

**BEFORE THE TOWN OF LAKE HAMILTON, FLORIDA
TOWN COUNCIL**

**AMENDED AND RESTATED PETITION TO EXPAND THE BOUNDARY OF THE
HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Hamilton Bluff Community Development District, a local unit of special-purpose government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and Town of Lake Hamilton, Florida Ordinance No. O-22-06 (the “**Ordinance**”), and located entirely within the Town of Lake Hamilton, Florida (hereafter “**District**”), hereby petitions the Town Council of the Town of Lake Hamilton, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1)(b), *Florida Statutes*, to adopt an amendment to the Ordinance to add approximately 74.3 acres of land, more or less, to the District. In support of this Amended and Restated Petition, Petitioner states as follows:

1. History and Basis for Petition. On March 1, 2022, upon petition by GLK Real Estate, LLC, the Town Council of the Town of Lake Hamilton, Florida (the “**Town**”), adopted Ordinance No. O-22-06, establishing the District, effective March 1, 2022. The District currently consists of approximately 259.72 acres of land as identified in the Ordinance (the “**Existing District**”). The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, *Florida Statutes*. The current members of the Board of Supervisors of the District were elected at a landowners’ election held on April 27, 2022.

2. Location and Size. The District currently consists of land located entirely within the Town of Lake Hamilton, Florida. The Expansion Parcels (hereinafter defined), are also located in the Town of Lake Hamilton, Florida. **Exhibit 1** depicts the general location of the Existing District and Expansion Parcels. The metes and bounds description of the Existing District is

provided in **Exhibit 2**. The metes and bounds description of the land proposed to be added to the District (together, the “**Expansion Parcels**”), is set forth in **Exhibit 3**. After expansion, the District will encompass a total of approximately 334.018 acres of land, more or less. The metes and bounds description of the proposed District boundary after expansion is set forth in **Exhibit 4** (the “**Amended District**”).

3. Landowner Consents. The District has written consent to amend the boundary of the District from the owners of the Expansion Parcels. Documentation of the consents is contained in **Exhibit 5**. The favorable action of the Board of Supervisors of the District also constitutes consent for all of the landowners currently within the District pursuant to Section 190.046(1)(g), *Florida Statutes*, and is evidenced by the District’s adoption of Resolution 2022-38, and submission of this Amended and Restated Petition. Resolution 2022-38 is attached hereto as **Exhibit 6**.

4. Existing and Future Land Uses, Zoning Designation. The designation of future general distribution, location and extent of the public and private land uses and zoning designation for the Expansion Parcels by the existing and future land use plan elements of the Town Comprehensive Plan are shown on **Composite Exhibit 7**. Expansion of the District in the manner proposed is consistent with the adopted Town Comprehensive Plan.

5. Major Water and Wastewater Facilities. There are currently no existing sanitary sewer and water distribution systems for the Expansion Parcels. **Composite Exhibit 8** shows the major trunk water mains, sewer interceptors and outfalls within the Existing District, as well as the proposed drainage patterns within the Expansion Parcels.

6. District Facilities and Services; Debt Assessments. The District is presently expected to finance, construct, and install improvements and facilities to benefit the lands within the District in three (3) phases over an estimated five (5) year period from 2021 through 2025.

Composite Exhibit 9 describes the types of facilities the District presently expects to finance, construct, and install, as well as the entities anticipated for future ownership, operation, and maintenance. The estimated costs of construction are also identified in **Composite Exhibit 9**. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates, and market conditions.

7. Statement of Estimated Regulatory Costs. **Exhibit 10** is the Statement of Estimated Regulatory Costs ("**SERC**"), prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Authorized Agent. The counsel for the Petitioner is Roy Van Wyk, Esq., and Lauren Gentry, Esq., of Kilinski Van Wyk, PLLC. A copy of the Authorization of Agent is attached hereto as **Exhibit 11**. Copies of all correspondence and official notices should be sent to:

Lauren Gentry, Esq.
and
Roy Van Wyk, Esq.
Kilinski Van Wyk, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

9. Filing Fee. Upon the filing of the Petition before amendment, the District submitted a copy of the Petition together with Exhibits 1 through 11, and paid a filing fee of \$1,500.00 to the Town, as required by Section 190.046(d)(2), *Florida Statutes*.

10. This Amended and Restated Petition to expand the boundary of the Hamilton Bluff Community Development District should be granted for the following reasons:

a. Amendment of the District boundaries and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the Town's Comprehensive Plan.

b. The area of land within the Amended District is part of a planned community. The District boundary, as amended, will continue to be of a sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the Town from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The District is the best alternative available for delivering community development services and facilities to the Expansion Parcels within the Amended District without imposing an additional burden on the general population of the local general-purpose government. The proposed amendment of the District will allow for a more efficient use of resources.

d. The District, as amended, is the best alternative available for delivering community development services and facilities to the Expansion Parcels.

e. The community development services and facilities of the District, as amended, will not be incompatible with the capacity and use of existing local and regional community development services and facilities

f. The Expansion Parcels are amenable to separate special-district government.

WHEREFORE, the District respectfully requests the Town Commission of the Town to:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), *Florida Statutes*; and

b. Grant this Petition and amend the Ordinance to expand the boundary of the District pursuant to Chapter 190, *Florida Statutes*.

RESPECTFULLY SUBMITTED, this 6th day of April 2023.

KILINSKI VAN WYK, PLLC

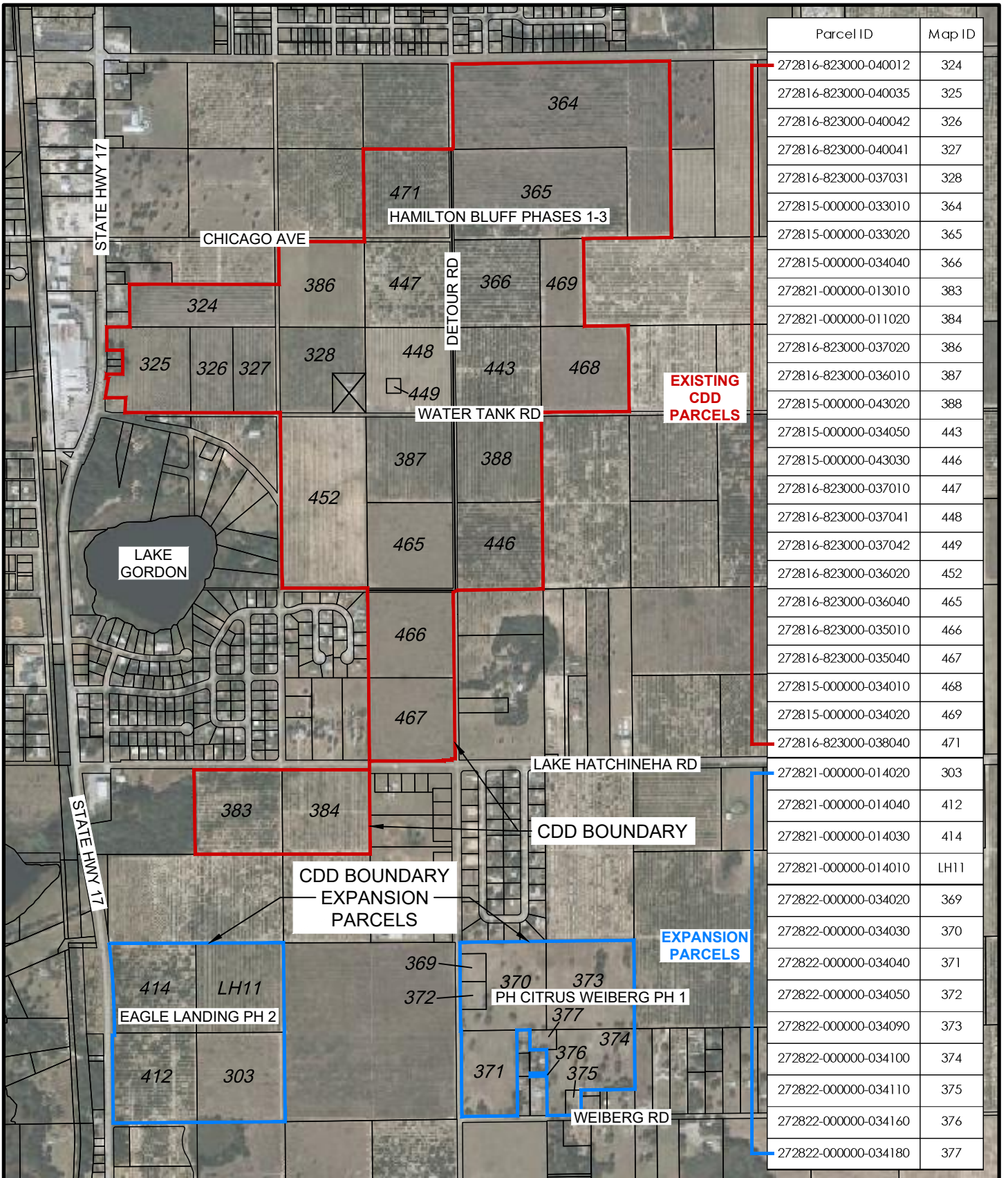
/s/ Lauren M. Gentry

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2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 933-4691 (telephone)
(850) 566-7618 (telephone)

