

PETITION BY SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, FOR THE TERMINATION AND DISSOLUTION OF THE SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT BY REQUESTING REPEAL OF ORDINANCE NO. 22-11 PURSUANT TO SECTION 190.046(10), FLORIDA STATUTES

By and through its undersigned counsel, the Springhills North Community Development District (the "District"), hereby petitions the Board of County Commissioners of Alachua County to enact an ordinance repealing Ordinance No. 22-11 and dissolving the District pursuant to Chapter 190, *Florida Statutes*.

1. The District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, as created by Alachua County Ordinance No. 22-11, adopted May 24, 2022.

2. The original petitioner for the establishment of the District had intended to develop the real property within the District and to have the District plan, construct, and maintain facilities for residents of the District.

3. The property was not developed, no improvements were constructed by the District, there are no outstanding financial obligations of the District, and there are no operating or maintenance responsibilities of the District. See affidavit of District Chair attached as **Exhibit A**.

4. The need for the District no longer exists and the sole-landowner within the District consents to the dissolution of the District. See Landowner Consent attached as **Exhibit B**.

5. The District's Board of Supervisors (the "Board"), met on April 4, 2025, at a duly noticed public meeting and adopted Resolution 2025-01, which among other things, declared the District to be inactive and authorized its attorneys and representatives to petition the Board of County Commissioners for dissolution of the District. A copy of Resolution 2025-01 is attached to as **Exhibit C**.

6. Any administrative expenses associated with this dissolution are being funded pursuant to a third-party payor agreement with the Landowner. As such, all outstanding obligations of the District have or will be paid.

7. Upon dissolution of the District, the District will cause all official records of the District to be transferred to the Florida Secretary of State.

8. Upon the dissolution of the District, the District will cause notice of the dissolution to be transmitted to the Florida Department of Commerce and will further cause a Notice of Dissolution to be recorded in the Official Records of Alachua County, Florida.

Therefore, because the District has no outstanding financial obligations and no operating or maintenance responsibilities, and accordingly has met the requirements for dissolution as provided in Section 190.046(10), *Florida Statutes*, and for the other reasons herein stated, Petitioner respectfully requests the Board of County Commissioners to enact a non-emergency ordinance repealing Ordinance No. 2022-11 and dissolving the District.

Nikki C. Day, B.C.S.
Florida Bar No. 77551
Nikki.Day@Gray-Robinson.com
813-273-5000
Special Counsel to the District

Exhibit A – District Chair Affidavit

STATE OF Florida

COUNTY OF Palm Beach

AFFIDAVIT OF DISTRICT CHAIR

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein in the course of my service as District Chair for the Springhills North Community Development District (the District).
2. I do hereby certify that I have reviewed Resolution 2025-01 and all of the facts in it are true and correct. Consistent with Section 190.046(10), Florida Statutes, the District does not presently have any outstanding financial obligations except for the legal costs to complete this dissolution, and does not have any operating or maintenance responsibilities, including any ongoing contracts for District management. Further, the District does not presently own any real property or infrastructure improvements and the District does not presently have any outstanding bonds, notes or other debt instruments. Moreover, any remaining expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution are being funded under a third-party payer agreement between the District and the its sole landowner. As such, all outstanding obligations have been or will be paid.

FURTHER AFFIANT SAYETH NOT:

Peter Trematerra
Peter Trematerra

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28 day of July, 2025, by Peter Trematerra as Chair of the District Board of Supervisors.

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced

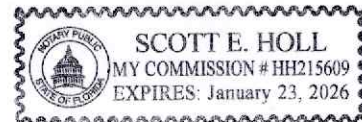


Exhibit B – Landowner Consent

**CONSENT AND JOINDER OF LANDOWNER TO THE DISSOLUTION OF THE
SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT**

The undersigned owner hereby represents and warrants that it is the sole owner of that certain property described on **Exhibit A** attached to Resolution No. 2025-01 of the Springhills North Community Development District (the District) and understands, acknowledges, and consents to the dissolution of the District in accordance with the provisions of chapter 190.046(10), Florida Statutes.

The undersigned individual represents and warrants that it has taken all actions and obtained all authority necessary to duly execute this consent and joinder by the undersigned officer executing this instrument.


Peter Trematerra

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28 day of July, 2025, by Peter Trematerra as Chair of Spring Hill Land Holdings, LLC, on behalf of the company.


(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced

