

ORDINANCE NO. 2026-001

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, ESTABLISHING THE LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR AUTHORITY AND POWER OF THE DISTRICT; ESTABLISHING THE DISTRICT; PROVIDING FOR THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR MISCELLANEOUS PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Toll Southeast, Inc., (“Petitioner”), having obtained written consent to the establishment of and inclusion within the District (hereinafter defined) by the owner of one hundred percent (100%) of the real property, has filed a Petition Requesting the Establishment of the Lake Hills Community Development District (“Petition”) with the Town Council (“Town Council”) of the Town of Howey-in-the-Hills, Florida (“Town”), pursuant to Section 190.005(2)(e), *Florida Statutes*, as amended, to adopt an ordinance establishing the Lake Hills Community Development District (“District”) pursuant to Chapter 190, *Florida Statutes*, as amended, and which Petition is attached hereto as **Exhibit A**; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the Town Council, pursuant to sections 190.005(2)(b) and 190.005(1)(d), *Florida Statutes*, as amended; and

WHEREAS, upon consideration of the record established at that hearing, the Town Council has considered the record of the public hearing, and the statutory factors set forth in sections 190.005(1)(e) and 190.005(2)(c), (e), *Florida Statutes*, as amended, in making its determination to grant or deny the Petition; and

WHEREAS, the owner(s) of one hundred percent (100%) of the real property to be included in the District consented to the establishment of the District; and

WHEREAS, the Town, in determining whether to establish the District, has considered and finds that all statements contained in the Petition are true and correct; and

WHEREAS, the Town has considered and finds that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the Town Comprehensive Plan; and

WHEREAS, the Town has considered and finds that the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional interrelated community; and

WHEREAS, the Town has considered and finds that the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the Town has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the Town has considered and finds that the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, pursuant to the information as stated above, the Town Council has decided to grant the Petition to establish the Lake Hills Community Development District.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS; FINDINGS. The above recitals are adopted as findings in support of this Ordinance.

SECTION 2. AUTHORITY. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development Act of 1980, Chapter 190, *Florida Statutes*, as amended.

SECTION 3. DISTRICT NAME. There is hereby established a community development district situated entirely within the incorporated limits of the Town of Howey-in-the-Hills, Florida, which District shall be known as the "Lake Hills Community Development District."

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit B** attached hereto and incorporated herein by reference, the overall boundaries encompassing 218.93 acres, more or less as described therein.

SECTION 5. FUNCTIONS AND POWERS. The powers and functions of the District are described in Chapter 190, *Florida Statutes*, as may be amended from time to time. The Charter of the District shall be as set forth in Chapter 190, *Florida Statutes*, as amended, as created by general law. The Town further consents to the District's exercise of special powers described in 190.012(2)(a), (c), (d), and (e), *Florida Statutes*, as may be amended from time to time.

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Kimberly Locher, Jeffrey Reader, Marlene DeMarco, Charlie Crawford, and Angel Alfonso. All of the persons in the preceding sentence are residents of the State of Florida and citizens of the United States of America.

SECTION 7. SEVERABILITY. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 8. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the Town Manager or his or her designee, without need of public hearing, by filing a corrected or recodified copy of same with the Town Clerk.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect immediately upon enactment.

APPROVED AND ADOPTED by the Town Council of the Town of Howey-in-the-Hill, Florida, on the 26th day of January, 2026.

Town of Howey-in-the-Hills, Florida
By: Town Council

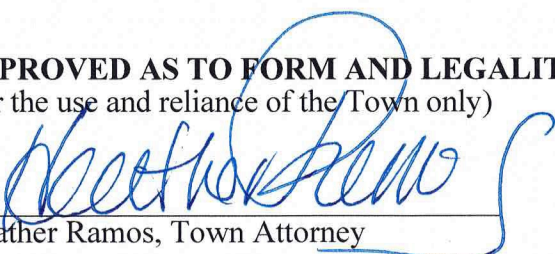
By: 
Graham Wells, Mayor



ATTEST:


John Brock, Town Clerk

APPROVED AS TO FORM AND LEGALITY
(for the use and reliance of the Town only)


Heather Ramos, Town Attorney

First Reading: 1/12/2026
Advertised: 12/29/25; 1/5/26; 1/12/26; 1/19/26
Second Reading: ~~2/26/2026~~

1/26/2026 JB

EXHIBIT A
COPY OF PETITION

**PETITION BY
TOLL SOUTHEAST INC.
TO
THE TOWN COUNCIL OF THE
TOWN OF HOWEY-IN-THE-HILLS,
FLORIDA**

**REQUESTING THE ESTABLISHMENT OF THE
LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT**

TOLL SOUTHEAST, INC., a Delaware corporation (the “**Petitioner**”) hereby petitions the TOWN COUNCIL OF HOWEY-IN-THE-HILLS, FLORIDA (the “**Town**”), pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, to adopt an ordinance establishing the Lake Hills Community Development District (hereinafter “**CDD**” or “**District**”) with respect to land described herein. In support thereof, the Petitioner submits:

1. Petitioner. TOLL SOUTHEAST, INC., a Delaware corporation has its principal place of business at 2966 Commerce Drive, Suite 100 Orlando, FL 32819.

2. Location and Size. The property to be included within the District is located entirely within the incorporated limits of the Town of Howey-in-the-Hills, Florida and is depicted on the general location map attached to and incorporated with this Petition as **Exhibit 1**. The site is generally located north of Highway 48 and west of Highway 19. The proposed District covers approximately 218.93 +/- acres of land. The metes and bounds description of the external boundaries of the District is attached to and incorporated with this Petition as **Exhibit 2**. There is no real property within the proposed external boundaries of the District that is excluded from the District.

3. Landowner Consent. HR Lake Hills, LLC (the “**Landowner**”) is the owner of one hundred percent (100%) of the land within the boundaries of the proposed District and consents to the establishment of the District. The written consent is attached to and incorporated with this Petition as **Exhibit 3**.

4. Name. The name of the proposed District will be Lake Hills Community Development District.

5. Initial Board Members. The names and addresses of those designated to be the five (5) initial members of the Board of Supervisors of the District, all of whom are residents of the State of Florida and citizens of the United States, are as follows:

1. Name: Kimberly Locher
Address: 5850 T.G. Lee Boulevard, Suite 200, Orlando, FL 32822
Relationship: Affiliate of Landowner
2. Name: Jeffrey Reader
Address: 5850 T.G. Lee Boulevard, Suite 200, Orlando, FL 32822

Relationship: Affiliate of Landowner

3. Name: Marlene DeMarco
Address: 5850 T.G. Lee Boulevard, Suite 200, Orlando, FL 32822
Relationship: Affiliate of Landowner

4. Name: Charlie Crawford
Address: 2966 Commerce Drive, Suite 100, Orlando, FL 32819

Relationship: Affiliate of Petitioner

5. Name: Angel Alfonso
Address: 2966 Commerce Drive, Suite 100, Orlando, FL 32819
Relationship: Affiliate of Petitioner

6. Major Water and Wastewater Facilities. A map of the lands within the proposed District showing the existing major trunk water mains, sewer interceptors and the major outfall canals and drainage basins is attached to and incorporated with this Petition as **Exhibit 4**.

7. District Facilities and Services. The District presently expects to finance, construct, install and maintain improvements of the District's facilities to benefit the lands within the District. Attached to and incorporated with this Petition, **Exhibit 5** describes the type of facilities and the estimated costs. This is a good faith estimate. Actual construction timetables and expenditures may 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. Existing Zoning and Future Land Use. The existing zoning for lands within the proposed District and the proposed future general distribution, location, and extent of the public and private land uses within and surrounding the District, as designated on the current Howey-in-the-Hills Land Use Map are attached hereto and incorporated with this Petition as **Exhibit 6**.

9. Statement of Estimated Regulatory Costs. A Statement of Estimated Regulatory Costs (hereinafter "**SERC**") prepared in accordance with the requirements of Section 120.541, Florida Statutes, is attached to and incorporated with this Petition as **Exhibit 7**.

10. Authorized Agent. The Petitioner is authorized to do business in Florida. The authorized agents for the Petitioner and Landowner are Sarah R. Sandy, Esq. and Jere L. Earlywine, Esq., Kutak Rock LLP, whose address is 107 W. College Avenue, Tallahassee, FL 32301. A signed Authorization of Agent is attached as **Exhibit 8**. Copies of all correspondence and official notices should be sent to the address in the previous sentence.

11. Special Powers Requested. The Petitioner is seeking and hereby requests the Town consent to the District's exercise of the special powers outlined in Section 190.012(2)(a), (c) – (e), Florida Statutes. The full text of such requested powers is set forth in **Addendum No. 1** attached hereto.

12. Justification Statement. The property within the District is amenable to operating as an independent special district for the following reasons:

a. All statements contained in this Petition are true and correct.

b. The District and all land uses and services planned therein are not inconsistent with applicable elements or portions of the effective Howey-in-the-Hills Comprehensive Land use Plan, as amended, or any applicable elements of the state comprehensive plan.

c. The area of land within the proposed District is part of a unified plan of development approved by the Town of Howey-in-the-Hills, Florida. The land to be included in the District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated development.

d. The proposed District will be the best alternative available for delivering community development services to the area to be served because (i) the District provides a mechanism for delivering those services and facilities in a manner that does not financially impact persons residing outside the District and (ii) the District provides a responsible perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities in the future.

e. The District's community development services and facilities will be compatible with the capacity and use of existing local and regional community development services and facilities, as is evidenced by the Howey-in-the-Hills Comprehensive Plan, will allow for a more efficient use of resources, and will provide a perpetual entity capable of making provisions for the operation and maintenance of the District services and facilities.

f. For the foregoing reasons, the area to be served by the proposed District is amenable to separate special district government.

WHEREFORE, Petitioner respectfully requests the Town Council of the Town of Howey-in-the-Hills to:

1. Direct that a local public hearing be held as required by Section 190.005(2)(b), Florida Statutes, to consider the establishment of the Lake Hills Community Development District; and

2. Grant the Petition for Establishment and adopt an Ordinance pursuant to Chapter 190, Florida Statutes, establishing the Lake Hills Community Development District; and

3. Consent to the District's exercise of certain additional statutory powers requested herein, as those powers are further set forth in Section 190.012(2)(a), (c) – (e), Florida Statutes.

[SIGNATURE PAGE TO FOLLOW]

RESPECTFULLY SUBMITTED, this 30th day of October, 2025.

I, Sarah R. Sandy, Esq., of Kutak Rock, LLP, hereby certify, under oath, that I am duly authorized to file this Petition on behalf of the Petitioner. I, Sarah R. Sandy, Esq., further certify, under oath, that all information contained within this Petition is true and correct.



By: _____
Name: Sarah R. Sandy, Esq.
Title: Agent

PETITION LIST OF EXHIBITS

Exhibit 1

General Location of District

Exhibit 2

Metes and Bounds Legal Description

Exhibit 3

Written Consent of 100% of District Landowners
To Establish of District

Exhibit 4

Existing Water Main, Sewer Interceptors and Outfalls

Exhibit 5

Proposed Timetables for Construction of District Services
and Estimated Cost of Constructing the Proposed Services

Exhibit 6

Zoning and Future Land Use Map

Exhibit 7

Statement of Estimated Regulatory Costs

Exhibit 8

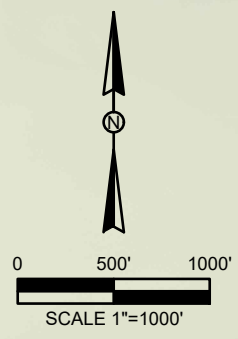
Authorization of Agent

Addendum No. 1

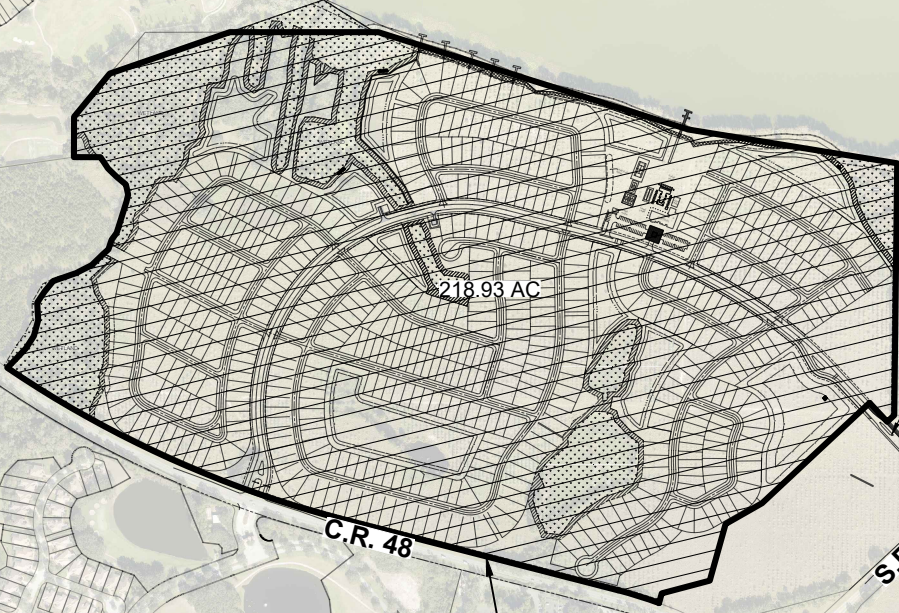
Florida Statutes Section 190.012(2)