District Counsel for
Hamilton Bluff Community Development District

1



Parcel ID	Map ID
272816-823000-040012	324
272816-823000-040035	325
272816-823000-040042	326
272816-823000-040041	327
272816-823000-037031	328
272815-000000-033010	364
272815-000000-033020	365
272815-000000-034040	366
272821-000000-013010	383
272821-000000-011020	384
272816-823000-037020	386
272816-823000-036010	387
272815-000000-043020	388
272815-000000-034050	443
272815-000000-043030	446
272816-823000-037010	447
272816-823000-037041	448
272816-823000-037042	449
272816-823000-036020	452
272816-823000-036040	465
272816-823000-035010	466
272816-823000-035040	467
272815-000000-034010	468
272815-000000-034020	469
272816-823000-038040	471
272821-000000-014020	303
272821-000000-014040	412
272821-000000-014030	414
272821-000000-014010	LH11
272822-000000-034020	369
272822-000000-034030	370
272822-000000-034040	371
272822-000000-034050	372
272822-000000-034090	373
272822-000000-034100	374
272822-000000-034110	375
272822-000000-034160	376
272822-000000-034180	377

SECTS 15-16, 21, T28S, R27E

EXHIBIT 1 - LOCATION MAP HAMILTON BLUFF CDD



11/17/22

DESCRIPTION: (Per Title Commitment Number: 1101496)

A parcel of land lying in Section 15, Township 28 South, Range 27 East, Polk County, Florida, and a part of MAP OF LAKE HAMILTON, according to the map or plat thereof, recorded in Plat Book 3, Page 34, of the Public Records of Polk County, Florida, lying in Section 16, Township 28 South, Range 27 East, Polk County, Florida, hereinafter referred to as Parcel 1; TOGETHER WITH a parcel of land lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, hereinafter referred to as Parcel 2, and being more particularly described as follows:

PARCEL 1:

COMMENCE at the Southeast corner of said Section 16, run thence along the South line of the Southeast 1/4 of said Section 16, N 89°58'56" W, a distance of 659.79 feet to the Southerly extension of the West boundary of Lots 1 and 4, Block 35, of said MAP OF LAKE HAMILTON; thence along said Southerly extension N 00°34'20" W, a distance of 35.00 feet to the North Right of Way of Lake Hatchineha Road (County Road 542) according to Official Records Book 483, Page 195 of said Public Records, and the POINT OF BEGINNING; thence along said West boundary Lots 1 and 4, and Northerly extension thereof, N 00°34'20" W, a distance of 1285.12 feet to the centerline of a 30 foot wide platted Right of Way between Blocks 35 and 36 of said MAP OF LAKE HAMILTON; thence along said centerline, N 89°56'42" W, a distance of 659.76 feet to a line 15 feet West of and parallel with the West boundary of Lots 2 and 3 of said Block 36; thence along said Westerly parallel line, N 00°34'16" W, a distance of 1320.56 feet to the South line of the Northeast 1/4 of said Section 16; thence along the centerline of a 30 foot wide platted Right of Way between Blocks 37 and 40 of said MAP OF LAKE HAMILTON, N 00°34'10" W, a distance of 15.00 feet to the North platted Right of Way of Water Tank Road; thence along said North Right of Way, N 89°54'27" W, a distance of 1155.86 feet to the East boundary of the lands described in Official Records Book 10806, Page 655 of said Public Records; thence along said East boundary, N 02°57'51" E, a distance of 113.06 feet to the North boundary of said described lands; thence along said North boundary, S 89°45'25" W, a distance of 152.88 feet to the Easterly Right of Way of Scenic Highway (State Road 17) according to the State of Florida State Road Department Right of Way map, Proj. 5209-Rd.(8), with a date drawn of 05/04/40; thence along said Easterly Right of Way the following three (3) courses: 1) Northerly, 152.23 feet along the arc of a non-tangent curve to the left having a radius of 1687.02 feet and a central angle of 05°10'12" (chord bearing N 08°16'30" E, 152.18 feet) to a radial line; 2) along said radial line, N 84°18'36" W, a distance of 17.00 feet; 3) Northerly, 25.47 feet along the arc of a non-tangent curve to the left having a radius of 1670.02 feet and a central angle of 00°52'25" (chord bearing N 05°15'11" E, 25.47 feet) to the South line of the North 355 feet of Lot 3 of said Block 40; thence along said South line, N 89°59'02" E, a distance of 105.13 feet to the East line of the West 117 feet of said Lot 3; thence along said East line, N 00°35'22" W, a distance of 180.01 feet to the South line of the North 175 feet of said Lot 3; thence along said South line, S 89°59'02" W, a distance of 97.70 feet to said Easterly Right of Way of Scenic Highway (State Road 17); thence along said Easterly Right of Way, N 00°34'54" W, a distance of 175.01 feet to the South boundary of Lot 2 of said Block 40; thence along said South boundary, N 89°59'02" E, a distance of 155.68 feet to the East line of the West 175 feet of said Lot 2; thence along said East line, N 00°35'22" W, a distance of 327.53 feet to the North line of the South 1/2 of Lot 1 and 2 of said Block 40; thence along said North line, and Easterly extension thereof, S 89°39'00" E, a distance of 1129.87 feet to aforesaid centerline of a 30 foot wide platted Right of Way between Blocks 37 and 40; thence along said centerline, N 00°34'10" W, a distance of 335.51 feet to the centerline of a 30 foot wide platted Right of Way between Blocks 37 and 38 of said MAP OF LAKE HAMILTON; thence along said centerline, S 89°50'58" E, a distance of 659.97 feet to the Southerly extension of the West boundary of Lot 4 of said Block 38; thence along said West boundary of Lot 4, and Southerly extension thereof, N 00°33'34" W, a distance of 662.69 feet to the North boundary of said Lot 4; thence along said North boundary, and Easterly extension thereof, S 89°55'39" E, a distance of 660.08 feet to the West line of the Northwest 1/4 of said Section 15; thence departing said West line, N 89°27'03" E, a distance of 16.00 feet to the East Maintained Right of Way of Detour Road according to Map Book 1, Pages 14 through 17 of said Public Records; thence along said East Maintained Right of Way the following three (3) courses: 1) N 00°32'57" W, a distance of 319.28 feet; 2) N 00°15'46" W, a distance of 200.00 feet; 3) N 00°32'57" W, a distance of 145.49 feet to the South Right of Way of Kokomo Road (County Road 546E) according to Official Records Book 641, Page 689 of said Public Records; thence along said South Right of Way, N 89°12'46" E, a distance of 1636.55 feet to the East line of the West 1/4 of the Northeast 1/4 of said Northwest 1/4; thence along said East line, S 00°34'30" E, a distance of 1299.62 feet to the North line of the South 1/2 of said Northwest 1/4; thence along said North line, S 89°06'51" W, a distance of 661.66 feet to the East line of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Northwest 1/4; thence along said East line, S 00°33'53" E, a distance of 670.38 feet to the North line of the Southeast 1/4 of the Southwest 1/4 of said Northwest 1/4; thence along said North line, N 89°03'54" E, a distance of 330.89 feet to the East line of the Southwest 1/4 of said Northwest 1/4; thence along said East line, S 00°34'11" E, a distance of 665.64 feet to the North Maintained Right of Way of Water Tank Road according to Map Book 4, Pages 60 through 70 of said Public Records; thence along said North Maintained Right of Way the following five (5) courses: 1) S 88°49'23" W, a distance of 23.79 feet; 2) S 89°58'08" W, a distance of 100.00 feet; 3) S 89°23'46" W, a distance of 400.00 feet; 4) S 89°58'08" W, a distance of 100.00 feet; 5) N 89°27'30" W, a distance of 38.11 feet to the West line of the East 1/2 of the Southwest 1/4 of said Northwest 1/4; thence along said West line, S 00°33'34" E, a distance of 11.37 feet to the North line of the Southwest 1/4 of said Section 15; thence along the East line of the West 1/2 of the Northwest 1/4 of said Southwest 1/4, S 00°34'39" E, a distance of 1321.75 feet to the South line of the Northwest 1/4 of said Southwest 1/4; thence along said South line, S 89°11'36" W, a distance of 661.98 feet to the East line of the Southeast 1/4 of said Section 16; thence along aforesaid centerline of a 30 foot wide platted Right of Way between Blocks 35 and 36, N 89°56'42" W, a distance of 15.00 feet to the West platted Right of Way of Detour Road; thence along said West Right of Way, S 00°34'25" E, a distance of 1269.70 feet to the North Right of Way of said Lake Hatchineha Road (County Road 542) according to Official Records Book 447, Page 558 of said Public Records; thence along said North Right of Way the following four (4) courses: 1) N 89°58'56" W, a distance of 25.00 feet; 2) S 00°34'25" E, a distance of 10.00 feet; 3) N 89°58'56" W, a distance of 60.00 feet; 4) S 00°34'25" E, a distance of 5.00 feet to the North Right of Way of said Lake Hatchineha Road (County Road 542) according to aforesaid Official Records Book 483, Page 195; thence along said North Right of Way, N 89°58'56" W, a distance of 559.78 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the South 300 feet of the East 250 feet of Lot 3, Block 37 of said MAP OF LAKE HAMILTON, as described in Official Records Book 4716, Page 1659.

ALSO, LESS AND EXCEPT all land located in public road rights-of-way.

Containing 240.531 acres, more or less.

TOGETHER WITH

PARCEL 2:

COMMENCE at the Northeast corner of said Section 21, run thence along the North line of the Northeast 1/4 of said Section 21, N 89°58'56" W, a distance of 659.79 feet to the East line of the Northwest 1/4 of the Northeast 1/4 of said Northeast 1/4; thence along said East line, S 00°19'18" E, a distance of 35.00 feet to the South Right of Way of Lake Hatchineha Road (County Road 542) according to Official Records Book 483, Page 193 of said Public Records, and the POINT OF BEGINNING; thence continuing along said East line, S 00°19'18" E, a distance of 631.91 feet to the South line of the Northwest 1/4 of the Northeast 1/4 of said Northeast 1/4; thence along said South line and the South line of the Northeast 1/4 of the Northwest 1/4 of said Northeast 1/4, S 89°57'44" W, a distance of 1320.08 feet to the West line of the Northeast 1/4 of the Northwest 1/4 of said Northeast 1/4; thence along said West line, N 00°16'40" W, a distance of 633.19 feet to aforesaid South Right of Way; thence along said South Right of Way, S 89°58'56" E, a distance of 1319.60 feet to the POINT OF BEGINNING.

Approximately 259.72 acres of land, more or less

SECTS 15-16, 21, T28S, R27E

TOTAL AREA: 334.02 ACRES

EXHIBIT 2 - LEGAL DESCRIPTION OF EXISTING DISTRICT HAMILTON BLUFF CDD



1/30/23

3

PH Citrus Weiberg Phase 1

TOGETHER WITH:

Ph Citrus Weiberg Ph 1

Begin 370 feet north of the southwest corner of the northwest 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida; thence East 210 feet; thence north 210 feet; thence west 210 feet; thence south to the point of beginning.

and

The northwest 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida, less begin 160 feet north of the southwest corner thereof; thence East 210 feet; thence north 420 feet; thence west 210 feet; thence south to the point of beginning.

and

the southwest 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida, less the East 223 feet thereof and less the south 20 feet thereof for road.

and

Begin 160 feet north of the southwest corner of the northwest 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida; thence north 210 feet; thence East 210 feet; thence south 210 feet; thence west 210 feet to the point of beginning.

And The northeast 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East Polk County Florida.

and

Begin at the southwest corner of the southeast 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida; thence East 140 feet; thence north 209 feet; thence East 520 feet; thence north to the northeast corner of tract; thence west to the northwest corner of tract; thence south to the point of beginning, less the south 20 feet of the west 140 feet for road, and less the west 75 feet of the north 150 feet thereof.

and

Begin 140 feet East of the southwest corner of the southeast 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida; thence East 117 feet; thence north 209 feet; thence west 117 feet; thence south to the point of beginning, less the south 20 feet for road.

and

the north 350 feet of the East 132 feet of the southwest 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida, less the west 7 feet thereof and less the north 25 feet thereof.

and

The west 75 feet of the north 150 feet of the southeast 1/4 of the southwest 1/4 of the northwest 1/4 and the north 150 feet of the East 12 feet of the southwest 1/4 of the southwest 1/4 of the northwest 1/4. Less the west 7 feet thereof for right-of-way, all lying and being in section 22, township 28 south, range 27 East, Polk County, Florida. Containing 34.85 acres, more or less.

Eagle Landing Ph 2

DESCRIPTION:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 28 South, Range 27 East, Polk County, Florida, lying East of Scenic Highway (State Road 17) and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 21, run thence along the South boundary of said Northeast 1/4, S.89°47'45"W., a distance of 1321.60 feet to the Southeast corner of the Southwest 1/4 of said Northeast 1/4 for a **POINT OF BEGINNING**; thence continue along said South line, S 89°47'45" W, a distance of 1286.00 feet to the Easterly Right of Way of Scenic Highway (State Road 17) according to the State of Florida State Road Department Right of Way map, Proj. 5209-Rd.(8), with a date drawn of 05/04/40; thence along said Easterly Right of Way the following four (4) courses: 1) N 00°33'54" W, a distance of 668.81 feet to the North line of the South 1/2 of the Southwest 1/4 of said Northeast 1/4; 2) along said North line, N 89°51'04" E, a distance of 17.00 feet; 3) departing said North line, N 00°33'54" W, a distance of 41.24 feet; 4) Northerly, 629.09 feet along the arc of a tangent curve to the left having a radius of 5779.58 feet and a central angle of 06°14'11" (chord bearing N 03°41'00" W, 628.78 feet) to the North boundary of aforesaid Southwest 1/4 of the Northeast 1/4; thence along said North boundary, N.89°54'24"E., a distance of 1309.40 feet to the East boundary thereof; thence along said East boundary, S.00°17'59"E., a distance of 1335.10 feet to the **POINT OF BEGINNING**.

Containing 39.450 acres, more or less.

SECTS 15-16, 21, T28S, R27E

TOTAL AREA: 334.02 ACRES

EXHIBIT 3 - LEGAL DESCRIPTION OF EXPANSION PARCELS HAMILTON BLUFF CDD



1/30/23

4

DESCRIPTION: (Per Title Commitment Number: 1101496)

A parcel of land lying in Section 15, Township 28 South, Range 27 East, Polk County, Florida, and a part of MAP OF LAKE HAMILTON, according to the map or plat thereof, recorded in Plat Book 3, Page 34, of the Public Records of Polk County, Florida, lying in Section 16, Township 28 South, Range 27 East, Polk County, Florida, hereinafter referred to as Parcel 1; TOGETHER WITH a parcel of land lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, hereinafter referred to as Parcel 2, and being more particularly described as follows:

PARCEL 1:

COMMENCE at the Southeast corner of said Section 16, run thence along the South line of the Southeast 1/4 of said Section 16, N 89°58'56" W, a distance of 659.79 feet to the Southerly extension of the West boundary of Lots 1 and 4, Block 35, of said MAP OF LAKE HAMILTON; thence along said Southerly extension N 00°34'20" W, a distance of 35.00 feet to the North Right of Way of Lake Hatchineha Road (County Road 542) according to Official Records Book 483, Page 195 of said Public Records, and the POINT OF BEGINNING; thence along said West boundary Lots 1 and 4, and Northerly extension thereof, N 00°34'20" W, a distance of 1285.12 feet to the centerline of a 30 foot wide platted Right of Way between Blocks 35 and 36 of said MAP OF LAKE HAMILTON; thence along said centerline, N 89°56'42" W, a distance of 659.76 feet to a line 15 feet West of and parallel with the West boundary of Lots 2 and 3 of said Block 36; thence along said Westerly parallel line, N 00°34'16" W, a distance of 1320.56 feet to the South line of the Northeast 1/4 of said Section 16; thence along the centerline of a 30 foot wide platted Right of Way between Blocks 37 and 40 of said MAP OF LAKE HAMILTON, N 00°34'10" W, a distance of 15.00 feet to the North platted Right of Way of Water Tank Road ; thence along said North Right of Way, N 89°54'27" W, a distance of 1155.86 feet to the East boundary of the lands described in Official Records Book 10806, Page 655 of said Public Records; thence along said East boundary, N 02°57'51" E, a distance of 113.06 feet to the North boundary of said described lands; thence along said North boundary, S 89°45'25" W, a distance of 152.88 feet to the Easterly Right of Way of Scenic Highway (State Road 17) according to the State of Florida State Road Department Right of Way map, Proj. 5209-Rd.(8), with a date drawn of 05/04/40; thence along said Easterly Right of Way the following three (3) courses: 1) Northerly, 152.23 feet along the arc of a non-tangent curve to the left having a radius of 1687.02 feet and a central angle of 05°10'12" (chord bearing N 08°16'30" E, 152.18 feet) to a radial line; 2) along said radial line, N 84°18'36" W, a distance of 17.00 feet; 3) Northerly, 25.47 feet along the arc of a non-tangent curve to the left having a radius of 1670.02 feet and a central angle of 00°52'25" (chord bearing N 05°15'11" E, 25.47 feet) to the South line of the North 355 feet of Lot 3 of said Block 40 ; thence along said South line, N 89°59'02" E, a distance of 105.13 feet to the East line of the West 117 feet of said Lot 3; thence along said East line, N 00°35'22" W, a distance of 180.01 feet to the South line of the North 175 feet of said Lot 3; thence along said South line, S 89°59'02" W, a distance of 97.70 feet to said Easterly Right of Way of Scenic Highway (State Road 17); thence along said Easterly Right of Way, N 00°34'54" W, a distance of 175.01 feet to the South boundary of Lot 2 of said Block 40; thence along said South boundary, N 89°59'02" E, a distance of 155.68 feet to the East line of the West 175 feet of said Lot 2; thence along said East line, N 00°35'22" W, a distance of 327.53 feet to the North line of the South 1/2 of Lot 1 and 2 of said Block 40; thence along said North line, and Easterly extension thereof, S 89°39'00" E, a distance of 1129.87 feet to aforesaid centerline of a 30 foot wide platted Right of Way between Blocks 37 and 40; thence along said centerline, N 00°34'10" W, a distance of 335.51 feet to the centerline of a 30 foot wide platted Right of Way between Blocks 37 and 38 of said MAP OF LAKE HAMILTON; thence along said centerline, S 89°50'58" E, a distance of 659.97 feet to the Southerly extension of the West boundary of Lot 4 of said Block 38; thence along said West boundary of Lot 4, and Southerly extension thereof, N 00°33'34" W, a distance of 662.69 feet to the North boundary of said Lot 4; thence along said North boundary, and Easterly extension thereof, S 89°55'39" E, a distance of 660.08 feet to the West line of the Northwest 1/4 of said Section 15; thence departing said West line, N 89°27'03" E, a distance of 16.00 feet to the East Maintained Right of Way of Detour Road according to Map Book 1, Pages 14 through 17 of said Public Records; thence along said East Maintained Right of Way the following three (3) courses: 1) N 00°32'57" W, a distance of 319.28 feet; 2) N 00°15'46" W, a distance of 200.00 feet; 3) N 00°32'57" W, a distance of 145.49 feet to the South Right of Way of Kokomo Road (County Road 546E) according to Official Records Book 641, Page 689 of said Public Records; thence along said South Right of Way, N 89°12'46" E, a distance of 1636.55 feet to the East line of the West 1/4 of the Northeast 1/4 of said Northwest 1/4; thence along said East line, S 00°34'30" E, a distance of 1299.62 feet to the North line of the South 1/2 of said Northwest 1/4; thence along said North line, S 89°06'51" W, a distance of 661.66 feet to the East line of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Northwest 1/4; thence along said East line, S 00°33'53" E, a distance of 670.38 feet to the North line of the Southeast 1/4 of the Southwest 1/4 of said Northwest 1/4; thence along said North line, N 89°03'54" E, a distance of 330.89 feet to the East line of the Southwest 1/4 of said Northwest 1/4; thence along said East line, S 00°34'11" E, a distance of 665.64 feet to the North Maintained Right of Way of Water Tank Road according to Map Book 4, Pages 60 through 70 of said Public Records; thence along said North Maintained Right of Way the following five (5) courses: 1) S 88°49'23" W, a distance of 23.79 feet; 2) S 89°58'08" W, a distance of 100.00 feet; 3) S 89°23'46" W, a distance of 400.00 feet; 4) S 89°58'08" W, a distance of 100.00 feet; 5) N 89°27'30" W, a distance of 38.11 feet to the West line of the East 1/2 of the Southwest 1/4 of said Northwest 1/4; thence along said West line, S 00°33'34" E, a distance of 11.37 feet to the North line of the Southwest 1/4 of said Section 15; thence along the East line of the West 1/2 of the Northwest 1/4 of said Southwest 1/4, S 00°34'39" E, a distance of 1321.75 feet to the South line of the Northwest 1/4 of said Southwest 1/4; thence along said South line, S 89°11'36" W, a distance of 661.98 feet to the East line of the Southeast 1/4 of said Section 16; thence along aforesaid centerline of a 30 foot wide platted Right of Way between Blocks 35 and 36, N 89°56'42" W, a distance of 15.00 feet to the West platted Right of Way of Detour Road; thence along said West Right of Way, S 00°34'25" E, a distance of 1269.70 feet to the North Right of Way of said Lake Hatchineha Road (County Road 542) according to Official Records Book 447, Page 558 of said Public Records; thence along said North Right of Way the following four (4) courses: 1) N 89°58'56" W, a distance of 25.00 feet; 2) S 00°34'25" E, a distance of 10.00 feet; 3) N 89°58'56" W, a distance of 60.00 feet; 4) S 00°34'25" E, a distance of 5.00 feet to the North Right of Way of said Lake Hatchineha Road (County Road 542) according to aforesaid Official Records Book 483, Page 195; thence along said North Right of Way, N 89°58'56" W, a distance of 559.78 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the South 300 feet of the East 250 feet of Lot 3, Block 37 of said MAP OF LAKE HAMILTON, as described in Official Records Book 4716, Page 1659.

Containing 240.531 acres, more or less.

TOGETHER WITH

PARCEL 2:

COMMENCE at the Northeast corner of said Section 21, run thence along the North line of the Northeast 1/4 of said Section 21, N 89°58'56" W, a distance of 659.79 feet to the East line of the Northwest 1/4 of the Northeast 1/4 of said Northeast 1/4; thence along said East line, S 00°19'18" E, a distance of 35.00 feet to the South Right of Way of Lake Hatchineha Road (County Road 542) according to Official Records Book 483, Page 193 of said Public Records, and the POINT OF BEGINNING; thence continuing along said East line, S 00°19'18" E, a distance of 631.91 feet to the South line of the Northwest 1/4 of the Northeast 1/4 of said Northeast 1/4; thence along said South line and the South line of the Northeast 1/4 of the Northwest 1/4 of said Northeast 1/4, S 89°57'44" W, a distance of 1320.08 feet to the West line of the Northeast 1/4 of the Northwest 1/4 of said Northeast 1/4; thence along said West line, N 00°16'40" W, a distance of 633.19 feet to aforesaid South Right of Way; thence along said South Right of Way, S 89°58'56" E, a distance of 1319.60 feet to the POINT OF BEGINNING.

Containing 19.187 acres, more or less.

SECTS 15-16, 21, T28S, R27E

TOTAL AREA: 334.02 ACRES

**EXHIBIT 4 - LEGAL DESCRIPTION
- AMENDED DISTRICT (1)
HAMILTON BLUFF CDD**



1/30/23

PH Citrus Weiberg Phase 1

TOGETHER WITH:

Ph Citrus Weiberg Ph 1

Begin 370 feet north of the southwest corner of the northwest 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida; thence East 210 feet; thence north 210 feet; thence west 210 feet; thence south to the point of beginning.

and

The northwest 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida, less begin 160 feet north of the southwest corner thereof; thence East 210 feet; thence north 420 feet; thence west 210 feet; thence south to the point of beginning.

and

the southwest 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida, less the East 223 feet thereof and less the south 20 feet thereof for road.

and

Begin 160 feet north of the southwest corner of the northwest 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida; thence north 210 feet; thence East 210 feet; thence south 210 feet; thence west 210 feet to the point of beginning.

And The northeast 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East Polk County Florida.

and

Begin at the southwest corner of the southeast 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida; thence East 140 feet; thence north 209 feet; thence East 520 feet; thence north to the northeast corner of tract; thence west to the northwest corner of tract; thence south to the point of beginning, less the south 20 feet of the west 140 feet for road, and less the west 75 feet of the north 150 feet thereof.

and

Begin 140 feet East of the southwest corner of the southeast 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida; thence East 117 feet; thence north 209 feet; thence west 117 feet; thence south to the point of beginning, less the south 20 feet for road.

and

the north 350 feet of the East 132 feet of the southwest 1/4 of the southwest 1/4 of the northwest 1/4 of section 22, township 28 south, range 27 East, Polk County, Florida, less the west 7 feet thereof and less the north 25 feet thereof.

and

The west 75 feet of the north 150 feet of the southeast 1/4 of the southwest 1/4 of the northwest 1/4 and the north 150 feet of the East 12 feet of the southwest 1/4 of the southwest 1/4 of the northwest 1/4. Less the west 7 feet thereof for right-of-way, all lying and being in section 22, township 28 south, range 27 East, Polk County, Florida. Containing 34.85 acres, more or less.

Eagle Landing Ph 2

DESCRIPTION:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 28 South, Range 27 East, Polk County, Florida, lying East of Scenic Highway (State Road 17) and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 21, run thence along the South boundary of said Northeast 1/4, S.89°47'45"W., a distance of 1321.60 feet to the Southeast corner of the Southwest 1/4 of said Northeast 1/4 for a **POINT OF BEGINNING**; thence continue along said South line, S 89°47'45" W, a distance of 1286.00 feet to the Easterly Right of Way of Scenic Highway (State Road 17) according to the State of Florida State Road Department Right of Way map, Proj. 5209-Rd.(8), with a date drawn of 05/04/40; thence along said Easterly Right of Way the following four (4) courses: 1) N 00°33'54" W, a distance of 668.81 feet to the North line of the South 1/2 of the Southwest 1/4 of said Northeast 1/4; 2) along said North line, N 89°51'04" E, a distance of 17.00 feet; 3) departing said North line, N 00°33'54" W, a distance of 41.24 feet; 4) Northerly, 629.09 feet along the arc of a tangent curve to the left having a radius of 5779.58 feet and a central angle of 06°14'11" (chord bearing N 03°41'00" W, 628.78 feet) to the North boundary of aforesaid Southwest 1/4 of the Northeast 1/4; thence along said North boundary, N.89°54'24"E., a distance of 1309.40 feet to the East boundary thereof; thence along said East boundary, S.00°17'59"E., a distance of 1335.10 feet to the **POINT OF BEGINNING**.

Containing 39.450 acres, more or less.

Altogether containing 334.018 acres, more or less.

SECTS 15-16, 21, T28S, R27E

TOTAL AREA: 334.02 ACRES

EXHIBIT 4 - LEGAL DESCRIPTION - AMENDED DISTRICT (2) HAMILTON BLUFF CDD



1/30/23

5

**CONSENT AND JOINDER OF LANDOWNER TO INCLUSION
IN THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("**Property**").

The undersigned understands and acknowledges that the Hamilton Bluff Community Development District (the "**District**") intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to add the Property within the District thereby expanding the external boundaries of the District.

As the owner of the Property which is intended to be added within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be added to the District.

The undersigned hereby consents to the inclusion of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District's external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District's external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to inclusion of the Property within the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 3RD day of MAY, 2022.

WITNESSES:

GRADY JUDD, JR

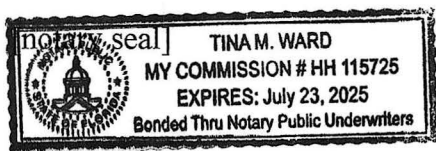
Cheyenne Blackford
Print Name: Cheyenne Blackford

Grady Judd, Jr.
By: Grady Judd, Jr.

Jessica Rouson
Print Name: Jessica Rouson

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3RD day of MAY, 2022, by Grady Judd, Jr., who is personally known to me or who has produced _____ as identification.



Tina M. Ward
Print Name: TINA M. WARD
Notary Public, State of Florida

Executed this 3RD day of MAY, 2022.

WITNESSES:

MARISSA JUDD

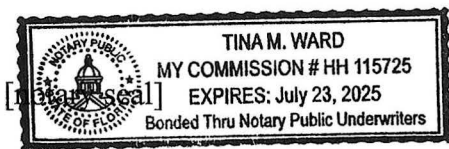
Cheyenne Blackford
Print Name: Cheyenne Blackford

Marissa Judd
By: Marissa Judd

Jessica Roush
Print Name: Jessica Roush

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3RD day of MAY, 2022, by Marissa Judd who is personally known to me or who has produced _____ as identification.



Tina M. Ward
Print Name: TINA M. WARD
Notary Public, State of Florida

Exhibit A:
LEGAL DESCRIPTION

Parcel ID No. 272822-000000-034050

BEG 160 FT N OF SW COR OF NW1/4 OF SW1/4 OF NW1/4 RUN N 210 FT E 210 FT S 210 FT W 210 FT TO
BEG

Parcel ID No. 272822-000000-034090

NE1/4 OF SW1/4 OF NW1/4

**CONSENT AND JOINDER OF LANDOWNER TO INCLUSION
IN THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("**Property**").

The undersigned understands and acknowledges that the Hamilton Bluff Community Development District (the "**District**") intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to add the Property within the District thereby expanding the external boundaries of the District.

As the owner of the Property which is intended to be added within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be added to the District.

The undersigned hereby consents to the inclusion of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District's external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District's external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to inclusion of the Property within the boundaries of the District in substantially this form.

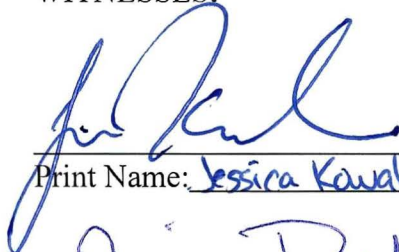
The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

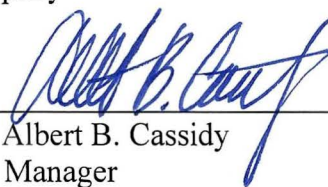
[signatures on following page]

Executed this 18th day of July, 2022.

WITNESSES:

CH DEV, LLC, a Florida limited liability company


Print Name: Jessica Kowalski


By: Albert B. Cassidy
Its: Manager


Print Name: Jessica Petrucci

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of July, 2022, by Albert B. Cassidy, as Manager of CH Dev LLC, who is personally known to me or who has produced _____ as identification.

[notary seal]


Print Name: Jessica Kowalski
Notary Public, State of Florida

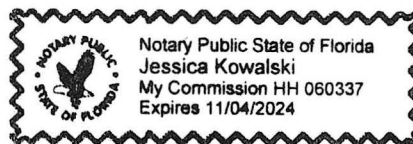


Exhibit A:
LEGAL DESCRIPTION

Parcel ID No. 272822-000000-034020

BEG 370 FT N OF SW COR OF NW1/4 OF SW1/4 OF NW1/4 RUN E 210 FT N 210 FT W 210 FT S TO BEG

Parcel ID No. 272822-000000-034030

NW1/4 OF SW1/4 OF NW1/4 LESS BEG 160 FT N OF SW COR RUN E 210 FT N 420 FT W 210 FT S TO BEG

Parcel ID No. 272822-000000-034040

SW1/4 OF SW1/4 OF NW1/4 LESS E 223 FT LESS S 20 FT FOR RD

Parcel ID No. 272822-000000-034100

BEG SW COR OF SE1/4 OF SW1/4 OF NW1/4 RUN E 140 FT N 209 FT E 520 FT N TO NE COR OF TRACT W TO NW COR OF TRACT S TO BEG LESS S 20 FT OF W 140 FT FOR RD & LESS W 75 FT OF N 150 FT

Parcel ID No. 272822-000000-034110

BEG 140 FT E OF SW COR OF SE1/4 OF SW1/4 OF NW1/4 RUN E 117 FT N 209 FT W 117 FT S TO BEG LESS S 20 FT FOR RD

Parcel ID No. 272822-000000-034160

N 350 FT OF E 132 FT OF SW1/4 OF SW1/4 OF NW1/4 LESS W 7 FT & LESS N 325 FT

Parcel ID No. 272822-000000-034180

W 75 FT OF N 150 FT OF SE1/4 OF SW1/4 OF NW1/4 & N 150 FT OF E 132 FT OF SW1/4 OF SW1/4 OF NW1/4 LESS W 7 FT FOR R/W

**CONSENT AND JOINDER OF LANDOWNER TO INCLUSION
IN THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("**Property**").

The undersigned understands and acknowledges that the Hamilton Bluff Community Development District (the "**District**") intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to add the Property within the District thereby expanding the external boundaries of the District.

As the owner of the Property which is intended to be added within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be added to the District.

The undersigned hereby consents to the inclusion of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District's external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District's external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to inclusion of the Property within the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 16th day of May, 2022.

WITNESSES:

RDI PROPERTIES POLK, LLC, a
Florida limited liability company

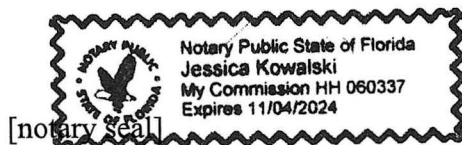
Wendy Roden
Print Name: Wendy Roden

Alan Rioux
By: Alan Rioux
Its: Manager

Jessica Petrocci
Print Name: Jessica Petrocci

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of May, 2022, by Alan Rioux, as Manager of RDI Properties Polk, LLC, who is personally known to me or who has produced _____ as identification.



Jessica Kowalski
Print Name: Jessica Kowalski
Notary Public, State of Florida

Exhibit A:
LEGAL DESCRIPTION

The NE 1/4 of the SW 1/4 of the NE 1/4 of Section 21, Township 28 South, Range 27 East, Polk County, Florida.

Parcel Identification Number: 272821-000000-014010

**CONSENT AND JOINDER OF LANDOWNER TO INCLUSION
IN THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("**Property**").

The undersigned understands and acknowledges that the Hamilton Bluff Community Development District (the "**District**") intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to add the Property within the District thereby expanding the external boundaries of the District.

As the owner of the Property which is intended to be added within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be added to the District.

The undersigned hereby consents to the inclusion of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District's external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District's external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to inclusion of the Property within the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 2 day of May, 2022.

WITNESSES:

**DAYLE T. WEINKAUF REVOCABLE
TRUST DATED SEPTEMBER 14, 1989**

Teresa A. Porter
Print Name: Teresa A. Porter

William T. Weinkauf Trustee
By: William T. Weinkauf, as Trustee

Victoria Tenney
Print Name: Victoria Tenney

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of May, 2022, by William T. Weinkauf, as Trustee of the Dayle T. Weinkauf Revocable Trust dated September 14, 1989, who is personally known to me or who has produced FL Drivers Lic. as identification.

[notary seal]



Sofia Belette
Print Name: SOFIA Belette
Notary Public, State of Florida

Exhibit A:
LEGAL DESCRIPTION

Parcel ID No. 272821-000000-014040
SW1/4 OF SW1/4 OF NE1/4

Parcel ID No. 272821-000000-014030
NW1/4 OF SW1/4 OF NE1/4

**CONSENT AND JOINDER OF LANDOWNER TO INCLUSION
IN THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("**Property**").

The undersigned understands and acknowledges that the Hamilton Bluff Community Development District (the "**District**") intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to add the Property within the District thereby expanding the external boundaries of the District.

As the owner of the Property which is intended to be added within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be added to the District.

The undersigned hereby consents to the inclusion of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District's external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District's external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to inclusion of the Property within the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 18th day of July, 2022.

WITNESSES:

JAM DEV PARTNERS, LLC, a Florida
limited liability company

**BY: ENGLISH CREEK PARTNERS,
LLC**

ITS: MANAGER

Jessica Kowalski
Print Name: Jessica Kowalski

Albert S. Cassidy
By: Albert S. Cassidy

Its: Manager

Jessica Petrucci
Print Name: Jessica Petrucci

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 18th day of July, 2022, by Albert S. Cassidy, as Manager
of English Creek Partners, LLC, Manager of JAM Dev Partners, LLC, who is personally known
to me or who has produced _____ as identification.

[notary seal]

Jessica Kowalski
Print Name: Jessica Kowalski
Notary Public, State of Florida

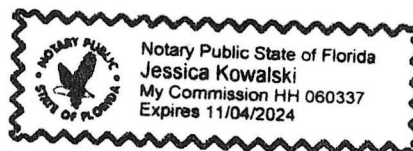


Exhibit A:
LEGAL DESCRIPTION

Parcel ID No. 272821-000000-014020
SE1/4 OF SW1/4 OF NE1/4

6

RESOLUTION 2022-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH THE TOWN OF LAKE HAMILTON, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. O-22-06, adopted by the Town Council of the Town of Lake Hamilton, Florida, effective March 1, 2022 (the "Ordinance"), and being situated within the Town of Lake Hamilton, Florida (the "Town"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 259.72 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, the developer of the lands within the District ("Developer"), has approached the District and requested the District petition to amend its boundaries to add approximately 74.92 acres of land, more or less, as more particularly described in the attached **Exhibit A** ("Boundary Amendment Parcels"); and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, conveyance of the Boundary Amendment Parcels in **Exhibit A** to the Developer is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the Town, and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the Town to seek the amendment of the District's boundaries to contract the lands depicted in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the Town and/or the County to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 27th day of April 2022.

ATTEST:

**HAMILTON BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Jill Burns

Secretary/Assistant Secretary

Rennie Heath

Chairperson, Board of Supervisors

Exhibit A: Boundary Amendment Parcels

EXHIBIT A
Boundary Amendment Parcels

Parcel ID No. 272821-000000-014020
SE1/4 OF SW1/4 OF NE1/4

Parcel ID No. 272821-000000-014040
SW1/4 OF SW1/4 OF NE1/4

Parcel ID No. 272821-000000-014030
NW1/4 OF SW1/4 OF NE1/4

Parcel ID No. 272821-000000-014010
NE1/4 OF SW1/4 OF NE1/4

Parcel ID No. 272822-000000-034020
BEG 370 FT N OF SW COR OF NW1/4 OF SW1/4 OF NW1/4 RUN E 210 FT N 210 FT W 210 FT S TO BEG

Parcel ID No. 272822-000000-034030
NW1/4 OF SW1/4 OF NW1/4 LESS BEG 160 FT N OF SW COR RUN E 210 FT N 420 FT W 210 FT S TO BEG

Parcel ID No. 272822-000000-034040
SW1/4 OF SW1/4 OF NW1/4 LESS E 223 FT LESS S 20 FT FOR RD

Parcel ID No. 272822-000000-034050
BEG 160 FT N OF SW COR OF NW1/4 OF SW1/4 OF NW1/4 RUN N 210 FT E 210 FT S 210 FT W 210 FT TO BEG

Parcel ID No. 272822-000000-034090
NE1/4 OF SW1/4 OF NW1/4

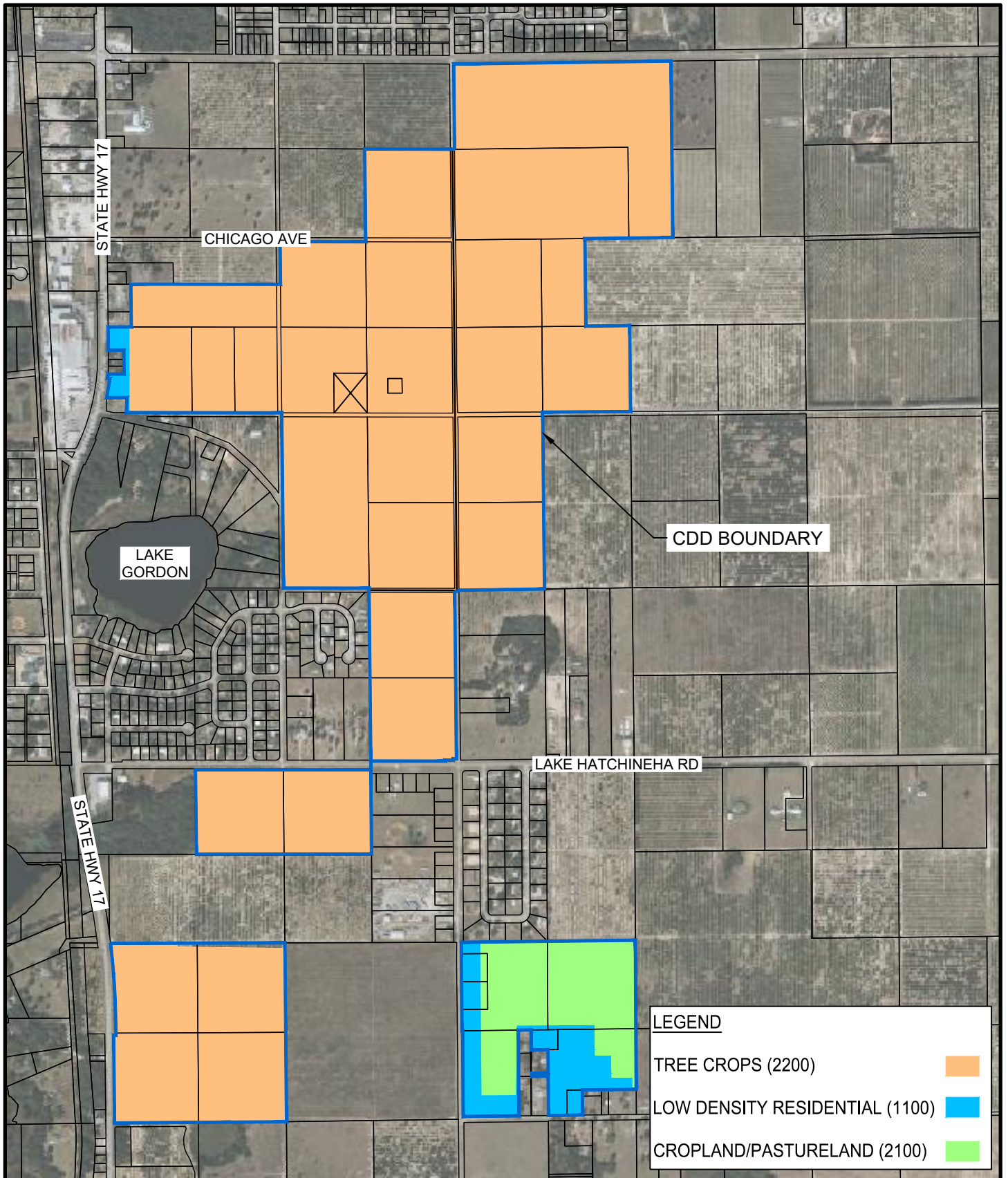
Parcel ID No. 272822-000000-034100
BEG SW COR OF SE1/4 OF SW1/4 OF NW1/4 RUN E 140 FT N 209 FT E 520 FT N TO NE COR OF TRACT W TO NW COR OF TRACT S TO BEG LESS S 20 FT OF W 140 FT FOR RD & LESS W 75 FT OF N 150 FT

