

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

**THIRD 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 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 398 acres of land, more or less, to the District. In support of this Third 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 O-22-06, establishing the District, effective March 1, 2022. The District currently consists of approximately 266<sup>1</sup> 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 May 22, 2024.

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 located in

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<sup>1</sup> The total acreage of the District was previously estimated to be 259.72 acres, more or less, per Polk County Property Appraiser. As a result of a survey and preparation of the metes and bounds legal description of the surveyed lands, the total acreage of the District before amendment is 266 acres, more or less.

both the Town of Lake Hamilton, Florida and unincorporated Polk County. **Exhibit 1** depicts the general location of the Existing District and Expansion Parcels. The metes and bounds legal description and sketches of the Existing District are provided in **Composite Exhibit 2**. The metes and bounds legal description and sketches of the land proposed to be added to the District (together, the “**Expansion Parcels**”), are set forth in **Composite Exhibit 3**. After expansion, the District will encompass a total of approximately 664 acres of land, more or less. The metes and bounds legal description and sketches of the proposed District boundary after expansion is set forth in **Composite Exhibit 4** (the “**Amended District**”).

3. Excluded Parcels. There is real property within the external boundaries of the Amended District which is to be excluded. Those parcels identified as: 27-28-10-000000-024050 and 27-28-10-000000-024040 (“**Excluded Parcels**”), are owned by Triple D Investment 1 LLC with an address of 2020 Florida Development Road, Davenport Florida 33837. There will be no impact on the Excluded Parcels as a result of the Amended District.

4. 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 are contained in **Composite 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 No. 2024-08 is attached hereto as **Exhibit 6**.

5. 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.

6. Major Water and Wastewater Facilities. There are currently no existing sanitary sewer and water distribution systems for the Expansion Parcels. **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.

7. 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 five (5) phases over an estimated six (6) year period from 2023 through 2028. **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.

8. 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.

9. Authorized Agents. The counsel for the Petitioner are Roy Van Wyk, Esq. and Patrick Collins, 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:

Roy Van Wyk, Esq.  
Patrick Collins, Esq.  
Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

10. Filing Fee. The District has paid a filing fee of \$1,500.00 to the Town, as required by Section 190.046(d)(2), *Florida Statutes*. The District also submitted a copy of this Petition with Exhibits 1 through 11, and paid a filing fee of \$1,500.00 to Polk County, Florida, as required by Section 190.046(1)(d) 2, *Florida Statutes*.

11. This Third 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 Council of the Town to:

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

b. Upon filing a Resolution of Support from Polk County, Florida with the Town of Lake Hamilton, grant this Petition and amend the Ordinance to expand the boundary of the District pursuant to Chapter 190, *Florida Statutes*.

**RESPECTFULLY SUBMITTED**, this 4<sup>th</sup> day of October 2024.

KILINSKI | VAN WYK, PLLC

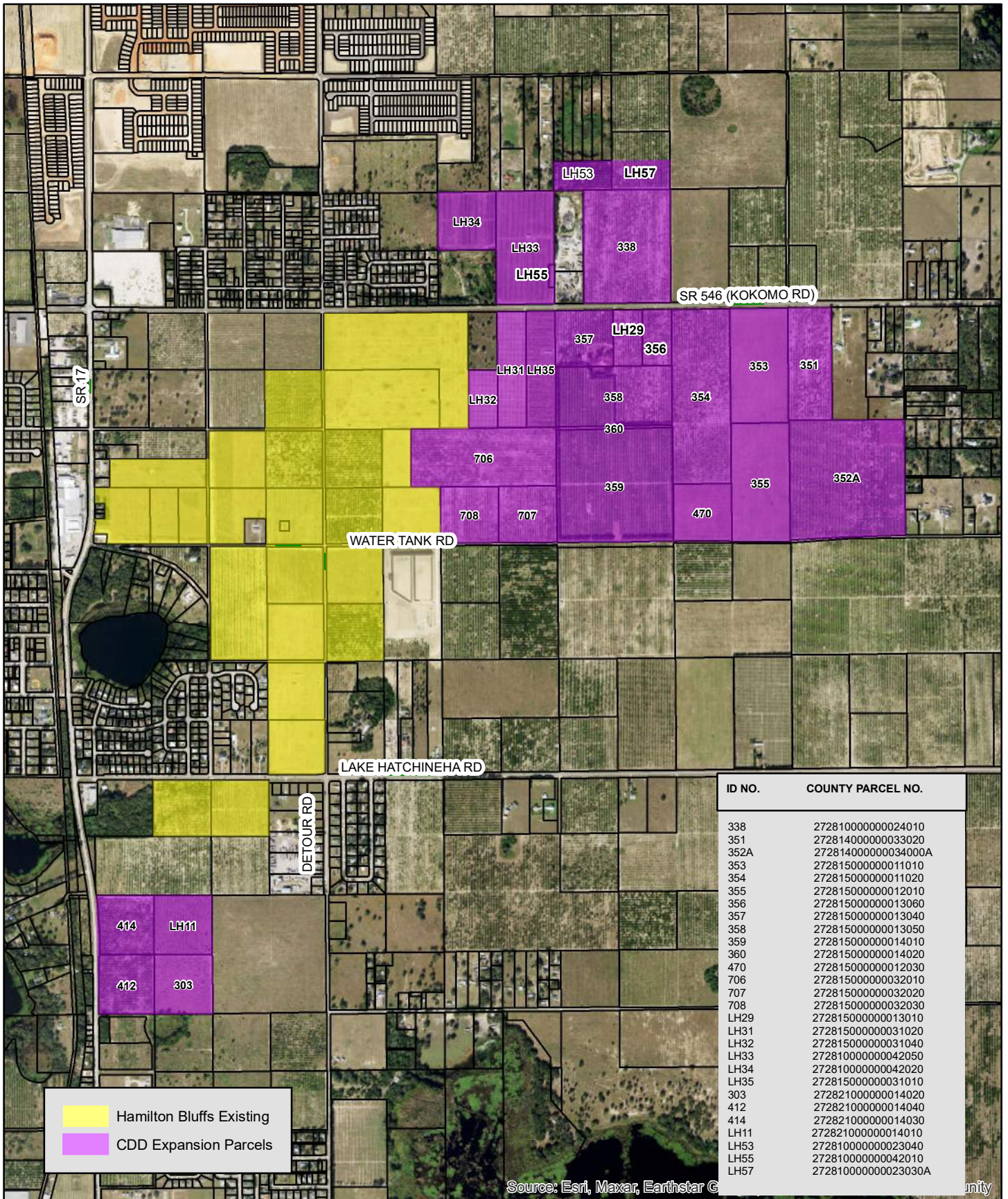
/s/ Roy Van Wyk

Roy Van Wyk, Esq.  
Florida Bar No. 631299  
roy@cddlawyers.com

Kilinski | Van Wyk, PLLC  
517 E. College Avenue  
Tallahassee, Florida 32303  
(850) 933-4691 (telephone)  
(850) 566-7618 (telephone)

District Counsel for  
Hamilton Bluff Community Development District

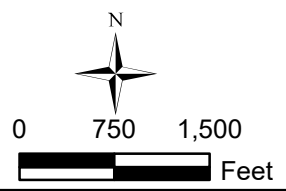
# **EXHIBIT 1**



ID NO.	COUNTY PARCEL NO.
338	27281000000024010
351	27281400000033020
352A	27281400000034000A
353	27281500000011010
354	27281500000011020
355	27281500000012010
356	27281500000013060
357	27281500000013040
358	27281500000013050
359	27281500000014010
360	27281500000014020
470	27281500000012030
706	27281500000032010
707	27281500000032020
708	27281500000032030
LH29	27281500000013010
LH31	27281500000031020
LH32	27281500000031040
LH33	27281000000042050
LH34	27281000000042020
LH35	27281500000031010
303	27282100000014020
412	27282100000014040
414	27282100000014030
LH11	27282100000014010
LH53	27281000000023040
LH55	27281000000042010
LH57	27281000000023030A

Hamilton Bluffs Existing  
 CDD Expansion Parcels

## EXHIBIT 1 - BOUNDARY MAP HAMILTON BLUFF CDD



## **COMPOSITE EXHIBIT 2**



**LEGAL DESCRIPTION:**

A PORTION OF SECTIONS 15, 16 AND 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°34'24"E, A DISTANCE OF 1339.61 FEET TO THE SOUTH LINE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°06'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.65 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S00°00'00"E, A DISTANCE OF 670.35 FEET TO A POINT ON THE SOUTH LINE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°04'56"E, ALONG SAID SOUTH LINE, A DISTANCE OF 337.48 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15; THENCE S00°34'06"E, ALONG SAID WEST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S00°34'37"E, ALONG SAID EAST LINE, A DISTANCE OF 1321.75 FEET TO A SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°11'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.97 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE S00°34'24"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.71 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE N89°58'17"W, ALONG SAID SOUTH LINE, A DISTANCE OF 657.88 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S00°16'55"E, ALONG SAID EAST LINE, A DISTANCE OF 666.11 FEET TO A POINT ON THE SOUTH LINE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S89°56'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21; THENCE N00°09'21"W, ALONG SAID WEST LINE, A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SECTION 21; THENCE S89°58'17"E, ALONG THE NORTH LINE, A DISTANCE OF 1315.77 FEET TO A POINT ON THE WEST LINE OF EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE N00°37'16"W, ALONG SAID WEST LINE, A DISTANCE OF 1322.13 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE N89°45'44"W, ALONG SAID SOUTH LINE, A DISTANCE OF 659.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE N00°40'08"W, ALONG SAID WEST LINE, A DISTANCE OF 1324.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1157.70 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING FIVE (5) COURSES AND DISTANCES: N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE S90°00'00"W, A DISTANCE OF 151.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO THE END OF SAID CURVE; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST LINE, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°34'39"E, ALONG SAID NORTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID NORTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE SOUTH OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°37'27"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 266 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**HAMILTON BLUFF CDD**

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 08/25/2023

REV DATE:

SCALE 1" = N/A

PROJ: 50151874

DRAWN BY: WS

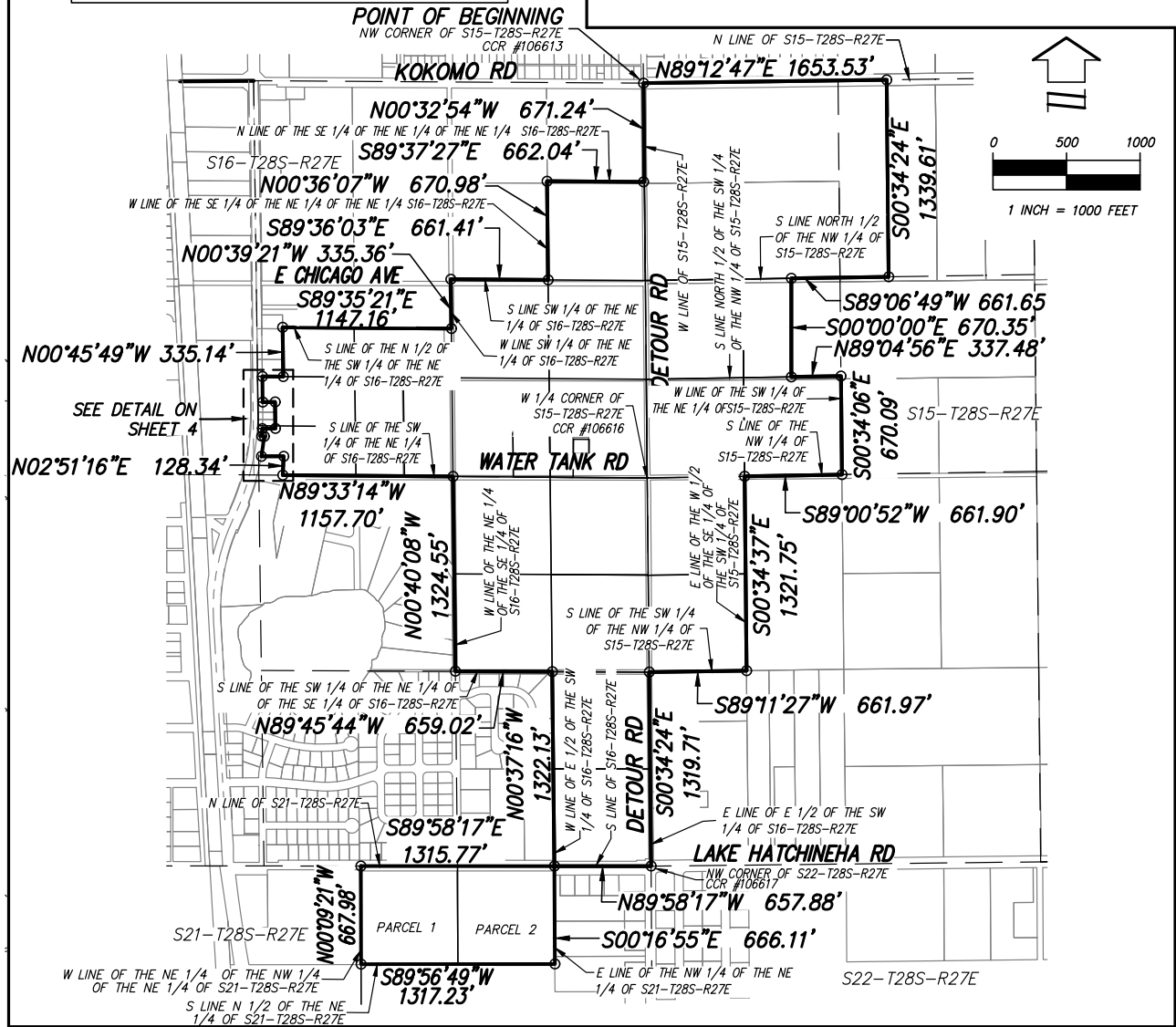
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**COMPOSITE EXHIBIT 2 -  
CURRENT DISTRICT  
HAMILTON BLUFF CDD**



