

Water Tank Road Community Development District
219 E. Livingston Street- Orlando – Florida – 32801

January 22, 2026

Town of Lake Hamilton- Mayors Office
PO Box 126
100 Smith Ave
Lake Hamilton, Florida 33851
Attn: Phyllis Hall- Mayor

Re: Water Tank Road Community Development District Initial Public Facilities Report

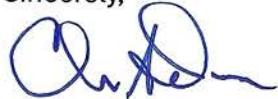
Dear Ms. Hall;

Pursuant to Section 189.008, Florida Statutes (the “Statute”), each independent special District in Florida is required to submit an initial public facilities report (the “Report”) to each local general-purpose government in which it is located within the first year of establishment. Enclosed to comply with the requirements of the Statute is the Report for the Water Tank Road Community Development District (the “District”), dated January 16, 2026.

It is my understanding that the next “Special District’s due date for filing the Report with the Local General-Purpose Government” for Lake Hamilton, Florida is May 1, 2031 (the “Submittal Date”). The District will send annual update letter identifying any changes to the Report prior to the next Submittal Date when a fully updated Report will be submitted.

Should you have any questions or comments, please feel free to contact me at cadams@gmstnn.com or phone (865) 250-1617.

Sincerely,



Chris Adams

Compliance Administrator

cc: District Manager
District Counsel
District Engineer

Exhibit A
Public Facilities Report

**WATER TANK ROAD COMMUNITY DEVELOPMENT DISTRICT
INITIAL PUBLIC FACILITIES REPORT – DATED JANUARY 16, 2026**

I. PURPOSE AND SCOPE

This Initial Public Facilities Report attached as **Exhibit A**, is provided for the Water Tank Road Community Development District (the “**District**”) to comply with the requirement of Section 189.08, *Florida Statutes*, regarding the preparation and filing of a Special District Public Facilities Report.

II. PUBLIC FACILITIES

The District may currently own, operate or maintain certain of the public improvements comprising a portion of the District’s “**Capital Improvement Plan**,” as described in the District’s *Engineer’s Report for the Water Tank Road Community Development District* dated March 12, 2024, (the “**Engineer’s Report**”), a copy of which is attached hereto as **Exhibit B**. The public improvements are located within the District (or adjacent thereto) and are intended to have the capacity necessary to provide services to the planned units listed in the Engineer’s Report.

III. PROPOSED EXPANSIONS (7 YEAR HORIZON)

The District does not have plans to build, improve, or expand public improvements or community facilities within the District over the next seven years. Provided however, the district may construct or acquire components of the Capital Improvement Plan within the District’s boundaries.

IV. REPLACEMENT OF FACILITIES (10 YEAR HORIZON)

The District does not propose to replace any public facilities within the next 10 years.

V. CHAPTER 189, FLORIDA STATUTES

Attached as Exhibit C is a copy of Section 189.08, Florida Statutes for reference purposes only.

Exhibit B
Engineer's Report

REFERENCE NO. 50167485

WATER TANK ROAD COMMUNITY DEVELOPMENT DISTRICT

Engineer's Report

MARCH 12, 2024



ORIGINAL

SUBMITTED BY

Dewberry Engineers Inc.
800 North Magnolia Avenue
Orlando, Florida 32803
407.843.5120

SUBMITTED TO

Water Tank Road
Community Development District
219 East Livingston Street
Orlando, Florida 32801
407.841.5524

Engineer's Report

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1. Introduction

Water Tank Road Community Development District (the "District" or "CDD") is located entirely within the Town of Lake Hamilton ("Town"), Florida in Polk County ("County"), Florida. It is generally located along Water Tank Road, east of Detour Road and north of Lake Hatchineha Road. The District currently contains approximately 289 acres and consists of 1306 residential lots with recreation/amenity areas, parks, and associated infrastructure for the development.

The CDD was established under the Town's ordinance O-24-05, which was approved by the Town Council on March 5, 2024. The District will own and operate the onsite public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

The master developer ("Developer") is Cassidy Holdings, LLC, which is based in Winter Haven, Florida. The development is approved as a Planned Development (PD) for residential units to be constructed in three (3) phases over an estimated four (4) year period. A land use summary is presented in Table 1.1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the Town, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of the probable cost of the public improvements is provided in Exhibit 7 of this report.

The Capital Improvement Plan (CIP) set forth in this Engineer's Report reflects the present intentions of the District and the landowners. It should be noted that the location of the proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

LAND USE SUMMARY	
LAND USE	DISTRICT AREA (AC)
Master Stormwater System	40
Residential Land (Single-Family Lots)	98
Roadways Infrastructure & Public Facilities	44
Open Space/Conservation Areas/Parks	108
TOTAL	289

Table 1.2 Lot Types

LOT WIDTH	LAND USE SUMMARY		
	PHASE 1	PHASE 2	PHASE 3
40-ft SRF Lots	369	253	178
50-ft SFR Lots	213	163	130
TOTAL	582	416	308

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on the best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates as final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to the City of Haines City for ownership and the Town of Lake Hamilton for maintenance upon completion.

2. Purpose and Scope

The purpose of this report is to provide engineering support for the funding of the proposed improvements within the District. This report identifies the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have been completed and permitted for the improvements described herein. The engineer has considered and, in specific instances, has relied upon the information and documentation prepared or supplied by others to prepare this Engineer's Report.

3. The Development

The development will consist of 1306 single-family residential units and associated infrastructure. The overall development is a planned residential community consisting of 289 acres along Water Tank Road, East of Detour Road. It is located in the Town of Lake Hamilton. The zoning for the development is RSF-3 (moderate-density single family residential) and AL (limited agricultural). The future land use of the development is LDR (low density residential). The development will be constructed in three phases.

4. Capital Improvements

The CIP consists of public infrastructure in the development. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer facilities including three lift stations, recreational improvements, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

Stormwater structures and conveyance culverts will be constructed within the CIP, which will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP.

Installation of the water distribution and wastewater collection system (including lift stations) will also occur at this time. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. The incremental cost of undergrounding power within the public rights-of-way or easements will be funded by the District.

As a part of the recreational component of the CIP, conservation areas will serve as passive parks within the development that are available to the public for utilization of the facilities. The recreational areas will have connectivity via sidewalks to the other portions of the District. The recreational areas will be open to the public and accessible by public roadways and sidewalks.

5. Capital Improvement Plan Components

The CIP for the District includes the following:

5.1 Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the Town, County, and SWFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel Number 12105C0390G, dated December 22, 2016, demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it appears that 100-year compensation will be located in areas where existing depressions will be impacted throughout the development and the 100-year flood volumes will be compensated as it is required by the County and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements, the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reports as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

5.2 Public Roadways

The proposed public roadway sections include a 22-foot roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 50-foot right-of-way. The proposed roadway section will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signage and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District will fund roadway construction for all public roadways.

5.3 Water and Wastewater Facilities

A potable drinking water system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The water service provider will be the Town of Lake Hamilton, but the system will be owned by The City of Haines City. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Sewer laterals will branch off from these sewer lines to serve the development. One lift station is anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main that will pump to an existing force main that will connect to the Town's wastewater treatment facility. No water or sewer laterals will be placed within private lots or private property.

5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances, which will be owned by the Town of Lake Hamilton and Polk County. Upon completion, the required inspections as well as final certifications of completions for the improvements will be obtained from the Town, County, SWFWMD, and FDEP (water distribution and wastewater collection systems).

5.5 Amenities and Parks

The District will provide funding for an amenity center anticipated to include the following: parking areas, pavilion with restroom facilities, pool, all-purpose playfields, and walking trails to provide connectivity to the amenity center within the CDD. In addition, there will be passive parks throughout the development, which will include benches and walking trails. The amenities and parks will be open to the public.

5.6 Electric Utilities and Lighting

The electric distribution system through the District is currently planned to be underground. The District presently intends to fund and construct the incremental cost of undergrounding of the electric conduits, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke). Electric facilities will be maintained by Duke after the dedication to the District, with Duke providing underground electrical service to the development.

5.7 Entry Feature

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. The development will not be gated. The irrigation system will use an irrigation well. The well and irrigation water mains for the development's various phases will be constructed and acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters, which will be funded, owned, and maintained by the CDD.

5.8 Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report are being financed by the District to benefit all the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

5.9 Permitting

Construction permits for the development are required and include the Town, County, SWFWMD, FDEP.

Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District.

Table 5.1 Permit Status

PERMIT STATUS	
PERMITS/APPROVALS	PERMIT STATUS
Zoning Approval	Residential Planned Unit Development (RPUD)
Preliminary Plat	To Be Obtained
SWFWMD ERP	To Be Obtained
Construction Permits	To Be Obtained
FDEP Sanitary Sewer General Permit	To Be Obtained
FDEP Water Distribution General Permit	To Be Obtained
NOI	To Be Obtained

6. Recommendation

As previously described, the public infrastructure is necessary for the development and functional operation as required by the Town. The site planning, engineering design, and construction plans for the infrastructure are in accordance with the applicable requirements of the Town, County, SWFWMD, and FDEP. It should be noted that the infrastructure will provide its intended use and function provided the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs of this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD, Polk County, and Town regulations.