Parcel ID No. 272822-000000-034110
BEG 140 FT E OF SW COR OF SE1/4 OF SW1/4 OF NW1/4 RUN E 117 FT N 209 FT W 117 FT S TO BEG LESS S 20 FT FOR RD

Parcel ID No. 272822-000000-034160
N 350 FT OF E 132 FT OF SW1/4 OF SW1/4 OF NW1/4 LESS W 7 FT & LESS N 325 FT

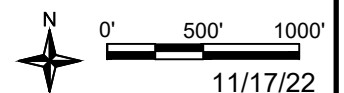
Parcel ID No. 272822-000000-034180
W 75 FT OF N 150 FT OF SE1/4 OF SW1/4 OF NW1/4 & N 150 FT OF E 132 FT OF SW1/4 OF SW1/4 OF NW1/4 LESS W 7 FT FOR R/W

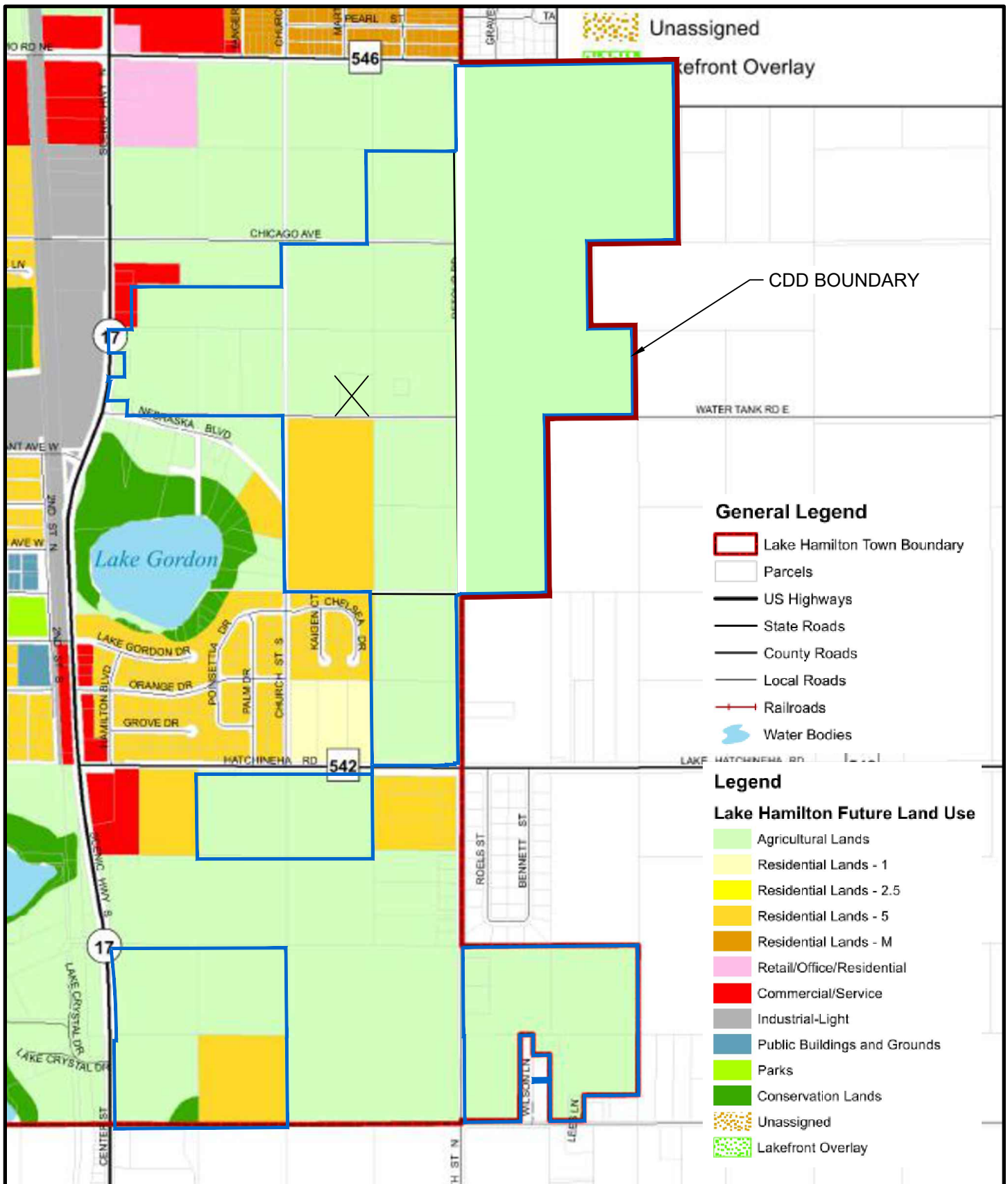
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SECTS 15-16, 21, T28S, R27E

COMPOSITE EXHIBIT 7 - EXISTING LAND USE MAP HAMILTON BLUFF CDD





SECTS 15-16, 21, T28S, R27E

COMPOSITE EXHIBIT 7 - FUTURE LAND USE MAP HAMILTON BLUFF CDD



11/17/22

8

Composite Exhibit 9 - Cost Estimate
Hamilton Bluff CDD

Facility	Phase 1 2021-2023 500 Lots	Phase 2 2023-2024 270 Lots	Phase 3 2024-2025 451 Lots	Boundary Amendment 348 Lots	Total Lots (1569 Lots)
Offsite Improvements (1)(5)(7)(11)	\$ 1,990,000	\$ 1,074,600	\$ 1,794,980	\$ 1,385,040	\$ 6,244,620
Stormwater Management (1)(2)(3)(5)(6)(7)	\$ 3,927,500	\$ 2,120,850	\$ 3,542,605	\$ 2,733,540	\$ 12,324,495
Utilities (Water, Sewer, & Street Lighting) (1) (5)(7) (9) (11)	\$ 11,048,898	\$ 1,901,340	\$ 3,175,942	\$ 2,450,616	\$ 18,576,796
Roadway (1)(4)(5)(7)	\$ 1,755,000	\$ 947,700	\$ 1,583,010	\$ 1,221,480	\$ 5,507,190
Entry Feature (1)(7)(8)911)	\$ 222,500	\$ 120,150	\$ 200,695	\$ 154,860	\$ 698,205
Parks and Amenities (1)(7)(11)	\$ 1,261,000	\$ 680,940	\$ 1,137,422	\$ 877,656	\$ 3,957,018
Subtotal	\$ 20,204,898	\$ 6,845,580	\$ 11,434,654	\$ 8,823,192	\$ 47,308,324
Professional Fees (10%)					\$ 4,730,832
Subtotal					\$ 52,039,156
Contingency (10%)					\$ 5,203,916
9/1/2022					
Total					\$ 57,243,072

Notes:

- (1) District to be constructed as five (5) phases.
- (2) Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
- (3) Excludes grading of each lot in conjunction with home construction, which will be provided by homebuilder.
- (4) Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
- (5) Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
- (6) Includes subdivision infrastructure and civil/site engineering.
- (7) Stormwater does not include grading associated with building pads.
- (8) Estimates are based on 2022 cost.
- (9) Includes entry features, signage, hardscape, landscape, irrigation and fencing.
- (10) CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Includes only the cost of undergrounding.
- (11) Estimates based on 1,569 lots.
12. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).

Hamilton Bluff CDD

Composite Exhibit 9 - Summary of Proposed District Facilities

District Infrastructure	Construction	Ownership	Capital Financing*	Operation and Maintenance
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Lake Hamilton	District Bonds	Lake Hamilton
Street Lighting/Conduit	District	Duke/District**	District Bonds	Duke/District***
Onsite Road Construction	District	District	District Bonds	District
Offsite Improvements	District	Lake Hamilton/Polk County	District Bonds	Lake Hamilton/Polk County
Entry Feature & Signage	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District

*Costs not funded by bonds will be funded by the developer.

** District will fund undergrounding of electrical conduit.

***District will fund street lighting maintenance services.

10

STATEMENT OF ESTIMATED REGULATORY COSTS

For the Petition to Amend the Boundaries of the Hamilton Bluff CDD

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to amend the boundaries of the **Hamilton Bluff Community Development District** (the “District”). The District is an independent unit of special-purpose local government established pursuant to Chapter 190, Florida Statutes by the Town of Lake Hamilton, Florida Ordinance O-22-06, adopted on March 1, 2022. The District is comprised of approximately 259.72 acres and located within the Town of Lake Hamilton, Florida (the “Town”) within Polk County, Florida (“County”). The project is currently planned for approximately 1221 residential units. The District desires to amend the boundaries by adding approximately 74.301 acres (the “Expansion Area”). The Expansion Area is planned to include approximately 348 single-family residential units. Upon expansion, the District will include 334.2 acres and 1569 planned residential units. The SERC provides the information required by Section 190.005 and Section 120.541, Florida Statutes. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing¹ such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Hamilton Bluff Community Development District

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the lands within the Hamilton Bluff development. The District, as amended, will encompass approximately 334.2 acres.