**LEGEND:**

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PC	POINT OF CURVATURE	L	LENGTH
PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	A	CENTRAL ANGLE
PNT	POINT OF NON-TANGENCY	CB	CHORD BEARING
PT	POINT OF TANGENCY	CH	CHORD LENGTH
R/W	RIGHT OF WAY	SF	SQUARE FEET
ORB	OFFICIAL RECORDS BOOK	AC	ACRES
PB	PLAT BOOK	SEC	SECTION



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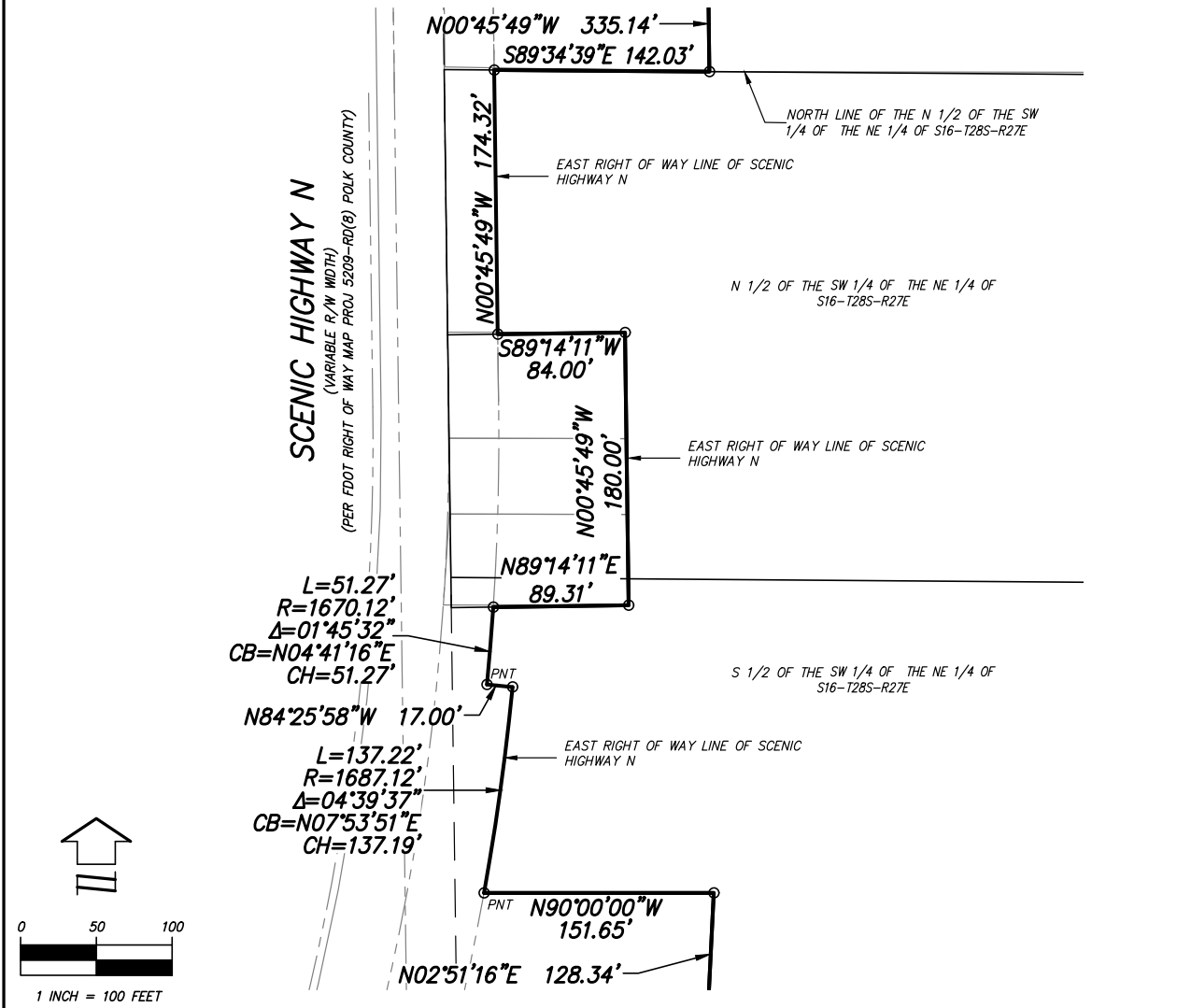
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CURRENT DISTRICT  
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ORB	OFFICIAL RECORDS BOOK	AC	ACRES
PB	PLAT BOOK	SEC	SECTION



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 POLK COUNTY FLORIDA

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PREPARED FOR:  
 CH DEV LLC  
 DATE: 08/25/2023  
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 SCALE 1" = 100'  
 PROJ: 50151874  
 DRAWN BY: WS  
 CHECKED BY: WPH

**COMPOSITE EXHIBIT 2 -  
 CURRENT DISTRICT  
 HAMILTON BLUFF CDD**



## **COMPOSITE EXHIBIT 3**

**LEGAL DESCRIPTION:**

A PORTION OF SECTIONS 10, 14 AND 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°35'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 495.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'17"E, A DISTANCE OF 1332.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N89°31'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 819.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE S00°32'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1332.24 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S89°28'31"W, ALONG SAID NORTH LINE, A DISTANCE OF 1312.00 FEET TO THE WEST 1/4 CORNER OF SECTION 14; THENCE S89°01'06"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2647.85 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'06"W, ALONG SAID WEST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°03'51"W, ALONG SAID SOUTH LINE, A DISTANCE OF 330.89 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°33'48"W, ALONG SAID WEST LINE, A DISTANCE OF 670.38 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°06'49"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.65 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'24"W, ALONG SAID WEST LINE A DISTANCE OF 669.81 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°09'48"E, ALONG SAID NORTH LINE, A DISTANCE OF 330.77 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'42"W, ALONG SAID WEST LINE, A DISTANCE OF 669.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°29'23"W, ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°12'59"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.63 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°30'31"W, ALONG SAID WEST LINE, A DISTANCE OF 659.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°13'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1323.69 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10 ALSO BEING POINT OF REFERENCE "A"; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°27'05"W, A DISTANCE OF 1320.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°08'16"E, ALONG SAID NORTH LINE, A DISTANCE OF 993.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S00°23'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF REFERENCE "A"; THENCE N00°28'16"W, ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 A DISTANCE OF 329.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE N89°07'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.51 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE S00°25'55"E, ALONG SAID WEST LINE, A DISTANCE OF 49.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°06'04"E, A DISTANCE OF 662.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE S00°23'34"E, ALONG SAID EAST LINE, A DISTANCE OF 280.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE S89°08'16"W, ALONG THE SOUTH LINE, A DISTANCE OF 1324.56 FEET TO THE POINT OF BEGINNING.

358 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 09/06/2023

REV DATE: 06/18/24

SCALE 1" = N/A

PROJ: 50151874

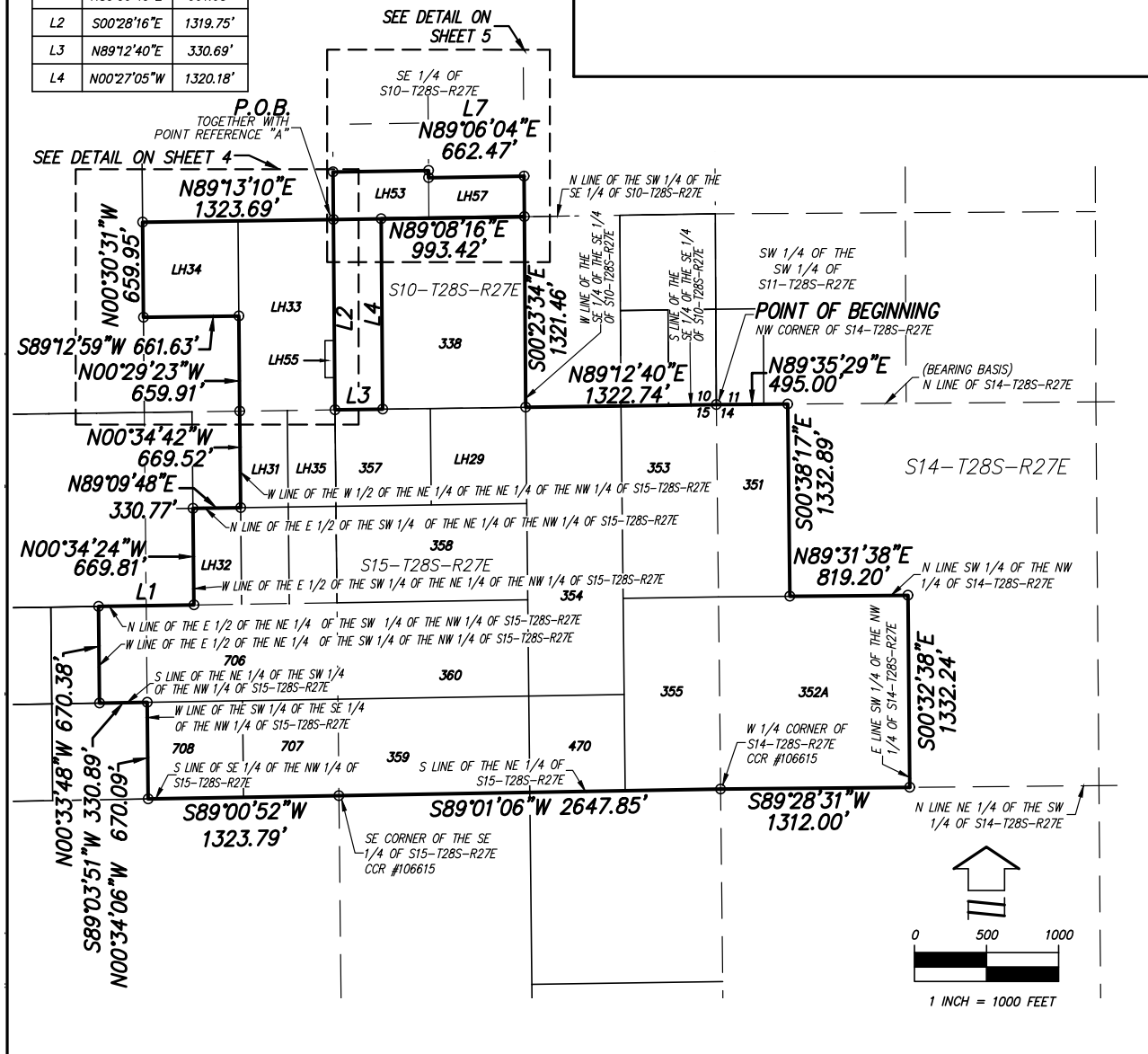
DRAWN BY: WS

CHECKED BY: WPH

**COMPOSITE EXHIBIT 3 -  
EXPANSION PARCELS  
HAMILTON BLUFF CDD**



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'49"E	661.65'
L2	S00°28'16"E	1319.75'
L3	N89°12'40"E	330.69'
L4	N00°27'05"W	1320.18'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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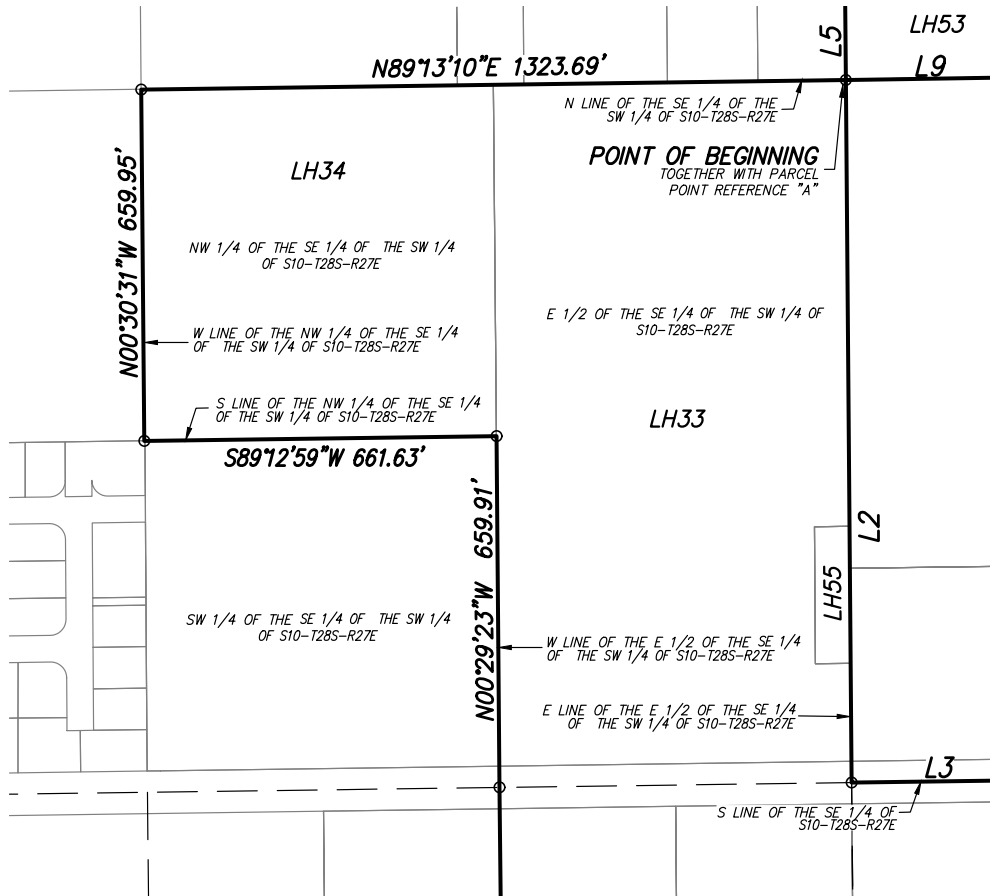
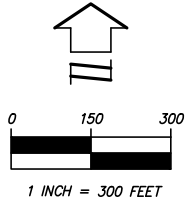
CH DEV LLC

