

**BEFORE THE COUNTY COMMISSION
BREVARD COUNTY, FLORIDA**

IN RE: A Petition to Establish the Sun Terra Lakes)
 Community Development District)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF Seminole

I, Dan Edwards ("Affiant"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Dan Edwards and I am employed by Sun Terra Communities V LLC.
3. The prepared written, pre-filed testimony consisting of Six (6) pages, submitted under my name to the County Commission of Brevard County relating to the establishment of the Sun Terra Lakes Community Development District ("District") and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing my oral answers would be the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning the Petition, its exhibits, and the reasons for establishing the District are accurately set forth in my pre-filed testimony.
6. My pre-filed testimony addresses the various statutory requirements and an overview of the proposed development within the proposed District.
7. No other corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 7th day of July 2025.


Dan Edmundo

SWORN TO and SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July 2025 by the Affiant.



[notary seal]


(Official Notary Signature)
Name: Trina D Dziewior
Personally Known ☒
OR Produced Identification _____
Type of Identification _____

1 **TESTIMONY OF DAN EDWARDS FOR THE ESTABLISHMENT OF THE**
2 **SUN TERRA LAKES COMMUNITY DEVELOPMENT DISTRICT**

3
4 **1. Please state your name and business address.**

5
6 My name is Dan Edwards and my business address is 1750 W. Broadway St. Ste. 111
7 Oviedo, FL 32765.

8
9 **2. By whom are you employed and in what capacity?**

10
11 I am the Co-Manager of Sun Terra Communities V LLC, which is a partner in the
12 development of the Sun Terra Lakes project.

13
14 **3. Briefly summarize your duties, responsibilities and qualifications.**

15
16 Developer partner for the project with 20 years of real estate development experience.

17
18 **4. Who is the petitioner in this proceeding?**

19
20 The petitioner is Jen Florida 48, LLC ("Petitioner").

21
22 **5. Are you familiar with the Petition to Establish ("Petition") the Sun Terra Lakes**
23 **Community Development District ("Proposed District") filed by the Petitioner?**

24
25 Yes. I reviewed the Petition and accompanying documents.

26
27 **6. Are there any changes or corrections to any of the documents attached to the Petition**
28 **at this time?**

29
30 No, not at this time.

31
32 **7. Please generally describe each of the documents attached to the Petition.**

33
34 The Petition describes the Petitioner's request for establishment of a community
35 development district. Attached to the Petition are the following exhibits:

36
37 Exhibit 1 is a map showing the general location in which the Proposed District is located.

38
39 Exhibit 2 is a sketch and metes and bounds description of the boundaries of the Proposed
40 District.

41
42 Exhibit 3 is a consent of the landowner to the CDD establishment, executed by Jen Florida
43 48, LLC, which represents the consent of one hundred percent (100%) of the owners of the
44 lands to be included within the District.

1 Exhibit 4 contains a map depicting the future general distribution, location and extent of
2 the public and private land uses within the proposed District by the future land use plan
3 element.
4

5 Exhibit 5 is a map showing existing and proposed water, sewer, and drainage serving the
6 lands within and around the proposed District.
7

8 Exhibit 6 provides a list of facilities the proposed District anticipates it will provide,
9 identifying the estimated costs for constructing the facilities and the anticipated owner and
10 entity responsible for ultimate maintenance.
11

12 Exhibit 7 is the Statement of Estimated Regulatory Costs prepared by Wrathell, Hunt &
13 Associates, LLC.
14

15 Exhibit 8 is an authorization of agent form which authorizes Tucker F. Mackie to act as the
16 agent for the Petitioner during these proceedings.
17

18 **8. Were these documents attached to the Petition prepared by you or under your**
19 **supervision?**
20

21 Yes.
22

23 **9. To the best of your knowledge, is the general location map identified as Exhibit 1 to**
24 **the Petition a true and accurate depiction of the general location of the Proposed**
25 **District?**
26

27 Yes.
28

29 **10. To the best of your knowledge is the metes and bounds description included in Exhibit**
30 **2 to the Petition a true and accurate recitation of the land area to be included within**
31 **the Proposed District?**
32

33 Yes.
34

35 **11. To the best of your knowledge, is Exhibit 3 to the Petition a true and accurate copy of**
36 **the consent obtained from the owners of one hundred percent (100%) of the lands to**
37 **be included within the proposed District?**
38

39 Yes.
40

41 **12. To the best of your knowledge, is the map included in Exhibit 4 a true and accurate**
42 **depiction of the future general distribution, location and extent of public and private**
43 **land uses within the proposed District?**
44

45 Yes.
46

1 **13. To the best of your knowledge, is the map included in Exhibit 5 a true and accurate**
2 **depiction of the existing and proposed utilities serving the lands within and around**
3 **the proposed District?**

4
5 Yes.

6
7 **14. To the best of your knowledge, does the Exhibit 6 truly and accurately list the facilities**
8 **and services that the proposed District is expected to finance, fund, construct, acquire**
9 **and/or install, as well as the estimated construction costs and anticipated owner and**
10 **entity responsible for operation and maintenance thereof?**

11
12 Yes.

13
14 **15. To the best of your knowledge, is Exhibit 7 a true and accurate copy of the Statement**
15 **of Estimated Regulatory Costs?**

16
17 Yes.