7. Report Modification

During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the CDD. The CDD is being designed in accordance with current government regulatory requirements. The development will serve its intended function provided the construction is in substantial compliance with the design. Construction of the development is based upon current development plans.

9. Engineer's Certification

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements. Assets will be purchased by the District at the lesser of fair market value or actual cost. All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the county and the Town. However, labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's

Water Tank Road Community Development District

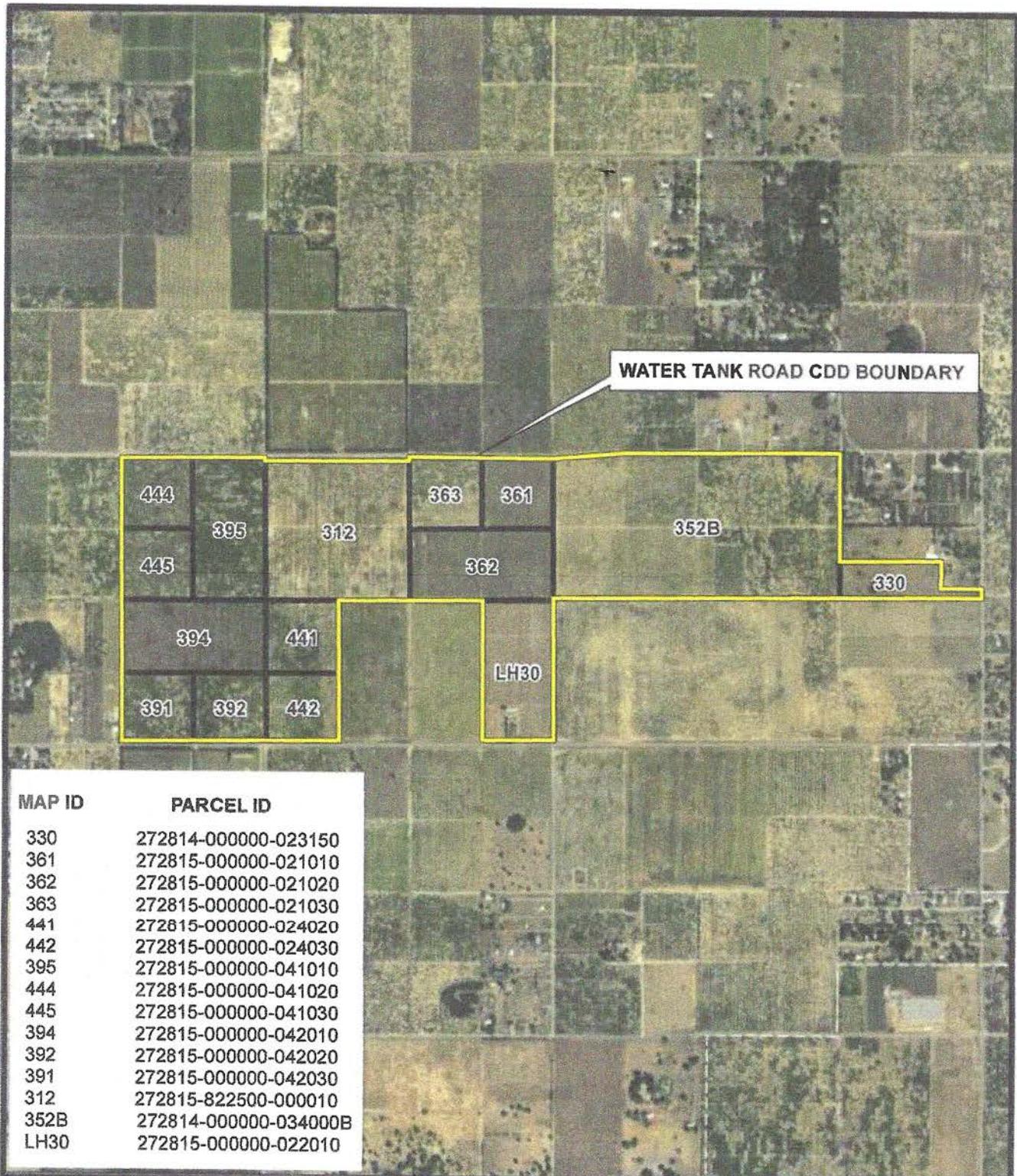
control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for the Water Tank Road Community Development District.