DATE: 09/06/2023  
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## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD

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SECTIONS 10, 14 & 15,  
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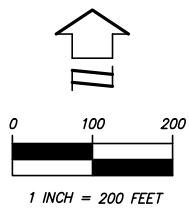
CH DEV LLC

DATE: 09/06/2023  
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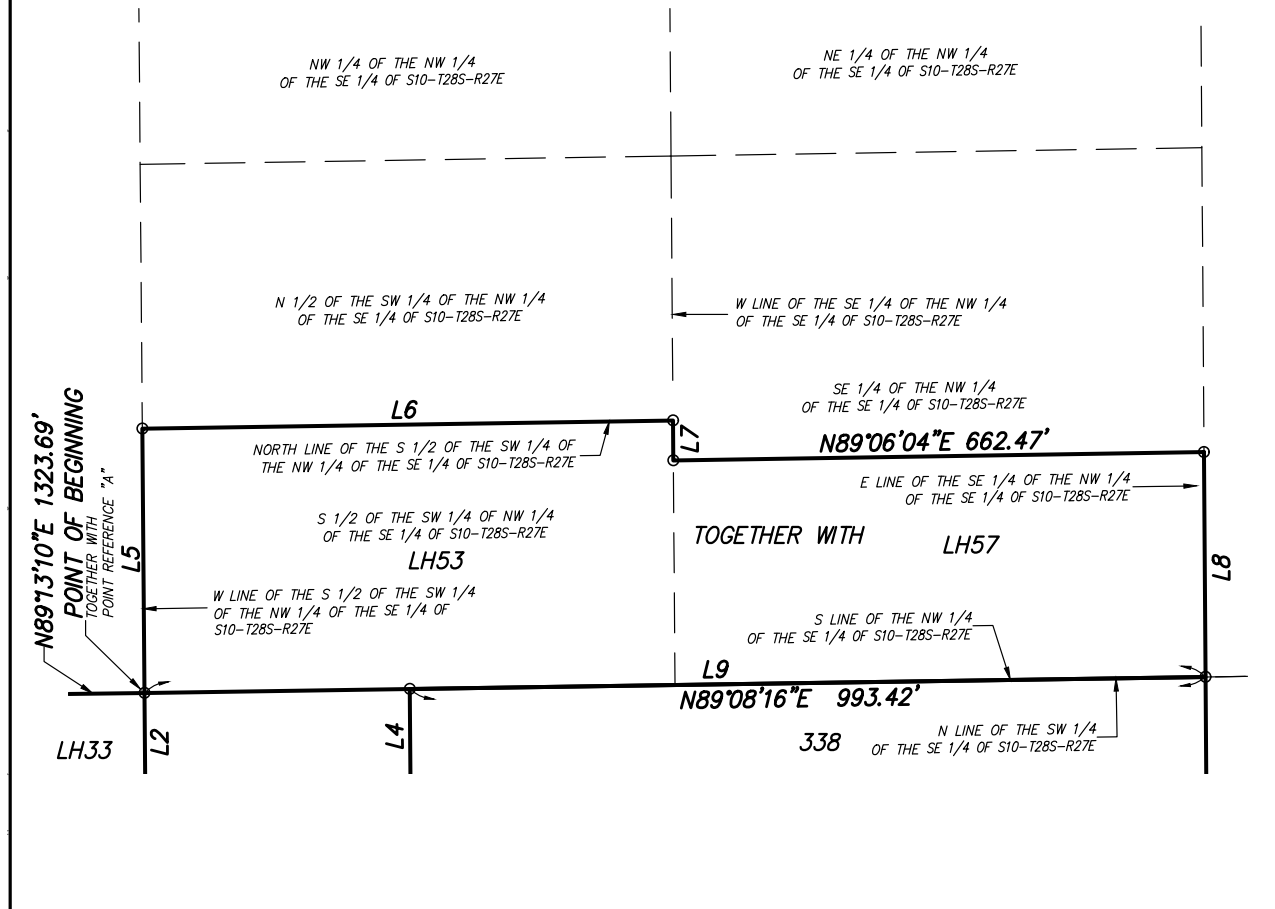
PROJ: 50151874  
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COMPOSITE EXHIBIT 3 -  
EXPANSION PARCELS  
HAMILTON BLUFF CDD





LINE TABLE		
LINE	BEARING	LENGTH
L2	S00°28'16"E	1319.75'
L4	N00°27'05"W	1320.18'
L5	N00°28'16"W	329.94'
L6	N89°07'10"E	662.51'
L7	S00°25'55"E	49.86'
L8	S00°23'34"E	280.71'
L9	S89°08'16"W	1324.56'



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SKETCH OF DESCRIPTION  
 -OF-  
 HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
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 CH DEV LLC

DATE: 09/06/2023  
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 SCALE 1" = 200'

PROJ: 50151874  
 DRAWN BY: WS  
 CHECKED BY: WPH

**COMPOSITE EXHIBIT 3 -  
 EXPANSION PARCELS  
 HAMILTON BLUFF CDD**





**LEGAL DESCRIPTION:**

**PARCEL 1**

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; N00°20'43"W, A DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86 FEET TO THE POINT OF BEGINNING.

TOTAL EXITING CDD LIMITS = 40 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**HAMILTON BLUFF CDD**

SECTIONS 21 & 22,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY FLORIDA



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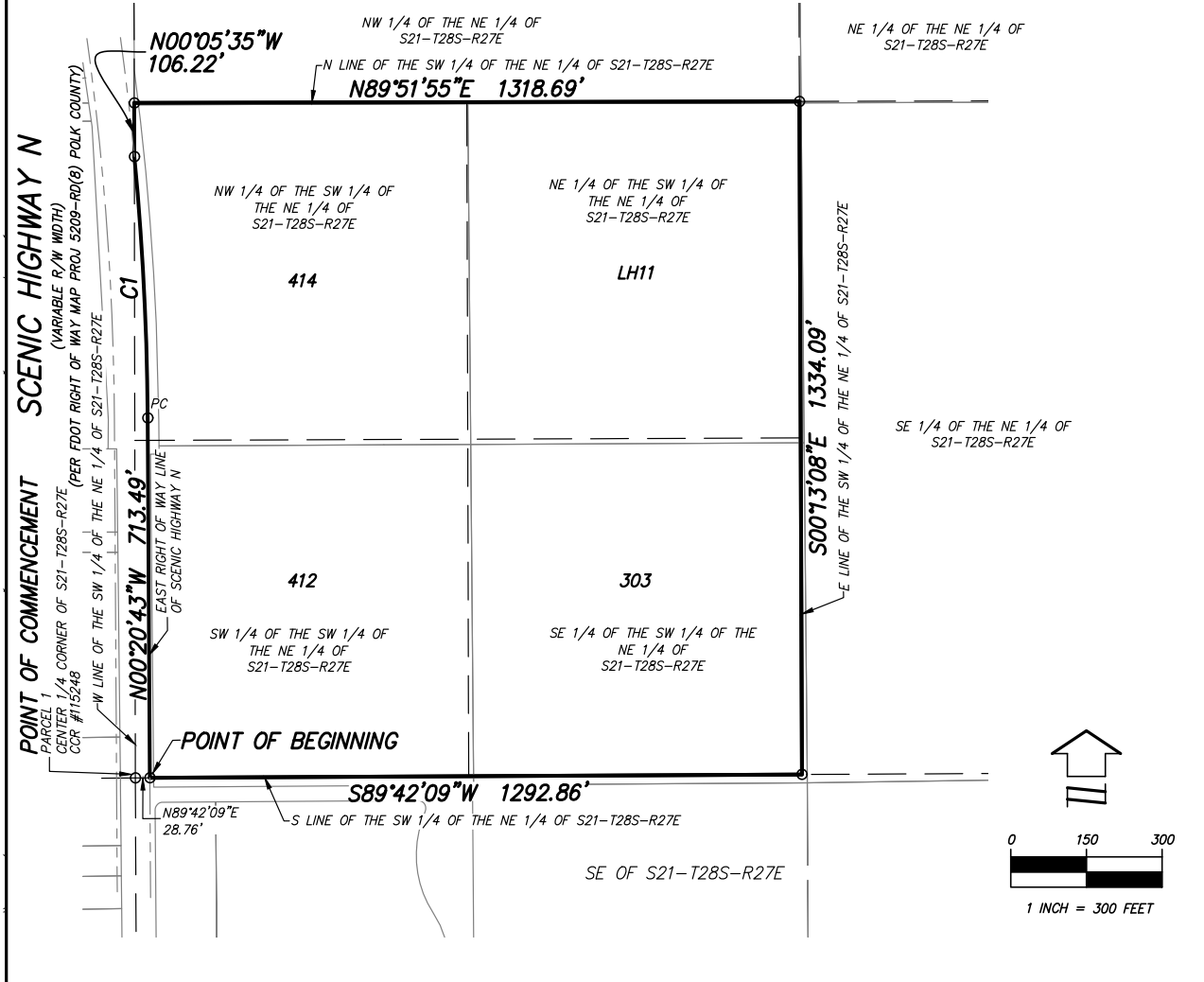
**CH DEV LLC**

DATE: 09/06/2023      PROJ: 50151874  
REV DATE: 08/22/24      DRAWN BY: WS  
SCALE 1" = N/A      CHECKED BY: WPH

**COMPOSITE EXHIBIT 3 -  
EXPANSION PARCELS  
HAMILTON BLUFF CDD**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	518.84'	5763.12	005°09'30"	518.67'	N02°55'28"W



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SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 21 & 22,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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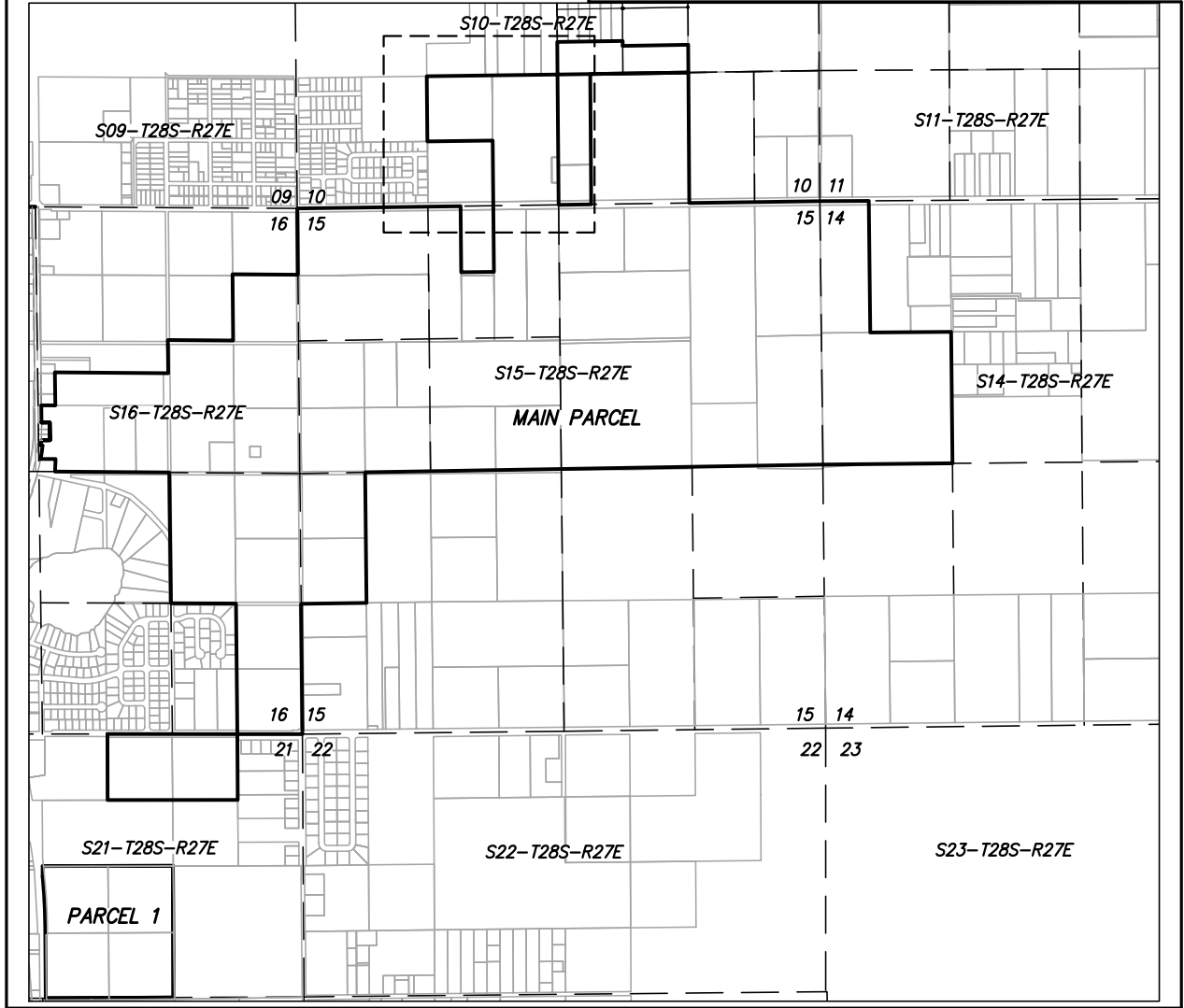
PROJ: 50151874  
 DRAWN BY: WS  
 CHECKED BY: WPH