18
19 **16. To the best of your knowledge, is Exhibit 8 a true and accurate copy of the**
20 **Authorization of Agent form?**

21
22 Yes.

23
24 **17. Are the contents of the Petition and the exhibits attached to it, as described herein,**
25 **true and correct to the best of your knowledge?**

26
27 Yes.

28
29 **18. Are you familiar with the area that is to be included within the Proposed District?**

30
31 Yes, I am familiar with the general area and the site specifically.

32
33 **19. Approximately how large is the Proposed District in acres?**

34
35 The Proposed District is located entirely within the unincorporated limits of the Brevard
36 County ("County"), Florida, and covers approximately 1,082.242 acres of land.

37
38 **20. What steps were taken with respect to filing the Petition with the County Commission**
39 **of the Brevard County?**

40
41 On April 17, 2025, the Petitioner formally filed the Petition and Exhibits with the County
42 through the County's online portal. A filing and processing fee was also paid to the County.

43
44 **21. Who are the five persons designated in the Petition to serve as the initial Board of**
45 **Supervisors?**

1 The five persons are Richard Jerman, Trina Dziewior, Christopher Gardner, Denver
2 Marlow, and myself.

3
4 **22. Do you know each of these persons personally?**

5
6 Yes, and I am one of the nominated supervisors.
7

8 **23. Are each of the persons designated to serve as the initial Board of Supervisors**
9 **residents of the State of Florida and citizens of the United States?**

10
11 Yes, they are.
12

13 **24. Are there residential units planned for development within the Proposed District?**

14
15 Yes. There are approximately 3,241 residential dwelling units currently planned for
16 development within the Proposed District.
17

18 **25. Would you please describe the proposed timetable for development of land within the**
19 **Proposed District?**

20
21 The proposed timetable for the construction of infrastructure to develop the land is
22 expected to occur from 2026 to 2030.
23

24 **26. Would you generally describe the services and facilities you currently expect the**
25 **Proposed District to provide?**

26
27 The Petitioner presently intends for the Proposed District to participate in the acquisition
28 or construction of certain improvements including but not limited to stormwater
29 management system, roadways, water, wastewater, and reuse systems, undergrounding of
30 conduit, landscape, hardscape, and irrigation, recreational amenities, conservation areas,
31 and offsite improvements. Capital costs of these improvements, including associated
32 contingencies and professional fees, will be borne by the Proposed District. The
33 Petitioner's good faith estimation of the costs associated with the acquisition or
34 construction of such improvements is itemized in Exhibit 6 to the Petition.
35

36 **27. In general, what financing methods does the Petitioner propose for the Proposed**
37 **District to pay for the anticipated facilities and services?**

38
39 The Petitioner presently expects that the Proposed District will finance certain services and
40 improvements through the issuance of tax-exempt bonds. The debt issued by the Proposed
41 District is expected to be retired by "non-ad valorem" or "special" assessments on
42 benefitted property within the Proposed District. Ongoing maintenance and operational
43 activities are expected to be funded by maintenance assessments.
44

45 **28. Who will be responsible for paying the Proposed District's assessments?**
46

1 Only property owners within the Proposed District will be responsible for paying
2 assessments. We do not expect the Proposed District to issue general obligation debt which
3 pledges its full faith and credit.
4

5 **29. Will these Proposed District debts be an obligation of the Brevard County or the State**
6 **of Florida?**
7

8 No. Florida law provides that community development district debt cannot become the
9 obligation of a county, a city, or the state without the consent of that government.
10

11 **30. Why is the Petitioner seeking to have a community development district established**
12 **for this area?**
13

14 According to information provided by the Florida Department of Commerce, there are
15 more than 1000 active community development districts (“CDD(s)”) in Florida. CDDs are
16 an efficient, effective way to provide infrastructure and have become accepted in the
17 marketplace of homebuyers.
18

19 From our perspective, the establishment of a CDD is logical for this project. It is a long-
20 term, stable, financially-secure entity. The Proposed District is a structured, formal entity,
21 with the legal ability to respond to future changes in the circumstances and desires of its
22 residents. Under Florida law, the Proposed District has access to the county tax collection
23 mechanisms which helps ensure that the facilities will be maintained. In that sense, to us,
24 it is preferable to a property owners’ association.
25

26 Additionally, a CDD has the ability to enter into interlocal agreements with other
27 government entities. These allow a CDD to work with other government entities to
28 complete projects that benefit residents within the CDD boundaries while also assisting
29 local governments in completing infrastructure necessary to serve growth.
30

31 In addition, the Proposed District has the financial capability to assist in the provision of
32 necessary capital improvements sooner than might otherwise be the case. The County,
33 developers, builders, and residents will all benefit from these improvements in terms of
34 access, traffic flow, safety, and general property enhancement.
35

36 Additionally, a CDD is the entity preferred by many regulatory agencies, including many
37 water management districts, to operate and maintain the stormwater management and other
38 similar systems. This is because the CDD is a perpetual entity, operating in open meetings,
39 with the financial ability to ensure that the maintenance of these important environmental
40 facilities and amenities is accomplished.
41

42 Given the nature of this project, in my opinion, a CDD is a logical, prudent, and desirable
43 way to ensure this needed infrastructure is maintained.
44

45 **31. Does this conclude your testimony?**
46

1 Yes.
2