

Space for Recording

ORDINANCE NO. 1503-22

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA, ESTABLISHING THE SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAMING OF THE DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION OF THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR THE DESCRIPTION OF THE FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR NOTICE REQUIREMENTS; PROVIDING FOR DUTIES OF THE DISTRICT AND TERMINATION OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the "Uniform Community Development Act of 1980", Chapter 190, *Florida Statutes* ("Act"), sets forth the exclusive and uniform method for establishing a community development district; and

WHEREAS, Section 190.005(2) of the Act requires that a Petition for the Establishment of a Community Development District of less than 2,500 acres be filed by the petitioner with the municipality having jurisdiction over the majority of land in the area in which the district is to be located; and

WHEREAS, Section 190.005(1)(a) of the Act requires that such petition contain certain information to be considered at a public hearing before the City Commission of the City of Lake Alfred, Florida ("City"); and

WHEREAS, Meritage Homes of Florida, Inc. ("Petitioner"), an active Florida Corporation authorized to transact business in the State of Florida, having obtained written consent to the establishment of The Springs at Lake Alfred Community Development District ("District") by the owners of one-hundred percent (100%) of the real property to be included in the District and having presented documents evidencing the control of the real property to be included in the District, has petitioned the City to adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes* (2021); and

WHEREAS, copies of the Petition To Establish The Springs at Lake Alfred Community Development District ("Petition") are attached hereto as Composite Exhibit "A" and made a part hereof by reference; and

WHEREAS, the Petitioner's principal place of business is 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260; and

WHEREAS, the Petition which was submitted to the City on or around April 5, 2022 and resubmitted on or about October 5, 2022, has been determined to contain the requisite information as mandated by Section 190.005(1)(a) and (e) of the Act; and

WHEREAS, all interested persons and affected units of general-purpose local government have been afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the City on November 21, 2022; and

WHEREAS, on November 21, 2022, the City considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act, and upon such review, has determined that granting the District is in the best interest of the City; and

WHEREAS, pursuant to the Act, the District does not have the power of a local government to adopt a comprehensive plan, building code, land development code, and/or take any action which is inconsistent with applicable comprehensive plans, ordinances, and/or regulations of the applicable local general-purpose government; and

WHEREAS, pursuant to the Act, all governmental planning, environmental, and land development law(s), regulation(s), and/or ordinances of the City of Lake Alfred, Florida, apply to all development(s) of the land(s) within the District which is located within the corporate limits of the City of Lake Alfred, Florida; and

WHEREAS, the establishment of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

WHEREAS, it is believed that the establishment of the District will result in a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Lake Alfred, Florida as follows:

SECTION 1. RECITALS INCORPORATED. The aforementioned factual recitals (WHEREAS clauses) form a factual and material basis for this Ordinance and are hereby adopted and incorporated herein by the City Commission of the City of Lake Alfred, Florida.

SECTION 2. AUTHORITY. This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, codified in Chapter 190, *Florida Statutes* (the "Act"). Nothing contained herein shall constitute an amendment to any land development approvals for the land area included within the District.

SECTION 3. FINDINGS. The City Commission of the City of Lake Alfred, Florida hereby finds and determines, pursuant to Section 190.005(2) of the Act, based on the testimony and evidence presented at the duly noticed public hearing held on November 21, 2022, and the record established at the said duly notice public hearing, as follows:

- A. All statements within the Petition are true and correct.
- B. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the state comprehensive plan, or the City of Lake Alfred Comprehensive Plan.
- C. The area of land within the District, described in Composite Exhibit "A",

which is attached hereto and incorporated herein, is of a sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community.

D. The District is the best alternative available for delivering the community development services and facilities to the area that would be served by the District.

E. 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

F. The area to be served by the District is amenable to separate special-district government.

SECTION 4. ESTABLISHMENT AND DISTRICT NAME. There is hereby created a community development district situated entirely within the incorporated limits of the City of Lake Alfred, Florida, which District shall be known as "The Springs at Lake Alfred Community Development District," and which shall be referred to in this Ordinance as the "District".

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in Exhibit "A", and said boundaries encompass 471.22 acres, more or less.

SECTION 6. DISTRICT POWERS AND FUNCTIONS. The powers and functions of the District are described in Chapter 190 of the Florida Statutes, as follows:

- A. The District may exercise powers and functions described in Sections 190.011 and 190.012(1) and (3), Florida Statutes.
- B. Consent is hereby given to the District's Board of Supervisors to exercise additional powers to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and education uses as described and authorized by Section 190.012(2)(a), Florida Statutes and security powers, including but not limited to walls, fences, and electronic intrusion detection, as authorized and described in Section 190.012(2)(d), Florida Statutes.
- C. Notwithstanding the foregoing, and while the District may finance, construct, install and/or acquire water and/or wastewater facility(s) for transfer to the City of Lake Alfred upon completion pursuant to Section 190.012(1), Florida Statutes and the City's approval requirements, the adoption and passage of this Ordinance approving the petition for the establishment of a community development district shall not be construed to delegate, authorize, or in any way consent to the District established hereunder to engage in the ownership and operation of a water and/or wastewater facility(s) which would allow the District to engage in the wholesale or retail sale of water, wastewater and/or, re-use water services, or provide garbage services absent an express written consent and agreement of the City of Lake Alfred, Florida.
- D. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations and policies including, but not limited to, all Lake Alfred ordinances and policies governing land planning and permitting of the development to be served by the District. Further the District shall not have the authority to adopt a comprehensive plan, land development code, or building code.
- E. The District shall not have any zoning or permitting powers governing land development or the use of land.
- F. The District shall have no eminent domain powers outside its boundaries without first obtaining the express written approval, via a duly adopted resolution, of the City Commission of the City of Lake Alfred, Florida.

responsibility for the road rights of way, stormwater management and drainage systems and street lighting that are necessary for the development in the District without the City's express written consent. In the event of termination, the District shall be responsible for ensuring the transfer of such ownership and maintenance responsibilities to an appropriate entity other than the City as authorized by law. No debt or obligation of the District shall constitute a burden on any local general-purpose government.

SECTION 10. 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 11. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS. Sections of this Ordinance may be renamed red or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or his/her designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 12. EFFECTIVE DATE. This Ordinance shall take effect upon its approval and publication as required by Florida general law.

[CONTINUED ON FOLLOWING PAGE]

INTRODUCED, PASSED, AND DULY ADOPTED ON FIRST READING by the City Commission of the City of Lake Alfred, Florida, meeting in Regular Session this 7th day of November 2022.

CITY COMMISSION
OF LAKE ALFRED, FLORIDA

By: Jack C. Dearmin
Jack C. Dearmin, Mayor

ATTEST:

By: Linda Bourgeois
Linda Bourgeois, BAS, MMC, City Clerk

INTRODUCED, PASSED, AND DULY ADOPTED ON SECOND READING by the City Commission of the City of Lake Alfred, Florida, meeting in Regular Session this 21st day of November 2022.

CITY COMMISSION
OF LAKE ALFRED, FLORIDA

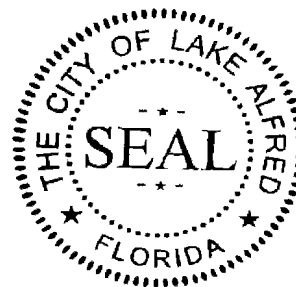
By: Jack C. Dearmin
Jack C. Dearmin, Mayor

ATTEST:

By: Linda Bourgeois
Linda Bourgeois, BAS, MMC, City Clerk

APPROVED AS TO FORM:

By: Frederick J. Murphy, Jr.
Frederick J. Murphy, Jr., City Attorney



COMPOSITE EXHIBIT A
PETITION TO ESTABLISH

Composite Exhibit "A" -
1503-22

UPDATED
**PETITION TO ESTABLISH
SPRINGS AT LAKE ALFRED
COMMUNITY
DEVELOPMENT DISTRICT**

Submitted by:

Jere Earlywine
Florida Bar No.155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 528-6152

NOTE: This Petition was filed on April 5, 2022 and resubmitted November 18, 2022, in order to address certain comments from City Staff.

**BEFORE THE CITY COUNCIL
FOR THE CITY OF LAKE ALFRED, FLORIDA**

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Meritage Homes of Florida, Inc. ("Petitioner"), hereby petitions the City Council for the City of Lake Alfred, Florida pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (2020), to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Lake Alfred, Florida, and covers approximately 471.22 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located south of Interstate 4, east of State Road 557 and north of CR 557A. The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit 2**.
2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.
3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes (2020). Consent to the establishment of a community development district is contained in **Exhibit 3**.
4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows: Martha Schiffer, Louis Cioffi, Lee Susewitt, Michael Fratti and Jeremy Camp. The proposed Board of Supervisors are residents of the state of Florida and citizens of the United States of America.
5. Name. The proposed name of the District is the Springs at Lake Alfred Community Development District.
6. Major Water and Wastewater Facilities. The existing major trunk water mains and wastewater interceptors within the proposed lands to be included within the District, if any, are reflected in **Exhibit 4**. **Exhibit 4** also demonstrates the planned water, wastewater and drainage plan for the lands to be included within the District.
7. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install. The estimated costs of construction are also shown in **Exhibit 5**. At present, these improvements are estimated to be made, acquired, constructed and installed in three (3) phases from May 2022 to May 2024. Actual construction timetables and expenditures will likely vary, due in part to the

effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions. **Exhibit 5** lists the entities anticipated to be responsible for the ownership, operation and maintenance of the facilities that the Petitioner expects the District to fund and/or construct.

8. Existing and Future Land Uses. The existing land use is pasture. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 6**. These proposed land uses are consistent with the City of Lake Alfred Comprehensive Plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes (2020). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 8** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should also be sent to:

Jere Earlywine
Florida Bar No.155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 528-6152

11. This petition to establish the Springs at Lake Alfred Community Development District should be granted for the following reasons:

- a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City of Lake Alfred Comprehensive Plan.
- b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.
- c. The establishment of the proposed District will prevent the general body of taxpayers in the City of Lake Alfred from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed development services and facilities to the proposed community without

imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

- d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.
- e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council for the City of Lake Alfred, Florida to:

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, both as authorized and described by Section 190.012(2), Florida Statutes; and
- d. grant such other relief as may be necessary or appropriate.

[CONTINUED ON NEXT PAGE]

RESPECTFULLY SUBMITTED, this 5th day of April, 2022.

KE LAW GROUP, PLLC

A handwritten signature in black ink, appearing to read 'Jere Earlywine', is written over a horizontal line.

Jere Earlywine

Florida Bar No. 155527

jere@kelawgroup.com

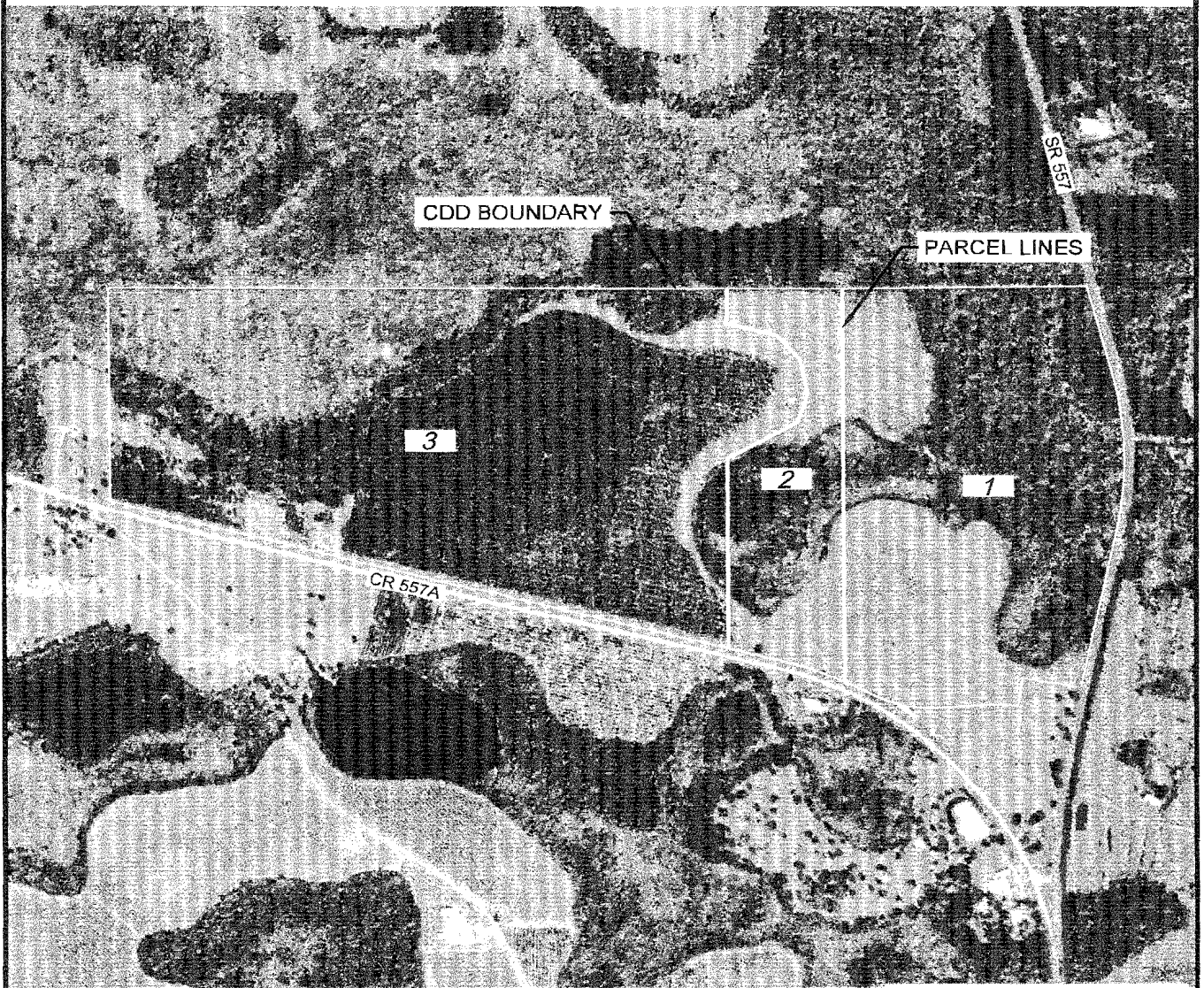
KE LAW GROUP, PLLC

2016 Delta Boulevard, Suite 101

Tallahassee, Florida 32303

(850) 528-6152

EXHIBIT 1



ID NO.	COUNTY PARCEL NO.
1	262708-000000-031010
2	262707-000000-011010
3	262707-000000-012000

SECTS 7 & 8, T26S, R27E

APPROX. CDD BOUNDARY
AREA - 471.22 ± AC.



PARCEL MAP SPRINGS AT LAKE ALFRED CDD



0' 600' 1200'

DATE: March 18, 2022

EXHIBIT 2

SKETCH OF DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH,
RANGE 26 EAST, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2523, PAGE 2227 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD 557A AND BEING 890.00 FEET WEST OF THE EAST LINE OF SAID SECTION 7; THENCE RUN NORTH 75°28'22" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 4389.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 9459.30 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'07" FOR AN ARC LENGTH OF 449.31 FEET, A CHORD BEARING OF NORTH 74°06'48" WEST AND A CHORD DISTANCE OF 449.26 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 7; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 00°28'42" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1759.09 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°57'25" EAST ALONG THE NORTH LINE OF SAID SECTION 7 FOR A DISTANCE OF 4690.01 FEET; THENCE RUN SOUTH 89°57'45" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 874.93 FEET TO THE NORTHEAST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE RUN NORTH 89°14'04" EAST ALONG THE NORTH LINE OF SAID SECTION 8 FOR A DISTANCE OF 1822.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 557 AS PER THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP - SECTION 16834-2601; THENCE RUN THE FOLLOWING THREE COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: SOUTH 14°45'48" EAST FOR A DISTANCE OF 751.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2814.79 FEET; THENCE RUN SOUTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 26°35'25" FOR AN ARC LENGTH OF 1306.31 FEET, A CHORD BEARING OF SOUTH 01°28'05" EAST AND A CHORD DISTANCE OF 1294.62 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 11°49'38" WEST FOR A DISTANCE OF 1331.62 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN NORTH 80°12'31" WEST FOR A DISTANCE OF 442.89 FEET; THENCE RUN SOUTH 09°47'29" WEST FOR A DISTANCE OF 235.23 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1104.00 FEET; THENCE RUN WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 12°23'28" FOR AN ARC LENGTH OF 238.76 FEET, A CHORD BEARING OF NORTH 87°33'42" WEST AND A CHORD DISTANCE OF 238.29 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 86°14'34" WEST FOR A DISTANCE OF 352.26 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 932.26 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 32°27'01" FOR AN ARC LENGTH OF 528.00 FEET, A CHORD BEARING OF NORTH 77°55'09" WEST AND A CHORD DISTANCE OF 520.97 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2944.79 FEET, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 557A; THENCE RUN NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 15°03'22" FOR AN ARC LENGTH OF 773.82 FEET, A CHORD BEARING OF NORTH 67°56'42" WEST AND A CHORD DISTANCE OF 771.60 FEET THENCE RUN NORTH 75°28'22" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 363.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 471.22 ACRES, MORE OR LESS.

SHEET 1 OF 3

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FOR THE LICENSED BUSINESS
NO. LB8052 BY:

BY: 
BILLY ALAN CHAVERS
Professional Surveyor & Mapper #LS7086

801 INTERNATIONAL PARKWAY, SUITE 500
LAKE MARY, FLORIDA 32746
407-626-0333



DALE STOCKSTILL
& ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS

SURVEYOR'S NOTES

1. THIS IS NOT A SURVEY.
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
4. BEARINGS SHOWN HEREON ARE BASED ON NAD 83, FLORIDA STATE PLANES, WEST ZONE WITH THE REFERENCE BEARING BEING THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 557A, AS PER FIELD MEASUREMENT, HAVING A BEARING OF NORTH 75°28'22" WEST.

FIELD DATE: N/A

DATE: 3/9/2022

JOB NAME: LANE ALIEN - MORTGAGE PROPERTY - SKETCH OF DESCRIPTION

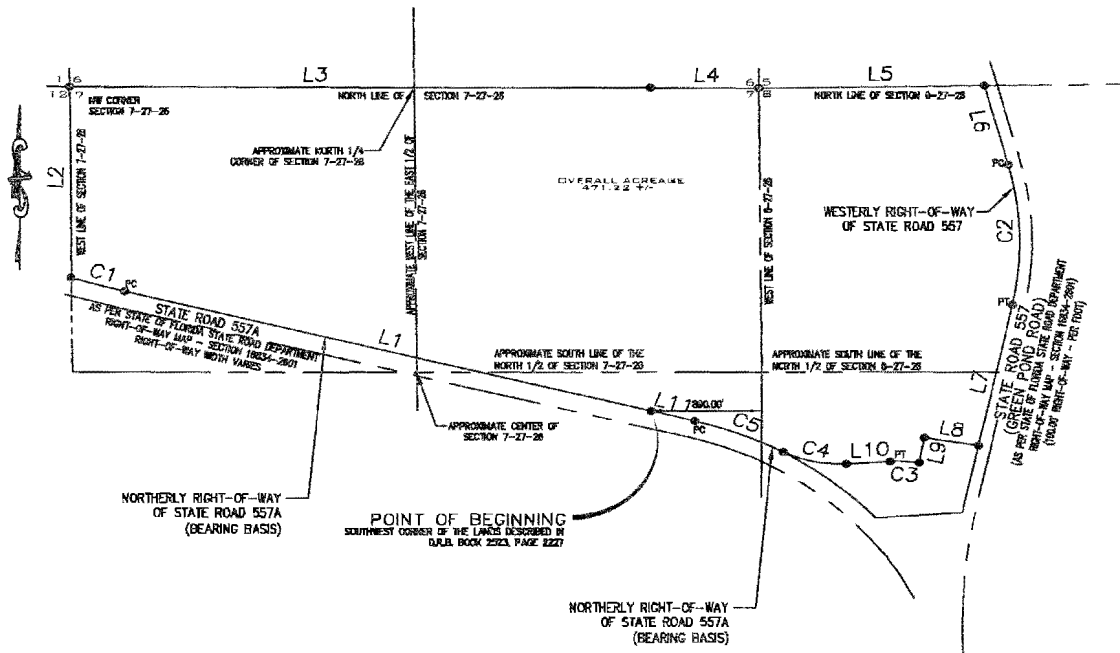
SCALE: 1" = 1200'

DRAWN BY: JDS

CHECKED BY: BAC

SKETCH OF DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH,
RANGE 26 EAST, POLK COUNTY, FLORIDA



SHEET 2 OF 3

REVISIONS

	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

801 INTERNATIONAL PARKWAY, SUITE 500
LAKE MARY, FLORIDA 32746
407-926-0333



**DALE STOCKSTILL
& ASSOCIATES, P.A.**
PROFESSIONAL LAND SURVEYORS

LEGEND

R/W - RIGHT OF WAY
O.R.B. - OFFICIAL RECORDS BOOK
PT - POINT OF TANGENCY
PC - POINT OF CURVATURE
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
@ - CHANGE IN DIRECTION

FIELD DATE: N/A
DATE: 3/9/2022
JOB NAME: LANE APPEAL - VESTING PROPERTY - SECTION OF DESCRIPTION

SCALE: 1" = 1200'
DRAWN BY: JDS
CHECKED BY: BAC

SKETCH OF DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH,
RANGE 26 EAST, POLK COUNTY, FLORIDA

Line Table		
Line #	Length	Direction
L1	4389.96'	N75° 28' 22"W
L2	1759.09'	N0° 28' 42"W
L3	4690.01'	S89° 57' 25"E
L4	874.93'	S89° 57' 45"E
L5	1822.35'	N89° 14' 04"E
L6	751.22'	S14° 45' 48"E
L7	1331.62'	S11° 49' 38"W
L8	442.89'	N80° 12' 31"W
L9	235.23'	S9° 47' 29"W
L10	352.26'	S86° 14' 34"W
L11	363.45'	N75° 28' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	449.31'	9469.30'	2°43'07"	N74° 06' 48"W	449.26'
C2	1306.31'	2814.79'	26°35'25"	S1° 28' 05"E	1294.62'
C3	238.76'	1104.00'	12°23'28"	N87° 33' 42"W	238.29'
C4	528.00'	932.26'	32°27'01"	N77° 55' 09"W	520.97'
C5	773.82'	2944.79'	15°03'22"	N67° 56' 42"W	771.60'

SHEET 3 OF 3

REVISIONS			
#	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

801 INTERNATIONAL PARKWAY, SUITE 500
LAKE MARY, FLORIDA 32746
407-826-0333

DALE STOCKSTILL
& ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS

FIELD DATE: N/A DATE: 3/9/2022 JOB NAME: LURE APRES - HERITAGE PROPERTY - SKETCH OF DESCRIPTION	SCALE: 1" = 1200' DRAWN BY: JDS CHECKED BY: BAC
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EXHIBIT 3

This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
PO Box 6386
Tallahassee, Florida 32314

**Consent and Joinder of Landowner
to the Establishment of a Community Development District
[*The Springs at Lake Alfred Community Development District*]**

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

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be binding upon the owner and its successors and assigns as to the Property or portions thereof for the entirety of such three year term.

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

[SIGNATURE PAGE TO FOLLOW]

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[The Springs at Lake Alfred Community Development District]

Executed this 9th day of NOVEMBER, 2021.

Witnessed:

MERITAGE HOMES OF FLORIDA, INC.
LANDOWNER

E. Hayhurst

Print Name: Elizabeth Hayhurst

BY: Brian Kettle

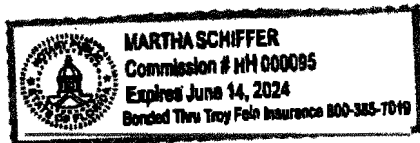
ITS: DIVISION PRESIDENT

Kimberly Carter

Print Name: Kimberly Carter

STATE OF Florida
COUNTY OF GRANVILLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of NOV, 2021, by Brian Kettle, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Martha Schiffer
NOTARY PUBLIC, STATE OF FLORIDA

Name: MARTHA SCHIFFER

(Name of Notary Public, Printed, Stamped or Typed
as Commissioned)

Exhibit A: Legal Description

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[The Springs at Lake Alfred Community Development District]