COMPOSITE EXHIBIT 3 -  
 EXPANSION PARCELS  
 HAMILTON BLUFF CDD




## **COMPOSITE EXHIBIT 4**

KEY MAP:  
NOT TO SCALE



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

<p>SKETCH OF DESCRIPTION -OF- HAMILTON BLUFF CDD</p> <p>SECTIONS 10, 14, 15, 16, 21, &amp; 22 TOWNSHIP 28 SOUTH, RANGE 27 EAST</p> <p>POLK COUNTY FLORIDA</p>	<p> <b>Dewberry</b></p> <p>131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR: CH DEV LLC</p> <p>DATE: 09/06/2023 REV DATE: 08/22/2024 SCALE 1" = N/A</p> <p>PROJ: 50151874 DRAWN BY: WS CHECKED BY: WPH</p>
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**COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD**





**LEGAL DESCRIPTION: (CONTINUE)**

THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE A POINT OF NON-TANGENCY; THENCE DEPARTING SAID RIGHT OF WAY, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE AFORE MENTIONED EAST RIGHT OF WAY LINE; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 ; THENCE S89°34'39"E, ALONG SAID NORTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID NORTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°37'27"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL 1**

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; N00°20'43"W, A DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**

A PORTION OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF REFERENCE "A"; THENCE N00°28'16"W, ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 A DISTANCE OF 329.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N89°07'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.51 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE S00°25'55"E, ALONG SAID WEST LINE, A DISTANCE OF 49.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°06'04"E, A DISTANCE OF 662.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10 ; THENCE S00°23'34"E, ALONG SAID EAST LINE, A DISTANCE OF 280.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE S89°08'16"W, ALONG THE SOUTH LINE, A DISTANCE OF 1324.56 FEET TO THE POINT OF BEGINNING.

TOTAL EXISTING CDD LIMITS = 664 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE: 08/22/2024

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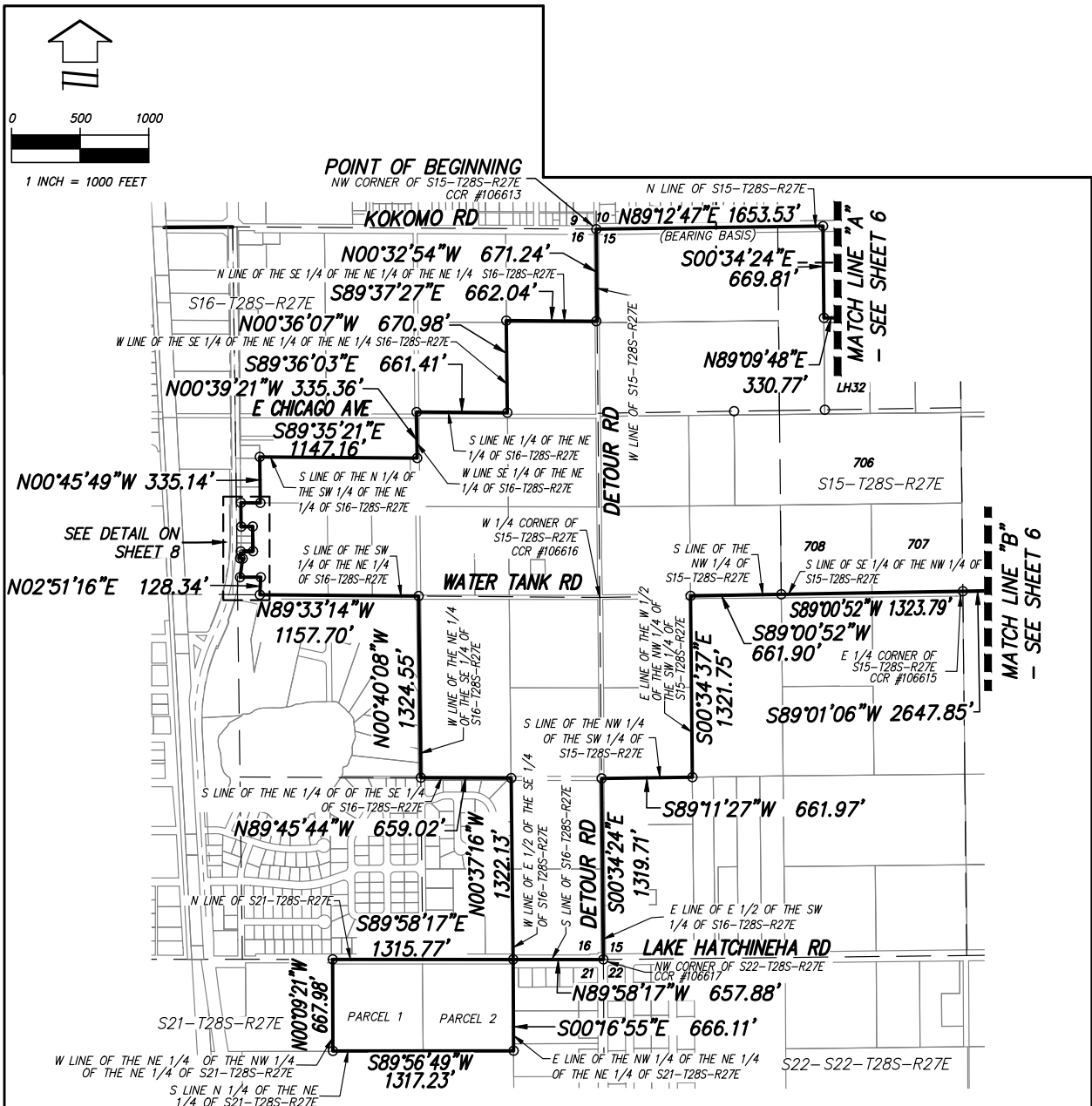
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DRAWN BY: WS


CHECKED BY: WPH

**COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD**





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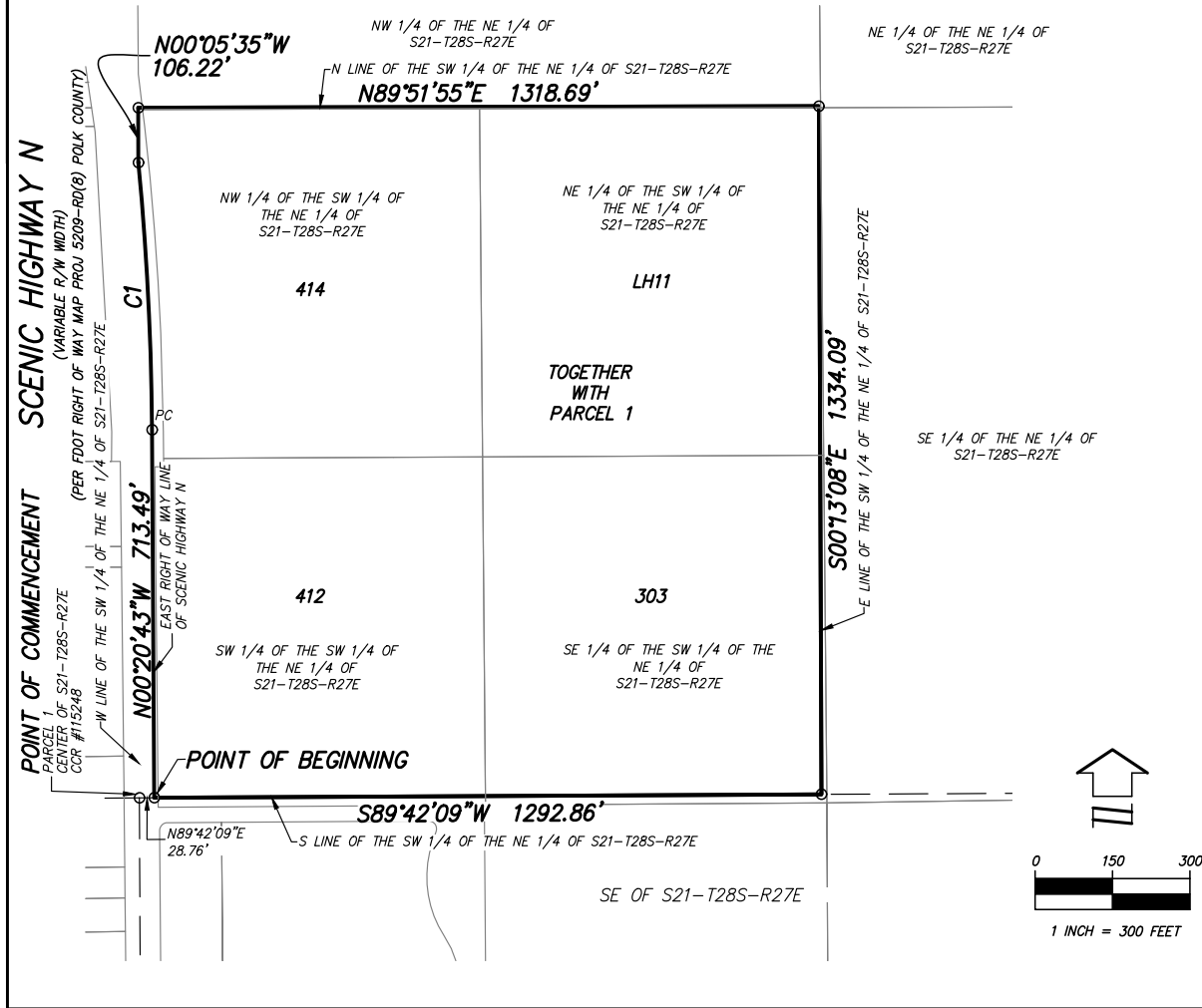
**COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD**








CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	518.84'	5763.12	005°09'30"	518.67'	N02°55'28"W