EXHIBIT 1

**GENERAL LOCATION OF THE PROPOSED
LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT**



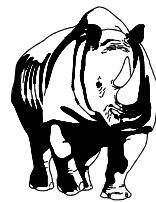
**LAKE
HARRIS**



ACCESS/MAINTENANCE/
CONSTRUCTION &
SIGNAGE EASEMENT

20'X20' SIGNAGE
EASEMENT

**CDD
BOUNDARY**



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE., SUITE 260 MAITLAND, FL 32751 (407) 629-8330
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

JOB NUMBER:	23019
SEC: 23 TWP: 20S RNG: 25E	
DRAWN BY:	JFV
APPROVED BY:	DS
DATE:	07/21/25
SCALE:	1" = 1000'

**LAKE HILLS
CDD**

GENERAL LOCATION
OF DISTRICT

**EXHIBIT
1**

EXHIBIT 2

**METES AND BOUNDS LEGAL DESCRIPTION OF THE
LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT**

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA , FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH RANGE 25 EAST; THENCE RUN ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE NORTH 00°53'14" EAST, A DISTANCE OF 1,171.08 FEET TO THE POINT OF BEGINNING BEING A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTRY ROAD 48 AS RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP PROJECT NUMBER 1093, AND BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,679.58 FEET, AND A CHORD WHICH BEARS, NORTH 59°46'18" WEST, A DISTANCE OF 758.74 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 758.74 FEET; THENCE NORTH 44°41'43" EAST, A DISTANCE OF 60.17 FEET; THENCE NORTH 43°19'28" EAST, A DISTANCE OF 79.11 FEET; THENCE NORTH 33°05'49" EAST, A DISTANCE OF 77.04 FEET; THENCE NORTH 15°11'17" EAST, A DISTANCE OF 86.38 FEET; THENCE NORTH 03°18'57" WEST, A DISTANCE OF 90.56 FEET; THENCE NORTH 33°15'37" EAST, A DISTANCE OF 67.93 FEET; THENCE NORTH 39°23'51" EAST, A DISTANCE OF 72.50 FEET; THENCE NORTH 70°53'11" EAST, A DISTANCE OF 126.00 FEET; THENCE NORTH 62°48'57" EAST, A DISTANCE OF 92.31 FEET; THENCE NORTH 45°53'15" EAST, A DISTANCE OF 82.59 FEET; THENCE NORTH 48°23'33" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 18°18'32" EAST, A DISTANCE OF 52.57 FEET; THENCE NORTH 35°54'02" EAST, A DISTANCE OF 44.70 FEET; THENCE NORTH 17°43'54" EAST, A DISTANCE OF 71.17 FEET; THENCE NORTH 17°10'37" EAST, A DISTANCE OF 98.36 FEET; THENCE NORTH 14°29'52" EAST, A DISTANCE OF 38.06 FEET; THENCE NORTH 12°45'36" WEST, A DISTANCE OF 54.43 FEET; THENCE NORTH 50°02'00" WEST, A DISTANCE OF 62.21 FEET; THENCE NORTH 46°22'09" WEST, A DISTANCE OF 62.41 FEET; THENCE NORTH 33°26'04" WEST, A DISTANCE OF 51.05 FEET; THENCE NORTH 33°46'03" WEST, A DISTANCE OF 20.29 FEET; THENCE NORTH 89°51'26" WEST, A DISTANCE OF 138.19 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 209.83 FEET; THENCE NORTH 39°31'51" EAST, A DISTANCE OF 291.83 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 1,176.87 FEET TO A POINT ON THE MEANDER LINE OF LAKE HARRIS WITH THE PROPERTY BOUNDARY BEING THE ACTUAL WATER LINE, SAID POINT TO BE KNOWN AS REFERENCE POINT "A"; THENCE LONG SAID MEANDER LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; 2) THENCE SOUTH 72°34'01" EAST, A DISTANCE OF 1730.05 FEET; 3) THENCE SOUTH 80°48'31" EAST, A DISTANCE OF 1102.10 FEET TO THE END OF SAID MEANDER LINE;

CONTINUED ON SHEET 2

LEGEND:

- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA EAST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, HAVING A GRID BEARING OF NORTH 00°53'14" EAST.

Aaron J Murphy

Digitally signed by Aaron J Murphy
DN: cn=Aaron J Murphy,
o=Qualifier-A01410D0000019470AD54D200284AD9,
c=Qualification Engineering and Surveying, CA-US
Date: 2025.09.17 10:09:20-0400'

AARON J. MURPHY, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

<small>3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535</small>	<small>1717 S. RIO GRAND AVE SUITE 100 ORLANDO, FL 32805 TEL: 407.362.5929</small>	<small>8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178</small>
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<h2 style="margin: 0;">LAKE HILLS</h2> <h3 style="margin: 0;">COMMUNITY DEVELOPMENT DISTRICT</h3>				
<small>SEC TWP RNG:</small>	<small>JOB NUMBER:</small>	<small>DRAWN BY:</small>	<small>DATE:</small>	<small>SHEET:</small>
22 & 23/30S/25E	25HAM####	GCT	08/11/2025	1 OF 5

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

CONTINUED FROM SHEET 1

THENCE SOUTH 00°40'13" WEST, A DISTANCE OF 1312.20 FEET; THENCE SOUTH 46°59'45" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 43°00'59" WEST, A DISTANCE OF 134.76 FEET; THENCE SOUTH 46°59'01" WEST, A DISTANCE OF 765.92 FEET; THENCE SOUTH 60°15'03" WEST, A DISTANCE OF 218.37 FEET; THENCE SOUTH 15°38'16" WEST, A DISTANCE OF 306.32 FEET; THENCE SOUTH 75°08'12" WEST, A DISTANCE OF 258.80 FEET; THENCE SOUTH 15°36'38" WEST, A DISTANCE OF 52.62 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,341.83 FEET AND A CHORD WHICH BEARS NORTH 72°36'05" WEST AND A DISTANCE OF 223.10 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 223.18 FEET; THENCE NORTH 75°35'20" WEST, A DISTANCE OF 1,460.31 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5,679.58 FEET AND A CHORD WHICH BEARS NORTH 69°35'43" WEST AND A DISTANCE OF 1,186.12 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 1,188.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 220.21 ACRES, MORE OR LESS.

LESS AND EXCEPT

BEGINNING AT REFERENCE POINT "A", SAID POINT BEING THE POINT OF BEGINNING THENCE SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; THENCE SOUTH 89°52'31" WEST, A DISTANCE OF 708.55 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 485.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.28 ACRES, MORE OR LESS.

TOTAL LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
CONTAINING 218.93 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



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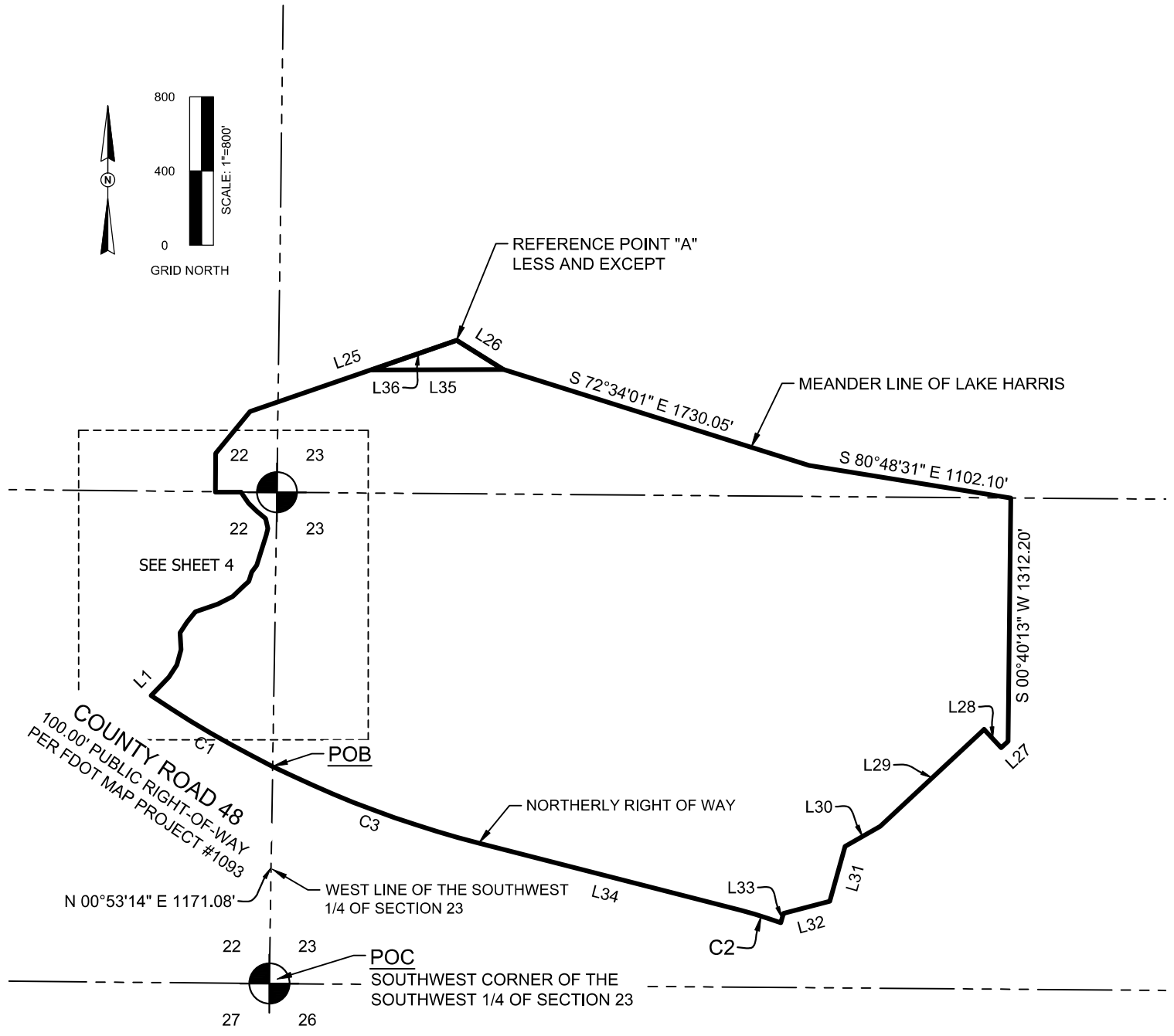
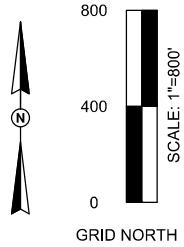
3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	1717 S. RIO GRAND AVE SUITE 100 ORLANDO, FL 32805 TEL: 407.362.5929	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178
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LAKE HILLS

COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025
			SHEET: 2 OF 5

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

HAMILTON
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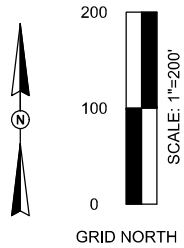
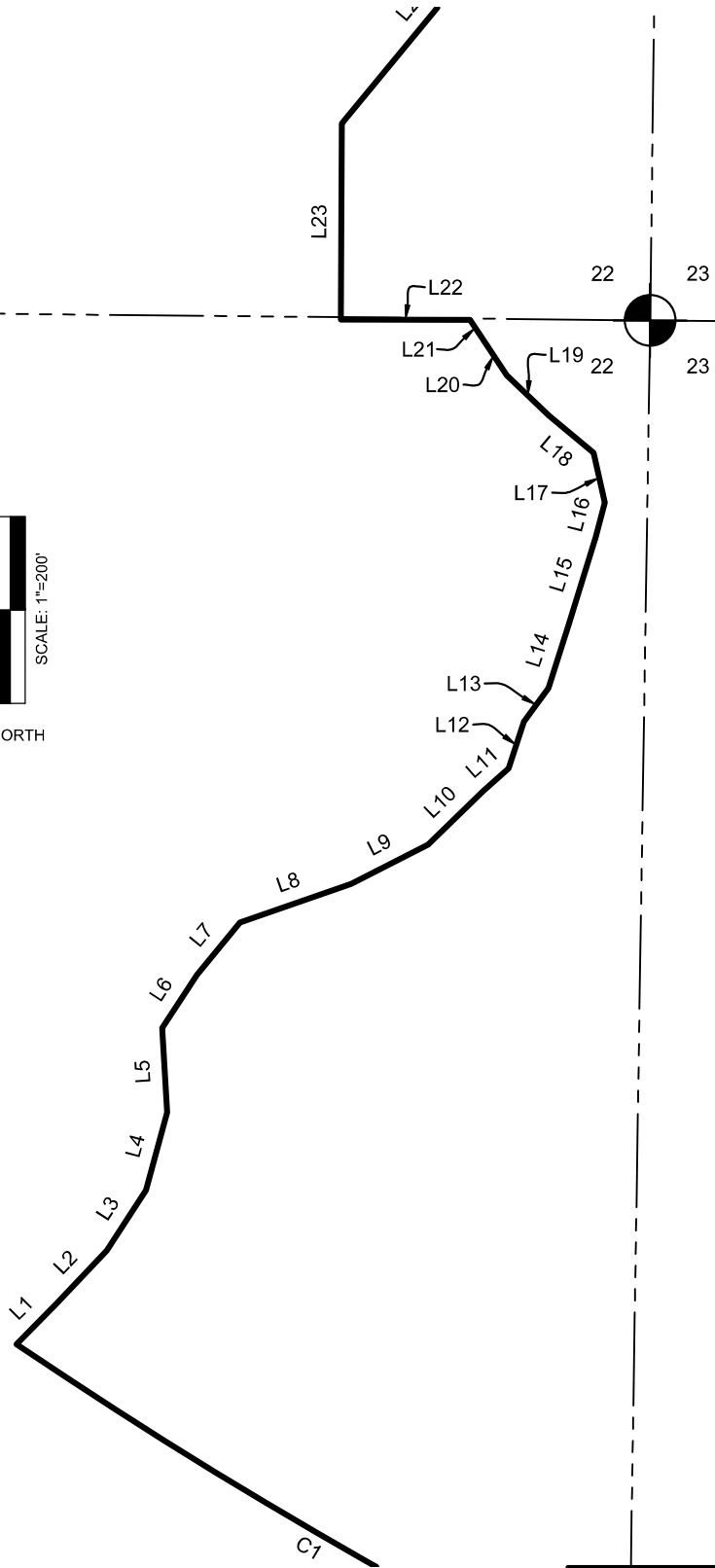
3409 W LEMON ST
TAMPA, FL 33609
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SUITE 100
ORLANDO, FL 32805
TEL: 407.362.5929

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SARASOTA, FL 32807
TEL: 941.377.9178

<h2 style="margin: 0;">LAKE HILLS</h2> <h3 style="margin: 0;">COMMUNITY DEVELOPMENT DISTRICT</h3>				
SEC TWP RNG:	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
22 & 23/30S/25E	25HAM#####	GCT	08/11/2025	3 OF 5

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LB #8405 CA #8474

HAMILTON

ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	1717 S. RIO GRAND AVE SUITE 100 ORLANDO, FL 32805 TEL: 407.362.5929	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178
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LAKE HILLS				
COMMUNITY DEVELOPMENT DISTRICT				
SEC TWP RNG:	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
22 & 23/30S/25E	25HAM####	GCT	08/11/2025	4 OF 5

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.17'	N 44° 41' 43" E
L2	79.11'	N 43° 19' 28" E
L3	77.04'	N 33° 05' 49" E
L4	86.38'	N 15° 11' 17" E
L5	90.56'	N 03° 18' 57" W
L6	67.93'	N 33° 15' 37" E
L7	72.50'	N 39° 23' 51" E
L8	126.00'	N 70° 53' 11" E
L9	92.31'	N 62° 48' 57" E
L10	82.59'	N 45° 53' 15" E
L11	36.23'	N 48° 23' 33" E
L12	52.57'	N 18° 18' 32" E
L13	44.70'	N 35° 54' 02" E
L14	71.17'	N 17° 43' 54" E
L15	98.36'	N 17° 10' 37" E
L16	38.06'	N 14° 29' 52" E
L17	54.43'	N 12° 45' 36" W
L18	62.21'	N 50° 02' 00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	62.41'	N 46° 22' 09" W
L20	51.05'	N 33° 26' 04" W
L21	20.29'	N 33° 46' 03" W
L22	138.19'	N 89° 51' 26" W
L23	209.83'	N 00° 12' 03" E
L24	291.83'	N 39° 31' 51" E
L25	1176.87'	N 70° 57' 18" E
L26	295.07'	S 57° 54' 36" E
L27	50.00'	S 46° 59' 45" W
L28	134.76'	N 43° 00' 59" W
L29	765.92'	S 46° 59' 01" W
L30	218.37'	S 60° 15' 03" W
L31	306.32'	S 15° 38' 16" W
L32	258.80'	S 75° 08' 12" W
L33	52.62'	S 15° 36' 38" W
L34	1460.31'	N 75° 35' 20" W
L35	708.55'	S 89° 52' 31" W
L36	485.12'	N 70° 57' 18" E

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	5679.58'	N 59° 46' 18" W	758.74'	759.30'	7°39'36"
C2	2341.83'	N 72° 36' 05" W	223.10'	223.18'	5°27'38"
C3	5679.58'	N 69° 35' 43" W	1186.12'	1188.29'	11°59'15"

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LB #8405 CA #8474

HAMILTON

ENGINEERING & SURVEYING, LLC

www.HamiltonEngineering.US

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

1717 S. RIO GRAND AVE
SUITE 100
ORLANDO, FL 32805
TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

LAKE HILLS

COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RNG:	JOB NUMBER:	DRAWN BY:	DATE:
22 & 23/30S/25E	25HAM####	GCT	08/11/2025
SHEET:			5 OF 5

EXHIBIT 3

**WRITTEN CONSENT OF 100% OF THE REAL PROPERTY OWNERS WITHIN THE
LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT**

CONSENT AND JOINDER
TO PETITION TO ESTABLISH THE
LAKE HILLS
COMMUNITY DEVELOPMENT DISTRICT

THE UNDERSIGNED, HR LAKE HILLS, LLC, a Delaware limited liability company (“Landowner”), is the owner of certain lands located in Howey-in-the-Hills, Florida, and more fully described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN

The above-described land is hereinafter referred to as the “Property”.

The undersigned, as Landowner, consents to the submission of an application by Toll Southeast, Inc. to Howey-In-The-Hills, Florida to establish the LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT (the “District”) in accordance with the provisions of Chapter 190 of the Florida Statutes.

The undersigned is the owner of the lands located within the proposed District and described in Exhibit “A” attached hereto, and the undersigned understands and acknowledges that, pursuant to the provisions of Section 190.005(2)(a), *Florida Statutes*, the Petition is required to include the written consent to the establishment of the District of one-hundred percent (100%) of the owners of the lands to be included within the District.

The undersigned hereby consents to the inclusion of its Property into the Lake Hills Community Development District, which will include the Property within the lands to be a part of the District, and agrees to further execute any other documentation necessary or convenient to evidence this consent and joinder.

The undersigned hereby acknowledges and agrees that the foregoing consent and obligation to execute additional documentation is and shall be a covenant running with the land which shall bind the undersigned’s heirs, personal representatives, administrators, successors-in-title and assigns and shall remain in full force and effect three (3) years from the date hereof.

[signature page to follow]

**SIGNATURE PAGE FOR CONSENT AND JOINDER
TO PETITION TO ESTABLISH THE LAKE HILLS
COMMUNITY DEVELOPMENT DISTRICT**

Executed this 23rd day of October 2025

Witnessed:

HR Lake Hills, LLC,
a Delaware limited liability company



Signature

JEFFREY M. ZANDER

Print Name:



Signature

MARLENE DEMARCO

Print Name:

By: RP Investors Lake Hills, LLC, a Florida limited liability company, its Sole Managing member

By: Reader & Partners, LLC, a Florida limited liability company, its Sole Manager


By: 

Printed Name: Dean Barberree
Title: President

STATE OF FL
COUNTY OF Orange

The foregoing instrument was acknowledged before me by physical presence this 23rd day of October, 2025, by Dean Barberree as President of Reader & Partners, LLC, on behalf of said limited liability company, who is personally known to me or who has produced as identification.

[SEAL]



Signature of Notary Public
Print Name: MARLENE DEMARCO
Commission No.: HH 276999
Commission Expires: 6/16/2026



**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"**

CONTINUED FROM SHEET 1

THENCE SOUTH 00°40'13" WEST, A DISTANCE OF 1312.20 FEET; THENCE SOUTH 46°59'45" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 43°00'50" WEST, A DISTANCE OF 134.76 FEET; THENCE SOUTH 46°59'01" WEST, A DISTANCE OF 786.92 FEET; THENCE SOUTH 60°15'03" WEST, A DISTANCE OF 218.37 FEET; THENCE SOUTH 15°36'16" WEST, A DISTANCE OF 306.32 FEET; THENCE SOUTH 75°08'12" WEST, A DISTANCE OF 258.80 FEET; THENCE SOUTH 15°36'38" WEST, A DISTANCE OF 52.62 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,341.83 FEET AND A CHORD WHICH BEARS NORTH 72°36'05" WEST AND A DISTANCE OF 223.10 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 223.18 FEET; THENCE NORTH 76°35'20" WEST, A DISTANCE OF 1,460.31 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5,879.58 FEET AND A CHORD WHICH BEARS NORTH 69°35'43" WEST AND A DISTANCE OF 1,188.12 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 1,188.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 220.21 ACRES, MORE OR LESS.

LESS AND EXCEPT

BEGINNING AT REFERENCE POINT "A", SAID POINT BEING THE POINT OF BEGINNING THENCE SOUTH 57°54'36" EAST, A DISTANCE OF 296.07 FEET; THENCE SOUTH 89°52'31" WEST, A DISTANCE OF 708.56 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 485.12 FEET TO THE POINT OF BEGINNING.

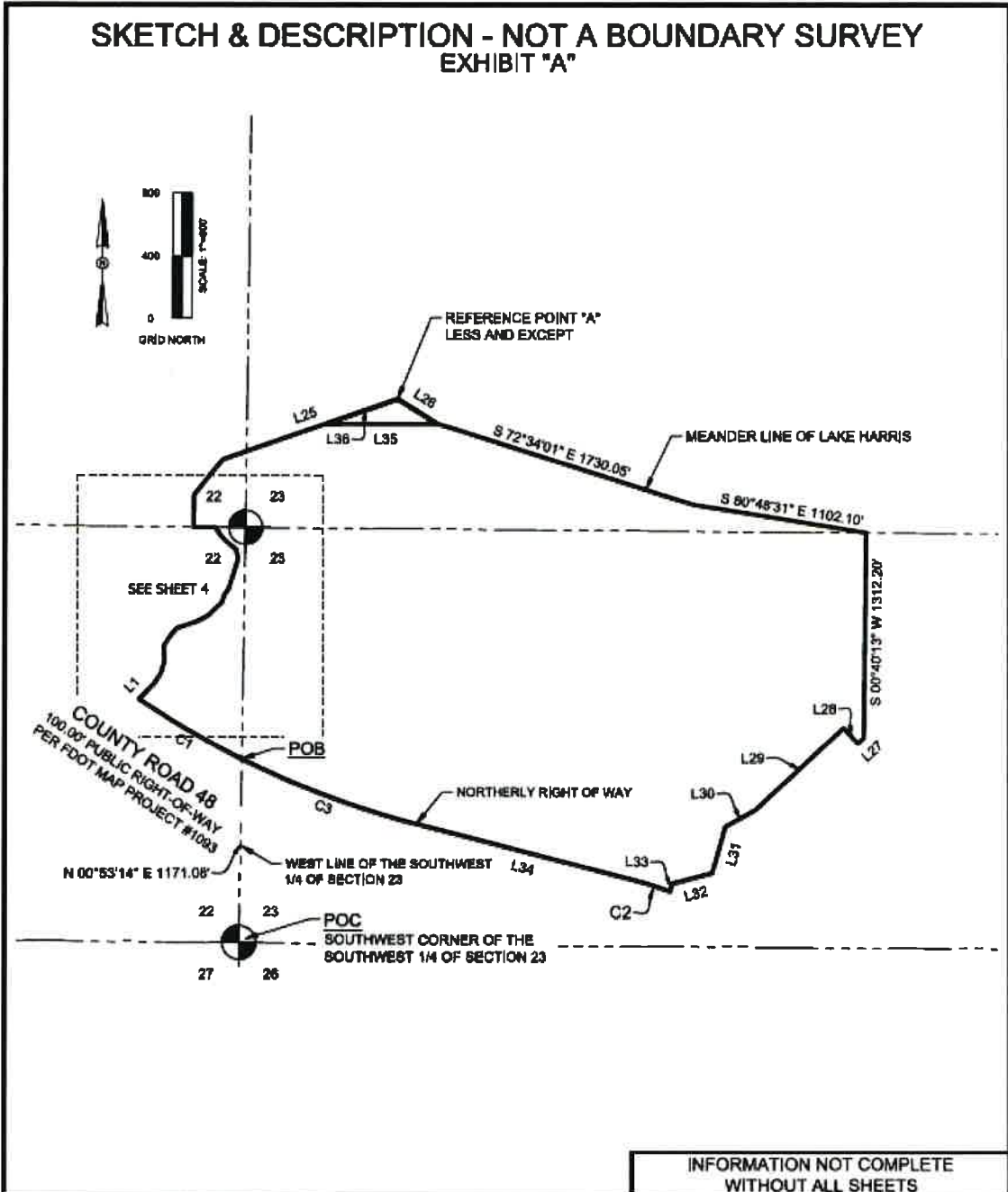
CONTAINING 1.28 ACRES, MORE OR LESS.