Exhibit A:
Legal Description

SKETCH OF DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH,
RANGE 26 EAST, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2523, PAGE 2227 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD 557A AND BEING 890.00 FEET WEST OF THE EAST LINE OF SAID SECTION 7; THENCE RUN NORTH 75°28'22" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 4389.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 9469.30 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'07" FOR AN ARC LENGTH OF 449.31 FEET, A CHORD BEARING OF NORTH 74°06'48" WEST AND A CHORD DISTANCE OF 449.26 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 7; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 00°28'42" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1759.09 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°57'25" EAST ALONG THE NORTH LINE OF SAID SECTION 7 FOR A DISTANCE OF 4690.01 FEET; THENCE RUN SOUTH 89°57'45" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 874.93 FEET TO THE NORTHEAST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE RUN NORTH 89°14'04" EAST ALONG THE NORTH LINE OF SAID SECTION 8 FOR A DISTANCE OF 1822.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 557 AS PER THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP - SECTION 16834-2601; THENCE RUN THE FOLLOWING THREE COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: SOUTH 14°45'48" EAST FOR A DISTANCE OF 751.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2814.79 FEET; THENCE RUN SOUTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 26°35'25" FOR AN ARC LENGTH OF 1306.31 FEET, A CHORD BEARING OF SOUTH 01°28'05" EAST AND A CHORD DISTANCE OF 1294.62 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 11°49'38" WEST FOR A DISTANCE OF 1331.62 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN NORTH 80°12'31" WEST FOR A DISTANCE OF 442.89 FEET; THENCE RUN SOUTH 09°47'29" WEST FOR A DISTANCE OF 235.23 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1104.00 FEET; THENCE RUN WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 12°23'28" FOR AN ARC LENGTH OF 238.76 FEET, A CHORD BEARING OF NORTH 87°33'42" WEST AND A CHORD DISTANCE OF 238.29 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 86°14'34" WEST FOR A DISTANCE OF 352.26 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 932.26 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 32°27'01" FOR AN ARC LENGTH OF 528.00 FEET, A CHORD BEARING OF NORTH 77°55'09" WEST AND A CHORD DISTANCE OF 520.97 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2944.79 FEET, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 557A; THENCE RUN NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 15°03'22" FOR AN ARC LENGTH OF 773.82 FEET, A CHORD BEARING OF NORTH 67°56'42" WEST AND A CHORD DISTANCE OF 771.60 FEET; THENCE RUN NORTH 75°28'22" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 363.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 471.22 ACRES, MORE OR LESS.

SHEET 1 OF 3

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FOR THE LICENSED BUSINESS
NO. LB8052 BY:

BY: 

BILLY ALAN CHAVERS
Professional Surveyor & Mapper #LS7086

801 INTERNATIONAL PARKWAY, SUITE 500
LAKE MARY, FLORIDA 32746
407-926-0333



DALE STOCKSTILL
& ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS

SURVEYOR'S NOTES

1. THIS IS NOT A SURVEY.
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
4. BEARINGS SHOWN HEREON ARE BASED ON NAD 83, FLORIDA STATE PLANES, WEST ZONE WITH THE REFERENCE BEARING BEING THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 557A, AS PER FIELD MEASUREMENT, HAVING A BEARING OF NORTH 75°28'22" WEST.

FIELD DATE: N/A

DATE: 3/9/2022

JOB NAME: LANE 4182 - HERITAGE PROPERTY - SKETCH OF DESCRIPTION

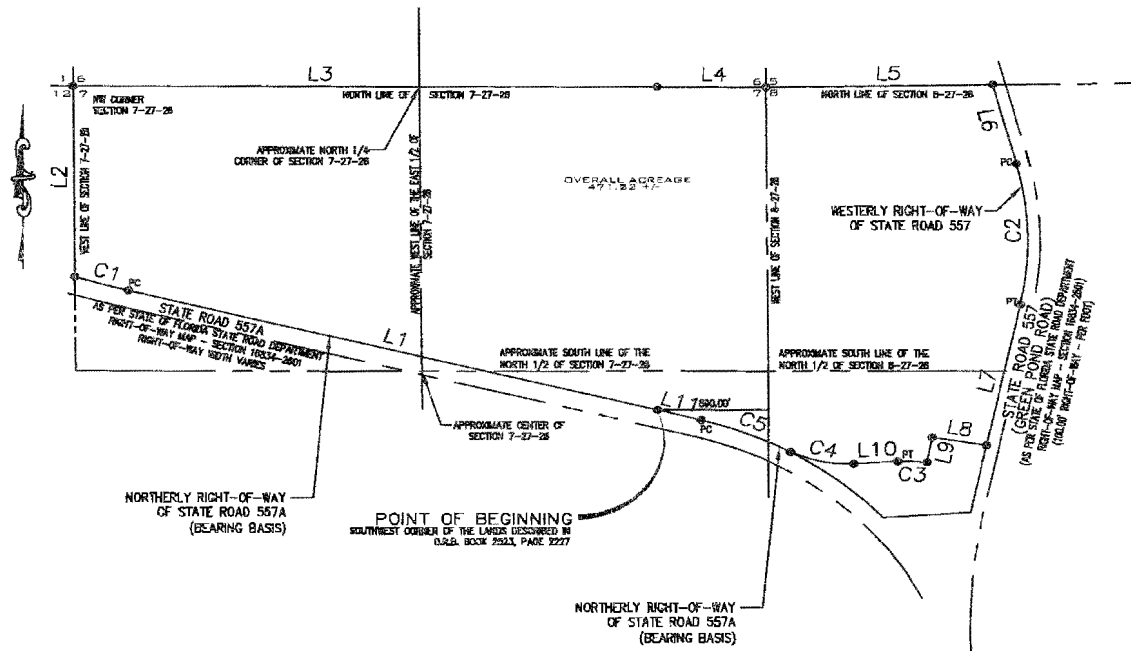
SCALE: 1" = 1200'

DRAWN BY: JDS

CHECKED BY: BAC

SKETCH OF DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH,
RANGE 26 EAST, POLK COUNTY, FLORIDA



SHEET 2 OF 3

REVISIONS			
	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

801 INTERNATIONAL PARKWAY, SUITE 500
LAKE MARY, FLORIDA 32746
407-926-0333



**DALE STOCKSTILL
& ASSOCIATES, P.A.**
PROFESSIONAL LAND SURVEYORS

LEGEND

R/W - RIGHT OF WAY
O.R.B. - OFFICIAL RECORDS BOOK
PT - POINT OF TANGENCY
PC - POINT OF CURVATURE
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
@ - CHANGE IN DIRECTION

FIELD DATE: N/A
DATE: 3/9/2022
JOB NAME: LAKE ALFRED - WETLAND PROPERTY - SKETCH OF DESCRIPTION

SCALE: 1" = 1200'
DRAWN BY: JDS
CHECKED BY: BAC

SKETCH OF DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH,
RANGE 26 EAST, POLK COUNTY, FLORIDA

Line Table		
Line #	Length	Direction
L1	4389.96'	N75° 28' 22"W
L2	1759.09'	N0° 28' 42"W
L3	4690.01'	S89° 57' 25"E
L4	874.93'	S89° 57' 45"E
L5	1822.35'	N89° 14' 04"E
L6	751.22'	S14° 45' 48"E
L7	1331.62'	S11° 49' 38"W
L8	442.89'	N80° 12' 31"W
L9	235.23'	S9° 47' 29"W
L10	352.26'	S86° 14' 34"W
L11	363.45'	N75° 28' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	449.31'	9469.30'	2°43'07"	N74° 06' 48"W	449.26'
C2	1306.31'	2814.79'	26°35'25"	S1° 28' 05"E	1294.62'
C3	238.76'	1104.00'	12°23'28"	N87° 33' 42"W	238.29'
C4	528.00'	932.26'	32°27'01"	N77° 55' 09"W	520.97'
C5	773.82'	2944.79'	15°03'22"	N67° 56' 42"W	771.60'

