamental Grass units.

36. In the same beds remove all dead plant material left from herbicide treatments.

37. If this area was included in the most recent mulch installation, it was skipped. If not, it should be included in the next installation event to help with moisture retention & weed control.

38. On the NW side of the courts, treat the Juniper for Mites & remove the dead plant material.



Amenities Center

39. Prune the hedges around the lift station to the east of the courts as they are getting a bit overgrown.

40. Near the court area, diagnose & treat the stressed Privet, Liriope & Coontie. Also, remove all weeds & vines from these beds.

41. In the same area, there is a broken irrigation rotor. Repair.

42. At the corner of the courts & through out the Amenities Center, remove the Wax Myrtles that are growing through multiple Privet hedge units. Make sure to flush cut them below grade & apply a contact, woody herbicide.

43. In the area between the covered area & the courts, treat the turf for weeds where possible.

44. On the pool deck, monitor the Sago as the have not pushed out fronds, yet.

45. There are several turf areas that have died from the freeze events or other causes and will have to be replaced.

46. Around the pool deck & in other locations, the Indian Hawthorn are in decline from what appears to be an old Thrip infestation that led to an Entomosporium infection. Most of these units will have to be replaced.

47. At the Amenities Center, prune the dead material out of the Schilling's Holly and add a micro-pack to the next fertilization event for these hedges.

48. At the Amenities Center, diagnose & treat the Feijoa. They look to have a fungus.

49. In the pool vac area, diagnose & treat declining hedge units. Prune all hedge units, especially the overgrown ones. (Pic 49 >)

50. Behind the pool deck, remove the dead Philodendron.

51. In the same area, treat the turf for weeds, prune to achieve plant separation & prune plants that are contacting the fencing.

52. Vendor to schedule maintenance rotations to trim back **ALL** encroaching plant material along the natural area boundaries. Pruning should result in an even vertical edge of the natural areas at the actual proper boundaries

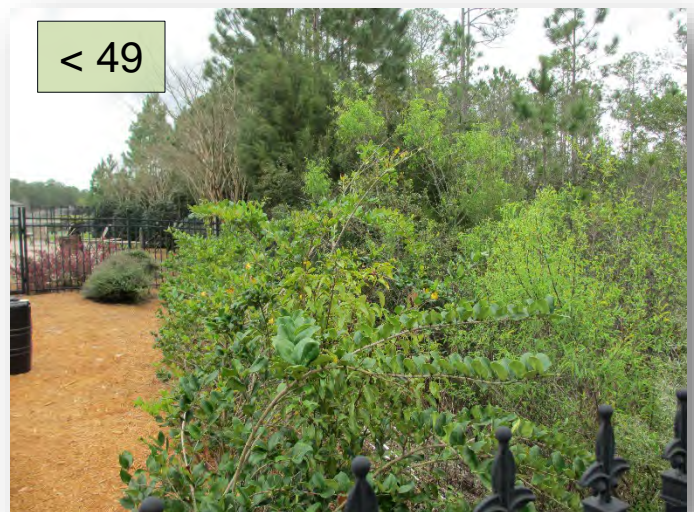
53. At the Amenities Center, treat all active ant mounds, raking out inactive mounds. This is especially important in the foot traffic areas.

54. At the basketball court & baseball backstop, remove all weeds growing in the fencing & prune back all plant material that is contacting the chain-link fencing.

55. At the base of a newly install pole, there is an uncapped irrigation pipe. Repair. (Pic 55 >)

56. Remove the broken Pine branch that is hanging on the basketball court fencing & dispose off-site.

57. Along the south ROW of RGP by the baseball field, improve the color of the Standard Hollies.



Lagoon Forest Entrance & Edwards

58. In the same area, the St. Augustine turf that was installed to replace a plant bed looks healthy & is expanding. I would recommend using St. Augustine turf for future replacements.

59. In the same area, hand pull all tall weeds growing through the Schilling's Holly shrubs & prune out the dead material.

60. At the Lagoon Forest entrance median island, do whatever possible to improve the color & vigor of the turf.

61. In the same area, diagnose & treat the Privet hedge.

62. In the same median island, there is a blown irrigation spray head. Replace.

63. At the Lagoon Forest entrance, replace the dead Annual Flower units.

64. Along Edwards to both sides of the Lagoon Forest entrance, diagnose & treat the Privet shrubs.

65. Property-wide, keep all storm drains, outflow structures & any water flow structures free of plant material, debris. Also, edge all drain grates hard edges. Keep these structures maintained to avoid fines.

66. Property-wide, complete the mulch installation in areas that were accidentally skipped or had too little installed.



Proposals

1. Brightview to generate a proposal to raise the soil base and install matching turf at the NW corner of Fern Creek & Glen Spring. Include all soil, demolition, clean up, disposal & irrigation repairs/adjustments (Pic 1 >)
2. Brightview to generate a proposal to install a mulched maintenance strip with a 6-inch width from each side of the fence & having a mulch depth of 3 inches in a long rectangular bed with beveled edges, along all chain-link fencing around the basketball court & baseball field at the Amenities Center. Include all soil, demolition, clean up, disposal & irrigation repairs/adjustments (Pic 2 >)



Tab 5



Quality Site Assessment

Prepared for: River Glen CDD

General Information

- DATE:** Thursday, Feb 23, 2023
- NEXT QSA DATE:** Tuesday, Feb 13, 2024
- CLIENT ATTENDEES:** Lesley Gallagher
- BRIGHTVIEW ATTENDEES:** Jesse Knaust

Customer Focus Areas

Entrance, Amenity Center and Ball Field

Quality you can count on.

7 Seven Standards of Excellence	1  Site Cleanliness	2  Weed Free	3  Green Turf
	4  Crisp Edges	5  Spectacular Flowers	6  Uniformly Mulched Beds

Carryover Items



1 In the middle of February we will need to cut the flax lilies back at the entrance as there is a lot of brown in them

2 Ant mounds are continuing to pop up. Make sure we have insecticide on the crew truck and treat the mounds weekly



Notes to Owner / Client



1 I do not have a current soil sample but I would be more than happy to provide you with one. This generally takes about 3 weeks for the results. I will pull a sample Monday 2/27

2 The crew will be working on the winter cutbacks at main entrance now that the weather is starting to warm back up.

3 Our Chen tech Mark has been keeping an eye on the magnolia trees throughout the property. We will be adding a granular fertilizer to the base of the trees in March to help with the nutrients needed.

4 We have been treating the ant mounds on a weekly basis and will continue to do so as this has been an on going issue. I will have the start rake down any beds that are not active.

QUALITY SITE ASSESSMENT

River Glen CDD

Notes to Owner / Client



5 In March we will as be fertilizing all plant material to promote new growth

6 The crew will be starting the cutbacks on the crepes next week. This will be completed over the next two weeks

7 I have addressed the overgrowth of the plant material on the walking paths. These areas will be cutback and monitored weekly

8 All items around the amenity center and ball field have been addressed with the crew and I have provided them with a copy of the inspection report. They will be working on these items over the next couple of visits. I have instructed my team to have all detail items completed by 3/16.

Notes to Owner / Client



9 I was unaware of the water flow structure behind the amenity center. I will make sure this area remains clean

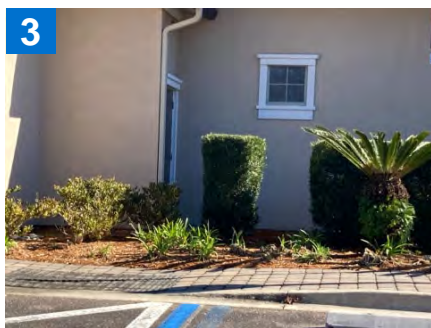
10 Jason will be on site to repair the irrigation head in pic 34 on Monday 2/27

11 I will provide the board with the request proposals before the end of business 2/24

QUALITY SITE ASSESSMENT

River Glen CDD

Completed Items



1 On the right side of the entrance there is some dead in the juniper bed. Please remove the dead.

2 Make sure we are picking up the trash along the main road between the entrances every visit

3 Remove the dead out of the agapanthus in front of the amenity center

4 It looks like someone piled up some sticks on the backside of the front pond. Pick up during our next service.

Completed Items



5 Prune the 3 clumps of ornamental grasses leading to the amenity center again so they are consistent with the ones we just pruned at the amenity center.

Tab 6

Proposal for Extra Work at River Glen CDD

Property Name	River Glen CDD	Contact	Lesley Gallagher
Property Address	65137 River Glen Pkwy Yulee, FL 32097	To	River Glen CDD
		Billing Address	3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Mulch strip added around fences

Project Description Grade and add mulch strip around chain link fences at the baseball and basketball area

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	SET	Grade down and turf around chain link and disposal of dirt that will be graded down	\$684.00	\$684.00
40.00	EACH	40 bags of - 3cf Gold Mulch Installed around the fences once the grading is complete	\$11.57	\$462.89

For internal use only

SO# 8048968
JOB# 346700393
Service Line 160

Total Price \$1,146.89

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
1854 West Road, Jacksonville, FL 32216 ph. (904) 725-2552 fax (904) 725-0188

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Property Manager
Signature _____	Title _____
Lesley Gallagher	February 24, 2023
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

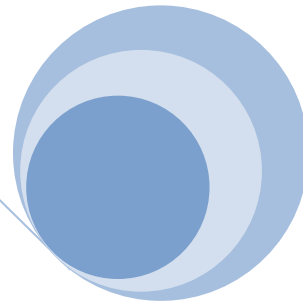
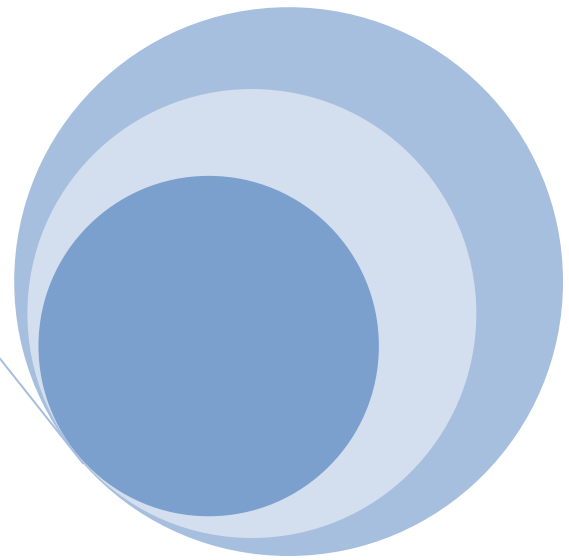
	Account Manager
Signature _____	Title _____
Jesse Knaust	February 24, 2023
Printed Name _____	Date _____

Job #:	346700393		
SO #:	8048968	Proposed Price:	\$1,146.89

Tab 7



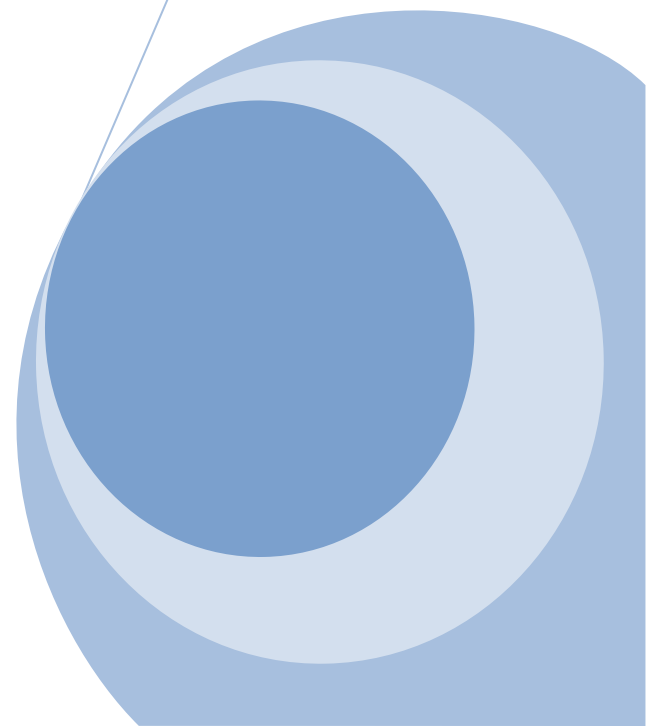
First Coast
CMS



River Glen Community Development District

Field Report March 2023

First Coast CMS LLC
03/07/2023



Swimming Pools

At this time, there are a few issue regarding the pools.

The activity pool slide appears to have a large chunk of fiberglass missing. The slide is currently closed until we can have a repair made. We are going to attempt to make repairs inhouse.

We are closely monitoring the facility water usage. We are concerned that there may be a small leak but have not fully determined that to be the case as of yet.

Facility Maintenance

Additional tables for the picnic pavilion were ordered and assembled

We still are getting a major influx of access card request

LED light bulbs for parking lot fixtures have arrived and will be installed as staff schedule allows

We have received an installation price for the basketball goals. Attached

The facility was prepped prior to freeze and no damage was reported.

The front entrance was pressure washed

Crushed Rock was installed at the corner of Fern Creek

The Amenity Center is being pressure washed in stages as time allows



February 17, 2023

Att: Tony Shiver
River Glen CDD
65084 River Glen Pkwy
Yulee, FL. 32097

Please call 800-331-1723 or send email to info@courtsurfacesfla.com should you have any questions.

Following are the specifications and price to remove existing backboards/goals and replace with two (2) new basketball backboards/goals at River Glen CDD, Yulee, FL. **(Customer providing two backboards, two goals and installation package with equivalent bolt pattern to existing mounts. If there is any need to change any mounting patterns, this will be an extra cost to the customer for labor.)**

Note: *Scaffold will be used to replace backboards/goals.*

Scope of Work

**Replace two (2) existing basketball backboards and goals.
Customer providing equipment**

- 1. Mobilize to site**
- 2. Remove existing backboards/goals** and replace with **customer provided backboards and goals.**
- 3. Provide Scaffold for installation.**
- 4. Clean-up** - Remove all excess materials and debris from the job after completion of the work

The total price for the above outlined work is **\$2,860.00.**

ACCEPTED BY:

Court Surfaces

For:

Bryan McMandon
Managing Member

By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price and terms and conditions outlined in this quote.

Tab 8

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:
Mark C. Dearing, Esq.
4220 Race Track Road
St. Johns, FL 32259

WARRANTY DEED

THIS WARRANTY DEED made and executed as of the ____ day of _____, 2023, by **D.R. HORTON, INC. – JACKSONVILLE**, a Delaware corporation, whose address is 4220 Race Track Road, St. Johns, FL 32259 (“*Grantor*”), to **RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established and existing under Chapter 190, Florida Statutes with offices located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 (“*Grantee*”).

WITNESSETH:

That Grantor, subject to the easement rights reserved by Grantor herein, for and in consideration of the sum of TEN & No/100 Dollars and other valuable considerations, receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Nassau County, Florida and more particularly described in Exhibit “A” attached hereto and made a part hereof (the “*Property*”).

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

And Grantor hereby covenants with and warrants to Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, provided however that the Property is conveyed subject to existing easements, covenants, restrictions and other matters of record. Grantee hereby covenants and agrees that it shall assume and perform the obligations set forth in all such recorded instruments insofar as they relate to the Property.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

D.R. HORTON, INC. – JACKSONVILLE, a
Delaware corporation

Print Name: _____

By: _____
Print Name: John E. Zakoske
Its: Vice President

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence this ____ day of _____, 2023 by John E. Zakoske, the Vice President of D.R. Horton, Inc. – Jacksonville, a Delaware corporation, on behalf of the corporation, who is personally known to me.

Notary Public, State and County Aforesaid
Print Name: Deborah E. McClure
Commission No.: GG 967814
My Commission Expires: 7/10/24

Exhibit "A"

Title to all easements, rights-of-way (River Glen Parkway, Roseapple Court, Misty Lake Court), and public areas, Tracts, A, B, C, D, E, and F as contained within the plat of River Glen Phase 4B in Official Records Book 2504 Pages 1857 through 1860 of the current public records of Nassau County, Florida

Together and Including

Title to all easements, rights-of-way (Edgewater Drive, Winding River Drive, Bowfin Spring Court), and public areas, Tracts, D, E, F, G, H, I, J, K, M, and N as contained within the plat of River Glen Phase 5A in Official Records Book 2510 Pages 1956 through 1859 of the current public records of Nassau County, Florida

RIVER GLEN PHASE 4B

BEING A PORTION OF SECTION 13 IN TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA

LEGAL DESCRIPTION

Being a portion of Section 13 in Township 2 North, Range 26 East, Nassau County, Florida.

BEING A POINT OF REFERENCE said point being a Southern Intersection of Two One-Phase 20 as recorded in Official Records Book 2452, Page 523 and the Official Records of Nassau County, Florida and River Glen Phase 4B as recorded in Official Records Book 2466, Page 344 to the beginning of a non-tangent curve, namely, said curve turning to the right through an angle of 67° 20' 30" having a radius of 200.00 feet, and whose long chord bears S 30° 00' 00" W for a distance of 191.39 27' 0" for a distance of 234.43 feet to the beginning of a non-tangent curve, said curve turning to the left through an angle of 207° 16' 30" having a radius of 580 feet, and whose long chord bears S 19° 59' 27" E for a distance of 204.73 feet to the POINT OF BEGINNING, said point being the South West Corner of River Glen Phase 4B. Thereafter in the following order: (1) a curve turning to the left through an angle of 130.00 feet to the beginning of a non-tangent curve, (2) said curve turning to the left through an angle of 02° 02' 28" having a radius of 650.00 feet, and whose long chord bears S 47° 28' 31" E for a distance of 15.77 feet to a point of intersection with a non-tangent curve, (3) Therein, S 45° 20' 15" E for a distance of 180.00 feet to the beginning of a non-tangent curve, (4) said curve turning to the left through an angle of 20° 45' 17" having a radius of 200.00 feet, and whose long chord bears S 57° 01' 24" E for a distance of 200.16 feet; (5) therein, S 20° 23' 07" E for a distance of 252.31 feet to the beginning of a curve; (6) said curve turning to the left through an angle of 76° 10' 21" having a radius of 35.00 feet, and whose long chord bears S 83° 26' 41" E for a distance of 15.86 feet to a point of intersection with a non-tangent curve; (7) therein, S 88° 44' 00" E for a distance of 15.40 feet; (8) therein, N 73° 58' 47" E for a distance of 12.36 feet; (9) therein, S 70° 21' 0" E for a distance of 12.26 feet; (10) therein, N 09° 20' 55" E for a distance of 36.86 feet; (11) therein, N 49° 10' 16" E for a distance of 32.14 feet; (12) therein, N 48° 00' 27" E for a distance of 112.30 feet to the beginning of a curve; (13) said curve turning to the left through an angle of 23° 10' 00" having a radius of 85.00 feet, and whose long chord bears N 28° 31' 36" E for a distance of 28.63 feet to a point of intersection with a non-tangent curve, (14) therein, S 04° 50' 58" E for a distance of 66.87 feet; (15) therein, S 20° 07' 27" E for a distance of 228.59 feet; (16) therein, N 81° 55' 27" E for a distance of 61.21 feet; (17) therein, N 77° 11' 42" E for a distance of 19.68 feet; (18) therein, S 87° 32' 27" E for a distance of 63.70 feet; (19) therein, N 87° 27' 07" E for a distance of 92.89 feet; (20) therein, S 35° 39' 42" E for a distance of 63.81 feet; (21) therein, S 35° 52' 15" E for a distance of 85.53 feet; (22) therein, S 89° 48' 54" E for a distance of 69.33 feet; (23) therein, N 02° 09' 55" E for a distance of 33.75 feet; (24) therein, S 02° 00' 20" E for a distance of 62.23 feet to the beginning of a non-tangent curve; (25) said curve turning to the right through an angle of 98° 98' 32" having a radius of 39.28 feet, and whose long chord bears S 56° 40' 33" E for a distance of 58.44 feet to a point of intersection with a non-tangent curve; (26) therein, S 20° 06' 33" W for a distance of 185.04 feet to the beginning of a curve, (27) therein, S 80° 27' 27" W for a distance of 42.89 feet, and whose long chord bears S 72° 17' 58" W for a distance of 104.66 feet; (28) therein, S 80° 15' 35" E for a distance of 58.84 feet to the beginning of a curve, (29) said curve turning to the right through an angle of 69° 41' 30" having a radius of 40.00 feet, and whose long chord bears S 27° 47' 00" E for a distance of 37.76 feet to a point of intersection with a non-tangent curve; (30) therein, S 00° 21' 00" E for a distance of 44.91 feet; (31) therein, N 89° 38' 34" W for a distance of 30.28 feet; (32) therein, S 01° 02' 00" E for a distance of 3.00 feet to the beginning of a non-tangent curve; (33) therein, said curve turning to the left through an angle of 129° 43' 45" having a radius of 20.00 feet, and whose long chord bears S 25° 52' 07" E for a distance of 63.64 feet to the beginning of a non-tangent curve; (34) therein, said curve turning to the right through an angle of 18° 34' 37" having a radius of 26.00 feet, and whose long chord bears N 17° 20' 52" W for a distance of 74.96 feet to a point of intersection with a non-tangent curve; (35) therein, N 08° 28' 30" W for a distance of 32.83 feet; (36) therein, N 10° 35' 05" W for a distance of 40.89 feet; (37) therein, N 08° 16' 28" W for a distance of 44.03 feet; (38) therein, an Eastern and then River Glen Phase 2 the following 53' 02" 00" 00" E for a distance of 49.88 feet; (39) therein, S 89° 45' 29" W for a distance of 28.24 feet; (40) therein, N 45° 40' 42" E for a distance of 14.23 feet to the beginning of a curve; (41) said curve turning to the right through an angle of 20.00 feet, and whose long chord bears N 37° 45' 41" W for a distance of 27.40 feet to the beginning of a non-tangent curve; (42) said curve turning to the left through an angle of 19° 07' 08" having a radius of 345.50 feet, and whose long chord bears N 30° 40' 20" W for a distance of 181.82 feet to the POINT OF BEGINNING.

This parcel contains 32.03 acres more or less.

COUNTY HEALTH CERTIFICATE

This is to certify that the above plat has been reviewed by the 4th day of October, 2021, and these lots are approved for the proposed above plat and approved public water and sewerage systems.

By: [Signature]
Health Commissioner

COMMISSION APPROVAL CERTIFICATE

This is to certify that on the 4th day of October, 2021 the foregoing plat was approved by the Board of County Commissioners of Nassau County, Florida and to accept the same as shown on the plat.

By: [Signature]
Chairman of the Board of Commissioners

COUNTY TAX COLLECTOR CERTIFICATE

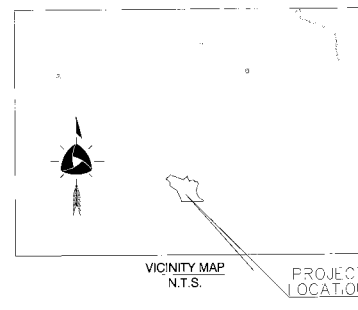
This is to certify that on the 4th day of October, 2021 the foregoing plat was approved by the Board of County Commissioners of Nassau County, Florida and to accept the same as shown on the plat.

By: [Signature]
Nassau County Tax Collector

COUNTY ENGINEER CERTIFICATE

This is to certify that the above plat has been examined and approved by the County Engineer of Nassau County, Florida.

By: [Signature]
County Engineer



CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

I hereby certify that the foregoing plat has been examined and approved by the Nassau County Attorney on this 4th day of October, 2021.

By: [Signature]
County Attorney

CLERK'S CERTIFICATE

I hereby certify that the foregoing plat was examined and is complete in form as to the filing requirements set forth in Part 1 of Chapter 177 of the Florida Statutes and a true and correct copy of the same has been filed in the Public Records of Nassau County, Florida, this 4th day of October, 2021.

By: [Signature]
Clerk of Courts

ZONING CERTIFICATION

I hereby certify that this plat has been examined by me and is in compliance with the zoning rules and regulations of Nassau County, Florida, on this 4th day of October, 2021.

By: [Signature]
County Planner

TITLE CERTIFICATION

The undersigned title examiner, as Associate Vice President of Alliant Title Insurance Company, A Title Insurance Company in the State of Florida, certifies that the land shown on and under the plat on the date of the above plat was found to be free of all encumbrances, liens and other interests that have been placed on the property as required by section 189.182, Florida Statutes, as amended and the Official Record Book and Page Number(s) as designated, in any instrument or instrument on file on this date.

CHIEF OF FIRE-RESCUE CERTIFICATE

This is to certify that on the 4th day of October, 2021 the foregoing plat was approved by the Chief of Fire-Rescue of Nassau County, Florida.

By: [Signature]
Chief of Fire-Rescue

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED SURVEYOR AND MAPPER

This is to certify that I have reviewed the plat for conformity to Chapter 177, Florida Statutes. My examination is under contract for the appropriate soil mapping and staking hereto on an equester's permit. This limited certification is for informational purposes only with the requirements of Chapter 177, F.S., is not intended to be used as a substitute for a certification of the accuracy of the surveying / mapping referred to on this plat.

By: [Signature]
County Registrar No. 15

- ### ADOPTION AND DEDICATION
- This is to certify that D.R. Horton, Inc.-Jackonville ("Owner") is the fee simple owner of the lands described in this caption here known as River Glen Phase 4B, has caused the same to be surveyed and subdivided, and that this plat was made in accordance with said survey is hereby adopted as the true and correct plat of these lands.
- As easements, rights-of-way (River Glen Parkway, Roperwood Court, Kelly Lake Court), and public areas shown on this plat are dedicated to the public for the uses and purposes thereon stated and remain the maintenance responsibility of the appropriate governmental agency responsible for their maintenance, the undersigned Owner, its successors and assigns, hereby covenanting that it and its successors and assigns will not be liable for the maintenance of said easements, rights-of-way or public areas shown on this plat and also remain privately owned and the sale and separate property of this owner, its successors and assigns, being reserved as Open Space serving the public, for recreational purposes and other purposes not inconsistent with the maintenance and use of the property and the maintenance obligation of the Owner. Its successors and assigns, for the purpose of this instrument, hereby agrees to assume the obligation for maintenance of said tract to a property owners association or other such entity or person as its instrument of obligation of maintenance and operation thereof under the plat.
- Tracts A, B and C are for Utility & Stormwater Easements as shown on this plat shall remain privately owned and the care and exclusive liability of the owner, its successors and assigns; provided however, the undersigned Owner agrees to assign the obligation for maintenance of said easements to a property owners association or other such entity or person as its instrument of obligation of maintenance and operation thereof under the plat.
- Tracts A and B are for gas distribution easements and shall remain privately owned and the sale and exclusive property of the owner, its successors and assigns.
- These easements described in "FFL Comments" are hereby irrevocably dedicated to PPL, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. Additional "FFL" easements may be granted for "FFL" over additional portions of the plat as they are needed for the installation, maintenance, and operation of electrical equipment.
- All utility easements shown on this plat shall also be easements for the construction, installation, maintenance and operation of cable and/or services in the manner and subject to the provisions of Chapter 171, Part 1, section 772.09 (28) of the Florida Statutes. However, only cable television service providers specifically authorized by the undersigned Owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.
- In witness whereof, the undersigned Owner has executed this plat on the 4th day of Oct., 2021.

Owner: **PHILIP A. FREMTO**

By: [Signature]
Philip A. Fremto, D.R. Horton, Inc.-Jackonville

The foregoing instrument was acknowledged by me as of my physical presence or online notarization before me this 4th day of Oct., 2021, by Philip A. Fremto as Benef of D.R. Horton, Inc.-Jackonville who being known to me and not known to me.

[Signature]
Notary Public, State of Florida

My Commission expires 11/04/24
Commission Number 66 061014

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a true and correct representation of the lands surveyed, plotted and described in the caption, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, Florida Statutes; that the survey and legal description are accurate; that the Permanent Reference Markers (P.R.M.'s) have been set according to Chapter 177.051 (7); and that Permanent Control Points (P.C.P.'s) will be set according to the Chapter 177.091 (8). All according to the laws of the state of Florida and Nassau County.

Sign on this 3rd day of September, A.D. 2021.

By: [Signature]
Professional Land and Mapper
Florida Certificate No. 7269

Allied Surveying
7406 Fullerton St., Ste 110
Jackonville, FL 32222
Certificate of Authorization Number "LB 8288"

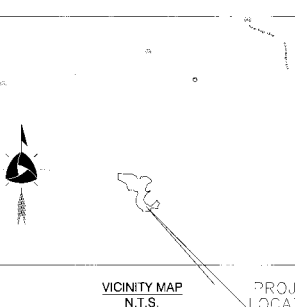
ALLIANT

7406 Fullerton St., Ste 110
Jackonville, FL 32256
Phone: 407-931-1060
www.alliant-nc.com
LB 8289

CREATED BY: JTK
CHECKED BY: CAW
DATE ISSUED: 8/20/21
SCALE: 1"=40'
UTMS: 30N 82E
PAGE: 1 of 4

Being a portion of Section 13, Township 2 North, Range 26 East, Nassau County, Florida.