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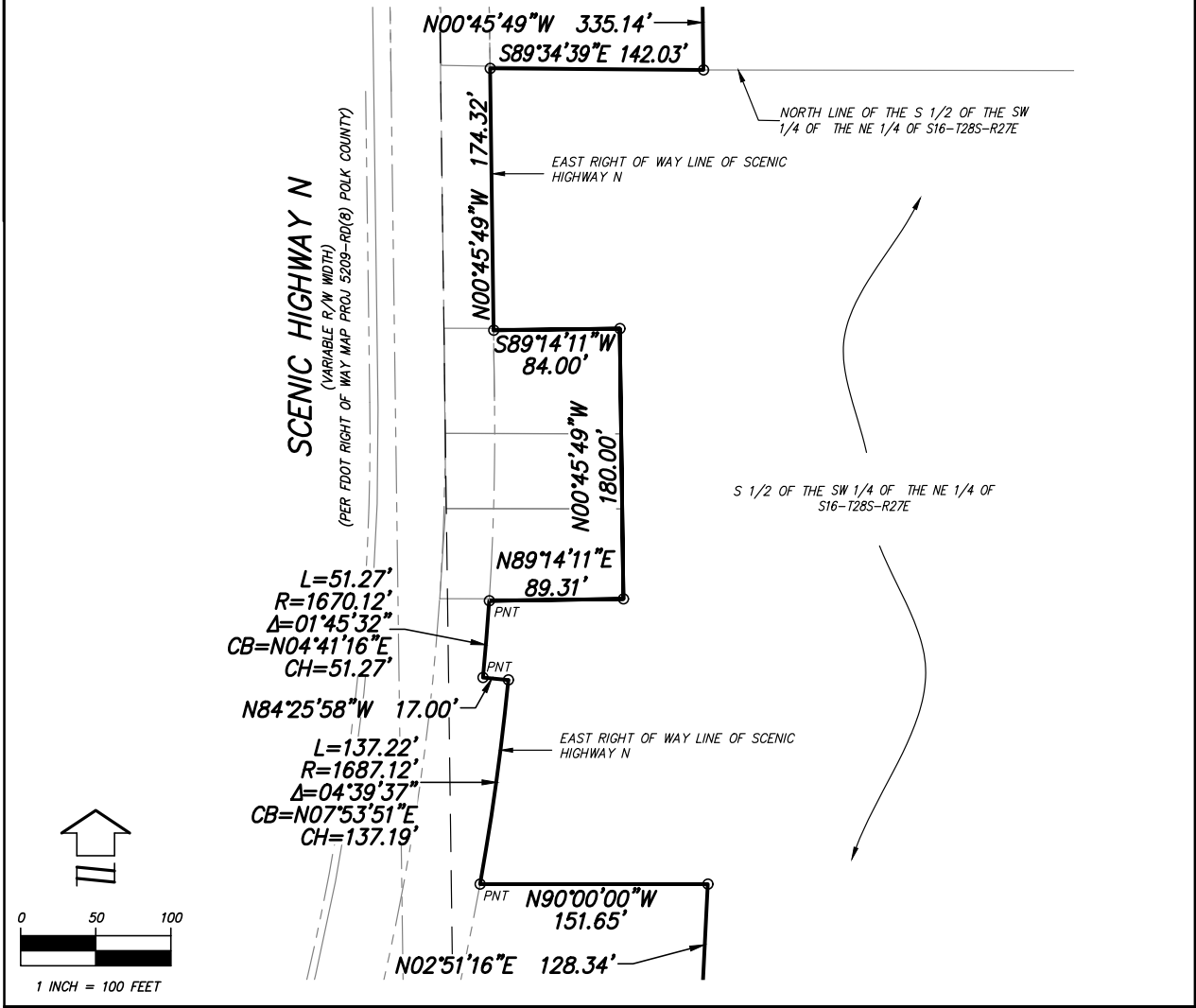
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**COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD**



**LEGEND:**

PC	POINT OF CURVATURE	PG(S)	PAGE(S)
PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	Δ	CENTRAL ANGLE
PNT	POINT OF NON-TANGENCY	CB	CHORD BEARING
PT	POINT OF TANGENCY	CH	CHORD LENGTH
R/W	RIGHT OF WAY	SF	SQUARE FEET
ORB	OFFICIAL RECORDS BOOK	AC	ACRES
PB	PLAT BOOK	SEC	SECTION



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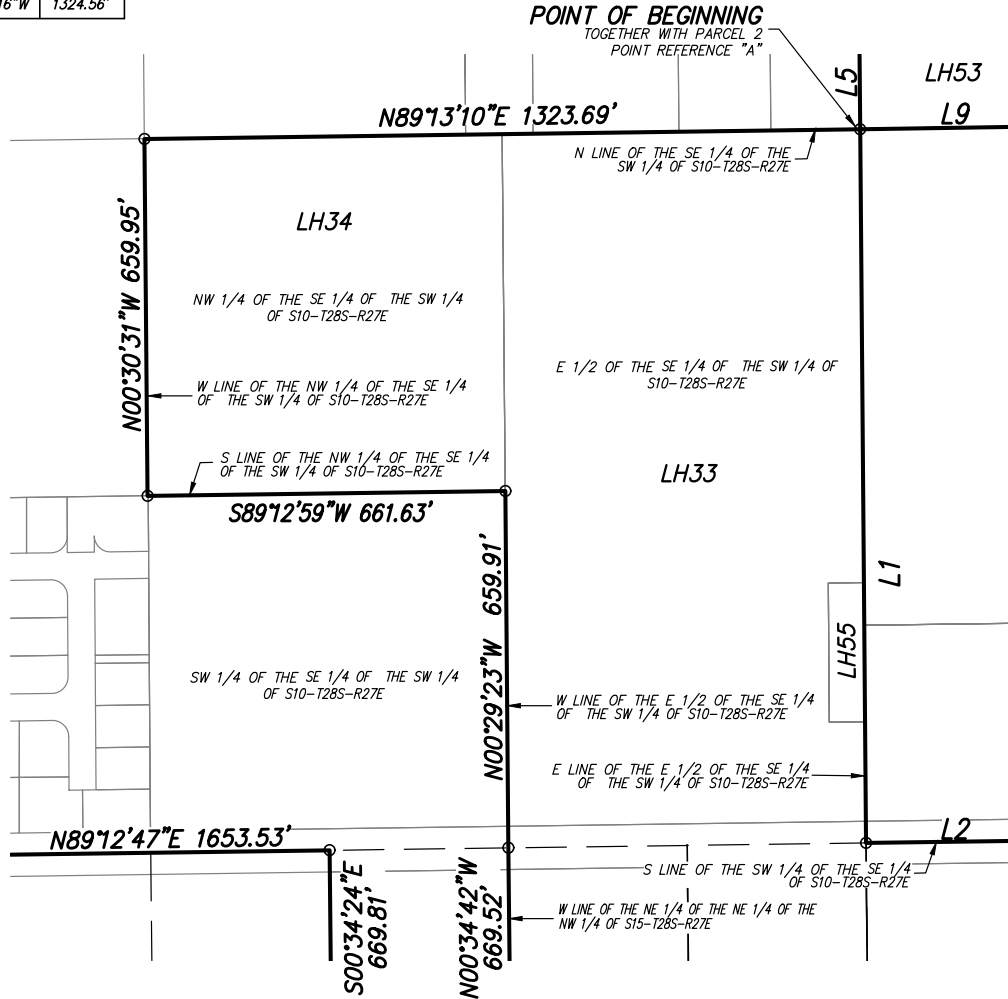
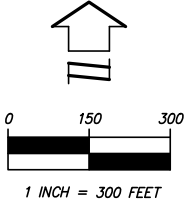
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°28'16"E	1319.75'
L2	N89°12'40"E	330.69'
L5	N00°28'16"W	329.94'
L9	S89°08'16"W	1324.56'



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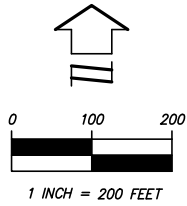
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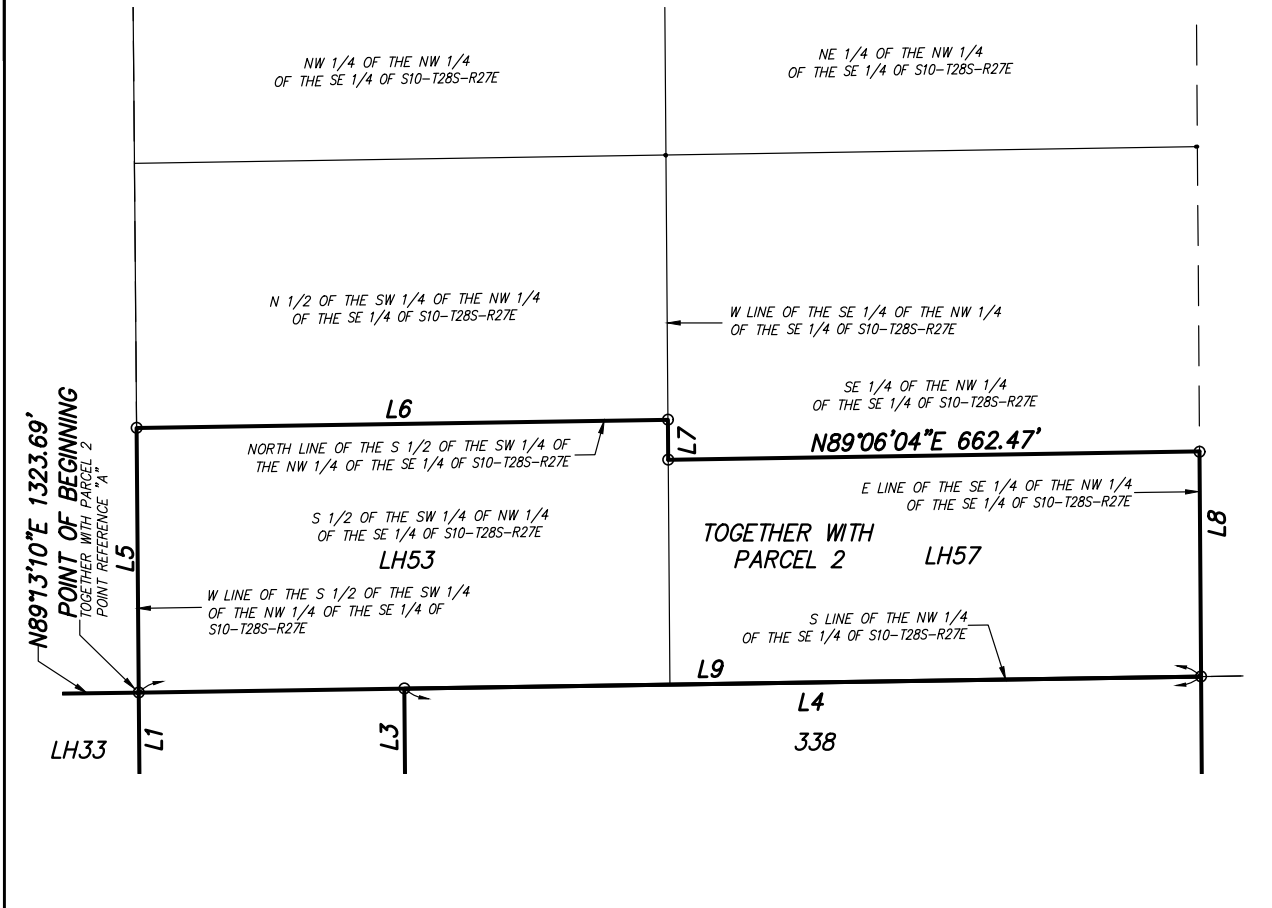
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L4	N89°08'16"E	993.42'
L5	N00°28'16"W	329.94'
L6	N89°07'10"E	662.51'
L7	S00°25'55"E	49.86'
L8	S00°23'34"E	280.71'
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HAMILTON BLUFF CDD



## **COMPOSITE EXHIBIT 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 10th day of October 2023.

WITNESSES:

ABC IRA, LLC, a Florida limited liability company

Lindsey Roden  
Print Name: Lindsey Roden

Albert B. Cassidy  
By: Albert B. Cassidy  
Its: Manager

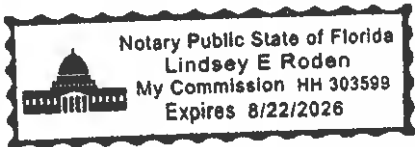
Jessica Petrucci  
Print Name: JESSICA PETRUCCI

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10th day of October 2023, by Albert B. Cassidy, as Manager of ABC IRA, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[notary seal]

Lindsey E Roden  
Print Name: Lindsey E. Roden  
Notary Public, State of Florida



**Exhibit A:**  
**LEGAL DESCRIPTION**

**Parcel Details: 27-28-15-000000-012030:**

**The Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 28 South, Range 27 East, Polk County, Florida, LESS Road right of way.**



**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 10th day of October 2023.

WITNESSES:

**CASSIDY HOLDINGS, LLC**, a Florida limited liability company

By: ABCMM LLC  
Its; Manager

Lindsey Roden  
Print Name: Lindsey Roden

Albert B. Cassidy  
By: Albert B. Cassidy  
Its; Manager

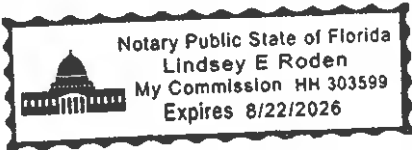
Jessica Petrucci  
Print Name: Jessica Petrucci

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10th day of October 2023, by Albert B. Cassidy, as Manager of ABCMM, LLC, Manager of Cassidy Holdings, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[notary seal]

Lindsey E. Roden  
Print Name: Lindsey E. Roden  
Notary Public, State of Florida



**Exhibit A:**  
**LEGAL DESCRIPTION**

Parcel Details: 27-28-14-000000-034000(A):

SW1/4 OF NW1/4 & N1/2 OF SW1/4

Parcel Details: 27-28-15-000000-011020:

W1/2 OF NE1/4 OF NE1/4 LESS KOKOMO RD R/W & NW1/4 OF SE1/4 OF NE1/4

Parcel Details: 27-28-15-000000-013040:

NW1/4 OF NW1/4 OF NE1/4 LESS KOKOMO RD R/W

Parcel Details: 27-28-15-000000-013050:

S1/2 OF NW1/4 OF NE1/4

Parcel Details: 27-28-15-000000-014010:

SW1/4 OF NE1/4 LESS N 32 FT & ANY PART OF NW1/4 OF SE1/4 LYING N OF MAIN R/W FOR WATER TANK RD AS RECORDED IN MB 4 PGS 61 & 62

Parcel Details: 27-28-15-000000-014020:

N 32 FT OF SW1/4 OF NE1/4

Parcel Details: 27-28-15-000000-032010:

N1/2 OF SE1/4 OF NW1/4 & E1/2 OF NE1/4 OF SW1/4 OF NW1/4

Parcel Details: 27-28-15-000000-032020:

SE1/4 OF SE1/4 OF NW1/4

Parcel Details: 27-28-15-000000-032030:

SW1/4 OF SE1/4 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 10th day of October 2023.