SHEET 3 OF 3

REVISIONS			
#	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

801 INTERNATIONAL PARKWAY, SUITE 500
LAKE MARY, FLORIDA 32746
407-926-0333

FIELD DATE: N/A
DATE: 3/9/2022
JOB NAME: LAKE AUBURN - MORTGAGE PROPERTY - SKETCH OF DESCRIPTION

DALE STOCKSTILL & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS

SCALE: 1" = 1200'
DRAWN BY: JDS
CHECKED BY: BAC

EXHIBIT 4

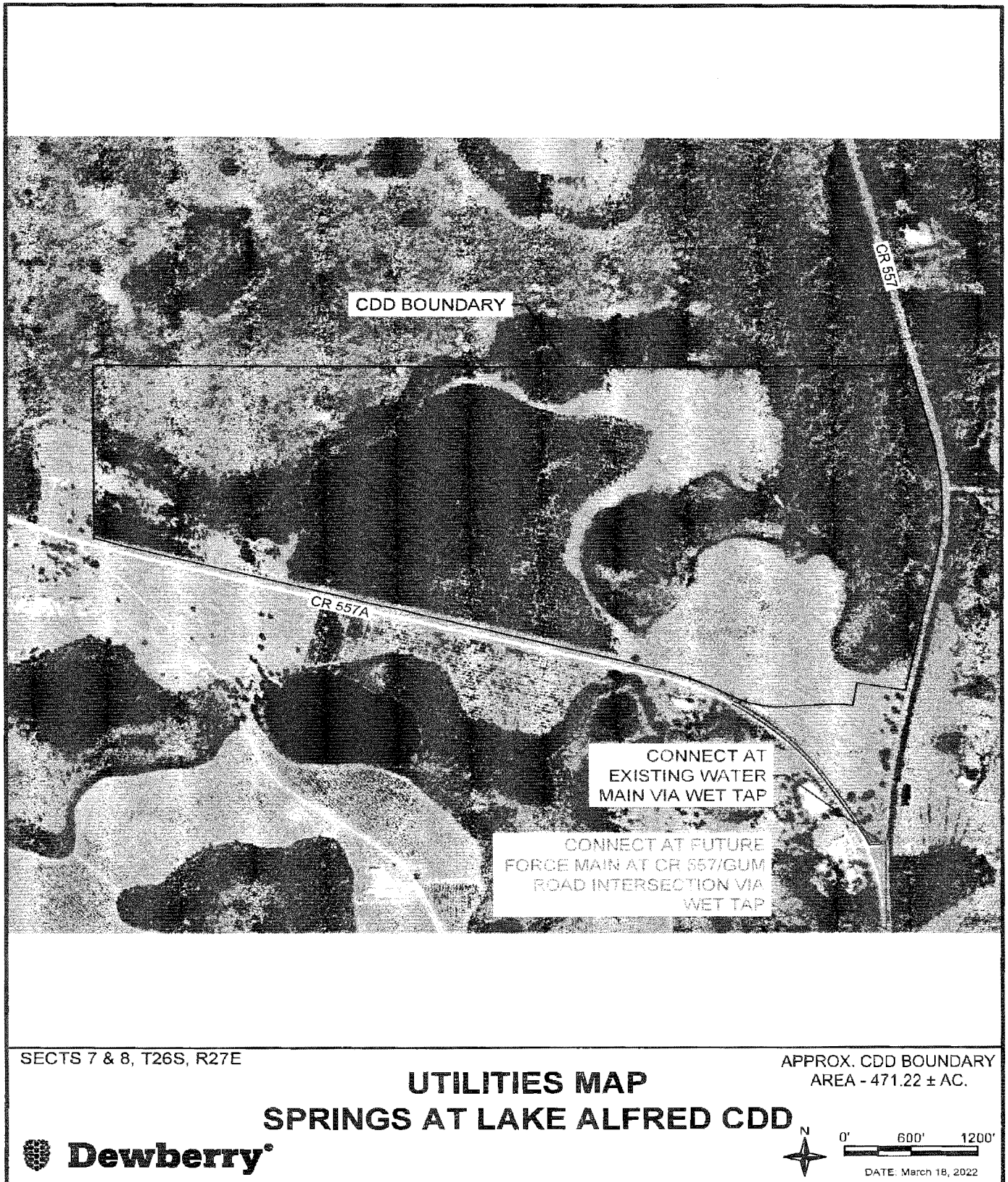


EXHIBIT 5



Dewberry Engineers Inc. 407.843.5120
 800 N. Magnolia Ave, Suite 1000 407.649.8664 fax
 Orlando, FL 32803 www.dewberry.com

COST ESTIMATE						
Improvement	FY 2022 Cost	FY 2023 Cost	FY 2024 Cost	TOTAL Estimated Cost	Financing Entity	Operation and Maintenance Entity
Stormwater Management System (grading, stormwater drainage, roadway drainage)	\$1,525,264.00	\$3,028,529.00	\$2,485,887.00	\$7,039,680	CDD	CDD
Roadways	\$1,027,936.00	\$2,041,046.00	\$1,675,338.00	\$4,744,320	CDD	CDD
Water, Wastewater, and Reuse Systems	\$1,779,440.00	\$3,533,215.00	\$2,900,145.00	\$8,212,800	CDD	City
Undergrounding of Conduit	\$335,712.00	\$666,582.00	\$547,146.00	\$1,549,440	CDD	CDD
Hardscaping, Landscape, Irrigation	\$43,680.00	\$86,730.00	\$71,190.00	\$201,600	CDD	CDD
Amenities	\$210,000.00	\$1,500,000.00	\$210,000.00	\$1,920,000	CDD	CDD
Conservation Areas	De Minimis	De Minimis	De Minimis	De Minimis	CDD	CDD
Offsite Improvements	\$150,000.00	\$150,000.00	\$0.00	\$300,000	CDD	County
Professional Services	\$472,576.00	\$938,336.00	\$770,208.00	\$2,181,120	CDD	CDD
10% Contingency	\$557,609.60	\$1,092,393.10	\$884,349.30	\$2,534,352	N/A	N/A
TOTAL	\$6,102,217.60	\$13,036,831.10	\$9,544,263.30	\$28,683,312		

Cost Estimate – Table 1

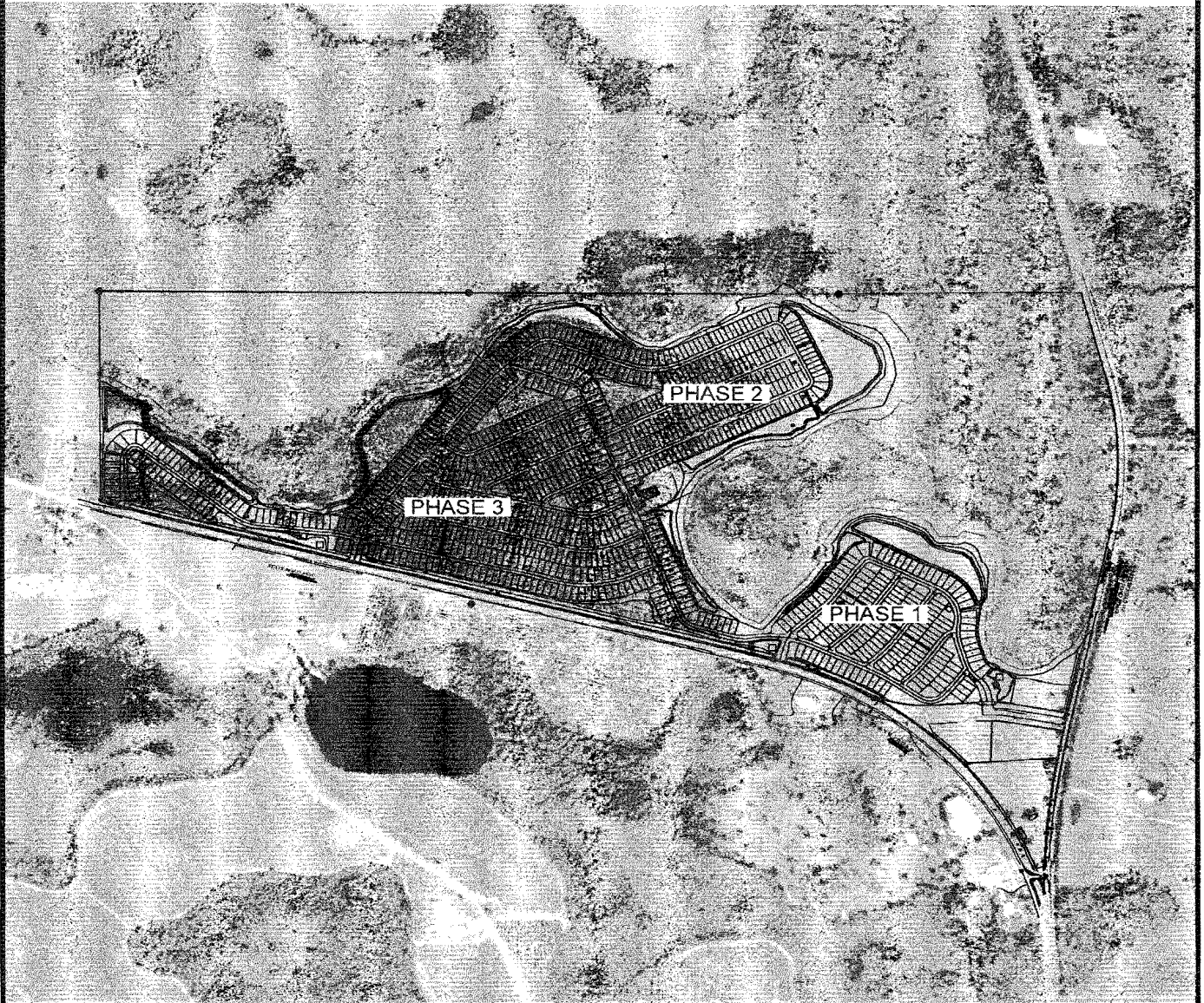
The improvements are estimated to be made, acquired, constructed, and installed in three (3) phases over an estimated two (2) year period from May 2022 – May 2024.