RIVER GLEN PHASE 5A
BEING A PORTION OF SECTION 13, TOWNSHIP 2
NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA



VICINITY MAP
N.T.S.
PROJECT LOCATION

Plan of POINT OF BEGINNING also shown being a North East Corner of River Glen Phase 5A...
Plan of POINT OF BEGINNING also shown being a North East Corner of River Glen Phase 5A...
Plan of POINT OF BEGINNING also shown being a North East Corner of River Glen Phase 5A...

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

Approved for the City of Jacksonville, Florida, this is to certify that this plat has been examined and approved by the Nassau County, Florida, City Attorney...

CLERKS CERTIFICATE

I hereby certify that the foregoing plat has been examined and is complete in form with the statutory requirements...
I hereby certify that the foregoing plat has been examined and is complete in form with the statutory requirements...

ZONING CERTIFICATE

I hereby certify that this plat has been examined by me and is in accordance with the zoning laws and regulations of Nassau County, Florida...

TITLE CERTIFICATION

I, undersigned title examiner, as Assistant Vice President of Allstate National Title Insurance Company, a title insurance company in the State of Florida, certify that the above described and shown on the plat are in the name of and represent records in the Public Records Office of Nassau County, Florida...

CHIEF OF FIRE-RESISTANCE CERTIFICATE

I, the undersigned, do hereby certify that this plat has been approved by the Chief of Fire-Resistance of Nassau County, Florida...

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED SURVEYOR AND MAPPER

I hereby certify that I have reviewed this plat for conformity in Chapter 177, F.S., and that I am employed by or under contract to the appropriate local governing body and acting hereon as agent thereof...

SEE SHEET 2 FOR NOTES
SHEET 1 OF 4

ADOPTION AND DEDICATION

This is to certify that J.R. Horton, Jr. and Jacksonville ("Owner") is the "sole owner" under the lands depicted in this adoption paper known as River Glen Phase 5A, has acquired the same to be surveyed and subdivided, and that this plat, made in accordance with said survey is hereby accepted as the official record of said subdivision...

Plans P.L. 1, J.K. and N. (Reservation / Open Space), Tracts 2, 3, F, and G (Conservation), "Tract M (Pavement & Utility), Tract N (Buffer) as shown on this plat shall remain privately owned and shall not be conveyed to the public...

"These easements designated as "FP" Easements" are hereby irrevocably dedicated to FP... its successors and assigns, for its non-exclusive use in conjunction with its underground electric system...

Owner hereby dedicates to JTA, its successors and assigns, a non-exclusive easement on, upon, over, and under the landscape buffer, for electric, water, sewer, gas, and other public utilities and ingress and egress in connection with JTA's use thereof...

All utility connections shown on this plat shall also be easements for the construction, installation, maintenance, use operation of cable television services in the manner and subject to the provisions of Chapter 177, Part 1, section 177.09 (25) of the Florida Statutes...

In witness whereof, the undersigned Owner has executed this plat on the 15th day of October, 2021.

26 feet
Witness
Robert S. Proctor
City Attorney

Witness
Anthony Sharrif
City Attorney

Owner : PHILIP A. FREMOTO

By: [Signature]
Witness
Philip A. Fremoto / J.R. Horton, Jr.
City Attorney

Witness
Deborah A. McCann
Notary Public, State of Florida in large
My Commission Expires 11/16/24

Witness
Deborah A. McCann
Notary Public, State of Florida in large
My Commission Expires 11/16/24

The foregoing instrument was acknowledged by means of physical presence or online ratification before me this 15th day of October, 2021, by Philip A. Fremoto on behalf of D.R. Horton, Jr. and Jacksonville, Florida, and J.R. Horton, Jr. and Jacksonville, Florida.

Deborah A. McCann
Notary Public, State of Florida in large
My Commission Expires 11/16/24

PHILIP A. FREMOTO

Signature
Date: 11th day of October, 2021
A.J. 2021.

Signature
Date: 11th day of October, 2021
A.J. 2021.

Signature
Date: 11th day of October, 2021
A.J. 2021.

Signature
Date: 11th day of October, 2021
A.J. 2021.

Signature
Date: 11th day of October, 2021
A.J. 2021.

Signature
Date: 11th day of October, 2021
A.J. 2021.

Signature
Date: 11th day of October, 2021
A.J. 2021.

Signature
Date: 11th day of October, 2021
A.J. 2021.

Signature
Date: 11th day of October, 2021
A.J. 2021.

Signature
Date: 11th day of October, 2021
A.J. 2021.

COUNTY HEALTH CERTIFICATE

This is to certify that, none required the above plat was filed on October 15, 2021, and three other are approved to be placed on approved public water and approved public sewerage systems.

COMMISSION APPROVAL CERTIFICATE

This is to certify that on the 15th day of October, 2021, the foregoing plat was approved by the Board of County Commissioners of Nassau County, Florida...

COUNTY TAX COLLECTOR CERTIFICATE

This is to certify that, none required the above plat was filed on October 15, 2021, and three other are approved to be placed on approved public water and approved public sewerage systems.

COUNTY ENGINEER CERTIFICATE

This is to certify that, none required the above plat was filed on October 15, 2021, and three other are approved to be placed on approved public water and approved public sewerage systems.

COUNTY ENGINEER CERTIFICATE

This is to certify that, none required the above plat was filed on October 15, 2021, and three other are approved to be placed on approved public water and approved public sewerage systems.



PARCEL ID: 13-76-26-0030-0007-0050



4400 Fullerton St., Ste 110
Jacksonville, FL 32256
904-240-1511 Office
www.alliant-fl.com
SOLA
1-800-398-0000
PAGE 1

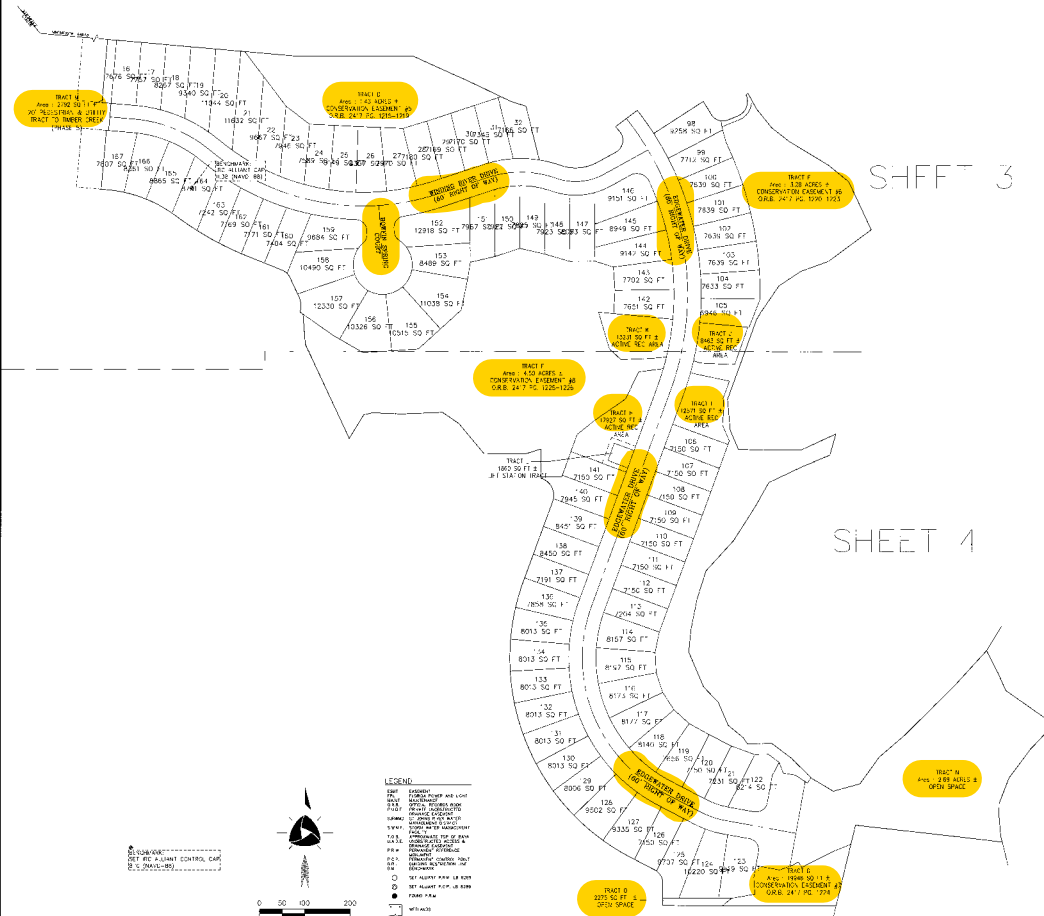
Vertical text on the right edge of the page, likely a page number or document identifier.