Reinardo Malavé, P.E.
Florida License No. 31588



POLK COUNTY, FL

APPROX. CDD BOUNDARY
AREA - 289 AC

EXHIBIT 1 - LOCATION MAP WATER TANK ROAD CDD

 **Dewberry**

N 0 345 690 1,380
Feet
Date: 8/21/2023

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

LEGAL DESCRIPTION:

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

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE N89°00'52"E, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE S00°35'17"E, ALONG SAID WEST LINE, A DISTANCE OF 48.70 FEET; THENCE DEPARTING SAID WEST LINE, RUN N88°52'48"E, A DISTANCE OF 1323.96 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE N00°36'19"E, ALONG SAID EAST LINE, A DISTANCE OF 45.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N89°01'05"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.44 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE N89°28'09"E, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 2624.54 FEET TO A POINT WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE S00°26'38"E, ALONG SAID WEST LINE, A DISTANCE OF 999.03 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°25'40"E, A DISTANCE OF 936.05 FEET; THENCE S00°21'04"E, A DISTANCE OF 250.00 FEET; THENCE N89°25'40"E, A DISTANCE OF 375.97 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14; THENCE S00°19'07"W, ALONG SAID EAST LINE, A DISTANCE OF 82.56 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 14; THENCE S89°24'42"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1310.42 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14; THENCE S89°24'43"W, ALONG SAID SOUTH LINE, A DISTANCE OF 2620.49 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14; THENCE S00°37'20"E, ALONG SAID WEST LINE, A DISTANCE OF 1334.57 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE S89°18'33"W, ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 662.35 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE N00°36'50"W, ALONG SAID EAST LINE, A DISTANCE OF 1332.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE S89°09'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1324.30 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S00°35'48"E, ALONG SAID EAST LINE, A DISTANCE OF 1329.53 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE ALONG THE SOUTH LINE OF SECTION 15 THE FOLLOWING TWO (2) COURSES AND DISTANCES; S89°18'33"W, A DISTANCE OF 662.35 FEET; THENCE S89°22'01"W, A DISTANCE OF 1324.10 FEET TO A POINT ON THE WEST LINE OF THE WEST 1/2 OF THE SOUTH W 1/4 OF SECTION 15; THENCE N00°34'51"W, ALONG SAID WEST LINE, A DISTANCE OF 2647.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 289 ACRES MORE OR LESS

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION -OF- WATER TANK RD CDD SECTION 14 & 15, 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: 50156285 DRAWN BY: WS CHECKED BY: WPH
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EXHIBIT 2

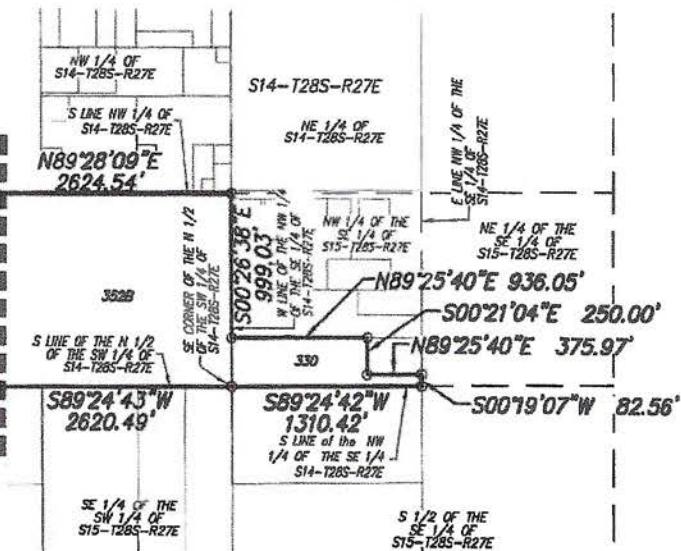
LEGAL DESCRIPTION

 **Dewberry** • **WATER TANK ROAD CDD**

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PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	C	CENTRAL ANGLE
PNT	POINT OF NON-TANGENCY	A	CHORD BEARING
PT	POINT OF TANGENCY	CB	CHORD LENGTH
RAN	RIGHT ANGLE	CH	SQUARE FEET
ORG	OPTIONAL RECORDS BOOK	SF	
PIB	PLAT BOOK	AC	ACRES
		SEC	SECTION