Offsite Infrastructure	Ownership	Operation/Maintenance
CR 557A Roadway Improvements	Polk County	Polk County
Offsite Utilities	City of Lake Alfred	City of Lake Alfred

Offsite Improvements - Table 2

Unit Type	Phase 1	Phase 2	Phase 3	Totals
40-ft Single Family Lot	97	272	272	639
50-ft Single Family Lot	139	40	140	321
Totals	236	312	412	960 Lots Total

Unit Counts – Table 3



SECTS 7 & 8, T26S, R27E

SITE PLAN SPRINGS AT LAKE ALFRED CDD



0' 1000' 2000'

DATE: Nov 18, 2022

EXHIBIT 6

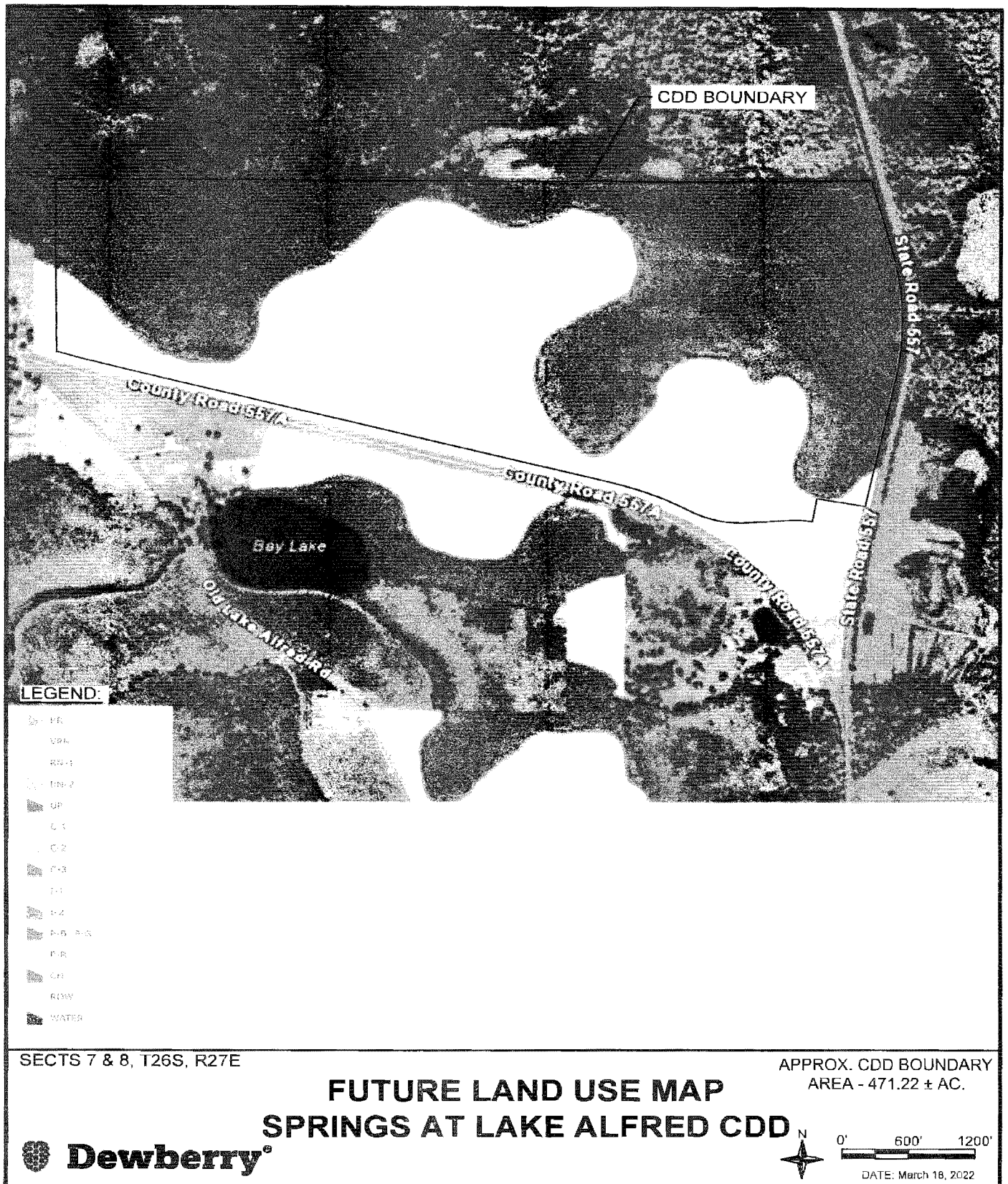


EXHIBIT 7

SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

AUGUST 14, 2022



Provided by:

Wraithell, Hunt and Associates, LLC
2500 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 Springs at Lake Alfred 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 471.22 +/- acres of land located within the City of Lake Alfred, Florida (the "City") and is projected to contain approximately 960 residential dwelling units, which will make up the Springs at Lake Alfred development ("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 Springs at Lake Alfred 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 960 residential dwelling units, all within the boundaries of the District. Table 1 under Section 5.0 details 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 city 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 Springs at Lake Alfred.

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, 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 section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by 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. (City of Lake Alfred, according to Census 2020, has a population of 6,374; therefore, it is defined as a small City for the purposes of this requirement.)

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

(g) 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.

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 471.22 +/- 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 960 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 insure 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 or the City by virtue that the District will be one of many already existing similar districts within the State and also one of many already existing similar districts in the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City 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 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 their 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. Pursuant to Section 190.016(15), Florida Statutes, no bonds or other obligations of the District shall constitute a debt or obligation of the City of Lake Alfred, Polk County or the State of Florida.

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 City 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. City of Lake Alfred

The City 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 City. 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 City as a result of this development will be incurred whether the infrastructure is financed through a CDD 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.

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 471.22 +/- acre master planned residential development currently anticipated to contain a total of approximately 960 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 3,360 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City, 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 City 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 City. Therefore, the City (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.

City of Lake Alfred, Florida

The proposed land for the District is located within City of Lake Alfred, Florida and consists of less than 2,500 acres. The City 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 City 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 City 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 City may incur in the processing of this petition. Finally, the City 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 City, 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 City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District 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, the City of Lake Alfred, or any other unit of local government. 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.

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 1 also 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 \$25,278,000. 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 1.

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

**SPRINGS AT LAKE ALFRED COMMUNITY
DEVELOPMENT DISTRICT
Proposed Facilities and Services**

PROPOSED FACILITIES & ESTIMATED COSTS CHART			
Improvement	Estimated Cost	Financing Entity	Operation and Maintenance Entity
Stormwater Management System (grading, stormwater drainage, roadway drainage)	\$7,039,680	CDD	CDD
Roadways	\$4,744,320	CDD	City
Water, Wastewater, and Reuse Systems	\$8,212,800	CDD	City
Undergrounding of Conduit	\$1,549,440	CDD	CDD
Hardscaping, Landscape, Irrigation	\$201,600	CDD	CDD
Amenities	\$1,920,000	CDD	CDD
Conservation Areas	De Minimus	CDD	CDD
Offsite Improvements	\$300,000	CDD	County/City
Professional Services	\$2,181,120	CDD	CDD
10% Contingency	\$2,534,352	N/A	N/A
TOTAL	\$28,683,312		

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, City or its dependent districts, or City 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 District 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.

City of Lake Alfred has a population of 6,374 according to the Census 2020 conducted by the United States Census Bureau and is therefore defined as a "small" City according to Section 120.52, F.S. It can be reasonably expected that the establishment of a community development district for the Springs at Lake Alfred development will not produce any marginal effects that would be different from those that would have occurred if the Springs at Lake Alfred development was developed without a community development district established for it by the City.