WITNESSES:

**CASSIDY PROPERTY INVESTMENTS  
LLC**, a Florida limited liability company

Lindsey E. Roden  
Print Name: Lindsey Roden

Albert B. Cassidy  
By: Albert B. Cassidy  
Its: Manager

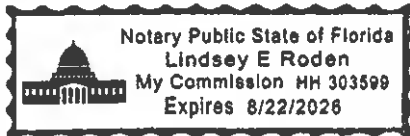
Jessica Petrucci  
Print Name: Jessica Petrucci

STATE OF FLORIDA  
COUNTY OF POIC

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10th day of October 2023, by Albert B. Cassidy, as Manager of Cassidy Property Investments, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[notary seal]

Lindsey E. Roden  
Print Name: Lindsey E. Roden  
Notary Public, State of Florida



{Signature Page Continues}

Executed this 10th day of October 2023.

WITNESSES:

**CASSIDY PROPERTY INVESTMENTS  
LLC, a Florida limited liability company**

Lindsey Roden  
Print Name: Lindsey Roden

[Signature]  
By: Steven Cassidy  
Its: Manager

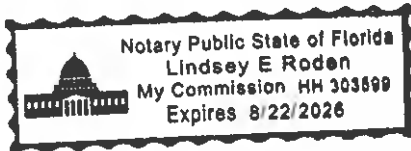
Jessica Petrucci  
Print Name: Jessica Petrucci

STATE OF FLORIDA  
COUNTY OF POIK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10th day of October 2023, by Steven Cassidy, as Manager of Cassidy Property Investments, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[notary seal]

Lindsey E Roden  
Print Name: Lindsey E Roden  
Notary Public, State of Florida



**Exhibit A:**  
**LEGAL DESCRIPTION**

**Parcel Details: 272821-000000-014020:**

The Southeast  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 21, Township 28 South, Range 21 East, Polk County, Florida.

**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 13<sup>th</sup> day of November, 2023.

WITNESSES:

**DWJE INVESTMENTS, LLC**, a Florida limited liability company

*Kristin Cassidy*  
Print Name: Kristin Cassidy

*Richard A. White*  
By: Richard A. White  
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 13<sup>th</sup> day of November, 2023, by Richard A. White, as Manager of DWJE Investments, 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 Details: 27-28-15-000000-013060:**

-----,

THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR  
KOKOMO ROAD.

**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 10th day of October 2023.

WITNESSES:

**JAM DEV PARTNERS, LLC**, a Florida limited liability company

By: English Creek Partners, LLC  
Its: Manager

Lindsey E Roden  
Print Name: Lindsey E Roden

Albert S Cassidy  
By: Albert S Cassidy  
Its: Manager

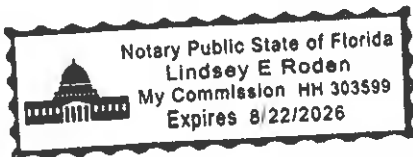
Jessica Petrucci  
Print Name: Jessica Petrucci

STATE OF FLORIDA  
COUNTY OF DOLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10th day of October 2023, by Albert S. Cassidy, as Manager of English Creek Partners, LLC, as Manager of JAM Dev Partners, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[notary seal]

Lindsey E Roden  
Print Name: Lindsey E Roden  
Notary Public, State of Florida



**Exhibit A:**  
**LEGAL DESCRIPTION**

**Parcel Details: 272821-000000-014040:**

**The Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 28 South, Range 27 East, Polk County, Florida, LESS AND EXCEPT maintained road right-of-way.**

**Parcel Details: 272821-000000-014030:**

**The Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 28 South, Range 27 East, Polk County, Florida, LESS AND EXCEPT maintained road right-of-way.**

**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 13<sup>th</sup> day of November 2023.

WITNESSES:

**JHF INVESTMENTS, LLC**, a Florida limited liability company

*Kristin Cassidy*  
Print Name: Kristin Cassidy

*James Parks Freeman*  
By: James Parks Freeman  
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 13<sup>th</sup> day of November 2023, by James Parks Freeman, as Manager of JHF Investments, 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 Details: 27-28-15-000000-013010:**

THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR  
KOKOMO ROAD.



**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 10th day of October 2023.

WITNESSES:

LOS IRA R, LLC, a Florida limited liability company

Lindsey E Roden  
Print Name: Lindsey Roden

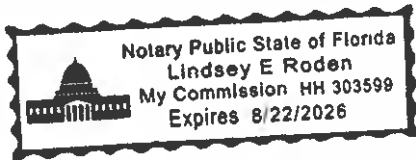
[Signature]  
By: Lauren O. Schwenk  
Its: Manager

Jessica Petrucci  
Print Name: Jessica Petrucci

STATE OF FLORIDA  
COUNTY OF Folk

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of October 2023, by Lauren O. Schwenk, as Manager of LOS IRA R, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[notary seal]



Lindsey E Roden  
Print Name: Lindsey E. Roden  
Notary Public, State of Florida

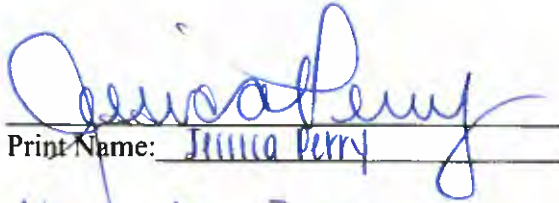
(SIGNATURES CONTINUE ON NEXT PAGE)


AND

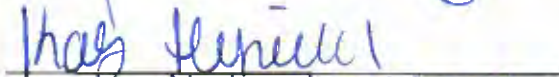
Executed this 10th day of October, 2023.

WITNESSES:

**CCS INVESTMENTS, LLC**, a Florida limited liability company

  
Print Name: Jessica Perry


  
By: Kevin Chinoy  
Its: Manager

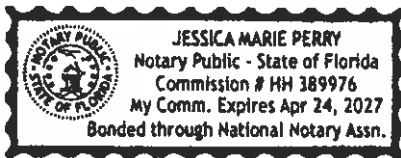
  
Print Name: Kaley Henrikson

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10<sup>th</sup> day of October 2023, by Kevin Chinoy, as Manager of CCS Investments, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[notary seal]

  
Print Name: Jessica Perry  
Notary Public, State of Florida



**Exhibit A:**  
**LEGAL DESCRIPTION**

**Parcel Details: 27-28-10-000000-024010:**  
E3/4 OF SW1/4 OF SE1/4 LESS KOKOMO RD 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.

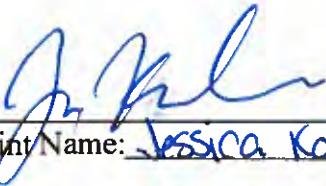
The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.


*[signatures on following page]*

Executed this 13<sup>th</sup> day of November, 2023.

WITNESSES:

**PHC I PROPERTY, LLC**, a Florida limited liability company

  
Print Name: Jessica Kowalski


  
By: Lauren O. Schwenk  
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 13<sup>th</sup> day of November, 2023, by Lauren O. Schwenk, as Manager of PHC I PROPERTY, 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 Details: 27-28-15-000000-011010:**  
E1/2 OF NE1/4 OF NE1/4 LESS KOKOMO RD R/W

**Parcel Details: 27-28-15-000000-012010:**  
E1/2 OF SE1/4 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 16<sup>th</sup> day of May, 2022.

WITNESSES:

**RDI PROPERTIES POLK, LLC**, a  
Florida limited liability company

Windsy Roden  
Print Name: Windsy Roden

Alan Rioux  
By: Alan Rioux  
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 16<sup>th</sup> 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 11<sup>th</sup> day of October 2023.

WITNESSES:

**WHITE CLAY INVESTORS, LLC, a  
Florida limited liability company**

  
Print Name: Jessica Kowalski

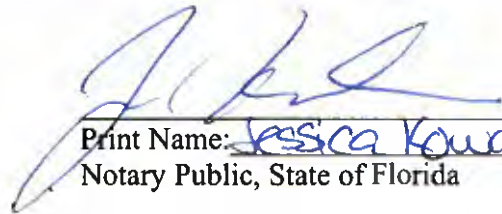
  
By: Jack M. Berry III  
Its: Manager

  
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 11<sup>th</sup> day of October 2023, by Jack M. Berry III, as Manager of  
White Clay Investors, 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 Details: 27-28-14-000000-033020:  
W 495 FT OF NW1/4 OF NW1/4 LESS KOKOMO RD 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 22nd day of August 2024.

WITNESSES:

**MCGRADY ROAD INVESTMENT  
LLC**, a Florida limited liability company

By: ABCMM LLC

Its: Manager

Lindsey E Roden  
Print Name: Lindsey Roden

Albert B. Cassidy  
By: Albert B. Cassidy

Its: Manager

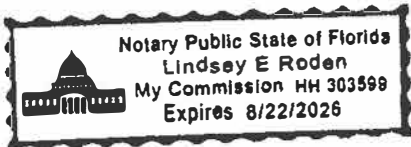
Kristin Cassidy  
Print Name: Kristin Cassidy

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 20th day of August 2024, by Albert B. Cassidy, as Manager of ABCMM, LLC, as Manager of McGrady Road Investment, LLC who is personally known to me or who has produced \_\_\_\_\_ as identification.

[notary seal]

Lindsey E Roden  
Print Name: Lindsey E Roden  
Notary Public, State of Florida



**Exhibit A:**  
**LEGAL DESCRIPTION**

**Parcel Details: 272815-000000-031010:**

The East 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 28 South, Range 27 East, Polk County, Florida, LESS AND EXCEPT road right-of-way.

*And;*

**Parcel Details: 272810-000000-023040:**

THE SOUTH 330 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY.

*And;*

**The southern portion (identified in the below map as LH57) of Parcel 272810-000000-023030 located at:**

THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY.





**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 22nd day of August 2024.

WITNESSES:

**NORTHEAST POLK LAND INVESTMENTS, LLC**, a Florida limited liability company

Lindsey E Roden  
Print Name: Lindsey Roden

Albert B. Cassidy  
By: Albert B. Cassidy  
Its: Manager

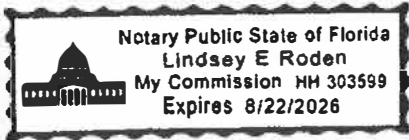
Kristin Cassidy  
Print Name: Kristin Cassidy

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 22nd day of August 2024, by Albert B. Cassidy, as Manager of Northeast Polk Land Investments, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[notary seal]

Lindsey E Roden  
Print Name: Lindsey E Roden  
Notary Public, State of Florida



{SIGNATURE PAGE CONTINUES ON NEXT PAGE}

Executed this 22nd day of August 2024.

WITNESSES:

**NORTHEAST POLK LAND INVESTMENTS, LLC**, a Florida limited liability company

Lindsey E Roden  
Print Name: Lindsey Roden

[Signature]  
By: Steven L. Cassidy  
Its: Manager

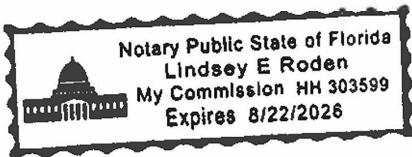
Kristin Cassidy  
Print Name: Kristin Cassidy

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 20th day of August 2024, by Steven L. Cassidy, as Manager of Northeast Polk Land Investments, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[notary seal]

Lindsey E Roden  
Print Name: Lindsey E. Roden  
Notary Public, State of Florida



**Exhibit A:**  
**LEGAL DESCRIPTION**

**Parcel Details: 272815-000000-031020:**

**Begin at a point 657 feet East of the NW corner of the NE 1/4 of the NW 1/4 in Section 15, Township 28 South, Range 27 East, Polk County, Florida, run thence East a distance of 330 feet, run thence South to the South boundary of said NE 1/4 of NW 1/4, run thence West to a point South of the Point of Beginning, run thence North to the Point of Beginning, LESS Kokomo Road right of way.**

**Parcel Details: 272815-000000-031040:**

**Begin at a point 327 feet East of the NW corner of the NE 1/4 of the NW 1/4 in Section 15, Township 28 South, Range 27 East, Polk County, Florida, run thence East a distance of 330 feet, run thence South to the South boundary of said NE 1/4 of NW 1/4, run thence West to a point South of the Point of Beginning, run thence North to the Point of Beginning, LESS Kokomo Road right of way and LESS the North 1/2 thereof.**

**Parcel Details: 272810-000000-042050:**

**The East 1/2 of the SE 1/4 of the SW 1/4 of Section 10, Township 28 South, Range 27 East, LESS the following described parcel:**

**Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 28 South, Range 27 East, Polk County, Florida; thence run N 00 degrees 23'22"E, a distance of 40.09 feet; thence continue N 00 degrees 23'22"E, a distance of 184.0 feet to the Point of Beginning; thence run North 89 degrees 55'52"W, a distance of 65.85 feet; thence run N 00 degrees 34'25"E, a distance of 257.33 feet; thence run S 89 degrees 51'40"E, a distance of 65.66 feet; thence run South a distance of 257.33 feet on a line parallel to the West line of said less out to a point of beginning, and less the right-of-way for Kokomo Road.**

**Parcel Details: 272810-000000-042020:**

**The Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 28 South, Range 27 East, Polk County, Florida.**

**Parcel Details: 272810-000000-042010:**

**Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 28 South, Range 27 East, Polk County, Florida; thence run N 00 degrees 23'22"E, a distance of 40.09 feet; thence continue N 00 degrees 23'22"E, a distance of 184.0 feet to the Point of Beginning; thence run North 89 degrees 55'52"W, a distance of 65.85 feet; thence run N 00 degrees 34'25"E, a distance of 257.33 feet; thence run S 89 degrees 51'40"E, a distance of 65.66 feet; thence run South a distance of 257.33 feet on a line parallel to the West line to a Point of Beginning, and LESS the right-of-way for Kokomo Road.**

## **COMPOSITE EXHIBIT 6**

**RESOLUTION NO. 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT AMENDING AND SUPPLEMENTING RESOLUTION NOS. 2022-38 AND 2024-01 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 266 acres of land, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the District previously adopted Resolution Nos. 2022-38 and 2024-01 (the "Boundary Amendment Resolutions"), authorizing an amendment to the District's boundaries; and

**WHEREAS**, the developer of the lands within the District ("Developer"), has requested that the Boundary Amendment Resolutions be further amended to include a revised total of approximately 398 additional acres of land, more or less into the external boundaries of the District, as more particularly described in the attached **Exhibit A** (together, "Boundary Amendment Parcels"), with precise acreage subject to confirmation; 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**, 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 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 Boundary Amendment Resolutions are hereby amended and supplemented by this Resolution No. 2024-08 to include the revised additional lands described in Exhibit A.

**SECTION 3.** 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 include 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 4.** 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 to amend the boundaries of the District.

**SECTION 5.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 28th day of August 2024.

ATTEST:

*Jill Burns*  
\_\_\_\_\_  
Secretary/Assistant Secretary

**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**

Signed by:  
*Rennie Heath*  
8215FA2B8FB744A...  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Boundary Amendment Parcels

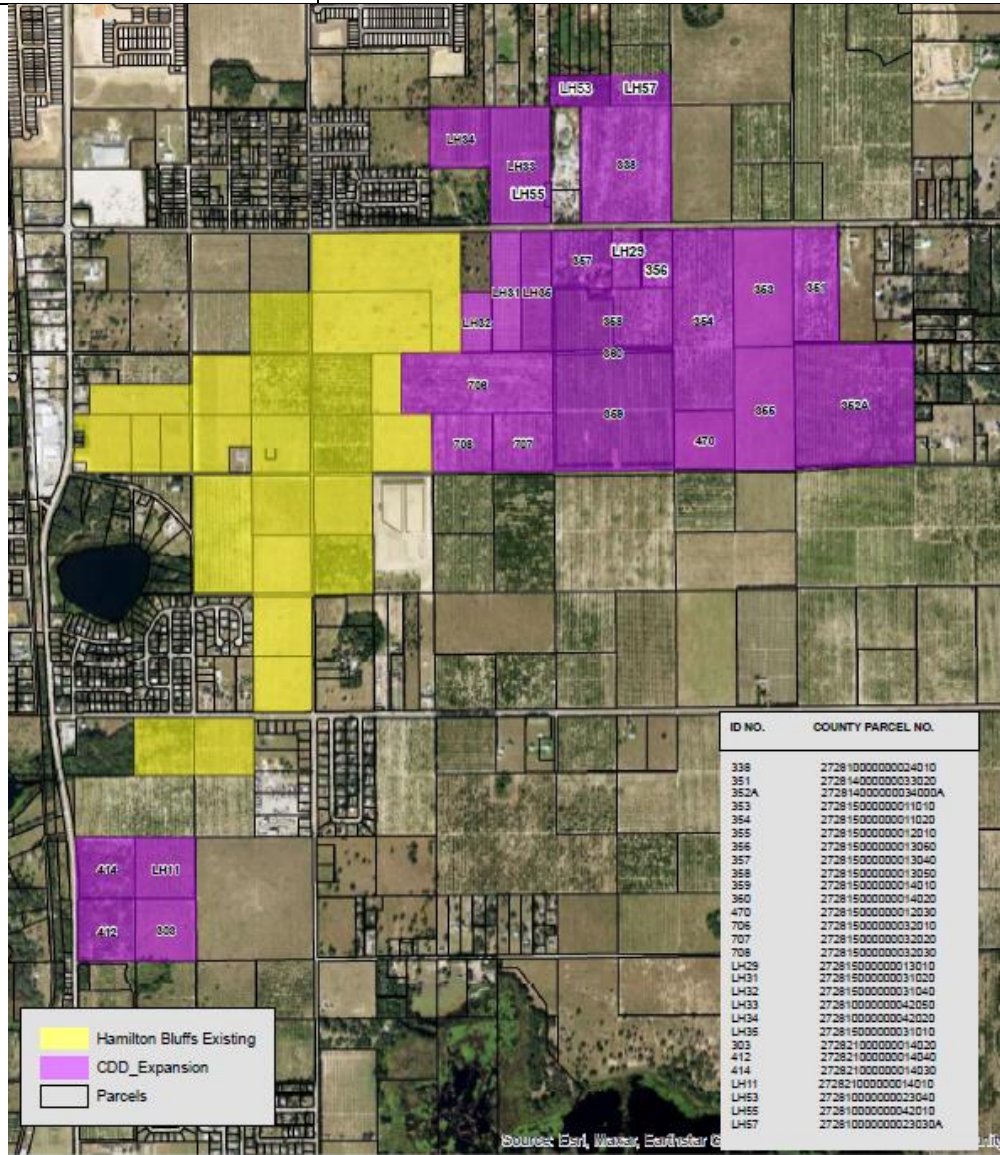


**EXHIBIT A**  
Boundary Amendment Parcels

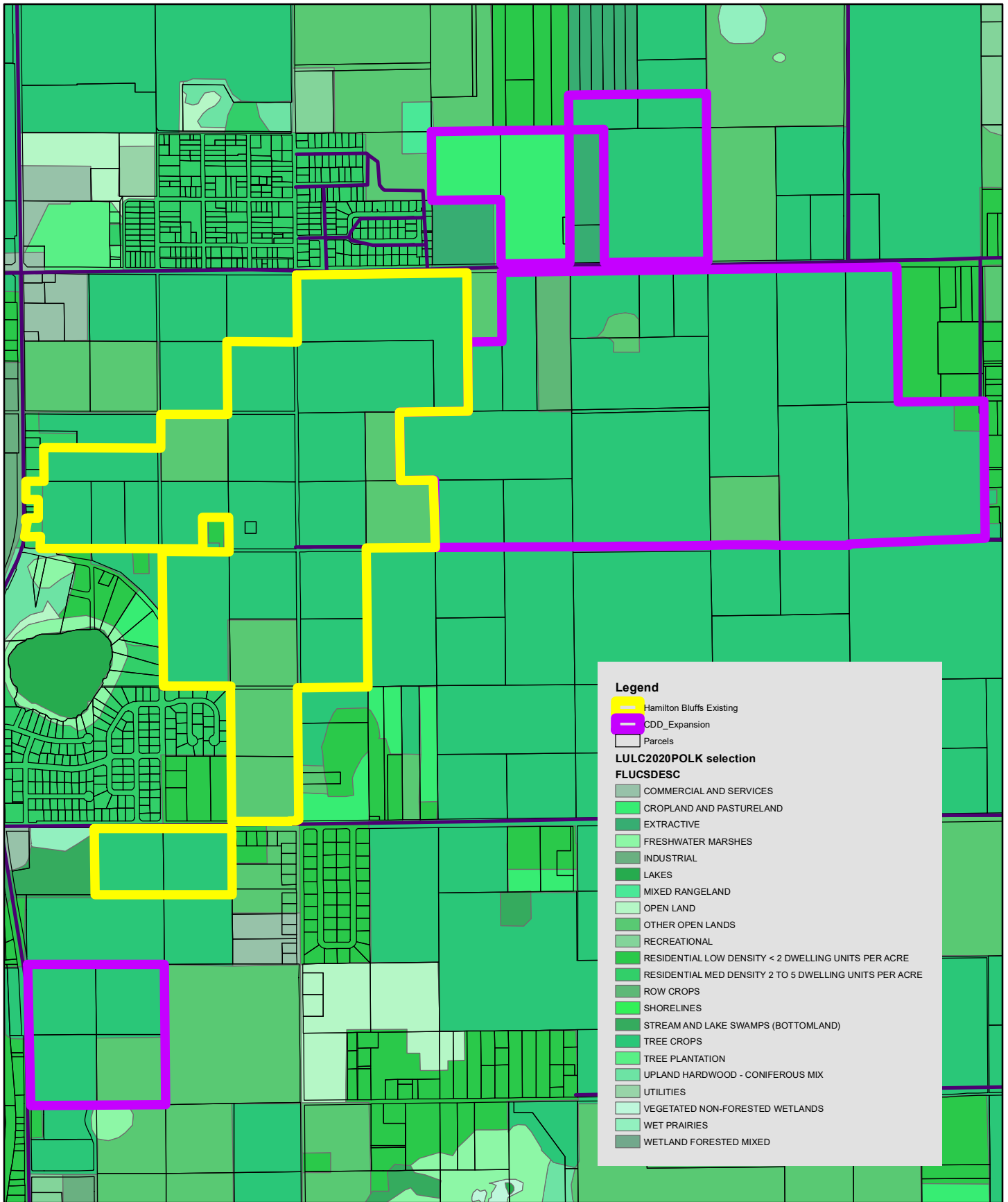
<b>OVERLOOK AT HAMILTON BLUFF</b>	
<b>MAP ID</b>	<b>Parcel ID</b>
338	272810-000000-024010
351	272814-000000-033020
352A	272814-000000-034000A
353	272815-000000-011010
354	272815-000000-011020
355	272815-000000-012010
356	272815-000000-013060
357	272815-000000-013040
358	272815-000000-013050
359	272815-000000-014010
360	272815-000000-014020
470	272815-000000-012030
706	272815-000000-032010
707	272815-000000-032020
708	272815-000000-032030
LH29	272815-000000-013010
LH31	272815-000000-031020
LH32	272815-000000-031040
LH33	272810-000000-042050
LH34	272810-000000-042020
LH35	272815-000000-031010
LH53	272810-000000-023040
LH55	272810-000000-042010
LH57	272810-000000-023030A

{ PARCEL DESCRIPTIONS CONTINUE ON NEXT PAGE }

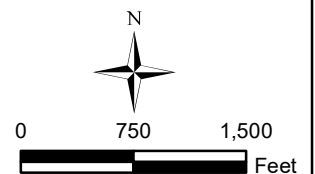
BROOK HOLLOW PHASE 2	
MAP ID	Parcel ID
303	272821-000000-014020
412	272821-000000-014040
414	272821-000000-014030
LH11	272821-000000-014010