RIVER GLEN PHASE 5A

BEING A PORTION OF SECTION 13, TOWNSHIP 7 NORTH,

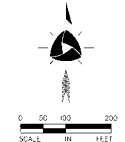
RANGE 26 EAST, PALM BEACH COUNTY, FLORIDA

1. BEARINGS SHOWN ARE BASED ON THE NORTHEASTLY CORNER OF RIVER GLEN PHASE ONE AS RECORDED IN PLAT BOOK 7, PAGE 263-268 IN THE OFFICIAL RECORDS OF THE PALM BEACH COUNTY, FLORIDA CLERK OF COUNTY RECORDS IS 20 00' 30" 00".
2. COORDINATES ARE GPS DERIVED.
3. COORDINATE SYSTEM: STATE PLANE VALUES REFERENCE: FLORIDA EAST ZONE, NAD83, NORTH AMERICAN DATUM 1983 (NAD83) AND ARE IN U.S. SURVEY FEET.
4. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK 5, ITALIA STA. AN ELEVATION: 6.50 AND BENCHMARK 6 IS ON TAVO BR 30.70'.
5. THE CURRENT ZONING FOR THE LOTS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "PLD" OR "PLANNED LANE DEVELOPMENT PER ORDINANCE 2006-10."
6. BUILDING RESTRICTION RESTRICTIONS SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS:
 BUILDING RESTRICTION LINE (B.R.L.)
 FROM FRONT 20.00 FEET
 SOIL LINES 10.00 FEET
 REAR LINES 10.00 FEET
 MAXIMUM BUILDING HEIGHT 10 FEET
 REFER TO PLANNED LANE PLD FOR ADDITIONAL RESTRICTIONS.
7. SECTION LINES AND QUARTER SECTION LINES ARE SHOWN HEREON FOR INFORMATION ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
8. THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "A" AND "X" (UNSHADED) AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 20886 C0357 FOR PALM BEACH COUNTY, FLORIDA DATED 02/12/2008.
9. NO DRIVEWAY CURBSETS MAY BE PLACED WITHOUT PRIOR APPROVAL FROM THE PALM BEACH COUNTY ENGINEERING SERVICES.
10. THE LOTS SHOWN HEREON MAY NOT BE PLANNED OR SUBDIVIDED WITHOUT APPROVAL OF THE PALM BEACH COUNTY GOVERNMENT.
11. THE PROPERTY IS SUBJECT TO STORM SURGE RISES DURING A CATEGORY 2, 3, 4 & 5 HURRICANE ACCORDING TO THE STORM SURGE MAP PROVIDED ON THE PALM BEACH COUNTY GIS AS OF 09/03/2012.
12. NOTE: THIS PLAT AS RECORDED IS THE GRAPHIC FORM OF THE OFFICIAL DESCRIPTION OF THE SUBDIVISION LOTS DESCRIBED HEREON AND WILL BE CONSIDERED THE AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
13. THERE IS RESERVED A 12 FOOT EASEMENT FOR UTILITY LINES, LANDSCAPE, BRIGHTON AND SIDEWALKS ALONG THE FRONT OF A, L, O, N AND ROAD.
14. UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATURAL VEGETATION REMOVED OR DESTROYED WITHIN THE DRIP AND BUFFER IS TO BE REPLACED BY PALM BEACH COUNTY COMPREHENSIVE PLANT CHECKLIST SHALL BE PROVIDED. THESE AREAS SHALL BE RESTORED WITH COMPREHENSIVE NATIVE VEGETATION AS WELL AS BENCHES AND BENCHES TO BE PROVIDED. NON-NATIVE INVASIVE PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. UPLAND CAN DOOR WITHIN THE BUFFERS, PROVIDED THAT THE JUMPS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.
15. PERMANENT REFERENCE POINTS TO BE ESTABLISHED ARE MARKED BY IRON RODS 24 INCHES LONG WITH A 1 INCH CAP SHOWN "ALLIANT LOGS#8".
16. LOT CORNERS (T) 90 DEGREES WITH CAPS AND PERMANENT CORNER POINTS, MARK AND AND DISK SHOWN (T) 90 DEGREES ARE TO BE SET UPON COMPLETION OF ROAD AND DRIVE CONSTRUCTION.
17. DRAINAGE PLAN, WITH DRAINAGE ENVIRONMENTAL, PERFORMED THE WETLANDS STUDY AUGUST 14, 2018.
18. THIS PLAT IS BASED UPON THE PROPERTY INFORMATION REPORT PREPARED BY ALLIANT NATURE TITLE INSURANCE COMPANY, LONDON, ENGLAND, FILE NUMBER 20180815, AUGUST 29, 2018.
19. ACCORDING TO PROPERTY INFORMATION REPORT THERE IS AN EASEMENT IN GRANTS BETWEEN RIVER GLEN LLC AND COMCAST OF ORLAFLY/GRANDS, INC. TO CONDUIT, USE, MAINTAIN, OPERATE, ALTER, AND TO REMOVE NATURAL VEGETATION, NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION SYSTEMS, FOUND IN CHAPTER 1528 PG. 085 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA.
20. ALL PLATTED UTILITY EASEMENTS SHALL REMAIN UNMUTATED UNLESS OTHERWISE SHOWN. ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, ALTERATION AND REMOVAL OF UTILITY LINES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SYSTEMS SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE RESPONSIBLE FOR THE REPAIR OF SUCH DAMAGE. THE CABLE TELEVISION COMPANY SHALL NOT BE RESPONSIBLE FOR DAMAGES TO THE FACILITIES OR SERVICES OF A PUBLIC UTILITY CAUSED BY A PARTICULAR ELECTION, CABLEVISION, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
21. ALL LOT LINES INTERSECTING CURVES ARE NON-RADIUS UNLESS OTHERWISE NOTED.
22. TOTAL NUMBER OF LOTS: BY LOTS, 12 TRACTS.
23. TOTAL ACRES: 38.26 +/-



