

BEFORE THE TOWN COMMISSION OF THE
TOWN OF DUNDEE, FLORIDA

IN RE: PETITION TO AMEND THE BOUNDARY)
 OF THE WEIBERG ROAD)
 COMMUNITY DEVELOPMENT DISTRICT)

AFFIDAVIT ADOPTING WRITTEN PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF ORANGE

I, Jillian Burns of Governmental Management Services-Central Florida, LLC, 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 Jillian Burns and I am District Manager at Governmental Management Services-Central Florida, LLC. My business address is 219 E. Livingston St., Orlando, Florida 32801.
3. The prepared written pre-filed testimony consisting of five (5) pages, submitted under my name to the Town Commission of the Town of Dundee, Florida relating to the boundary amendment of the Weiberg Road Community Development District and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the Weiberg Road Community Development District boundary amendment 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 managerial and operational aspects of special districts are accurately set forth in my pre-filed testimony.

6. My pre-filed testimony addresses the various managerial and operational aspects related to the Petition to Amend the Boundaries of the Weiberg Road Community Development District, as supplemented.

7. No 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.

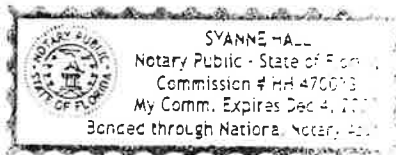
Executed this 27th day of December 2023.




Jillian Burns

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO and SUBSCRIBED before me by the Affiant, by means of physical presence or online notarization, on this 27 day of December 2023, by Jillian Burns.



[notary seal]



(Official Notary Signature)
Name: Syanne Hall
Personally Known
OR Produced Identification _____
Type of Identification _____

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**TESTIMONY OF JILLIAN BURNS FOR THE
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
BOUNDARY AMENDMENT**

1. Please state your name and business address.

My name is Jillian Burns. My business address is 219 E. Livingston St. Orlando, Florida 32801.

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

I am employed with Governmental Management Services-Central Florida, LLC (“GMS”) and serve as District Manager and assessment administrator for community development districts.

3. Please briefly summarize your duties and responsibilities.

GMS provides management consulting services to community development districts and the real estate industry, including general management, accounting, recording, secretarial services, field services and assessment administration. GMS currently serves as the district manager for over one hundred and fifty (150) community development districts (“CDDs”) in the State of Florida.

4. Do you work with both public and private sector clients?

GMS primarily works for public entities providing district management services. However, we are retained, from time to time, by private entities to consult on the creation of special districts as well as the viability of certain proposed developments.

5. Prior to your current employment, by whom were you employed and what were your responsibilities in those positions?

I worked for Fishkind & Associates as a District Manager for over 10 years prior to my employment at GMS. I have extensive knowledge of special districts, governmental budgeting and finance issues, and the development process. I have more than fifteen (15) years of experience in providing management to special districts in the State of Florida.

6. Does your firm, Governmental Management Services-Central Florida, LLC, represent the Weiberg Road Community Development District?

Yes. Governmental Management Services-Central Florida, LLC, serves as District Manager, and Assessment Consultant.

7. Please describe your educational background.

1 I have a bachelor's degree from University of Central Florida.
2

3 **8. Please describe your work with community development districts in Florida.**
4

5 As a district manager through GMS, I serve both resident-elected and landowner-
6 elected CDD boards. I assist the various Boards of Supervisors and residents by
7 managing the accounting, official record keeping, operations and management of the
8 assets acquired or constructed by the CDD. I have provided management services to
9 over forty (40) active CDDs across Florida.
10

11 **9. Are any of those community development districts of about the same size as the**
12 **Weiberg Road Community Development District (the "District")?**
13

14 Yes.
15

16 **10. Are you familiar with the petition filed by the District seeking the amendment of**
17 **its boundaries?**
18

19 Yes, I am. I have prepared Exhibit 11 to the Petition to Amend the Boundaries of the
20 Weiberg Road Community Development District, as supplemented, the Statement of
21 Estimated Regulatory Costs ("SERC").
22

23 **11. Have you previously worked with other petitioners and prepared a Statement of**
24 **Estimated Regulatory Costs?**
25

26 Yes.
27

28 **12. Are the contents of the SERC true and correct to the best of your knowledge?**
29

30 Yes.
31

32 **13. Are you generally familiar with the geographical area, type, and scope of**
33 **development and the available services and facilities in the vicinity of the District?**
34

35 Yes, I am.
36

37 **14. Are you familiar with the parcels which the District seeks to add to and contract**
38 **from its boundaries (together, "Boundary Amendment Parcels")?**
39

40 Yes.
41

42 **15. Does an amendment of a community development district impact or change the**
43 **need for local land development regulations, ordinances, or plans?**
44