WATCH LINE "A" - SEE SHEET 3



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SKETCH OF
SKETCH OF DESCRIPTION
-OF-
WATER TANK RD. CDO

SECTIONS 14 & 15,
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

PREPARED FOR:

CH DEV LLC

DATE: 08/25/2023
REV DATE:
SCALE 1" = 1000'

PROJ 50156285
DRAWN BY: WS
CHECKED BY: WPH

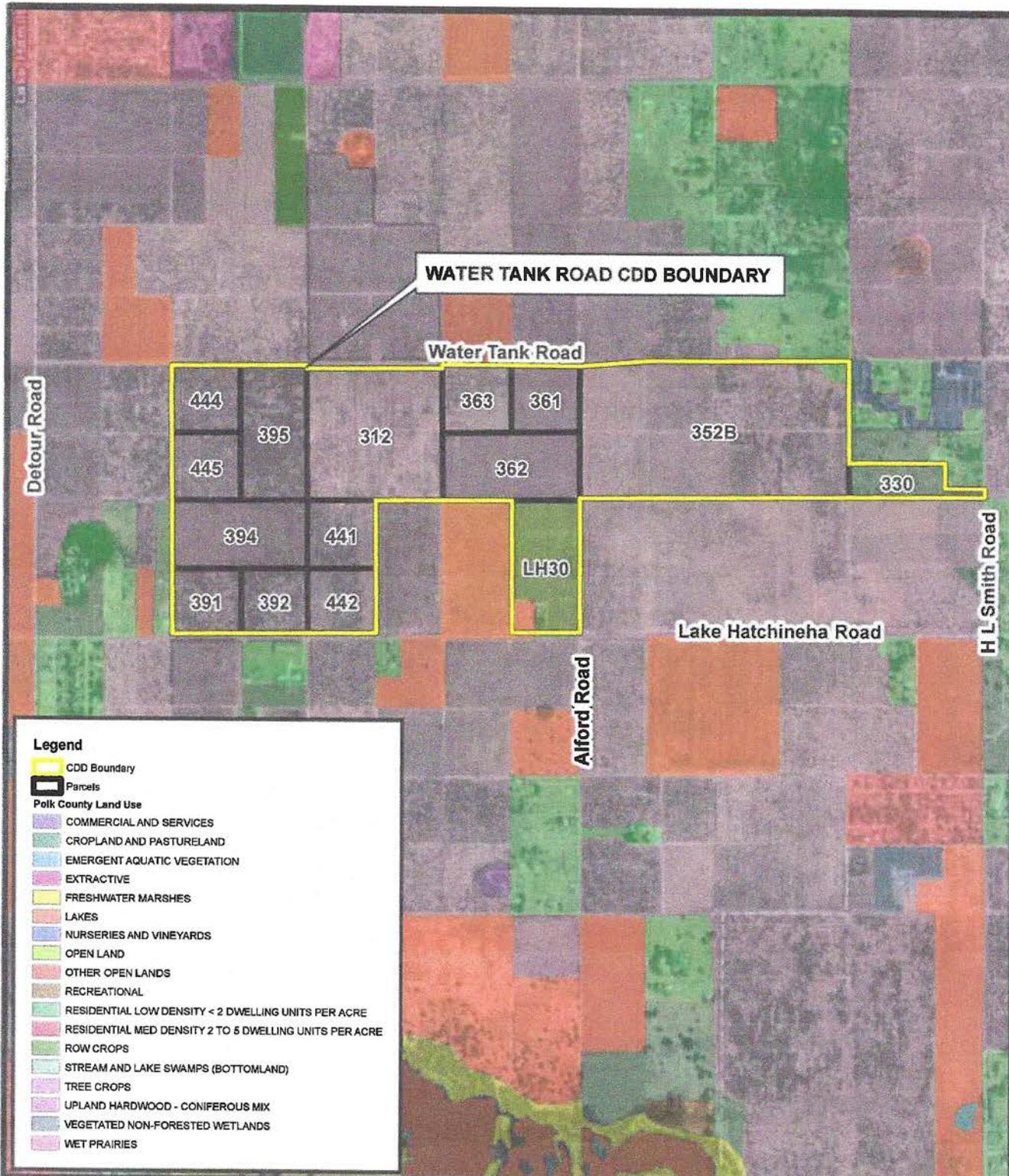
EXHIBIT 2
LEGAL DESCRIPTION
WATER TANK ROAD CDD



Dewberry

WATER TANK ROAD CDD

SHEET 3 OF 3



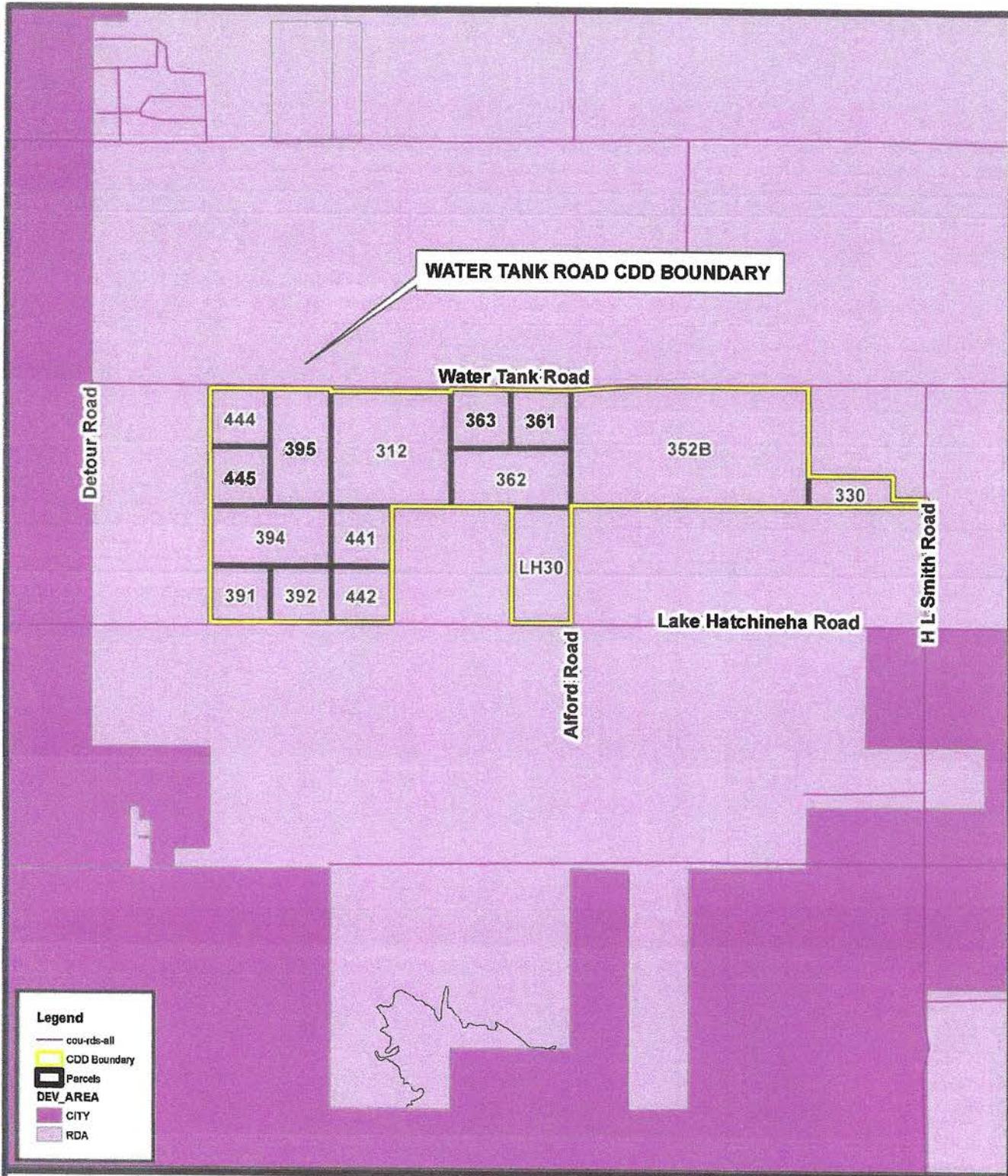
POLK COUNTY, FL