LEGEND

1	20' DRIVEWAY EASEMENT AND CAP
2	10' DRIVEWAY EASEMENT
3	10' DRIVEWAY EASEMENT
4	10' DRIVEWAY EASEMENT
5	10' DRIVEWAY EASEMENT
6	10' DRIVEWAY EASEMENT
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98	10' DRIVEWAY EASEMENT
99	10' DRIVEWAY EASEMENT
100	10' DRIVEWAY EASEMENT



ALLIANT

7406 Fullerton St., Ste 110
 Jacksonville, FL 32256
 904-240-1501 Office
 www.alliant-tile.com
 LB 8289

Drawn by: JTE
 Checked by: GAO
 DATE ISSUED: 10/20/2021
 SCALE: 1"=100'
 DRAWN BY: JTE
 CHECKED BY: GAO

Drawing name: V:\Database\mfc\Survey\Project\2021\2021000000 - River Glen Phase 49 and 50A\PLAT\PH 5A\PH 5A.dwg 06/10/2021 10:15:18am

Tab 9



Bill of Sale

Charles Moore, Chairman for River Glen CDD
3434 Colwell Avenue, Suite 200, Tampa, FL 33614 _____, the Seller, in
Owner Name and Address (Please Print)

consideration of the sum of One Dollar and other valuable consideration received from
the JEA, Florida 32202, the Buyer, hereby, on the _____ day of _____, A.D.,
Date Month
_____ sells to the Buyer the personal property described as:
Year

All water mains, water services between mains and water meters, meters, fire
hydrants and all sewer mains, manholes, and sewer services between mains located
within the right-of-ways of _____
River Glen Phase 3
Project Name

AND, warrants that the property is free of all encumbrances, that good title to and right
to sell that property is vested in the Seller, and that the Seller will defend the title
against the lawful claims of all persons.

WITNESS:

_____ Witness Signature

_____ Owner's Signature

_____ Print Witness Name

Charles Moore, Chairman for River Glen CDD
_____ Print Owner's Name

STATE OF FLORIDA }
COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this ____ day of
_____, ____ by _____ who is personally known to me and he did
Month Year Owner
not take an oath.

Notary Public, State of Florida



OWNERS AFFIDAVIT OF CONSTRUCTION COMPLETION

I, Charles Moore the legal owner of Plat Bk 2573 Pg 1965-1968
Owner (Print Name) Property Address/ Parcel ID#

known as River Glen Phase 3 located in Nassau, Florida, certify that
Project Name/Number County

the work under the above named project including all appurtenances thereto, has been satisfactorily completed; that all charges or bills for labor or services performed or materials furnished, and other charges against the subcontractors, have been paid in full and in accordance with the terms of the contract; that no liens have attached against the property and improvements of owner; that no notice of intention to claim liens is outstanding, that no suits are pending by reason on the project under the contract; that all Worker’s Compensation claims have been settled and no public liability claims are pending.

Affidavit is made for the purpose of inducing JEA to accept said construction for ownership/maintenance.

Charles Moore, Chairman for River Glen CDD
Owner (Print Name) Owner’s Signature

3434 Colwell Avenue, Suite 200
Mail Address Date

Tampa, FL 33614
City State Zip

State of _____ County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____ who is personally known to me and he did not take an oath.

Notary Public, Signature

Notary Public (Print Name)

Notary Public, Seal



Bill of Sale

Charles Moore, Chairman for River Glen CDD
3434 Colwell Avenue, Suite 200, Tampa, FL 33614 _____, the Seller, in
Owner Name and Address (Please Print)

consideration of the sum of One Dollar and other valuable consideration received from
the JEA, Florida 32202, the Buyer, hereby, on the _____ day of _____, A.D.,
Date Month
_____ sells to the Buyer the personal property described as:
Year

All water mains, water services between mains and water meters, meters, fire
hydrants and all sewer mains, manholes, and sewer services between mains located
within the right-of-ways of River Glen Phase 5B.
Project Name

AND, warrants that the property is free of all encumbrances, that good title to and right
to sell that property is vested in the Seller, and that the Seller will defend the title
against the lawful claims of all persons.

WITNESS:

Witness Signature

Print Witness Name

Owner's Signature
Charles Moore, Chairman for River Glen CDD

Print Owner's Name

STATE OF FLORIDA }
COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this ____ day of
_____, ____ by _____ who is personally known to me and he did
Month Year Owner
not take an oath.

Notary Public, State of Florida



OWNERS AFFIDAVIT OF CONSTRUCTION COMPLETION

I, Charles Moore the legal owner of Plat Bk 2574 Pg 93-96
Owner (Print Name) Property Address/ Parcel ID#

known as River Glen Phase 5B located in Nassau, Florida, certify that
Project Name/Number County

the work under the above named project including all appurtenances thereto, has been satisfactorily completed; that all charges or bills for labor or services performed or materials furnished, and other charges against the subcontractors, have been paid in full and in accordance with the terms of the contract; that no liens have attached against the property and improvements of owner; that no notice of intention to claim liens is outstanding, that no suits are pending by reason on the project under the contract; that all Worker’s Compensation claims have been settled and no public liability claims are pending.

Affidavit is made for the purpose of inducing JEA to accept said construction for ownership/maintenance.

Charles Moore, Chairman for River Glen CDD
Owner (Print Name) Owner’s Signature

3434 Colwell Avenue, Suite 200
Mail Address Date

Tampa, FL 33614
City State Zip

State of _____ County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____ who is personally known to me and he did not take an oath.

Notary Public, Signature

Notary Public (Print Name)

Notary Public, Seal

Tab 10

Allways Improving LLC dba Fitness Pro
 1400 Village Square Blvd #3-293
 Tallahassee, FL 32312
 (850) 523-8882
 tracy@wearefitnesspro.com
 www.wearefitnesspro.com

Quote



1400 Village Square #3-293
 Tallahassee, FL 32312
 850-523-8882

Tony Shiver
 River Glen
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614

Tony Shiver
 River Glen
 65084 River Glen Parkway
 Yulee, FL 32097

9212	02/23/2023	
------	------------	--

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

TRUE CS 400R	True CS400R Recumbent Bike w/Emerge Console	1	2,899.00	2,899.00T
Equipment Disposal	Equipment Disposal	1	125.00	125.00T
Freight/Delivery/Installation	Freight/Delivery/Installation	1	185.00	185.00T

*****	SUBTOTAL	3,209.00
	TAX (7.5%)	240.68
	TOTAL	\$3,449.68

50% payment of total invoice is due at time of approval. Equipment will be ordered upon receipt of payment. Final payment is due at time of installation.

*****PREFERRED PAYMENT METHOD*****

ACH or E-Check

There is a 2.9% processing fee for all credit card payments. Should you wish to pay by ACH or e-check, there are no additional fees.

* Please note that a 30% restocking fee plus shipping, if applicable, will be charged on all equipment orders canceled after approval for purchase has been given. Contact: Bruce Miller 407.461.1506 bruce@wearefitnesspro.com

Accepted By

Accepted Date

First Place Fitness Equipment, Inc.

10290 Philips Hwy

Unit 1

Jacksonville, FL 32256

Estimate

Date	Estimate #
2/24/2023	E-52205

Name / Address
River Glenn 65084 River Glenn Parkway Yulee, FL 32097 US

Ship To
River Glenn 65084 River Glenn Parkway Yulee, FL 32097 US

P.O. No.:	Terms: Due on receipt	Rep MS-JC
------------------	------------------------------	------------------

Item	Description	Qty	Rate	Total
C400r - BASE	C400 Recumbent Bike. Key Features and Benefits: Featuring a small footprint for maximizing your fitn	1	1,630.00	1,630.00T
EMERGE CONSOLE	Emerge Orange LED Console (Commercial Bases Only)	1	430.00	430.00T
	True C400 Recumbent Bike with EmERGE console at \$2,060			
Delivery 1st Floor	First Floor Delivery + Installation Fee		225.00	225.00T

Subtotal \$2,285.00

Sales Tax (7.5%) \$171.38

Total \$2,456.38

To Approve this Estimate Please Sign & Email To ApprovedEstimates@1pfe.com

Signature: _____

Tab 11

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT AND RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN RESETTING THE DATE OF THE PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of the District business; and

WHEREAS, the District’s Board of Supervisors (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the district follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rule”), pursuant to the provisions of Section 190.012, *Florida Statutes*; and

WHEREAS, the Board previously adopted Resolution 2023-06 setting a public hearing for March 16, 2023 at 2:00 p.m. at the River Glen Amenity Center, 65084 River Glen Parkway, Yulee, Florida 32097

WHEREAS, due to publication issues the District Manager reset the date of the public hearing to be held on Thursday, April 20, 2023, at 2:00 p.m., at the River Glen Amenity Center, 65084 River Glen Parkway, Yulee, Florida 32097, and has caused the notice of the public hearing, with the new date, to be published in a newspaper of general circulation in Nassau County, Florida, consistent with the requirements of Chapters 190, *Florida Statutes*; and

WHEREAS, the Board desires to ratify the District Manager’s actions in resetting the of the public hearing; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

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

SECTION 1. The actions of the District Manager in resetting the date of the public hearing and the District Secretary in publishing the notice of the public hearing are hereby ratified. Resolution 2023-06 is hereby amended to reflect that the public hearing is reset to Thursday, April 20, 2023, at 2:00 p.m., at the River Glen Amenity Center, 65084 River Glen Parkway, Yulee, Florida 32097.

SECTION 2. Except as otherwise provided herein, all of the provisions of Resolution 2023-06 continue in full force and effect.

SECTION 3. The District hereby adopts the Rule, attached hereto as **Exhibit A**.

SECTION 4. If any provision of this Resolution or the Rule is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of April 2023.

ATTEST:

**RIVER GLEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Rules Relating to Overnight Parking and Parking Enforcement

EXHIBIT A

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on April 20, 2023 at a duly noticed public meeting, the Board of Supervisors of the River Glen Community Development District (the “District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property Overnight (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District’s residents and paid users with a means to park Vehicles of overnight guests in the District’s Overnight Parking Areas (hereinafter defined) and remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto. This Policy authorizes parking in designated areas, which areas are identified in **Exhibit B** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D.** *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" during Overnight hours for all Commercial Vehicles, Vessels, Recreational Vehicles and improperly permitted Vehicles, as set forth in Sections 4 and 5 herein ("**Tow Away Zone**"). Vehicles may be parked overnight on District property, only as indicated on **Exhibit B**, attached hereto ("**Overnight Parking Areas**") and with a pre-approved permit as set forth in this Policy.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

A. OVERNIGHT PARKING PERMITS. Residents may apply for an "Overnight Parking Permit" which will allow such resident and/or guest to park in the Overnight Parking Areas after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:

1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per year for one automobile, as identified by the automobile's license plate number.
2. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager or his/her designee which includes the following information:
 - i. The name, address and contact information of the owner of the vehicle to which the permit will be granted;
 - ii. The make/model and license plate of the vehicle to which the permit will apply;
 - iii. The reason and special terms (if any) for the Overnight Parking Permit; and
 - iv. The date and time of the expiration of the requested Overnight Parking Permit.

It is the responsibility of the person(s) requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the Vehicle from the District's property. Improperly permitted Vehicles parked in the Tow Away Zones will be subject to towing.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee will issue an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence by

the District Manager or his/her designee. No verbal grants of authority will be issued or be held valid.

4. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.

B. VENDORS/CONTRACTORS. The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

SECTION 6. TOWING/REMOVAL PROCEDURES.

A. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.

B. TOWING/REMOVAL AUTHORITY. To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – *Map of Tow Away Zones*

EXHIBIT B - *Map of Overnight Parking Areas*

Effective date: April 20, 2023

EXHIBIT A

Rules Relating to Overnight Parking and Parking Enforcement

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EXHIBIT A – Map of Tow Away Zones

EXHIBIT B - Map of Overnight Parking Areas

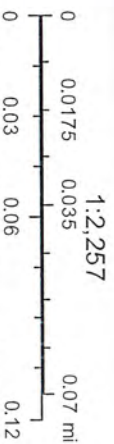
Effective date: _____, 2023

EXHIBIT A
Map of Tow-Away Zones

DRAFT



January 23, 2023



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), OpenStreetMap contributors, and the GIS User Community



RS-2

PAVEMENT RADIUS = 50'
ROW RADIUS = 65'

100YR FLOOD
EL=5.6 (NAVD88)
PROPERTY
(SEE CLF
SHEET 1
BOUNDAR

CONSERVATION
ESMT #5

PUMP ST
NO. 2
CONSERVATION
ESMT #5

CONSERVATION
ESMT #4

100YR FLOOD
EL=5.6 (NAVD88)

15' PERIMETER
BUFFER

100YR FLOOD
EL=5.6 (NAVD88)

INSTALL 5'
WIDE SIDEWALK
TO CONNECT
TO EXISTING
SIDEWALK

20' PEDESTRIAN
& UTILITY TRACT
TO TINEER CREEK
5' SIDEWALK (TYP)
EXISTING
CONSERVATION
ESMT #4

CONNECTION TO
EXIST ASPHALT TO
RIVER
REMOVE
TEMPORARY
CUL-DE-SAC

EXISTING
PUMP STATION
SITE

FLOOD LINE
(TYP)

LINE
KEY
FOR
(CON

EXHIBIT B
Map of Overnight Parking Areas

DRAFT



January 23, 2023

Tab 12

First Coast Contract Maintenance Service LLC.
352 Perdido St
St Johns, FL 32259

(PH) 904-537-9034
(FX) 904-900-3393



March 8th 2023

Prepared For: Lesley Gallagher
Rizzetta & Company Inc.

Prepared By: Tony Shiver
President First Coast CMS LLC

Proposal: River Glen CDD Staffing

Staffing Proposal:

First Coast CMS, LLC proposes to add to current services, additional days to onsite facility staffing for the week of Nassau County Spring Break. We have found that as the community continues to grow, it has become necessary to add the additional hours to be available to residents for reservations and controlled access.

We currently request the following increase in staffing for River Glen CDD to 90 hours from March 18th through March 26th

A staff member will be onsite from 10 am to 8pm daily during this period. The District is already paying for 20 hours of staffing and this request is to cover the difference of 70 hours

This additional hours would be an increase to the current contract of **\$1470 for the month of March**

We also request increasing the number of hours for weekend staffing from six hours per day (Saturday and Sunday) to eight hours each day. This increase of two hours each day would be an increase to the current contract of \$297 per month.

The staff member would be responsible for managing facility reservations, enforce district policies, vendor coordination, and other administrative functions.

Thank you for your consideration.

Tony Shiver
President
First Coast CMS LLC.