TOTAL LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
CONTAINING 218.93 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

 <p align="center">HAMILTON ENGINEERING & SURVEYING, LLC</p> <p>3408 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3530</p> <p>1117 S. MID GRAND AVE SUITE 100 ORLANDO, FL 32806 TEL: 407.342.8929</p> <p>8340 CONSUMER CIR SARASOTA, FL 32317 TEL: 941.377.9178</p>	<p>LAKE HILLS</p> <p>COMMUNITY DEVELOPMENT DISTRICT</p>			
	<p>SEC TYP RNS: 22 & 23/30S/25E</p>	<p>JOB NUMBER: 25HAM###</p>	<p>DRAWN BY: GCT</p>	<p>DATE: 08/11/2025</p>

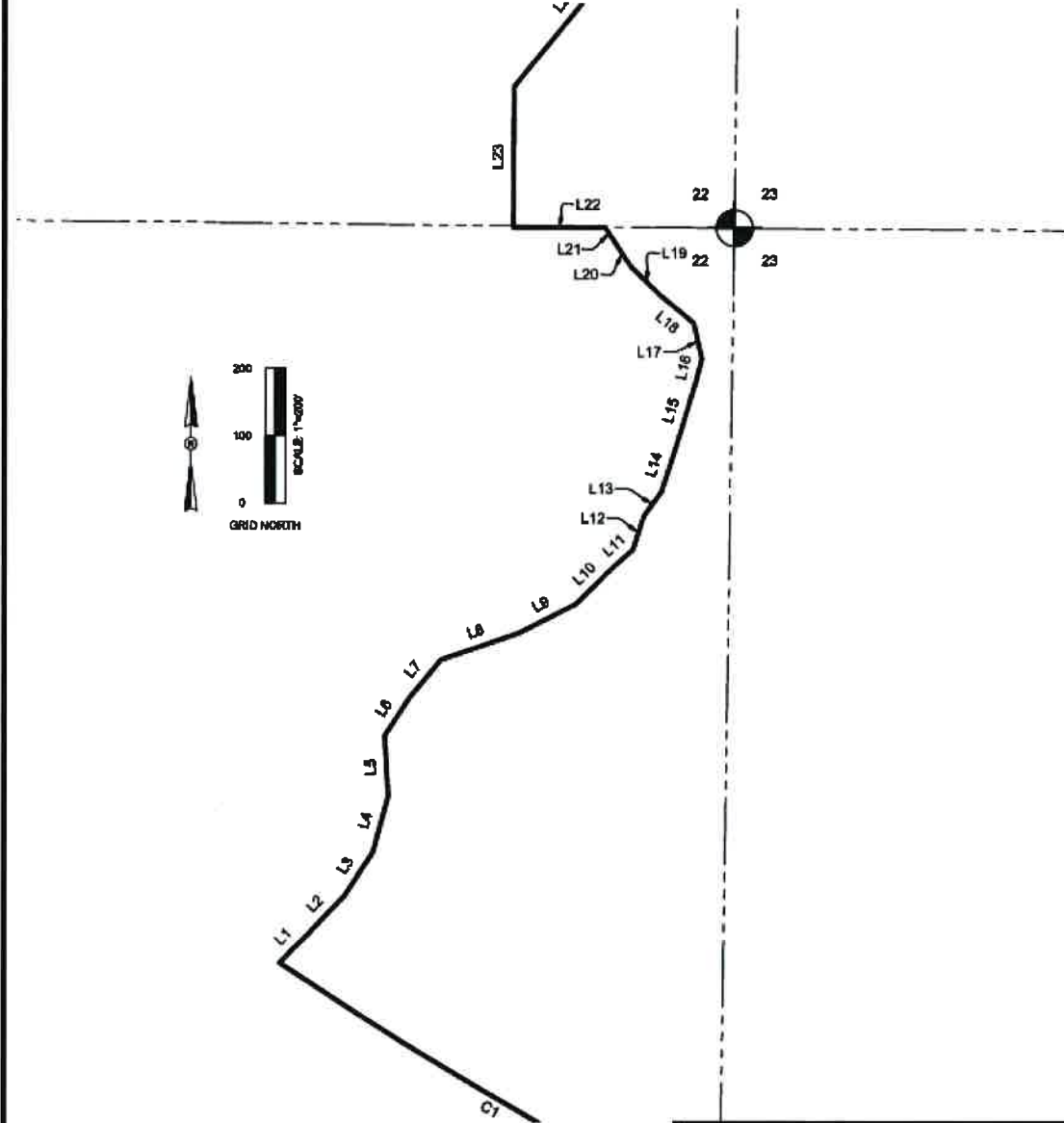
**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"**



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

<p>HAMILTON ENGINEERING & SURVEYING, LLC www.HamiltonEngineering.US</p> <p>3409 W LEMON ST. TAMPA, FL 33608 TEL: 813.250.3630</p> <p>1717 S. RIO GRAND AVE. SUITE 100 ORLANDO, FL 32806 TEL: 407.362.9929</p> <p>8340 CONSUMER CIR SARASOTA, FL 34237 TEL: 941.377.9178</p>	<p>LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT</p>		<p>SEC TWP RRD: 22 & 23/30S/25E</p>	<p>JOB NUMBER: 25HAM0000</p>	<p>DRAWN BY: GCT</p>	<p>DATE: 08/11/2025</p>	<p>SHEET: 3 OF 5</p>
	<p>7hes417J246N04247 Lake HarrisSADLake Hills CDD.dwg (S&D SHEET (3)) gencart Aug 12, 2025 - 11:26am</p>						

**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"**



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LA 88406 CA 95174

HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	11717 S. MID GRAND AVE SUITE 100 ORLANDO, FL 32805 TEL: 407.362.6629	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178
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**LAKE HILLS
COMMUNITY DEVELOPMENT DISTRICT**

SEC TWP RANG: 22 & 23/30S/25E	JOB NUMBER: 25HAM0000#	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 4 OF 6
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Sheet 17_L24X04247 Lake Hills CDD.dwg (S&O SHEET (4)) glancard Aug 12, 2025 - 11:24am

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.17'	N 44° 41' 43" E
L2	79.11'	N 43° 19' 28" E
L3	77.04'	N 33° 06' 48" E
L4	88.38'	N 15° 11' 17" E
L5	90.66'	N 03° 18' 57" W
L6	67.63'	N 33° 16' 37" E
L7	72.60'	N 39° 23' 61" E
L8	126.00'	N 70° 53' 11" E
L9	92.31'	N 82° 48' 57" E
L10	62.66'	N 45° 53' 16" E
L11	36.23'	N 48° 23' 33" E
L12	52.67'	N 18° 18' 32" E
L13	44.70'	N 35° 54' 02" E
L14	71.17'	N 17° 43' 54" E
L15	96.36'	N 17° 10' 37" E
L16	36.06'	N 14° 29' 52" E
L17	64.43'	N 12° 45' 36" W
L18	62.21'	N 50° 02' 00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	62.41'	N 46° 22' 09" W
L20	61.06'	N 33° 26' 04" W
L21	20.29'	N 33° 46' 03" W
L22	136.19'	N 89° 51' 26" W
L23	209.83'	N 00° 12' 03" E
L24	291.83'	N 38° 31' 51" E
L25	1176.87'	N 70° 57' 18" E
L26	295.07'	S 57° 54' 36" E
L27	60.00'	S 46° 59' 45" W
L28	134.76'	N 43° 00' 59" W
L29	785.92'	S 46° 56' 01" W
L30	218.37'	S 60° 15' 03" W
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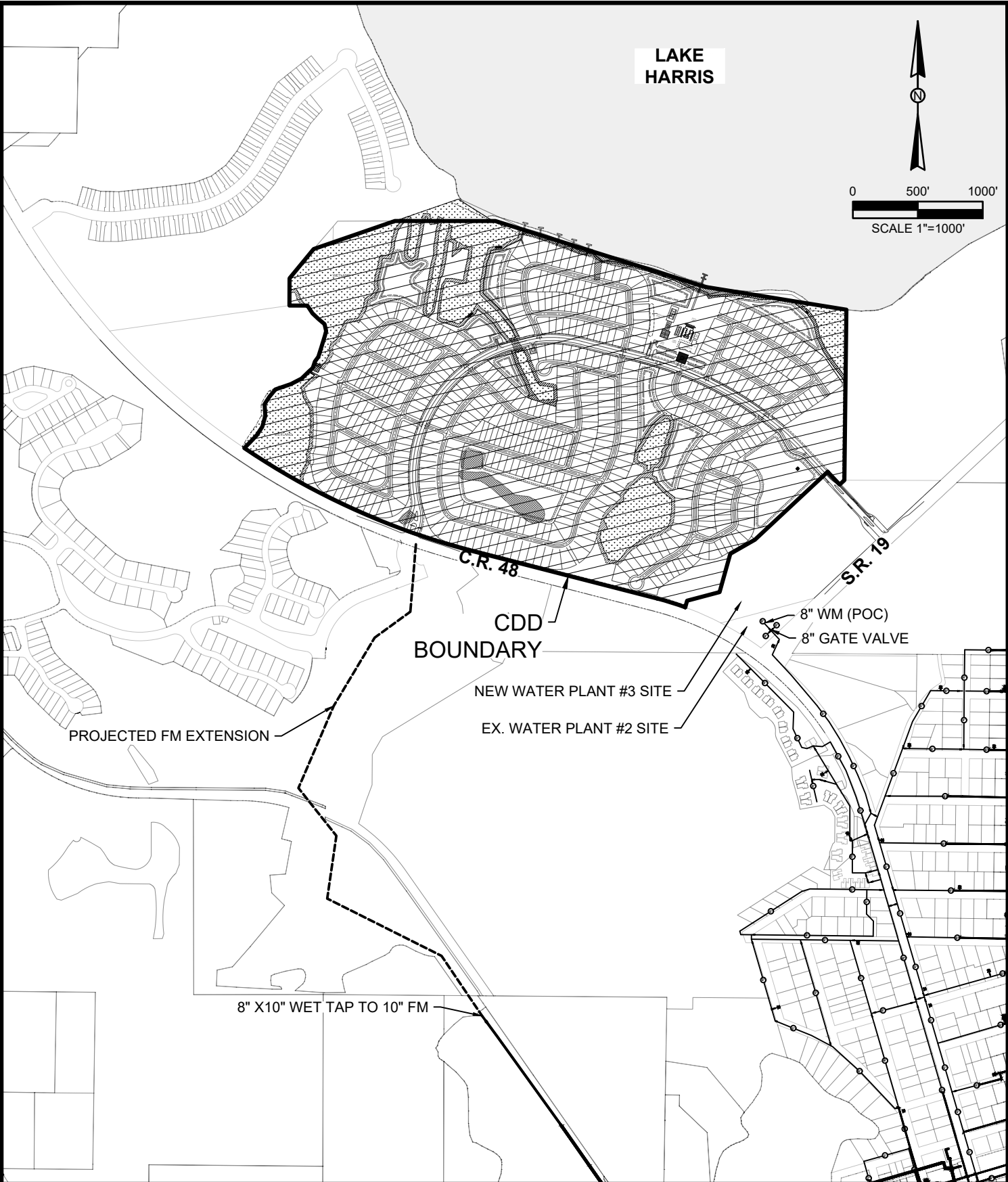
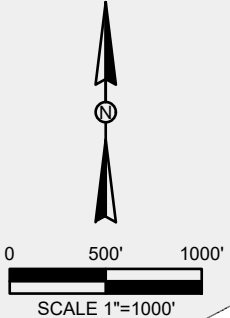
INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

	LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT	INFORMATION NOT COMPLETE WITHOUT ALL SHEETS			
	LB 85426 CA 35474 3409 W LEMON ST TAMPA, FL 33609 TEL: 813.290.3036 1717 S. RIO GRAND AVE SUITE 100 ORLANDO, FL 32805 TEL: 407.362.6929 8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.8178	SEC TWP RANG: 22 & 23/30S/25E	JOB NUMBER: 25HAM###	DRAWN BY: GCT	DATE: 08/11/2025

EXHIBIT 4

**MAP OF THE LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT
SHOWING EXISTING MAJOR TRUNK
WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS**

LAKE HARRIS



MADDEN
 MOORHEAD & STOKES, LLC
 CIVIL ENGINEERS

431 E. HORATIO AVE., SUITE 260 MAITLAND, FL 32751 (407) 629-8330
 CERTIFICATE OF AUTHORIZATION NO. CA-0007723

JOB NUMBER:	23019
SEC: 23 TWP: 20S RNG: 25E	
DRAWN BY:	JFV
APPROVED BY:	DS
DATE:	07/21/25
SCALE:	1" = 1000'