45 No. Pursuant to Chapter 190, *Florida Statutes*, the establishment, amendment, or
46 existence of a community development district does not change or impact the required

1 permits for land development with respect to comprehensive planning, environmental,
2 and governmental planning. Likewise, the District is required by law not to be
3 inconsistent with the comprehensive plan of the state or of the local government. All
4 land development and other regulatory criteria will remain in place with the
5 amendment of the boundaries of the District.
6

- 7 **16. Do you have an opinion based on your experience in management of community**
8 **development districts as to whether the District, as amended, will remain the best**
9 **alternative for delivering community services and facilities to the areas that will**
10 **be served by the proposed amended District? If so, what is your opinion?**

11
12 Yes, I believe the proposed amendment of the District is the best alternative for
13 delivering community services and facilities to the area to be included within the
14 District.
15

- 16 **17. What is the basis of your opinion?**
17

18 To date the District has been the mechanism used to plan, finance, construct and
19 operate the infrastructure within the District. The District has also planned and
20 structured itself to serve the area proposed to be included now. The District has already
21 started construction of the infrastructure needed to serve the District and is providing
22 or will provide associated maintenance and operations services for that infrastructure.
23 Amending the proposed lands within the boundaries of the District will allow for the
24 continued provision of facilities and services to the lands within the District.
25 Accordingly, the District is the best alternative to provide the facilities and services to
26 all of the lands within its boundaries.
27

- 28 **18. Do you have an opinion, as someone experienced in district management and**
29 **operations, as to whether the District, as amended, is of sufficient size, is**
30 **sufficiently compact, and sufficiently contiguous to continue to be developable as**
31 **one functional, interrelated community?**
32

33 Yes.
34

- 35 **19. What is your opinion?**
36

37 The proposed amendments to the d District will still be of sufficient land area and is
38 sufficiently compact and contiguous to continue to be developed, with the existing
39 roadway, drainage, water and sewer, and other infrastructure systems, facilities and
40 services. The District, as amended, will continue to operate as one functionally
41 interrelated community.
42

- 43 **20. What is the basis for your opinion?**
44

45 The qualities of compactness, contiguity, and size relate directly to whether an area
46 can become one functional interrelated community. The amendment of the District

1 boundaries will not have any impact on the District's ability to act as one functional,
2 interrelated community. The acres within the District are sufficiently compact,
3 contiguous and of sufficient size to maximize the successful delivery of these
4 infrastructure improvements to these lands. The delivery of services and facilities to
5 the lands within the district will not be hampered by insurmountable barriers or spatial
6 problems. The area within the District is suitably configured to maximize the benefits
7 available from the District services and facilities to be provided.
8

9 **21. Do you have an opinion, as someone experienced in district management and**
10 **operations, as to whether the area that will be served by the District, as amended,**
11 **is amenable to separate special district government?**
12

13 Yes.

14
15 **22. What is your opinion?**
16

17 The District, as amended, will continue to be of sufficient size, compactness, and
18 contiguity. Therefore, the area to be served by the proposed district is clearly
19 amenable to separate special-district governance. The configuration of the District as
20 amended is not unlike other districts with which I have represented. The District, as
21 amended, will continue to be amenable to separate special district government.
22

23 **23. What is the basis for your opinion?**
24

25 Two criteria are needed to evaluate a land area as amenable to separate special district
26 government: One, does the land area have need for the facilities and services and will
27 its owners and residents benefit from facilities that the special district could provide?
28 Two, is the land area of sufficient size, sufficient compactness, and sufficiently
29 contiguous to be the basis for a functional interrelated community?
30

31 Under both criteria, the District, as amended, is a planned community with a need for
32 certain facilities and services that are being constructed and/or acquired by the District,
33 and that are currently or will be operated or maintained by the District. All facilities
34 and services anticipated to be constructed, installed, acquired, operated and/or
35 maintained by the District are located in the boundary of the District's proposed
36 amended boundary. As a result, the District is an efficient mechanism to oversee the
37 operation and maintenance of the public facilities and services that are anticipated to
38 serve the residents within its boundary.
39

40 Additionally, the District will remain of sufficient size, compactness and contiguity to
41 constitute one functionally interrelated community. As a result, the District, as
42 amended, will remain amenable to separate special district government.
43

44 **24. Do you have an opinion, as someone experienced in district management and**
45 **operations, as to whether the community development services, and facilities of**

1 **the district, as amended, will be incompatible with the capacity and use of existing**
2 **local and regional community development services and facilities?**

3
4 Yes.

5
6 **25. What is your opinion?**

7
8 The proposed services and facilities of the District will not be incompatible with the
9 capacity and uses of existing local or regional community development services and
10 facilities. In fact, the District will continue to complement local and regional services.

11
12 **26. Does this conclude your testimony?**

13
14 Yes.