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 Springs at Lake Alfred Community Development 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 City

could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Table 1 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 Springs at Lake Alfred development. First, unlike a CDD, this alternative would require the City 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 Springs at Lake Alfred development 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 City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Springs at Lake Alfred development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. 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 funds 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 Springs at Lake Alfred Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE 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 City after financing

EXHIBIT 8

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of KE Law Group, PLLC to act as agents for Petitioner, Meritage Homes of Florida, Inc., with regard to any and all matters pertaining to the Petition to the City Council for the City of Lake Alfred, Florida, to Establish the Springs at Lake Alfred Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

MERITAGE HOMES OF FLORIDA, INC.

Witnessed:

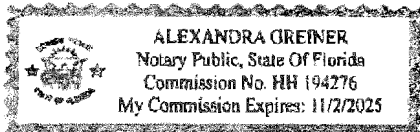
Alexandra Greiner
Print Name: Alexandra Greiner

Valeria Piedra
Print Name: Valeria Piedra

Tatiana Souza
By: Tatiana Souza
Its: Division Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of JULY, 2022, by Tatiana Souza as Division Vice President of Meritage Homes of Florida, Inc., on its behalf. She ☒ is personally known to me or ☐ produced _____ as identification.



Alex Greiner
Notary Public, State of FLORIDA

EXHIBIT 9

SECRETARY'S CERTIFICATE

MERITAGE HOMES OF FLORIDA, INC.

I, C. Timothy White, do hereby certify that I am the duly appointed Executive Vice President – General Counsel, Director and Secretary of Meritage Homes of Florida, Inc., a Florida corporation (the “Company”).

I also do hereby certify that Brian Kittle is the duly appointed Division President for the Orlando Division of the Company, and has been authorized, by and on behalf of the Company, to execute the following:

- (i) documents, contracts, and agreements relating to the sale of completed homes (attached and detached), including deeds, closing statements, escrow instructions, HUD statements and forms, and related closing documents and instructions;
- (ii) documents, contracts, and agreements relating to the acquisition of real property, including land acquisition contracts, purchase contracts, option contracts, and related ancillary documents (such as deeds, closing statements, escrow instructions, HUD statements and forms, and related closing documents and instructions);
- (iii) documents, contracts, and agreements relating to land planning and development, such as easements, declarations of covenants, conditions, and restrictions / condominium declarations, joint development agreements, development agreements, and contracts and agreements with contractors, subcontractors, vendors, and other third parties;
- (iv) contracts and agreements with subcontractors and other vendors relating to housing product and construction; and
- (v) general and other contracts and agreements (related to Officer’s responsibilities) with vendors, service providers, and other third parties in the ordinary course of business.

Dated: August 24, 2021

By: _____



Name: C. Timothy White

Title: Executive Vice President – General
Counsel, Director and Secretary

SECRETARY'S CERTIFICATE

MERITAGE HOMES OF FLORIDA, INC.

I, Mark Reynolds, do hereby certify that I am the duly appointed Vice President – Senior Litigation Counsel and Assistant Secretary of Meritage Homes of Florida, Inc., a Florida corporation (the “Company”).

I also do hereby certify that Tatiana Souza is the duly appointed Division Vice President for the Orlando Division of the Company, and has been authorized, by and on behalf of the Company, to execute the following:

- (i) documents, contracts, and agreements relating to the sale of completed homes (attached and detached), including deeds, closing statements, escrow instructions, HUD statements and forms, and related closing documents and instructions;
- (ii) documents, contracts, and agreements relating to the acquisition of real property, including land acquisition and option contracts, related ancillary documents (such as deeds, closing statements, escrow instructions, HUD statements and forms, and related closing documents and instructions) and administrative landbanking documents relating to landbanking arrangements, such as assignments and memoranda;
- (iii) documents, contracts, and agreements relating to land planning and development, such as easements, declarations of covenants, conditions, and restrictions / condominium declarations, joint development agreements, development agreements, and contracts and agreements with contractors, subcontractors, vendors, and other third parties;
- (iv) contracts and agreements with subcontractors and other vendors relating to housing product and construction; and
- (v) general and other contracts and agreements (related to Officer's responsibilities) with vendors, service providers, and other third parties in the ordinary course of business.

Dated: 7/12/2022

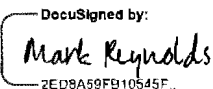
By: 
Name: Mark Reynolds
Title: Vice President – Senior Litigation Counsel
and Assistant Secretary

EXHIBIT B
PETITIONER'S AGREEMENT

The Petitioner's Agreement: Composite Exhibit "B" to Ordinance 1503-22 was recorded in the Polk County Clerk of Courts in Book 12497 / Pg 750. File Number: 2022307924 and is incorporated herein by reference.

COMPOSITE EXHIBIT C
DISCLOSURES

This instrument was prepared by:

DISCLOSURE OF PUBLIC FINANCE

The Springs at Lake Alfred Community Development CDD ("CDD") is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such CDDs. This disclosure is intended to provide that information. For more information about the CDD, please visit: http://www._____.net/, or contact the CDD's Manager, at c/o _____ ("CDD Office").

1. WHAT IS THE CDD? As noted, the CDD is an independent, special-purpose local government established by Ordinance No. _____ of the City Commission of the City of Lake Alfred ("City"), Florida, which ordinance was adopted on _____, 2022. The CDD was established pursuant to Chapter 190, Florida Statutes, as amended, as an alternative method for managing and financing public infrastructure within residential and other developments. The legal description of the lands encompassed within the CDD is attached hereto as **Exhibit A**.

2. HOW IS THE CDD GOVERNED? The CDD is governed by a Board of Supervisors consisting of five members. The members of the Board of Supervisors are initially elected by the property owners every two years as part of a landowner's election, conducted on a one-acre per vote basis. After 6 years from the initial appointment of supervisors, and once there are at least 250 qualified electors residing in the CDD, the Board is elected by the majority vote of the qualified electors residing within the CDD. Elections for Supervisors of the CDD, for qualified electors, are conducted in the same manner prescribed by law for holding general elections in the State of Florida.

3. WHAT SERVICES DOES THE CDD PROVIDE? The CDD was established to plan, construct, acquire, operate and/or maintain systems and facilities related to, among other things, roads, landscaping, storm water management, utilities (water, sewer, natural gas), and undergrounding of electrical conduit. Some of the CDD's facilities, such as the water and sewer utilities, will be conveyed to the City for operation and maintenance. The CDD will address any other responsibilities as directed by the Board of Supervisors as necessary.

4. HOW DOES THE CDD FUND ITS SERVICES? The CDD funds capital and maintenance costs by the levy of special assessments, which come in two forms. "**Debt Assessments**" are levied and imposed to secure the CDD's obligation to repay tax exempt bonds, which fund capital costs. "**Operations and Maintenance Assessments**" (or "**O&M Assessments**") are levied and imposed to fund the CDD's annual operating services and expenses. These assessments are levied and imposed on benefitted property within the District, and, typically, are collected through the County tax collector. Generally speaking, Debt Assessments are fixed at the time of a bond issuance and don't change from year to year, while O&M Assessments vary from year to year based on the CDD's annual operating budget.

The CDD's Debt Assessments and O&M Assessments (for Fiscal Year 2022) are as follows:

Product Type	Units	Debt Assessments for Fiscal Year 2022	O&M Assessments for Fiscal Year 2022	Total Assessments for Fiscal Year 2022	Prepayment Amount for Debt Assessments
TOTAL					

Note that Debt Assessments may be prepaid, as referenced above, but such amounts decrease from year to year. Accordingly, please contact the CDD Office for up-to-date pay-off information.

2022 Bonds – The Debt Assessments secure the repayment of the CDD's \$_____ Bonds, Series 20__ ("2022 Bonds"). The 2022 Bonds were issued to finance all or a portion of the CDD's "2022 Project," which is described in the *Engineer's Report*, dated _____ ("Engineer's Report"). As described in the Engineer's Report, the 2022 Project includes, among other things, roadways, utilities, stormwater ponds, landscaping, hardscaping, and other improvements for the entire development. The Debt Assessments are further described in the *Supplemental Assessment Report*, dated _____ ("Assessment Report").

5. **WHAT ARE THE BENEFITS OF THE CDD?** CDD landowners may expect to receive three major classes of benefits. First, the District provides landowners consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the District ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, District landowners and electors choose the Board of Supervisors and, through these representatives, are able to determine the type, quality and expense of District facilities and services.

A detailed description of all of the CDD's assessments, fees and charges, as well as copies of the Engineer's Report, Assessment Report, and other CDD records described herein, may be obtained from the registered agent of the CDD as designated to the Florida Department of Economic Opportunity in accordance with Section 189.014, *Florida Statutes*, or by contacting the CDD Office. Please note that changes to the CDD's capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the foregoing Disclosure of Public Finance has been executed to be effective as of the ____ day of _____, 20__.