The development plan for the lands within the District, as amended, includes approximately 1569 residential units. All units are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the county in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed

¹ Same limitations apply for a SERC accompanying the petition to amend the boundaries of a CDD.

by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the District. The scope of this SERC is limited to evaluating the economic consequences of approving the petition to amend the boundaries of the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (c) A good faith estimate of the cost to the agency², and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.
- (f) Any additional information that the agency determines may be useful.

² For the purposes of this SERC, the term “agency” means the Town of Lake Hamilton and the term “rule” means the ordinance(s) which the Lake Hamilton adopted to create or amend the District.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternative submitted under paragraph (1)(a) of Sec. 120.541, Florida Statute, and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

A description and analysis of the requirements are set forth below.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

It is unlikely the expansion of the District will meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

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

As noted above, the District, as amended, encompasses a community designed for approximately 1569 residential units. These units and their owners and or tenants will fall under the jurisdiction of the District upon construction or sale. Prior to sale of any units, all of the land within the District will be under the jurisdiction of the District and be required to comply with the establishing ordinance.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed expansion of the District. The boundary amendment, as proposed, will be processed by the Town, per section 190.046(1)(b), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are minimal, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs. Please note that since the District already exists and the petition is to amend the boundaries of the District, it is unlikely that there will be any additional costs to the State.

Town of Lake Hamilton

The District currently exists and the petition is to expand the boundaries of the District. After expansion, the District will consist of approximately 334.2 acres. The Town and its staff will process and analyze the petition pursuant to Section 190.046(1)(b) Florida Statutes, conduct a public hearing with respect to the petition, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources. However, the petition filing fee is anticipated to cover the Town's costs for review of the petition to amend the boundaries.

These costs to the Town are modest for a number of reasons. First, review of the petition to amend the District boundaries does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning changes that are far more complex than is the petition to amend the boundaries of a community development district.

The annual costs to the Town attributable to the expansion of the District are minimal, if any. The District is an independent unit of special-purpose local government. The only annual costs the Town faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the Town. It should be noted that since the District already exists, the inclusion of the Expansion Area within the boundaries of the District should not impact the Town's annual costs.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of special-purpose local government. It is designed to provide community facilities and services to serve the development. The District has its own sources of revenue to provide and maintain such facilities and services. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

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

Table 1 provides an outline of the various facilities and services the District, as amended, may provide. It is anticipated that the offsite improvements, stormwater facilities, lift stations/water/sewer, street lighting, roadway, entry feature & signage, parks & amenities and other costs, as described in Table 1, will be financed by the District, although some of the infrastructure facilities will be dedicated to other governments for operations. Those governments will collect the associated revenues required to operate and maintain those systems.

Table 1.
Hamilton Bluff Community Development District Summary of Proposed District Facilities

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Lake Hamilton	District Bonds	Lake Hamilton
Street Lighting/Conduit	District	Duke/District**	District Bonds	Duke/District***
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	Lake Hamilton/Polk County	District Bonds	Lake Hamilton/Polk County

*Costs not funded by bonds will be funded by the developer.

** District will fund undergrounding of electrical conduit.

***District will fund street lighting maintenance services.

The petitioner has estimated the design and development costs for providing the capital facilities in the Expansion Area. The cost estimates are shown in Table 2 below. The Expansion Area, design and development costs for these facilities are estimated to be \$8,823,192. The District and/or the developer may pay these construction and development costs. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that specially benefit from the District's capital improvement program.

Future landowners in the District shall be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance, assuming such bonds are issued by the District. In addition to the levy of non-ad valorem assessments for debt service, the District shall also impose a non-ad valorem assessments to fund the operations and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of the affected property by purchasing such property choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having higher levels and types of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through higher cost of developer equity and/or bank loans.

Table 2.
Hamilton Bluff Community Development District Expansion Property –
Engineer’s Estimate of Probable Costs

Facility	Phase 1 2021-2023 500 Lots	Phase 2 2023-2024 270 Lots	Phase 3 2024-2025 451 Lots	Boundary Amendment 348 Lots	Total Lots (1569 Lots)
Offsite Improvements (1)(3)(7)(11)	\$ 1,990,000	\$ 1,074,600	\$ 1,794,980	\$ 1,385,040	\$ 6,244,620
Stormwater Management (1)(2)(3)(5)(6)(7)	\$ 3,927,500	\$ 2,120,850	\$ 3,542,605	\$ 2,733,540	\$ 12,324,495
Utilities (Water, Sewer, & Street Lighting) (1) (5)(7) (9) (11)	\$ 11,048,898	\$ 1,901,340	\$ 3,175,942	\$ 2,450,616	\$ 18,576,796
Roadway (1)(4)(5)(7)	\$ 1,755,000	\$ 947,700	\$ 1,583,010	\$ 1,221,480	\$ 5,507,190
Entry Feature (10)(12)(13)	\$ 222,500	\$ 120,150	\$ 200,695	\$ 154,860	\$ 698,205
Parks and Amenities (1)(7)(11)	\$ 1,261,000	\$ 680,940	\$ 1,137,422	\$ 877,656	\$ 3,957,018
Subtotal	\$ 20,204,898	\$ 6,845,580	\$ 11,434,654	\$ 8,823,192	\$ 47,308,324
Professional Fees (10%)					\$ 4,730,832
Subtotal					\$ 52,039,156
Contingency (10%)					\$ 5,203,916
9/1/22					
Total					\$ 57,243,072

In considering these costs it should be noted that owners and occupants of the lands included within the District and the Expansion Area will receive four major classes of benefits.

First, those property owners in the District will receive a higher level of public services and amenities sooner than would otherwise be the case, due to increased availability to bond financing.

Second, a District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden

on other consumers. Expansion of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is a form of governance which allows CDD landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and cost of the CDD services they receive, provided they meet the Town's overall requirements, as applicable.

Fourth, a CDD has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance, operations, and repair costs through assessments collected on the county tax bill pursuant to Section 197.3632, Florida Statutes. Further, a CDD is a perpetual entity and provides for the continuous operations and maintenance of infrastructure.

The transactional cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD (through tax exempt bond financing), the transactional cost impact to landowners is negligible.

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

There will be no impact on small businesses because of the expansion of the District. If anything, the impact on any small businesses in the area near the proposed District may be positive. This is because the District must competitively bid many of its contracts. This affords small businesses the opportunity to bid on District work.

The Town of Lake Hamilton has an estimated population of less than 10,000 according to the most recent federal census (2020). Therefore, the Town is defined as a "small" City according to Section 120.52 of the Florida Statutes. However, as noted above, there will be no adverse impact on the Town due to the creation of the District. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help make this property developable. Development of the property within the District will increase the value of this property and, consequently, increase the property taxes that accrue to the Town. These increased property taxes (along with other direct and indirect revenues accruing to the Town as a result of the development of the land within the District) will offset any new staff, facilities, or equipment the Town adds to provide services to the property owners within the District.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Developer, the Developer's Engineer and other professionals associated with

the Developer.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) of Sec. 120.541, Florida Statute, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals or revised statements submitted to the agency (the Town) as described in section 120.541(1)(a), Florida Statutes.

Prepared by:

Governmental Management Services - Central Florida, LLC

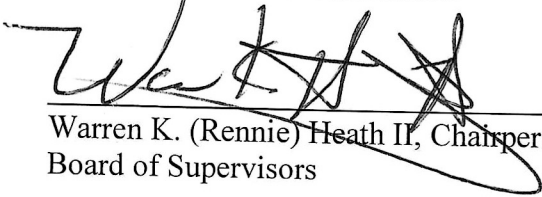
November 17, 2022

Authorization of Agent

This letter shall serve as a designation of Lauren M. Gentry, Esq. and Roy Van Wyk, Esq., whose address is c/o Kilinski Van Wyk, PLLC, 2016 Delta Boulevard, Suite 101, Tallahassee, Florida 32303, to act as agents for Hamilton Bluff Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Town of Lake Hamilton Ordinance No. O-22-06, with regard to any and all matters pertaining to the Petition to the Town Council of the Town of Lake Hamilton, Florida to amend the boundary of Hamilton Bluff Community Development District pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

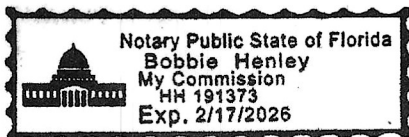
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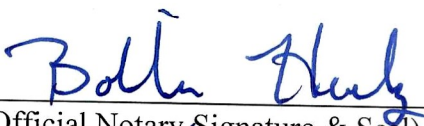

Warren K. (Rennie) Heath II, Chairperson,
Board of Supervisors

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of March, 2023, by Warren K. (Rennie) Heath II, as Chairperson of the Board of Supervisors of the Hamilton Bluff Community Development District.




(Official Notary Signature & Seal)

Name: Bobbie Henley
Personally Known X
OR Produced Identification _____
Type of Identification _____