**LAKE HILLS
 CDD**

EXISTING WATER MAIN,
 SEWER INTERCEPTORS
 & OUTFALLS

**EXHIBIT
 4**

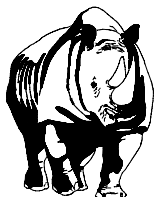
EXHIBIT 5

**COST ESTIMATES AND TIMETABLE FOR CONSTRUCTION OF
LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT
SERVICES AND FACILITIES**

CIP COST ESTIMATE

IMPROVEMENT	ESTIMATED COST	FUNDING SOURCE	
Internal Public Roadways (Inside Gates)	\$12,000,000	CDD/Developer	
Public Roadways (Outside Gates)	\$2,846,000	CDD/Developer	
Public Sitework and Storm Drainage	\$14,275,000	CDD/Developer	
Water and Wastewater Systems	\$28,550,000	CDD/Developer	
Irrigation Collection/Distribution System	\$4,525,000	Developer	
Differential Cost of Undergrounding Conduit	\$3,597,300	CDD/Developer	
On-Site Wetland Mitigation	\$150,000	CDD/Developer	
Off-Site Improvements - Utilities	\$1,500,000	CDD/Developer	
Off-Site Improvements - Turn Lanes	\$750,000	CDD/Developer	
Off-Site Sewer Capacity/CIAC	\$2,850,000	CDD/Developer	
Off-Site Water Capacity	\$1,700,000	CDD/Developer	
Public Park	\$2,500,000	CDD/Developer	
Professional Services	\$1,500,000	CDD/Developer	
Contingency	\$7,674,330	CDD/Developer	
Total	\$84,417,630		

H:\Data\23\MM59190-Lake Hills\PD\Inventory\The Hills\IE\hills\CDD\REV7\COSTS.dwg (EX) WRITTEN CONSENT OF 100% OF DISTRICT LANDOWNERS, John/ Jan 14, 2026 - 12:17pm



MADDEN

MOORHEAD & STOKES, LLC

CIVIL ENGINEERS

431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330
 CERTIFICATE OF AUTHORIZATION NO. CA-0007723

JOB NUMBER:	23019
SEC: 23 TWP: 20S RNG: 25E	
DRAWN BY:	JFV
APPROVED BY:	DS
DATE:	07/18/25
SCALE:	NONE

LAKE HILLS
CDD

PROPOSED TIMETABLES FOR CONSTRUCTION
OF DISTRICT SERVICES & ESTIMATED COST
OF CONSTRUCTING THE PROPOSED
SERVICES.

EXHIBIT
7

LAKE HILLS CDD

Proposed Facilities and Services Chart

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Public Rights-of-Way¹			
<i>Internal (Inside Gates) – Onsite</i>	CDD/Developer	Town	CDD
<i>External (Outside Gates) – Offsite</i>	CDD/Developer	Town/County	Town/County
<i>CR 48 Turn Lanes & Roundabout – Offsite</i>	CDD/Developer	County	County
Water and Wastewater Systems²			
<i>Potable Water – Onsite</i>	CDD/Developer	Town	Town
<i>Potable Water – Offsite</i>	CDD/Developer	Town	Town
<i>Irrigation Distribution System – Onsite & Offsite</i>	Developer	Developer or Irrigation District	Developer or Irrigation District
<i>Sewer – Up to POC³ (Onsite)</i>	CDD/Developer	Town	Town
<i>Sewer – From POC to CL Plant⁴ (Offsite)</i>	CDD/Developer	Central Lake CDD	Central Lake CDD
Stormwater Management System	CDD/Developer	CDD	CDD
Electrical	CDD ⁵ /Developer	Duke Energy	Duke Energy
Wetland Mitigation - Onsite	CDD/Developer	CDD	CDD
Public Park - Onsite	CDD/Developer	Town ⁶	CDD

¹ As referred to in this chart, Rights-of-Way includes the roadway and any sidewalks and/or trails running adjacent to such roadway.

² The Water and Wastewater System improvements referenced herein are further described in and subject to that certain Utility Service Agreement dated March 10, 2025, between the Town and HR Lake Hills LLC, and recorded as Instrument #2025029504 in the Official Records for Lake County, Florida.

³ “**POC**” refers to the Point of Connection on CR48. Inclusive of wastewater utility improvements from the collection lines to the lift station(s) and force main extension to the POC.

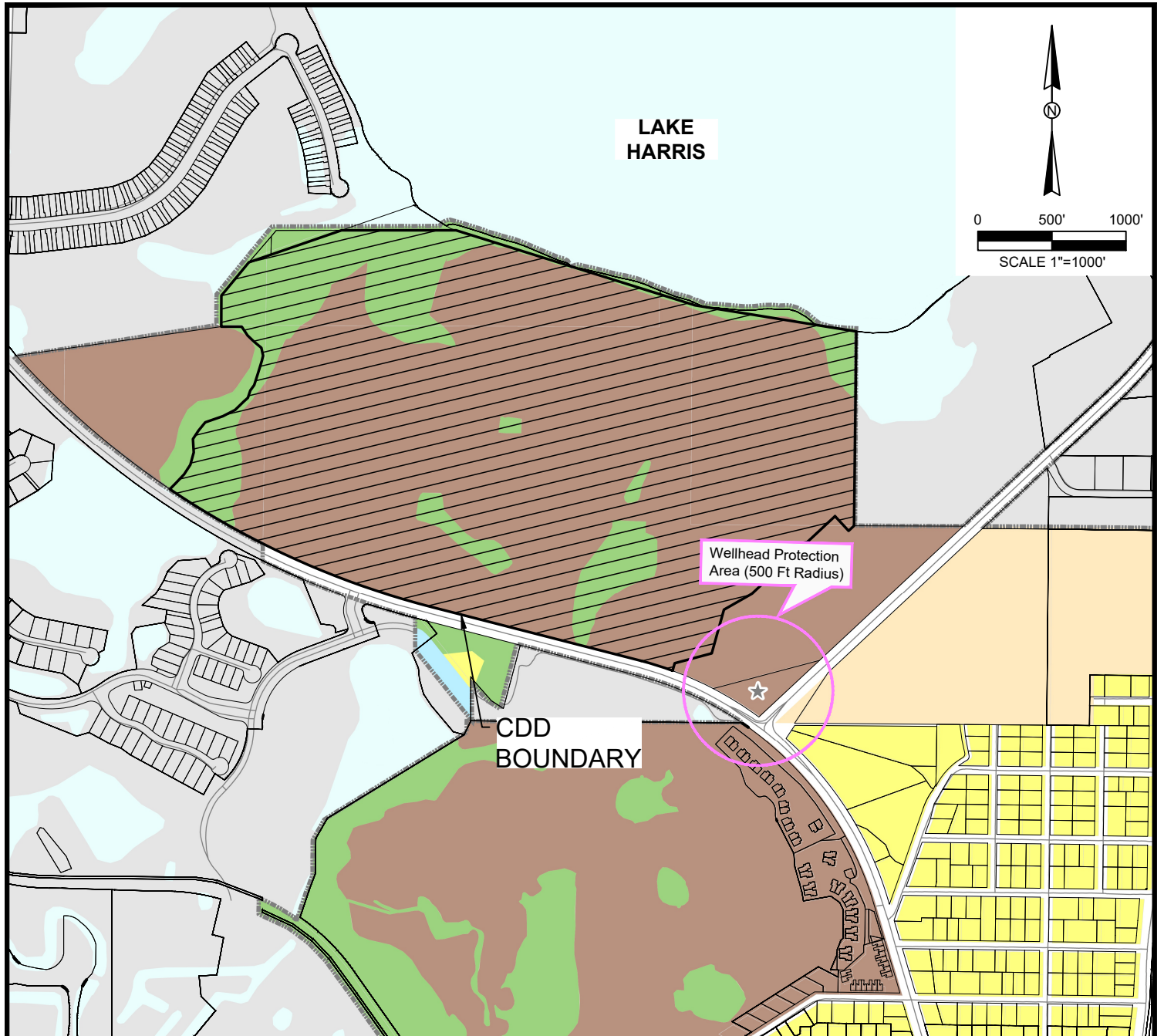
⁴ “**CL Plant**” refers to Central Lake CDD’s wastewater-treatment plant. Inclusive of wastewater utility improvements from the POC to CL Plant.

⁵ CDD eligible funding limited to the differential cost of undergrounding the electrical conduit.
















⁶ As part of its ownership, the Town’s responsibilities for the Public Park include all operations, reservations, and Town elected capital improvements, with the CDD’s role limited solely to on-going maintenance and repair.

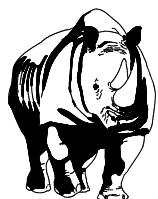
EXHIBIT 6

**FUTURE GENERAL DISTRIBUTION, LOCATION AND EXTENT OF
PUBLIC AND PRIVATE USES WITHIN THE LAKE HILLS
COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH THE
TOWN OF HOWEY-IN-THE-HILLS ZONING AND FUTURE LAND USE MAPS**



Legend

	TCMU - Town Center Mixed Use Overlay	Future Land Use		MDR - Medium Density Residential	
	Town Boundary		CON - Conservation		NC - Neighborhood Commercial
	Potable Water Wellheads		INST - Institutional		PUB - Public/ Utility
	PotableWaterWellheads_Buffer		LDR - Low Density Residential		REC - Recreational
	Parcels		LI - Light Industrial		VMU - Village Mixed Use
	Streets				
	Water Bodies				



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE, SUITE 260 MAITLAND, FL 32751 (407) 629-8330
 CERTIFICATE OF AUTHORIZATION NO. CA-0007723

JOB NUMBER:	23019
SEC: 23 TWP: 20S RNG: 25E	
DRAWN BY:	JFV
APPROVED BY:	DS
DATE:	11/06/23
SCALE:	1" = 1000'

LAKE HILLS
CDD

ZONING AND FUTURE
LAND USE MAP

EXHIBIT
6

EXHIBIT 7

**STATEMENT OF ESTIMATED REGULATORY COSTS FOR THE
LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT**

LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

August 14, 2025
Updated January 16, 2026



Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Lake Hills Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 218.93 +/- acres of land located within the Town of Howey-in-the-Hills, Florida (the "Town") and is projected to contain approximately 571 residential dwelling units, which will make up the Lake Hills development (collectively, the "Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law 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 (emphasis added)."

1.2 Overview of the Lake Hills Community Development District

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master planned residential development currently anticipated to contain a total of approximately 571 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in 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), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the Town or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Lake Hills.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
 1. 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;
 2. 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

3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), 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, 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 government entities, required to comply with the requirements of the rule. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. 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. (Town of Howey-in-the-Hills, according to the Census 2020, has a population of 2,279; therefore, it is defined as a small Town for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the Town must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand

and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

(g) Any additional information that the agency determines may be useful.

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

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

- 1. 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 ordinance;**
- 2. 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 ordinance; or**
- 3. 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 ordinance.**

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in Transactional Costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

Further, the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by State of Florida government staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and the marginal impact of one more CDD will be negligible if any.

With regard to the Town of Howey-in-the-Hills, the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services as the development within the proposed District would be the principal driver of any of the above mentioned impacts whether the ordinance establishing the District was adopted or not, and any District-imposed assessments, fees or other impositions (customer charges) would be applicable on the basis of property ownership within the District, which is entirely voluntary. Further,

any additional time spent by Town of Howey-in-the-Hills government staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing required education, training, or testing, could be compensated by the one-time filing fee paid to the Town by the petitioner of the proposed District in accordance within the Section 190.002(2)(d), F.S.

2.1 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 ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 218.93 +/- acres anticipated to be within the District, will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 571 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 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 ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly 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, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the

most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the Town to offset any expenses that the Town may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in Transactional Costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the enhanced service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the Town or the State.

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

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the Town of Howey-in-the-Hills and its residents, 3) current property owners, and 4) future property owners.

- a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Town of Howey-in-the-Hills

The Town and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the Town. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the Town as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure. However, all current property owners have consented to the establishment of the District.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 218.93 +/- acre master planned residential development currently anticipated to contain a total of approximately 571 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 1,999 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The Town, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The Town is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs

herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the Town of Howey-in-the-Hills. Therefore, the Town (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. 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 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

Town of Howey-in-the-Hills, Florida

The proposed land for the District is located within the Town of Howey-in-the-Hills, Florida and consists of less than 2,500 acres. The Town and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the Town will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the Town already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the Town may incur in the processing of this petition. Finally, the Town already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the Town, because of the establishment of the District, are also very small. The District is an independent unit of 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, or any monitoring expenses the Town may incur if it establishes a monitoring program for governmental entities.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. A CDD is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government, including the Town. By Florida law, debts of the District are strictly its own

responsibility.