EXHIBIT 4
ZONING MAP
WATER TANK ROAD CDD

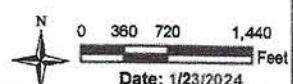
APPROX. CDD BOUNDARY
 AREA - 289 AC

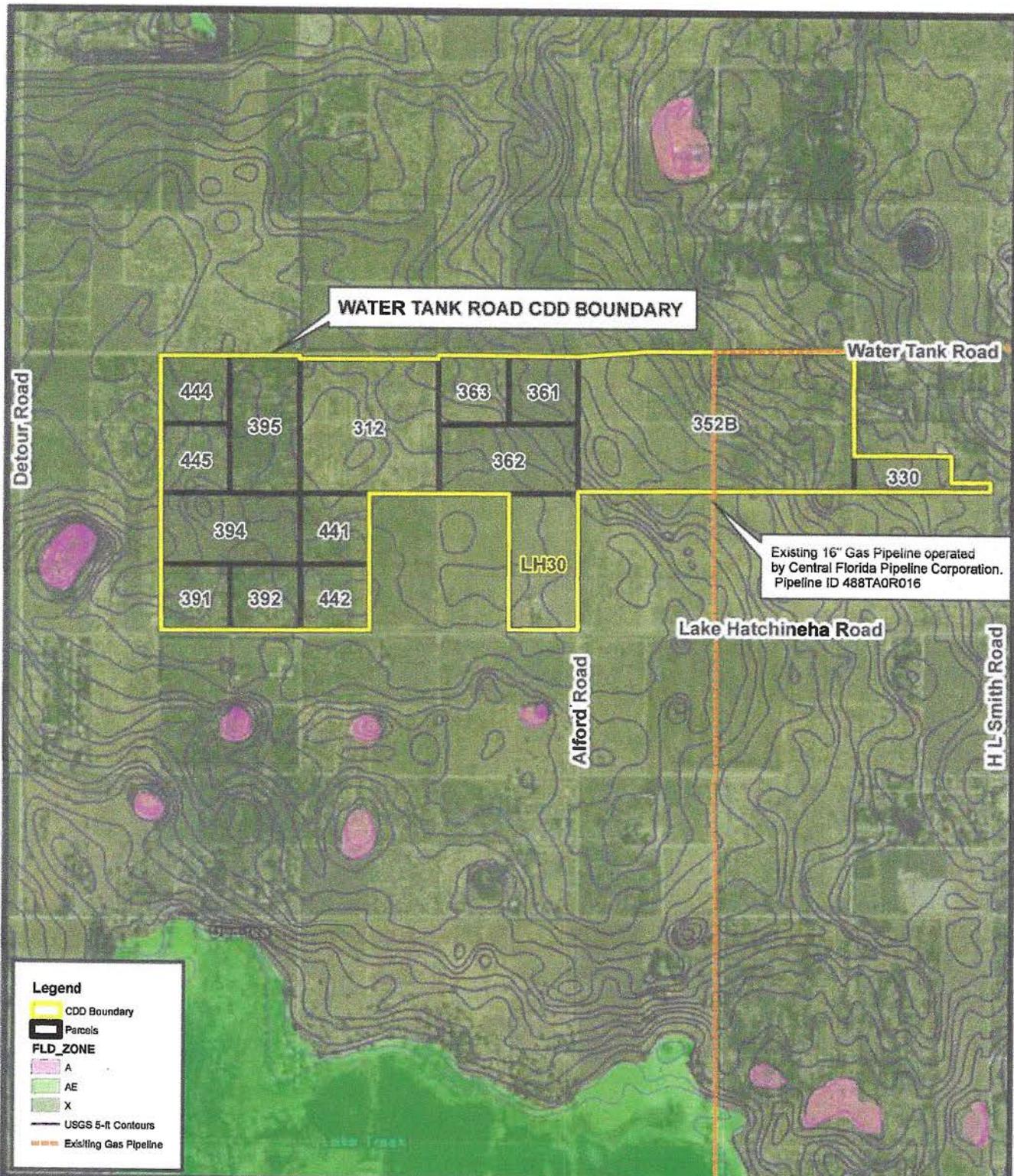
 **Dewberry**

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 Feet
 Date: 9/21/2023



 **Dewberry**





POLK COUNTY, FL

EXHIBIT 6
DRAINAGE AND UTILITIES
WATER TANK ROAD CDD

APPROX. CDD BOUNDARY
 AREA - 289 AC

 **Dewberry**

N 0 355 710 1,420
 Feet
 Date: 8/22/2023

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit 7A

SUMMARY OF PROPOSED DISTRICT FACILITIES				
DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATION AND MAINTENANCE
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Haines City	District Bonds	Town of Lake Hamilton**
Street Lighting****	District	District	District Bonds	District/Duke Energy**
Road Construction	District	Haines City***	District Bonds	Town of Lake Hamilton/Polk County***
Offsite Improvements	District	Polk County/Town of Lake Hamilton	District Bonds	Polk County/Town of 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.

