INSTR #2025058186 BK: 4600 PG: 118 Page 1 of 84
FILED & RECORDED 8/20/2025 10:17 AM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Co
Rec Fees: $715.50

ORDINANCE NO. 1001

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, ESTABLISHING THE MILKAWAY COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN EXHIBIT "A" LEGAL DESCRIPTION PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, HBWB Development Services, LLC, (the "Petitioner") has submitted a petition with the City Council of the City of Brooksville, Florida (the "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish the Milkaway Community Development District ("CDD"), and designating the land area for which the CDD would manage and finance the delivery of basic infrastructure services; and

WHEREAS, pursuant to Chapter 190 Florida Statutes, the City conducted public hearings to consider oral and written comments on the petition on July 21 and August 4, 2025; and

WHEREAS, the proposed District complies with the requirements of law, is in the best interest and promotes the health, safety and welfare of the citizens of the City of Brooksville.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA, AS FOLLOWS:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The Milkaway Community Development District is hereby established, and the boundaries of which are more particularly described in Exhibit "A" attached hereto, which shall exercise the powers of Sections 190.011, and 190.012(1), (2)(a) and (d), and (3), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided under Section 190.012(1), (2)(a) and (d), and (3), Fla. Stat.

SECTION 3. The five (5) initial members of the Board of Supervisors of the CDD are:

Scott Teal – Chairman, 4065 Crescent Park Drive Riverview, Florida 33578

Allison Martin – Vice, 4065 Crescent Park Drive Riverview, Florida 33578

Edith Manual, 4065 Crescent Park Drive Riverview, Florida 33578

Dale Ostendorf, 4065 Crescent Park Drive Riverview, Florida 33578

Brandon Cash, 4065 Crescent Park Drive Riverview, Florida 33578

SECTION 4. All statements contained within the petition have been found to be true and correct.

SECTION 5. The establishment of the CDD is not inconsistent with any applicable element or portion of the state comprehensive plan or of the effective City of Brooksville comprehensive plan.

SECTION 6. The area of land within the proposed CDD is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community.

SECTION 7. The CDD is the best alternative available for delivering community development services and facilities to the area that will be served by the CDD.

SECTION 8. The community development services and facilities of the CDD will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

SECTION 9. The area that will be served by the CDD is amenable to separate special-district government.

SECTION 10. The petition to Establish Milkaway Community Development District (Exhibit B) as prepared by Straley Robin Vericker, Attorneys at Law as last amended on July 24, 2025, is hereby incorporated by reference into this ordinance

SECTION 11. Any ordinance or code of the city, or any portion thereof, in conflict with the provisions of this ordinance, is hereby repealed to the extent of such conflict.

SECTION 12. In the event that any portion or section of this ordinance is determined to be invalid, unlawful or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this ordinance, which shall remain in full force and effect.

SECTION 13. This ordinance shall take effect immediately upon its adoption by the Brooksville City Council.

ADOPTED IN REGULAR SESSION THIS 18th DAY OF AUGUST, 2025.

CITY OF BROOKSVILLE, FLORIDA

By: _____
Christa Tanner, Mayor

ATTEST:

_____
Jennifer Battista, City Clerk

PASSED on First Reading: August 4, 2025
PUBLISHED on: August 8, 2025
PASSED on Second and Final Reading: August 18, 2025

VOTE OF COUNCIL:

Erhard	Nay
Hallal	Aye
McKethan	Aye
Vice Mayor Bronson	Aye
Mayor Tanner	Aye

Approved as to form and content for the reliance of the City of Brooksville only:

_____
Chloe Berryman, City Attorney
Vose Law Firm, LLP

EXHIBIT "A

MILKAWAY CDD LEGAL DESCRIPTION
DESCRIPTION: (CDD PROPERTY)

PARCEL I:
THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LYING NORTH OF JACOBSON ROAD AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 88 DEGREES 56 MINUTES 41 SECONDS EAST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER, 673.60 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST' QUARTER; THENCE SOUTH 00 DEGREES 59 MINUTES 35 SECONDS WEST, ALONG THE EAST BOUNDARY OF SAID NORTHWEST QUARTER, 18.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JACOBSON ROAD; THENCE NORTH 87 DEGREES 28 MINUTES; 31 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 342.51 FEET; THENCE NORTH 87 DEGREES 12 MINUTES 55 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 331.38 FEET TO THE POINT OF BEGINNING.

PARCEL II:
THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

PARCEL III:
THE NORTHEAST 1/4 OF THE OF THE NORTHEAST 1/4; AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND; ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY NO. 41 AND LYING NORTH OF CROOM ROAD; ALL LYING AND SITUATE. IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST; THENCE NORTH 0 DEGREES 21 MINUTES 17 SECONDS WEST ALONG THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 596.88 FEET; THENCE THE SOUTH 77 DEGREES 15 MINUTES 55 SECONDS WEST, 1046.01 FEET; THENCE NORTH 87 DEGREES 09 MINUTES 30 SECONDS WEST, 107.94 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 41; THENCE NORTH 08 DEGREES 49 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 08 DEGREES 49 MINUTES 00 SECONDS

EAST ALONG SAID RIGHT OF WAY 60.00 FEET; THENCE SOUTH 39 DEGREES 32 MINUTES 00 SECONDS EAST, 22.75 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 23 SECONDS EAST, 228.98 FEET; THENCE SOUTH 75 DEGREES 20 MINUTES 44 SECONDS WEST, 83.16 FEET TO A POINT IN A CURVE (NON-TANGENT); THENCE WESTERLY ALONG THE ARC OF A CURVE RIGHT 78.37 FEET, SAID CURVE HAVING A RADIUS OF 344.50 FEET AND A CHORD OF SOUTH 81 DEGREES 02 MINUTES 00 SECONDS WEST, 78.20 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 44 SECONDS WEST, 94.92 FEET TO THE POINT OF BEGINNING.