5.0 A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

The review of the petition to establish the District may be funded by a payment of an application fee to the Town. This payment will be made voluntarily by the Petitioner, which entity intends to develop the land proposed to be included within the boundaries of the District and subject to the ordinance establishing the District. Once the filing fee is paid, an annual Special District fee of \$175 will also be paid by the District to the State per provisions of Section 189.018, Florida Statutes. With regard to capital equipment necessary for the provision of public infrastructure and services, Table 1 below outlines the good faith estimates of same, while Table 2 below outlines the entities responsible for the ownership and maintenance of different categories of public infrastructure and services. Please note that while the Transactional Costs of the public infrastructure and services are not readily identifiable at this time, they are reasonably expected to be similar to those that would be needed under an alternative public infrastructure and services (such as those discussed in Section 7.0) or should the infrastructure and services be provided under a fully private alternative delivery mechanism in absence of a public option.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$84,417,630. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Public Rights-of-Way¹			
Internal (Inside Gates) – Onsite	CDD/Developer	Town	CDD
External (Outside Gates) – Offsite	CDD/Developer	Town/County	Town/County
CR 48 Turn Lanes & Roundabout – Offsite	CDD/Developer	County	County
Water and Wastewater Systems²			
Potable Water – Onsite	CDD/Developer	Town	Town
Potable Water – Offsite	CDD/Developer	Town	Town
Irrigation Distribution System – Onsite & Offsite	Developer	Developer or Irrigation District	Developer or Irrigation District
Sewer – Up to POC ³ (Onsite)	CDD/Developer	Town	Town
Sewer – From POC to CL Plant ⁴ (Offsite)	CDD/Developer	Central Lake CDD	Central Lake CDD
Off-Site Sewer Capacity/CIAC	CDD/Developer	Central Lake CDD	Central Lake CDD
Stormwater Management System	CDD/Developer	CDD	CDD
Electrical	CDD ⁵ /Developer	Duke Energy	Duke Energy
Wetland Mitigation - Onsite	CDD/Developer	CDD	CDD
Public Park - Onsite	CDD/Developer	Town ⁶	CDD

¹ As referred to in this chart, Rights-of-Way includes the roadway and any sidewalks and/or trails running adjacent to such roadway.

² The Water and Wastewater System improvements referenced herein are further described in and subject to that certain Utility Service Agreement dated March 10, 2025, between the Town and HR Lake Hills LLC, and recorded as Instrument #2025029504 in the Official Records for Lake County, Florida.

³ “**POC**” refers to the Point of Connection on CR48. Inclusive of wastewater utility improvements from the collection lines to the lift station(s) and force main extension to the POC.

⁴ “**CL Plant**” refers to Central Lake CDD’s wastewater-treatment plant. Inclusive of wastewater utility improvements from the POC to CL Plant.

⁵ CDD eligible funding limited to the differential cost of undergrounding the electrical conduit.

⁶ As part of its ownership, the Town’s responsibilities for the Public Park include all operations, reservations, and Town elected capital improvements, with the CDD’s role limited solely to on-going maintenance and repair.

Table 2

**LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Internal Public Roadways (Inside Gates)	\$12,000,000
Public Roadways (Outside Gates)	\$2,846,000
Public Sitework and Storm Drainage	\$14,275,000
Water and Wastewater Systems	\$28,550,000
Irrigation Collection/Distribution System	\$4,525,000
Differential Cost of Undergrounding Conduit	\$3,597,300
On-Site Wetland Mitigation	\$150,000
Off-Site Improvements - Utilities	\$1,500,000
Off-Site Improvements – Turn Lanes	\$750,000
Off-Site Sewer Capacity/CIAC	\$2,850,000
Off-Site Water Capacity	\$1,700,000
Public Park	\$2,500,000
Professional Services	\$1,500,000
Contingency	\$7,674,330
Total	\$84,417,630

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the Transactional Costs incurred by landowners as a result of the establishment of the District. Such Transactional Costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, Town or its dependent districts, or Town management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services; however, their costs in connection with the new services and infrastructure required by the new development and transaction costs would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower Transactional Costs to enhance the quality of infrastructure and services.

In considering Transactional Costs of CDDs, it shall be noted that occupants of the lands to be

included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide CDD landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

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

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Further, the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by owners, officers, operators, and managers of small businesses to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and small businesses will be able to bid on District work, not unlike bidding on work for communities which are not CDDs, thus making the marginal impact negligible if any.

The Town of Howey-in-the-Hills has a population of 2,279 according to the Census 2020, both conducted by the United States Census Bureau and is therefore defined as a "small" town according to Section 120.52, F.S. It can be reasonably expected that the establishment of a community development district for the Project will not produce any marginal effects that would be different from those that would have occurred if the Project was developed without a community development district established for it by the Town. This conclusion extends to the reasonable expectation that the

ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services as the development within the proposed District would be the principal driver of any of the above mentioned impacts whether the ordinance establishing the District was adopted or not, and any District-imposed assessments, fees or other impositions (customer charges) would be applicable on the basis of property ownership within the District, which is entirely voluntary. Further, any additional time spent by Town government staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, would be compensated by the one-time filing fee paid to the Town by the proposed District in accordance within the Section 190.002(2)(d), F.S.

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 Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed District is the best possible alternative to provide public facilities and services to the Project, there are several additional factors which bear importance. As an alternative to an independent district, the Town could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Project. First, unlike a CDD, this alternative would require the Town to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Project is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other Town responsibilities. By contrast, if the Town were to establish and administer a dependent special district, then the residents and landowners of the Project would take their grievances and desires to the Town Council meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a Town-established, dependent special district is not strictly the Town's responsibility, any financial problems that a dependent special district may have may reflect on the Town. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low-cost financing from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and

the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Lake Hills Community Development District.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FL. STATUTE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

EXHIBIT 8

AUTHORIZATION OF AGENT

(Petitioner)

I, Brock Fenning as Division President of Toll Southeast, Inc., a Delaware corporation, (the "Petitioner") on behalf of the Petitioner hereby designate Sarah R. Sandy, Esq., and Jere L. Earlywine, Esq., to act as agents for the Petitioner, with regard to any and all matters pertaining to the Petition to establish the Lake Hills Community Development District ("CDD") pursuant to Fla. Stat. §190. This authorization shall remain in effect until revoked in writing.

Witnessed:

[Signature]
Signature

Janet Castillo
Print Name:

[Signature]
Signature

Francis Damaris Elias Ruiz
Print Name:

Toll Southeast, Inc., a Delaware limited liability company

By: [Signature]

Printed Name: Brock Fenning

Its: Division President

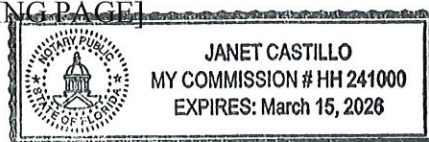
STATE OF FL
COUNTY OF Orange

The foregoing instrument was acknowledged before me by physical presence this 28 day of October, 2025, by Brock Fenning as Division President of Toll Southeast, Inc., on behalf of said corporation, who is personally known to me or who has produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Janet Castillo
Type or Print Name
Commission No. _____
My Commission Expires: _____

[LANDOWNER SIGNATURE ON FOLLOWING PAGE]



(Landowner)

I, Dean Barberree, as President of HR Lake Hills, LLC, a Delaware limited liability company, (the "Landowner") on behalf of the Landowner hereby designates Sarah R. Sandy, Esq., and Jere L. Earlywine, Esq., to act as agents for the Landowner with regard to any and all matters pertaining to the Petition to establish the Lake Hills Community Development District ("CDD") pursuant to Fla. Stat. §190. This authorization shall remain in effect until revoked in writing.

Witnessed:

HR Lake Hills, LLC,
a Delaware limited liability company



Signature

By: RP Investors Lake Hills, LLC, a Florida limited liability company, its Sole Managing member

JERE L. EARLYWINE

Print Name:

By: Reader & Partners, LLC, a Florida limited liability company, its Sole Manager



Signature

By: 

Dean Barberree, President

MARLENE DEMARCO

Print Name:

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by physical presence this 23rd day of October, 2025, by Dean Barberree as President of Reader & Partners, LLC, on behalf of said limited liability company, who is personally known to me or who has produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

MARLENE DEMARCO

Type or Print Name

Commission No. HH 276999

My Commission Expires: 6/16/2026



**ADDENDUM NO. 1 TO THE PETITION TO ESTABLISH THE
LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT
(SECTIONS 190.012(2), *FLORIDA STATUTES*)**

Addendum 1

Fla. Stat §190.012(2) After the local general-purpose government within the jurisdiction of which a power specified in this subsection is to be exercised consents to the exercise of such power by the district, the district shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

- (a) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses.

- (c) School buildings and related structures and site improvements, which may be leased, sold, or donated to the school district, for use in the educational system when authorized by the district school board.

- (d) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; except that the district may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the district boundaries. However, this paragraph does not prohibit a district from contracting with a towing operator to remove a vehicle or vessel from a district-owned facility or property if the district follows the authorization and notice and procedural requirements in s. 715.07 for an owner or lessee of private property. The district's selection of a towing operator is not subject to public bidding if the towing operator is included in an approved list of towing operators maintained by the local government that has jurisdiction over the district's facility or property.

- (e) Control and elimination of mosquitoes and other arthropods of public health importance.

EXHIBIT B

**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"**

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA , FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH RANGE 25 EAST; THENCE RUN ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE NORTH 00°53'14" EAST, A DISTANCE OF 1,171.08 FEET TO THE POINT OF BEGINNING BEING A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTRY ROAD 48 AS RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP PROJECT NUMBER 1093, AND BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,679.58 FEET, AND A CHORD WHICH BEARS, NORTH 59°46'18" WEST, A DISTANCE OF 758.74 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 758.74 FEET; THENCE NORTH 44°41'43" EAST, A DISTANCE OF 60.17 FEET; THENCE NORTH 43°19'28" EAST, A DISTANCE OF 79.11 FEET; THENCE NORTH 33°05'49" EAST, A DISTANCE OF 77.04 FEET; THENCE NORTH 15°11'17" EAST, A DISTANCE OF 86.38 FEET; THENCE NORTH 03°18'57" WEST, A DISTANCE OF 90.56 FEET; THENCE NORTH 33°15'37" EAST, A DISTANCE OF 67.93 FEET; THENCE NORTH 39°23'51" EAST, A DISTANCE OF 72.50 FEET; THENCE NORTH 70°53'11" EAST, A DISTANCE OF 126.00 FEET; THENCE NORTH 62°48'57" EAST, A DISTANCE OF 92.31 FEET; THENCE NORTH 45°53'15" EAST, A DISTANCE OF 82.59 FEET; THENCE NORTH 48°23'33" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 18°18'32" EAST, A DISTANCE OF 52.57 FEET; THENCE NORTH 35°54'02" EAST, A DISTANCE OF 44.70 FEET; THENCE NORTH 17°43'54" EAST, A DISTANCE OF 71.17 FEET; THENCE NORTH 17°10'37" EAST, A DISTANCE OF 98.36 FEET; THENCE NORTH 14°29'52" EAST, A DISTANCE OF 38.06 FEET; THENCE NORTH 12°45'36" WEST, A DISTANCE OF 54.43 FEET; THENCE NORTH 50°02'00" WEST, A DISTANCE OF 62.21 FEET; THENCE NORTH 46°22'09" WEST, A DISTANCE OF 62.41 FEET; THENCE NORTH 33°26'04" WEST, A DISTANCE OF 51.05 FEET; THENCE NORTH 33°46'03" WEST, A DISTANCE OF 20.29 FEET; THENCE NORTH 89°51'26" WEST, A DISTANCE OF 138.19 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 209.83 FEET; THENCE NORTH 39°31'51" EAST, A DISTANCE OF 291.83 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 1,176.87 FEET TO A POINT ON THE MEANDER LINE OF LAKE HARRIS WITH THE PROPERTY BOUNDARY BEING THE ACTUAL WATER LINE, SAID POINT TO BE KNOWN AS REFERENCE POINT "A"; THENCE LONG SAID MEANDER LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; 2) THENCE SOUTH 72°34'01" EAST, A DISTANCE OF 1730.05 FEET; 3) THENCE SOUTH 80°48'31" EAST, A DISTANCE OF 1102.10 FEET TO THE END OF SAID MEANDER LINE;

CONTINUED ON SHEET 2

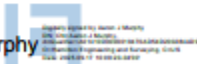
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BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA EAST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, HAVING A GRID BEARING OF NORTH 00°53'14" EAST.

Aaron J Murphy



AARON J. MURPHY, PSM DATE _____
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
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RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

LB 8405 CA 38474

HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W LEMON ST TAMPA, FL 33629 TEL: 813.290.3035 1717 S. RIO GRAND AVE SUITE 100 ORLANDO, FL 32805 TEL: 407.362.5829 8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178

**LAKE HILLS
COMMUNITY DEVELOPMENT DISTRICT**

SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 1 OF 5
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\\nas417\24\404247 Lake Harris\SD\Lake Hills CDD.dwg (8.5 x 11 COVER) gancedot Aug 12, 2025 - 11:24am

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

CONTINUED FROM SHEET 1

THENCE SOUTH 00°40'13" WEST, A DISTANCE OF 1312.20 FEET; THENCE SOUTH 46°59'45" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 43°00'59" WEST, A DISTANCE OF 134.76 FEET; THENCE SOUTH 46°59'01" WEST, A DISTANCE OF 765.92 FEET; THENCE SOUTH 60°15'03" WEST, A DISTANCE OF 218.37 FEET; THENCE SOUTH 15°38'16" WEST, A DISTANCE OF 306.32 FEET; THENCE SOUTH 75°08'12" WEST, A DISTANCE OF 258.80 FEET; THENCE SOUTH 15°36'38" WEST, A DISTANCE OF 52.62 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,341.83 FEET AND A CHORD WHICH BEARS NORTH 72°36'05" WEST AND A DISTANCE OF 223.10 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 223.18 FEET; THENCE NORTH 75°35'20" WEST, A DISTANCE OF 1,460.31 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5,679.58 FEET AND A CHORD WHICH BEARS NORTH 69°35'43" WEST AND A DISTANCE OF 1,186.12 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 1,188.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 220.21 ACRES, MORE OR LESS.