**Lift Stations/Water/Sewer to be owned by City of Haines City and operated and maintained by Town of Lake Hamilton

***Offsite roads to be owned by Polk County/Town of Lake Hamilton, but operated/maintained by either Town of Lake Hamilton or Polk County

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

SUMMARY OF OPINION OF PROBABLE COST
EXHIBIT 7B

Lot Type	Estimated Construction	PHASE 1			PHASE 2			PHASE 3			TOTAL
		40'	50'	40'	50'	40'	50'	40'	50'	40'	
# of Lots	363	213	253	163	178	130	130	130	130	130	1,306
Offsite Improvements (1)(5)(7)(10)	\$1,615,462	\$92,514	\$1,107,634	\$713,614	\$779,284	\$569,140	\$569,140	\$569,140	\$569,140	\$569,140	\$5,717,668
Stormwater Management (1)(2)(3)(5)(6)(7)(10)	\$5,449,171	\$3,145,456	\$3,738,152	\$2,407,086	\$2,628,597	\$1,919,762	\$1,919,762	\$1,919,762	\$1,919,762	\$1,919,762	\$19,265,224
Utilities (Water, Sewer, & Reuse) (1)(5)(7)(9)(10)	\$4,885,176	\$2,616,898	\$3,349,457	\$2,157,950	\$2,356,535	\$1,721,066	\$1,721,066	\$1,721,066	\$1,721,066	\$1,721,066	\$17,290,082
Roadway (1)(4)(5)(7)(10)	\$2,434,957	\$1,405,544	\$1,659,496	\$1,075,604	\$1,174,536	\$857,844	\$857,844	\$857,844	\$857,844	\$857,844	\$8,618,033
Entry Feature (1)(7)(8)(9)(10)	\$300,000	\$250,000	\$60,000	\$60,000	\$60,000	\$30,001	\$30,001	\$30,001	\$30,001	\$30,001	\$750,003
Parks and Amenities (1)(7)(10)	\$930,616	\$537,186	\$638,086	\$411,086	\$448,916	\$327,860	\$327,860	\$327,860	\$327,860	\$327,860	\$3,293,732
SUBTOTAL CONSTRUCTION	\$15,615,404	\$9,090,598	\$10,550,805	\$6,815,341	\$7,437,919	\$5,445,673	\$5,445,673	\$5,445,673	\$5,445,673	\$5,445,673	\$54,955,742
General Consulting (Engr & Legal) @ 10%	\$1,551,640.40	\$909,056.91	\$1,055,080.55	\$681,534.11	\$743,791.95	\$544,667.28	\$544,667.28	\$544,667.28	\$544,667.28	\$544,667.28	\$5,495,574
Contingency @ 10%	\$1,717,694.44	\$999,965.90	\$1,160,588.80	\$749,687.52	\$818,171.14	\$599,024.01	\$599,024.01	\$599,024.01	\$599,024.01	\$599,024.01	\$6,045,132
TOTAL	\$18,854,338.39	\$10,999,824.89	\$12,768,474.63	\$8,246,582.71	\$9,999,382.57	\$4,589,264.08	\$4,589,264.08	\$4,589,264.08	\$4,589,264.08	\$4,589,264.08	\$65,496,448

Notes:

(1) District to be constructed as three (3) 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 homeowner.

(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, irrigation and fencing.

(10) CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service.

Includes only the cost of undergrounding.

(11) Estimates based on 1306 lots.

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

Exhibit C
Section 189, Florida
Statutes

The 2025 Florida Statutes

[Title XIII](#)
PLANNING AND
DEVELOPMENT

[Chapter 189](#)
UNIFORM SPECIAL DISTRICT ACCOUNTABILITY
ACT

[View Entire
Chapter](#)

189.08 Special district public facilities report.—

(1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Community Planning Act, pursuant to part II of chapter 163.

(2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:

(a) A description of existing public facilities owned or operated by the special district, and each public facility that is operated by another entity, except a local general-purpose government, through a lease or other agreement with the special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government required by s. 163.3191. The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. 163.3191(6), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.

(b) A description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.

(c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.

(d) The anticipated time the construction, improvement, or expansion of each facility will be completed.

(e) The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.

(3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans either in its 7-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. 408.039.

(4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. 380.06 may use the most recent local government report required by s. 380.06(6) and submitted by the developer, to the extent the annual report provides the information required by subsection (2).

(5) The facilities report shall be prepared and submitted within 1 year after the district's creation.

(6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. 163.3161, a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.

(7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).

(8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. 190.013, which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.

(9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).

(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

History.—s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8; s. 38, ch. 2011-139; s. 15, ch. 2012-99; s. 35, ch. 2014-22; s. 9, ch. 2018-158; s. 6, ch. 2023-31.

Note.—Former s. 189.415.