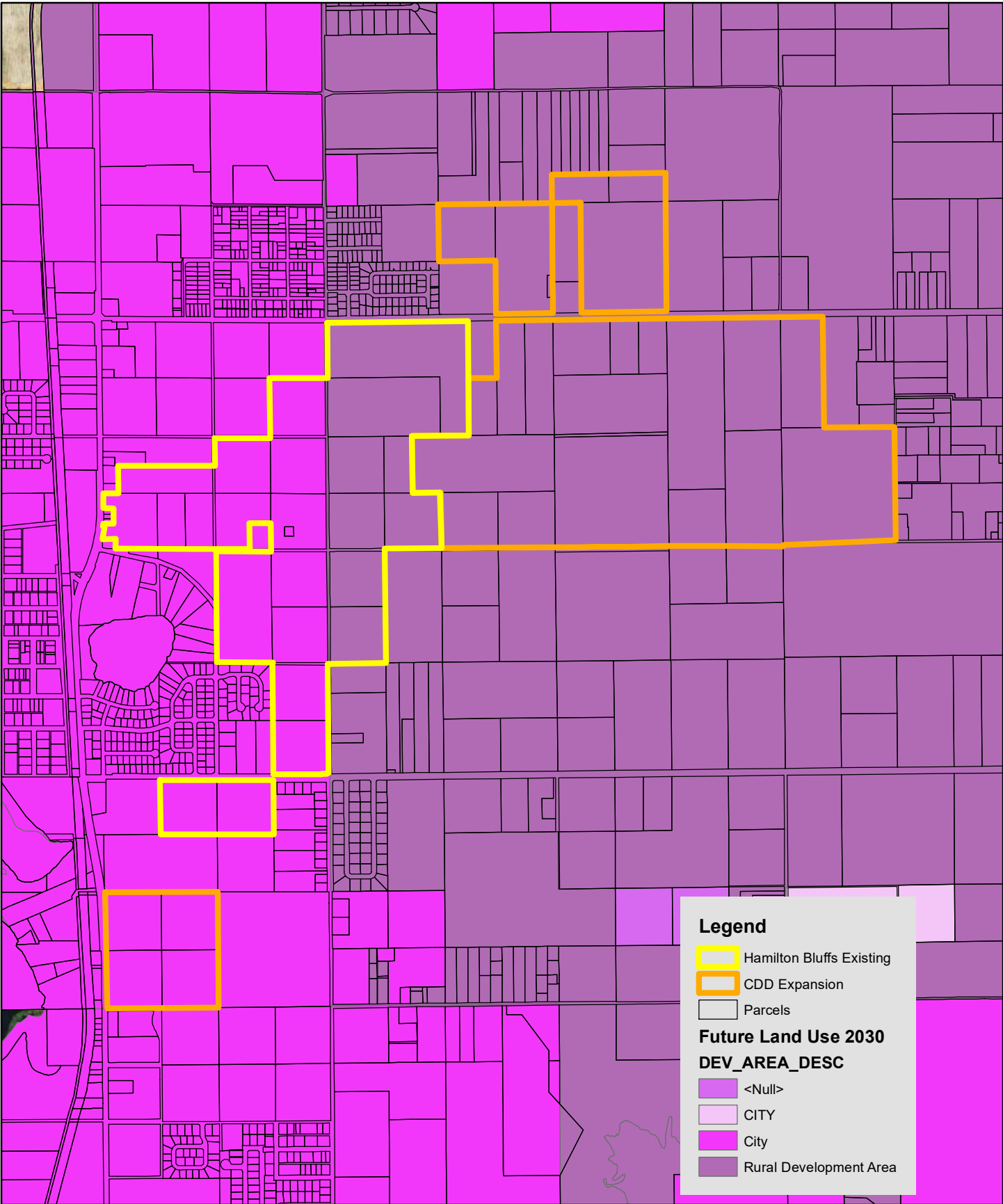


## **COMPOSITE EXHIBIT 7**

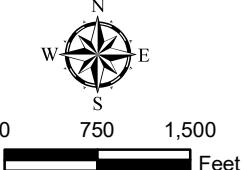


**COMPOSITE EXHIBIT 7 -  
LAND USE  
HAMILTON BLUFF CDD**

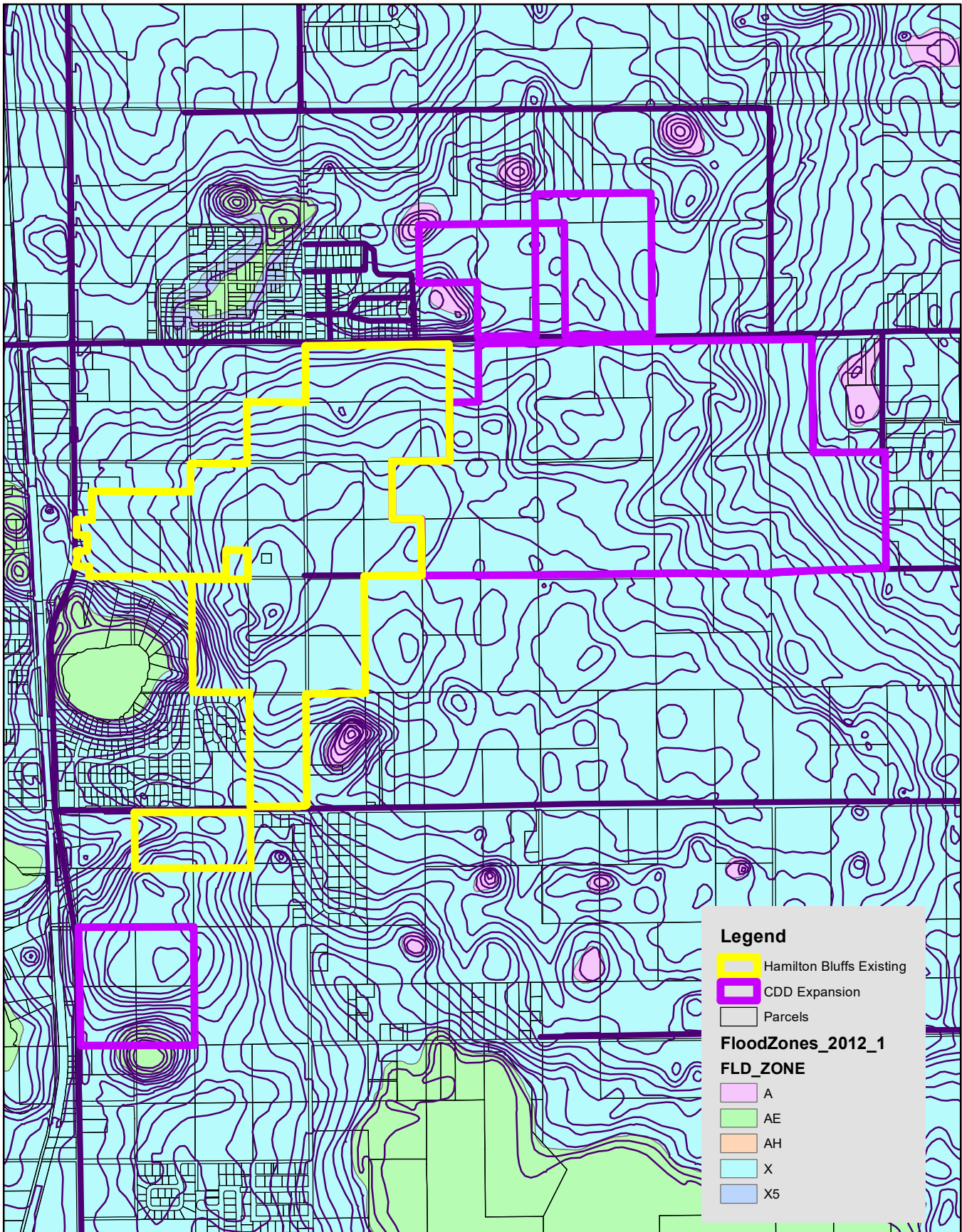




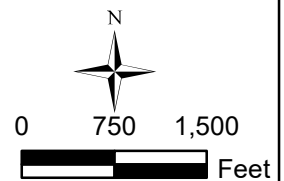
**COMPOSITE EXHIBIT 7 -  
FUTURE LAND USE  
HAMILTON BLUFF CDD**



## **EXHIBIT 8**



**COMPOSITE EXHIBIT 8 -  
DRAINAGE & UTILITIES  
HAMILTON BLUFF CDD**



## **COMPOSITE EXHIBIT 9**



**SUMMARY OF PROPOSED DISTRICT FACILITIES  
COMPOSITE EXHIBIT 9**

<b>DISTRICT INFRASTRUCTURE</b>	<b>CONSTRUCTION</b>	<b>OWNERSHIP</b>	<b>CAPITAL FINANCING</b>	<b>OPERATION AND MAINTENANCE</b>
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Lake Hamilton	District Bonds	Lake Hamilton
Street Lighting**	District	District	District Bonds	District/Duke Energy***
Road Construction	District	District	District Bonds	District
Offsite Improvements	District	Polk County/Lake Hamilton	District Bonds	Polk County/Lake Hamilton
Entry Feature & Signage	District	District	District Bonds	District
Recreation Facilities/Amenities	District	District	District Bonds	District

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

\*\*District will only fund the incremental cost of undergrounding electrical conduit.

\*\*\*District will fund the streetlights and the street lighting maintenance services from funds other than bond proceeds.

**SUMMARY OF OPINION OF PROBABLE COST  
COMPOSITE EXHIBIT 9**

Infrastructure	Existing Phases			Expansion Phases		Total 3088 Lots
	Hamilton Bluff Phase 1 2023-2025 475 Lots	Hamilton Bluff Phase 2 2023-2025 295 Lots	Hamilton Bluff Phase 3 2025-2027 451 Lots	Overlook at Hamilton Bluff 2026-2028 1657 Lots	Brook Hollow Phase 2 2025-2027 210 Lots	
Offsite Improvements (1)(5)(7)(11)	\$3,591,950	\$2,230,790	\$3,410,462	\$12,530,234	\$1,588,020	\$23,351,456
Stormwater Management (1)(2)(3)(5)(6)(7)	\$7,089,138	\$4,402,728	\$6,730,950	\$24,729,897	\$3,134,145	\$46,086,856
Utilities (Water, Sewer, & Street Lighting) (1)(5)(7) (9)(11)	\$6,355,405	\$3,947,041	\$6,034,290	\$22,170,329	\$2,809,758	\$41,316,822
Roadway (1)(4)(5)(7)	\$3,167,775	\$1,967,355	\$3,007,719	\$11,050,533	\$1,400,490	\$20,593,872
Entry Feature (1)(7)(8)(9)(11)	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
Parks and Amenities (1)(7)(11)	\$1,500,000	\$750,000	\$1,500,000	\$4,000,000	\$55,000	\$7,805,000
General Consulting (11)	-	-	-	-	-	<b>\$14,040,401</b>
Contingency (11)	-	-	-	-	-	<b>\$15,444,441</b>
<b>Notes: SUBTOTAL</b>	<b>\$21,954,268</b>	<b>\$13,547,914</b>	<b>\$20,933,420</b>	<b>\$74,730,992</b>	<b>\$9,237,413</b>	<b>\$169,888,848</b>

(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 home builder.

(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 2024 cost.

(9) Includes entry features, signage, hardscape, landscape, irrigation, and fencing.

(10) CDD will enter into a Lighting Agreement with Duke Energy for the lighting service. Includes only the incremental cost of undergrounding.

(11) Estimates based on 3088 lots.

(12) The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).

## **EXHIBIT 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 266 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 398 acres (the “Expansion Area”). The Expansion Area is planned to include approximately 1867 single-family residential units. Upon expansion, the District will include 664 acres more or less, and 3088 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 establishing<sup>1</sup> 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 664 acres, more or less.

The development plan for the lands within the District, as amended, includes approximately 3088 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 by

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

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 agency<sup>2</sup>, 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.

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<sup>2</sup> 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 3088 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 664 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**	District	District	District Bonds	District/Duke Energy***
Road Construction	District	District	District Bonds	District
Recreation Facilities/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 \$83,968,405. 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.  
District Expansion Property – Engineer’s Estimate of Probable Costs**

SUMMARY OF OPINION OF PROBABLE COST						
Infrastructure	Hamilton Bluff Phase 1 2023-2025 475 Lots	Hamilton Bluff Phase 2 2023-2025 295 Lots	Hamilton Bluff Phase 3 2025-2027 451 Lots	Overlook at Hamilton Bluff Expansion Area 2026-2028 1657 Lots	Brook Hollow Phase 2 Expansion Area 2025-2027 210 Lots	Total 3088 Lots
Offsite Improvements	\$3,591,950	\$2,230,790	\$3,410,462	\$12,530,234	\$1,588,020	\$23,351,456
Stormwater Management	\$7,089,138	\$4,402,728	\$6,730,950	\$24,729,897	\$3,134,145	\$46,086,856
Utilities (Water, Sewer, & Street Lighting)	\$6,355,405	\$3,947,041	\$6,034,290	\$22,170,329	\$2,809,758	\$41,316,822
Roadway	\$3,167,775	\$1,967,355	\$3,007,719	\$11,050,533	\$1,400,490	\$20,593,872
Entry Feature	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
Parks and Amenities	\$1,500,000	\$750,000	\$1,500,000	\$4,000,000	\$55,000	\$7,805,000
General Consulting	-	-	-	-	-	<b>\$14,040,401</b>

Contingency	-	-	-	-	-	\$15,444,441
<b>SUBTOTAL</b>	<b>\$21,954,268</b>	<b>\$13,547,914</b>	<b>\$20,933,420</b>	<b>\$74,730,992</b>	<b>\$9,237,413</b>	<b>\$169,888,848</b>

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*

*September 23, 2024*

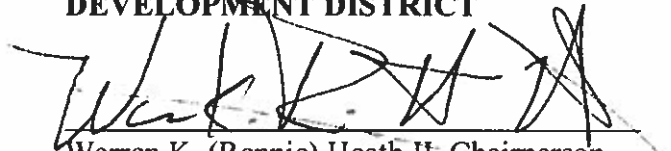
## **EXHIBIT 11**

## Authorization of Agent

This letter shall serve as a designation of Roy Van Wyk, Esq. and Patrick Collins, Esq., whose address is c/o Kilinski | Van Wyk, PLLC, 517 E. College Avenue, Tallahassee, Florida 32301, 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.

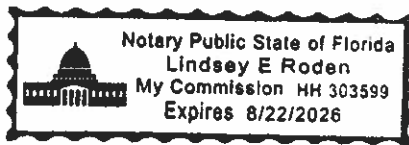
### HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

DATE: 8/22/2024

  
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 22nd day of August 2024, by Warren K. (Rennie) Heath II, as Chairperson of the Board of Supervisors of the Hamilton Bluff Community Development District.



Lindsey E Roden  
(Official Notary Signature & Seal)  
Name: Lindsey E Roden  
Personally Known   
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_