LESS AND EXCEPT

BEGINNING AT REFERENCE POINT "A", SAID POINT BEING THE POINT OF BEGINNING THENCE SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; THENCE SOUTH 89°52'31" WEST, A DISTANCE OF 708.55 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 485.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.28 ACRES, MORE OR LESS.

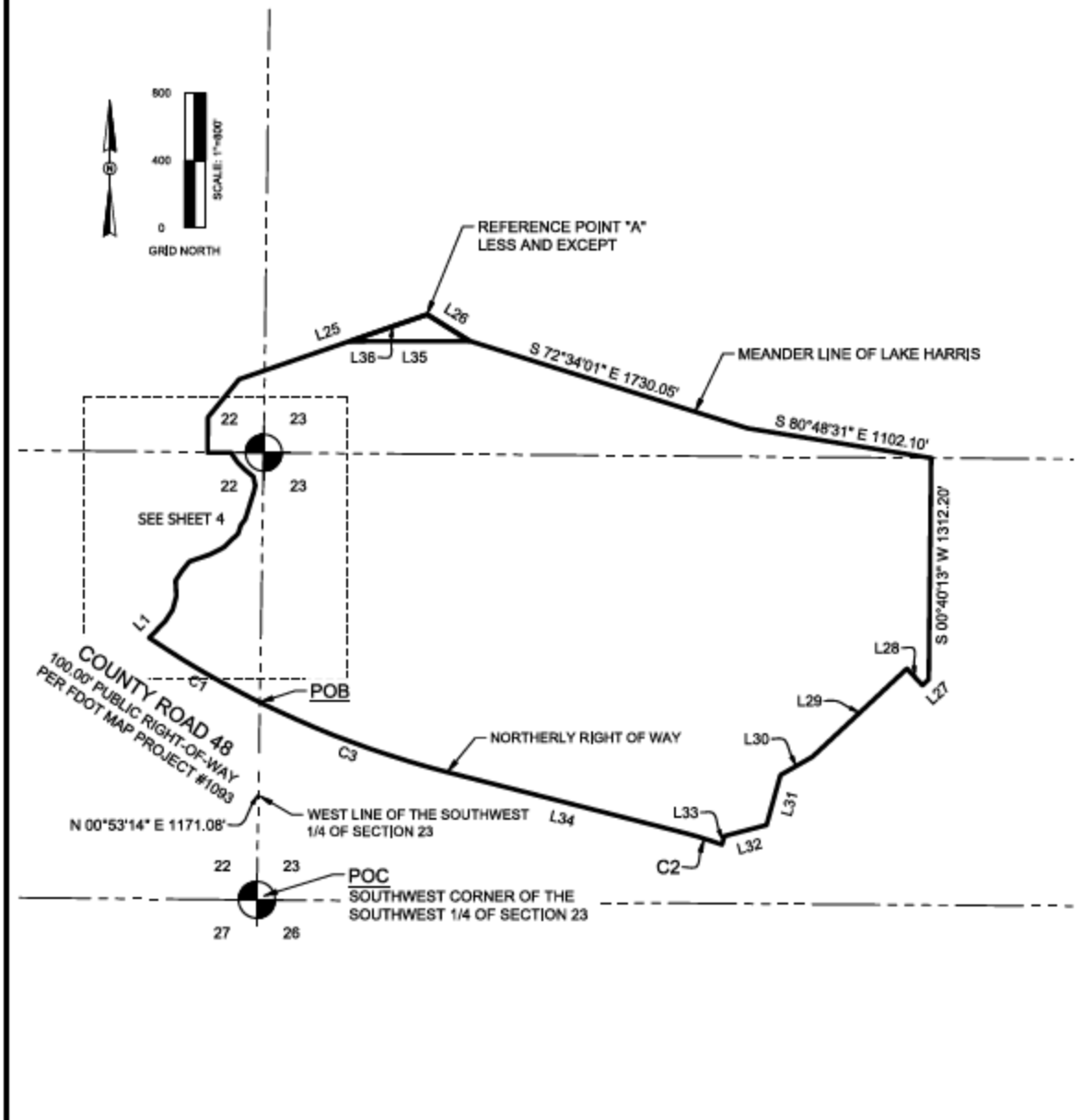
TOTAL LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
CONTAINING 218.93 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

 HAMILTON ENGINEERING & SURVEYING, LLC <small>www.HamiltonEngineering.US</small>		LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT					
LB 88406 CA 98474 3409 W LEMON ST TAMPA, FL 33609 TEL: 813.290.3535	1717 S. RIO GRAND AVE SUITE 100 ORLANDO, FL 32805 TEL: 407.362.5529	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178	SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 2 OF 5

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SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

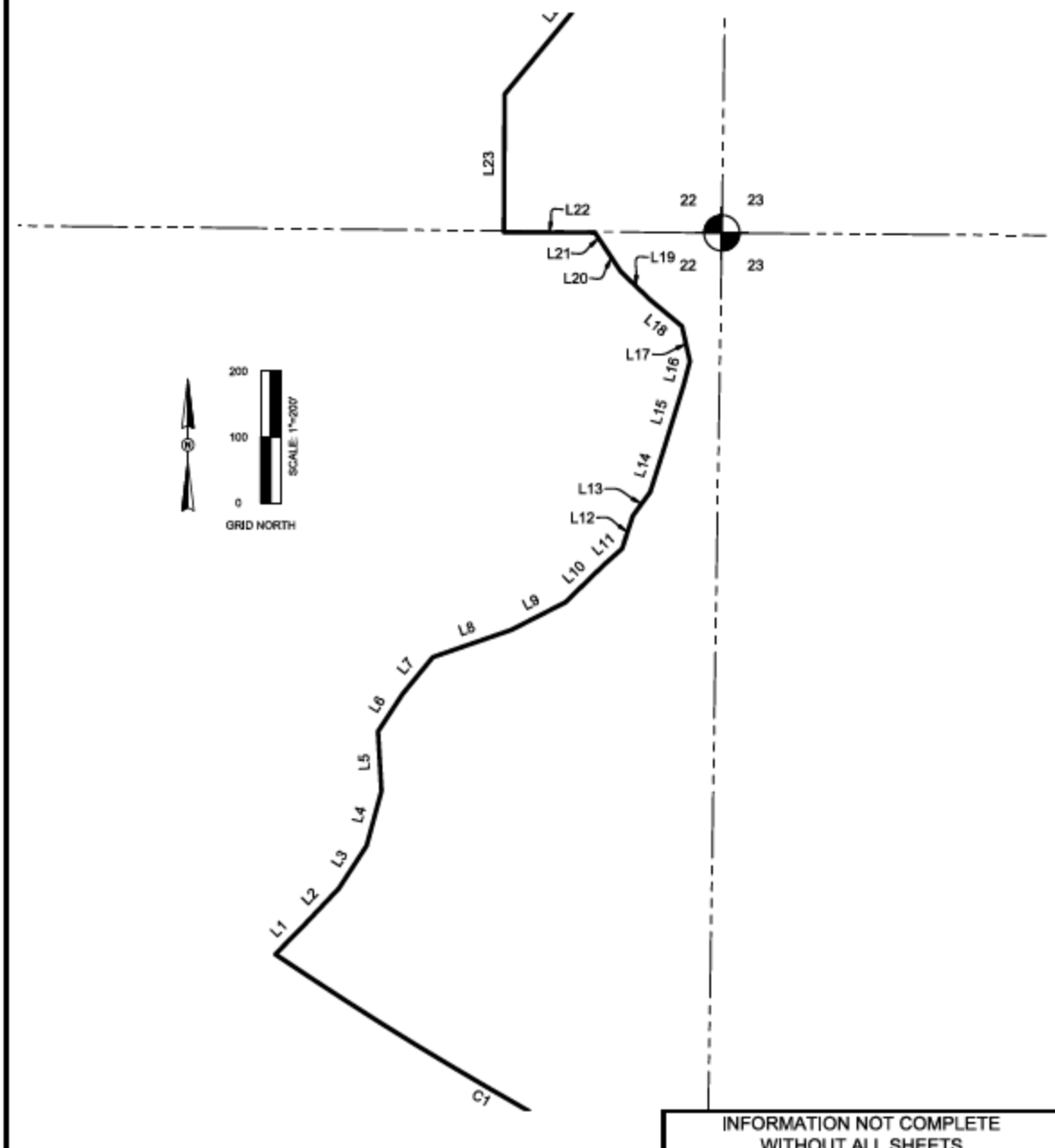


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JOB NUMBER: 25HAM####		DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 3 OF 5

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**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"**



 HAMILTON ENGINEERING & SURVEYING, LLC <small>www.HamiltonEngineering.US</small>		LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT						
<small>3409 W LEMON ST TAMPA, FL 33609 TEL: 813.290.3035</small>	<small>1717 S. RIO GRAND AVE SUITE 100 ORLANDO, FL 32805 TEL: 407.362.5929</small>	<small>8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178</small>	<table border="1"> <tr> <td>SEC TWP RNG: 22 & 23/30S/25E</td> <td>JOB NUMBER: 25HAM####</td> <td>DRAWN BY: GCT</td> <td>DATE: 08/11/2025</td> <td>SHEET: 4 OF 5</td> </tr> </table>	SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 4 OF 5
SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 4 OF 5				

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SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.17'	N 44° 41' 43" E
L2	79.11'	N 43° 19' 28" E
L3	77.04'	N 33° 05' 49" E
L4	86.38'	N 15° 11' 17" E
L5	90.56'	N 03° 18' 57" W
L6	67.93'	N 33° 15' 37" E
L7	72.50'	N 39° 23' 51" E
L8	126.00'	N 70° 53' 11" E
L9	92.31'	N 62° 48' 57" E
L10	82.59'	N 45° 53' 15" E
L11	36.23'	N 48° 23' 33" E
L12	52.57'	N 18° 18' 32" E
L13	44.70'	N 35° 54' 02" E
L14	71.17'	N 17° 43' 54" E
L15	98.36'	N 17° 10' 37" E
L16	38.06'	N 14° 29' 52" E
L17	54.43'	N 12° 45' 36" W
L18	62.21'	N 50° 02' 00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	62.41'	N 46° 22' 09" W
L20	51.05'	N 33° 26' 04" W
L21	20.29'	N 33° 46' 03" W
L22	138.19'	N 89° 51' 26" W
L23	209.83'	N 00° 12' 03" E
L24	291.83'	N 39° 31' 51" E
L25	1176.87'	N 70° 57' 18" E
L26	295.07'	S 57° 54' 36" E
L27	50.00'	S 46° 59' 45" W
L28	134.76'	N 43° 00' 59" W
L29	765.92'	S 46° 59' 01" W
L30	218.37'	S 60° 15' 03" W
L31	306.32'	S 15° 38' 16" W
L32	258.80'	S 75° 08' 12" W
L33	52.62'	S 15° 38' 38" W
L34	1460.31'	N 75° 35' 20" W
L35	708.55'	S 89° 52' 31" W
L36	485.12'	N 70° 57' 18" E

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	5679.58'	N 59° 46' 18" W	758.74'	759.30'	7°39'38"
C2	2341.83'	N 72° 36' 05" W	223.10'	223.18'	5°27'38"
C3	5679.58'	N 69° 35' 43" W	1186.12'	1188.29'	11°59'15"

INFORMATION NOT COMPLETE
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LB #8406 CA #8474



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LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RND: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 5 OF 5
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EXHIBIT B