WITNESS

SPRINGS AT LAKE ALFRED COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Name: _____

By: _____
Name: _____
Title: Chairperson

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____, as _____ of SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

EXHIBIT A: Legal Description of Boundaries of CDD

Conventional Affordability Illustration

BUYER:
CO-BUYER:
Homesite # :
Community: 0

[DATE]

Sales Price \$ _____
Loan Amount: \$ _____
Interest Rate _____ %
Loan Term (Months) _____
Downpayment % _____ %

Loan Type: Conventional
Loan -To-Value (LTV)
Amount towards Closing Costs \$ _____

Lender Fees (will vary based on lender choice)	
Loan Orig. Fee	\$ _____
Discount Points	\$ _____
Processing Fee	\$ _____
Underwriting Fee	\$ _____
Application Fee	\$ _____
Lender's Certification Fee	\$ _____
Total Lender Fees	\$ _____
Typical Closing Costs (Based on Lender choice)	
Appraisal Fee (paid up-front)	\$ _____
Credit Report (paid up-front)	\$ _____
Mers Registration	\$ _____
Flood Certification	\$ _____
Final Inspection Fee	\$ _____
Completion Escrow	\$ _____
Settlement Fee	\$ _____
Owner's Title Insurance (Optional)	\$ _____
Lender's Title Insurance	\$ _____
Title Policy Endorsement	\$ _____
Tax Service Contract	\$ _____
Survey Fee	\$ _____
Courier Fee	\$ _____
Electronic Doc Delivery Fee	\$ _____
Shipping Fee	\$ _____
Digital Recording Fee	\$ _____
* HOA Capital Contribution	\$ _____
Statutory/Tax Fees	
Recording Fees	\$ _____
Intangible Tax	\$ _____
Tax Stamps	\$ _____
Transfer Tax/Fee	\$ _____
Total Typical Closing Costs	\$ _____

Estimated Prepaid Items Due at Closing	
T1900xl Property Tax Escrow (month estimated)	\$ _____
Hazard Ins (2 months)	\$ _____
Hazard Ins (1st year - estimated)	\$ _____
Prepaid Interest (15 days)	\$ _____
Pro-rated HOA Dues	\$ _____
Pro-rated CDD Assessments	\$ _____
Total Prepaid Items	\$ _____

Total Costs, Purchase Agreement Fees & Prepays \$ _____
All figures are ESTIMATES, the actual charges may be more or less.

Details of Transaction	
Downpayment	\$ _____
Total Closing Costs	\$ _____
Total Prepays	\$ _____
Earnest Money Deposit	\$ _____
Preferred Buyer Rewards towards Costs	\$ _____
Other Seller Paid Fees (****)	\$ _____
Cash Needed at Closing	\$ _____

Estimated Monthly Payment Calculation	
Principal & Interest	\$ _____
Private Mortgage Ins. (est)	\$ _____
Property Tax (est)	\$ _____
Hazard Insurance (est)	\$ _____
Total Mortgage Payment	\$ _____
** HOA Dues per month (est)	\$ _____
*** CDD O&M & Debt Assessments per month (est)	\$ _____
Total Payment with Subdivision Monthly Fees	\$ _____
** HOA dues may be required to be paid yearly, quarterly, or monthly. Please ask your sales Consultant how this community requires payment.	

FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO THE AFFORDABILITY ILLUSTRATION DISCLAIMER FOR FURTHER EXPLANATION.

INTRODUCTION

On behalf of the Board of Supervisors of the Springs at Lake Alfred Community Development District (the "District"), the following description of District activities and special assessments has been prepared so that each landowner and/or resident has a better understanding of the District. The District is here to serve certain needs of the community. Your participation in the District is encouraged. If the District can be of assistance to you, please do not hesitate to give us a call.

WHAT IS THE SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT?

The Springs at Lake Alfred Community Development District, also called the Springs at Lake Alfred CDD for short, is an independent, special-purpose local government established by Ordinance No. 202X-XX of the City Commission of the City of Lake Alfred, Florida, adopted on XXX XX, 202X. The District was established pursuant to Chapter 190, Florida Statutes, as amended, as an alternative method for managing and financing public infrastructure within master-planned community developments.

HOW DO WE FIND OUT IF OUR HOME IS PART OF THE CDD?

To verify if your property is part of the CDD, please contact the District at (561) 571-0010.

WHO GOVERNS THE CDD?

The CDD is governed by a Board of Supervisors consisting of five members. The members of the Board of Supervisors are initially elected by the property owners. After 6 years from the initial appointment of supervisors, and once there are at least 250 qualified electors residing in the district, the Board is elected by the majority vote of the electors within the District.

Elections for Supervisors of the District will be conducted in the same manner prescribed by law for holding general elections in the State of Florida.

WHAT IS THE FUNCTION OF THE CDD?

The CDD was established to plan, construct, acquire, operate and/or maintain systems and facilities related to stormwater management system, roadways, water and wastewater systems, undergrounding of conduit, landscape/hardscaping and irrigation, amenities and offsite improvements. The District's actual maintenance responsibilities may be limited because some of the District's facilities, such as the water and sewer utilities, will, ultimately, be conveyed to the City of Lake Alfred for operation and maintenance. The CDD may address any other responsibilities as directed by the Board of Supervisors as necessary and may decide to enter into operation and maintenance agreements with homeowner association(s).

RELATIONSHIP WITH HOMEOWNER'S ASSOCIATION

The CDD complements the responsibilities of community homeowner's associations (HOAs). The HOA is responsible for maintaining and enforcing all of the covenants, conditions, and restrictions related to the use of a homeowner's property within the community and has other duties that are outside of CDD's scope of responsibility, such as possibly maintaining certain recreational amenities and common areas. The CDD may contract with the HOA to perform maintenance functions.

WHAT IS THE COST OF THE CDD?

The cost to operate a CDD is borne by those who benefit from its services. The CDD assessments will appear on your tax bill, even

though they are not technically taxes. Landowners will pay non-ad valorem special assessments for the capital costs along with the operation and maintenance of District facilities and services.

This cost will be levied to pay debt service on the bonds issued by the District as well as to fund operation and maintenance. The cost is estimated to be as follows:

Lot Type	Annual DS ¹	Annual O&M ²	Total Annual
SF 40's			
SF 50's			

Notes:

1. DS – Preliminary Debt Service Assessment, the amount may change
2. O&M – Preliminary Operation & Maintenance Assessment, the amount may change
3. O&M Assessment varies and is based on the estimated annual adopted budget; the estimated O&M Assessment listed herein is based on the reasonably projected budget.
4. The debt assessment is a thirty (30) year fixed amount

WHAT BENEFITS MAY I EXPECT TO RECEIVE AS A RESULT OF MY INVESTMENT?

District landowners may expect to receive three major classes of benefits. First, the District provides landowners consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the District ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, District landowners and electors choose the Board of Supervisors and, through these representatives, are able to determine the type, quality and expense of District facilities and services.

CAN I PREPAY MY ASSESSMENT?

Yes, your Debt Service assessment can be prepaid at any time prior to the maturity of the Bonds used to fund the public infrastructure of the District.

Please remember: Prepaying will only eliminate your Annual DS assessment. You still must pay your annual Operation & Maintenance assessment to the District. For more details on prepaying your capital assessment, please contact the District at (561) 571-0010. Initial Debt Service assessment amounts/prepayment amounts are listed in the table below:

Lot Type	Initial Prepayment Amount*
SF 40's	\$xxx
SF 50's	\$xxx

* Please note that this is the prepayment amount for DS assessment as of Fiscal Year 2023. The prepayment amount will decrease each year as principal payments of the District's bonds are made, so please call (561) 571-0010 to obtain most up-to-date information.

HOW CAN I FIND OUT MORE ABOUT THE CDD?

If you would like more information about the Springs at Lake Alfred Community Development District, please feel free to contact the District at (561) 571-0010. We are here to help.

PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THE XX COMMUNITY DEVELOPMENT DISTRICT IMPOSES TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

WHAT YOU NEED TO KNOW ABOUT THE SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT



Springs at Lake Alfred Community Development District

District Administrative Office:
Wrathell, Hunt and Associates, LLC
Craig A. Wrathell, District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431 Phone:
(561) 571-0010
Facsimile: (561) 571-0013
<http://xxxcdd.net>