**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"**

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA , FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH RANGE 25 EAST; THENCE RUN ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE NORTH 00°53'14" EAST, A DISTANCE OF 1,171.08 FEET TO THE POINT OF BEGINNING BEING A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTRY ROAD 48 AS RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP PROJECT NUMBER 1093, AND BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,679.58 FEET, AND A CHORD WHICH BEARS, NORTH 59°46'18" WEST, A DISTANCE OF 758.74 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 758.74 FEET; THENCE NORTH 44°41'43" EAST, A DISTANCE OF 60.17 FEET; THENCE NORTH 43°19'28" EAST, A DISTANCE OF 79.11 FEET; THENCE NORTH 33°05'49" EAST, A DISTANCE OF 77.04 FEET; THENCE NORTH 15°11'17" EAST, A DISTANCE OF 86.38 FEET; THENCE NORTH 03°18'57" WEST, A DISTANCE OF 90.56 FEET; THENCE NORTH 33°15'37" EAST, A DISTANCE OF 67.93 FEET; THENCE NORTH 39°23'51" EAST, A DISTANCE OF 72.50 FEET; THENCE NORTH 70°53'11" EAST, A DISTANCE OF 126.00 FEET; THENCE NORTH 62°48'57" EAST, A DISTANCE OF 92.31 FEET; THENCE NORTH 45°53'15" EAST, A DISTANCE OF 82.59 FEET; THENCE NORTH 48°23'33" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 18°18'32" EAST, A DISTANCE OF 52.57 FEET; THENCE NORTH 35°54'02" EAST, A DISTANCE OF 44.70 FEET; THENCE NORTH 17°43'54" EAST, A DISTANCE OF 71.17 FEET; THENCE NORTH 17°10'37" EAST, A DISTANCE OF 98.36 FEET; THENCE NORTH 14°29'52" EAST, A DISTANCE OF 38.06 FEET; THENCE NORTH 12°45'36" WEST, A DISTANCE OF 54.43 FEET; THENCE NORTH 50°02'00" WEST, A DISTANCE OF 62.21 FEET; THENCE NORTH 46°22'09" WEST, A DISTANCE OF 62.41 FEET; THENCE NORTH 33°26'04" WEST, A DISTANCE OF 51.05 FEET; THENCE NORTH 33°46'03" WEST, A DISTANCE OF 20.29 FEET; THENCE NORTH 89°51'26" WEST, A DISTANCE OF 138.19 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 209.83 FEET; THENCE NORTH 39°31'51" EAST, A DISTANCE OF 291.83 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 1,176.87 FEET TO A POINT ON THE MEANDER LINE OF LAKE HARRIS WITH THE PROPERTY BOUNDARY BEING THE ACTUAL WATER LINE, SAID POINT TO BE KNOWN AS REFERENCE POINT "A"; THENCE LONG SAID MEANDER LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; 2) THENCE SOUTH 72°34'01" EAST, A DISTANCE OF 1730.05 FEET; 3) THENCE SOUTH 80°48'31" EAST, A DISTANCE OF 1102.10 FEET TO THE END OF SAID MEANDER LINE;

CONTINUED ON SHEET 2

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Aaron J Murphy



AARON J. MURPHY, PSM DATE _____
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

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LB 8405 CA 86474

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**LAKE HILLS
COMMUNITY DEVELOPMENT DISTRICT**

SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 1 OF 5
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CONTAINING 1.28 ACRES, MORE OR LESS.

TOTAL LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
CONTAINING 218.93 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE
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LA 88606 CA 98474



HAMILTON
ENGINEERING & SURVEYING, LLC
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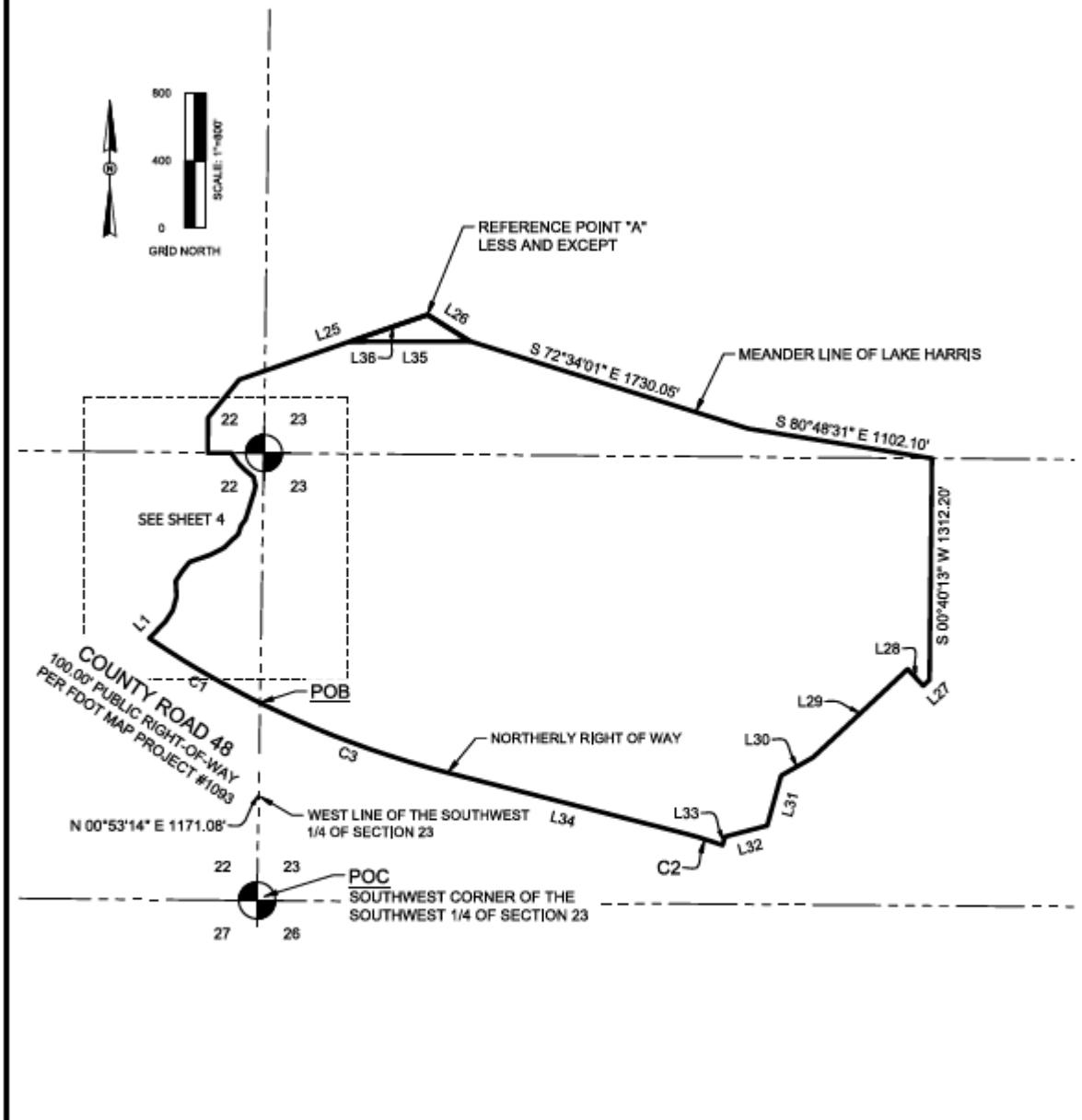
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LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RING: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 2 OF 5
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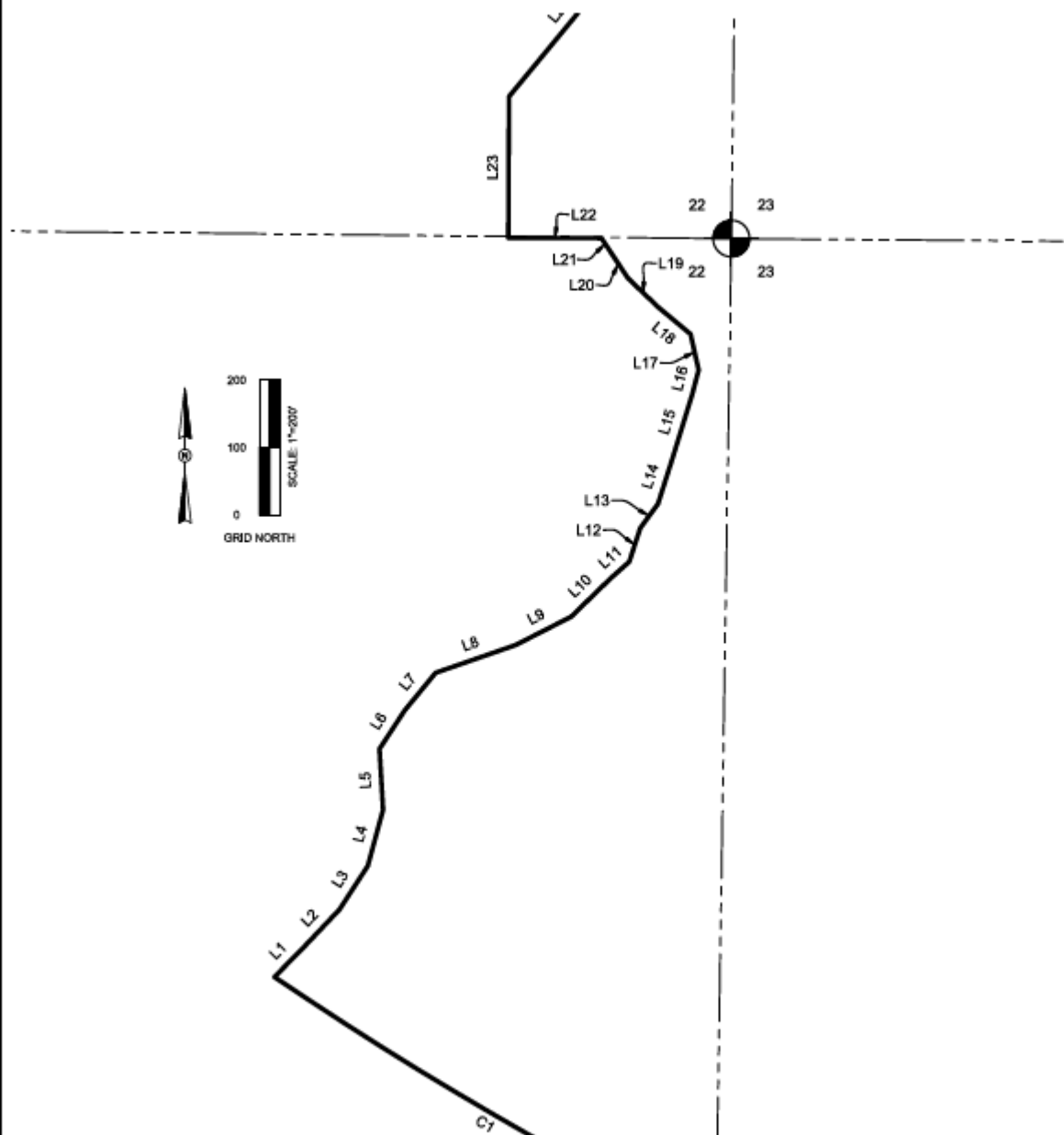


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	SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 3 OF 5

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**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"**



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

 <p>HAMILTON ENGINEERING & SURVEYING, LLC www.HamiltonEngineering.US</p> <p>3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535</p> <p>1717 S. RIO GRAND AVE SUITE 100 ORLANDO, FL 32805 TEL: 407.362.5625</p> <p>8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178</p>	<p>LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT</p>			
	<p>SEC TWP RNG: 22 & 23/30S/25E</p>	<p>JOB NUMBER: 25HAM####</p>	<p>DRAWN BY: GCT</p>	<p>DATE: 08/11/2025</p>

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SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.17'	N 44° 41' 43" E
L2	79.11'	N 43° 19' 28" E
L3	77.04'	N 33° 05' 49" E
L4	86.38'	N 15° 11' 17" E
L5	90.56'	N 03° 18' 57" W
L6	67.93'	N 33° 15' 37" E
L7	72.50'	N 39° 23' 51" E
L8	126.00'	N 70° 53' 11" E
L9	92.31'	N 62° 48' 57" E
L10	82.59'	N 45° 53' 15" E
L11	36.23'	N 48° 23' 33" E
L12	52.57'	N 18° 18' 32" E
L13	44.70'	N 35° 54' 02" E
L14	71.17'	N 17° 43' 54" E
L15	98.36'	N 17° 10' 37" E
L16	38.06'	N 14° 29' 52" E
L17	54.43'	N 12° 45' 36" W
L18	62.21'	N 50° 02' 00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	62.41'	N 46° 22' 09" W
L20	51.05'	N 33° 28' 04" W
L21	20.29'	N 33° 46' 03" W
L22	138.19'	N 89° 51' 26" W
L23	209.83'	N 00° 12' 03" E
L24	291.83'	N 39° 31' 51" E
L25	1176.87'	N 70° 57' 18" E
L26	295.07'	S 57° 54' 36" E
L27	50.00'	S 46° 59' 45" W
L28	134.76'	N 43° 00' 59" W
L29	765.92'	S 46° 59' 01" W
L30	218.37'	S 60° 15' 03" W
L31	306.32'	S 15° 38' 16" W
L32	258.80'	S 75° 08' 12" W
L33	52.62'	S 15° 38' 38" W
L34	1460.31'	N 75° 35' 20" W
L35	708.55'	S 89° 52' 31" W
L36	485.12'	N 70° 57' 18" E

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	5679.58'	N 59° 46' 18" W	758.74'	759.30'	7°39'38"
C2	2341.83'	N 72° 36' 05" W	223.10'	223.18'	5°27'38"
C3	5679.58'	N 69° 35' 43" W	1186.12'	1188.29'	11°59'15"

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LB #8406 CA #8474



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LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 5 OF 5
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