PARCEL IV:
ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING EAST OF U.S. HIGHWAY NO. 41: THE WEST 1/2 OF THE NORTHEAST 1/4, OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11.

PARCEL V:
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

LESS AND EXCEPT:

(FUTURE COMMERCIAL PARCEL 1)

A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S.89°49'48"W., 1704.53 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE S.00°10'12"E., 83.47 FEET TO THE POINT OF BEGINNING; THENCE S.03°29'21"E., 194.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 680.00 FEET; THENCE SOUTHWESTERLY, 490.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°21'33" (CHORD BEARS S.88°21'24"W., 480.27 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1010.00 FEET; THENCE NORTHWESTERLY, 231.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'22" (CHORD BEARS N.77°32'31"W., 231.41 FEET); THENCE N.04°03'31"W., 169.32 FEET; THENCE S.89°46'38"E., 57.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 533.50 FEET; THENCE SOUTHEASTERLY, 118.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'10" (CHORD BEARS S.83°25'33"E., 118.04 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1190.00 FEET; THENCE SOUTHEASTERLY, 126.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'38"

(CHORD BEARS S.74°01'09"E., 126.85 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY, 423.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°34'05" (CHORD BEARS N.84°45'08"E., 411.26 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

(FUTURE COMMERCIAL PARCEL 2)
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE S.89°49'47"W., 1712.83 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SOUTHEAST 1/4 OF SECTION 11; THENCE N.00°10'13"W., 25.20 FEET TO THE POINT OF BEGINNING; THENCE S.69°32'41"W., 2.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHWESTERLY, 177.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°57'18" (CHORD BEARS S.88°01'21"W., 174.31 FEET); THENCE N.73°30'00"W., 195.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 326.50 FEET; THENCE SOUTHWESTERLY, 217.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°06'16" (CHORD BEARS S.87°26'51"W., 213.16 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 243.50 FEET; THENCE SOUTHWESTERLY, 92.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°49'39" (CHORD BEARS S.79°18'33"W., 92.20 FEET); THENCE N.89°46'38"W., 38.51 FEET; THENCE N.04°03'31"W., 176.56 FEET; THENCE S.89°46'38"E., 15.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 120.00 FEET; THENCE NORTHEASTERLY, 46.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°25'23" (CHORD BEARS N.79°00'41"E., 46.66 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 506.50 FEET; THENCE NORTHEASTERLY, 342.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°42'00" (CHORD BEARS N.87°08'59"E., 335.65 FEET); THENCE S.73°30'00"E., 205.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 95.00 FEET; THENCE NORTHEASTERLY, 61.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°57'18" (CHORD BEARS N.88°01'21"E., 60.22 FEET); THENCE N.69°32'41"E., 57.01 FEET; THENCE S.03°29'21"E., 188.19 FEET TO THE POINT OF BEGINNING.

REMAINING CDD PROPERTY CONTAINING 434.18 ACRES, MORE OR LESS.

Exhibit B

Petition to Establish

Milkaway

Community Development District

November 27, 2024
Revised February 21, 2025
Revised March 17, 2025
Revised July 24, 2025

Submitted by:
STRALEY ROBIN VERICKER
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400
Kathryn ("KC") Hopkinson, Esq.
khopkinson@srvlegal.com
Lynn A. Butler, Paralegal
lbutler@srvlegal.com

Petition to Establish
Milkaway
Community Development District

Petitioner, HBWB Development Services, LLC, a Florida limited liability company, (herein referred to as "Petitioner"), petitions the City Council of the City of Brooksville, Florida (the "City"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as Milkaway Community Development District (the "District"), and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. Petitioner is HBWB Development Services, LLC, a Florida limited liability company, having a mailing address is 4065 Crescent Park Drive, Riverview, Florida 33578.

2. The land area to be served by the District is a parcel of unimproved real property containing approximately 434.18 acres, more or less. All of the land in the proposed District is located in the City of Brooksville, Florida. A map showing the general location of the project and an aerial photograph is attached as **Composite Exhibit A**.

3. A metes and bounds legal description of the external boundaries of the District is attached as **Exhibit B**. There are two parcels within the proposed external boundaries of the District which are to be excluded. The excluded parcels are commercial tracts, which will not be serviced by the District. The District will have no impact on these excluded parcels. The excluded parcels are owned by Croom Road Land Holdings, LLC, whose address is 701 S. Howard Ave., Suite 106-322, Tampa, Florida 33606. Section 190.005(1)(a)1, Florida Statutes.

4. The written consent to the establishment of the District by the landowner, as defined in section 190.003(14), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Exhibit C.** Section 190.005(1)(a)2, Florida Statutes.

5. The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

6. The proposed name of the District is **"Milkaway Community Development District"** (hereinafter in the attached exhibits referred to as "Milkaway CDD"). Section 190.005(1)(a)4, Florida Statutes.

7. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property to be served by the District are identified on **Exhibit E** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

8. The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Composite Exhibit F**. Section 190.005(1)(a)6, Florida Statutes.

9. The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, is attached as **Exhibit G.** Section 190.005(1)(a)8, Florida Statutes.

10. The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved City of Brooksville Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the City of Brooksville Land Use Element is attached as **Exhibit H**. Section 190.005(1)(a)7, Florida Statutes.

11. Pursuant to the City's Land Development Code, Article III, Part 3-8, Section 3-8.2(b)(1) through (8), attached as **Exhibit I** is a portion of the financial information required for the proposed District. The Petitioner's counsel will schedule a meeting between the City's staff to provide the detailed financial information as required by the City, after the filing of the petition to establish the proposed District.

12. The property within the proposed District is amenable to operation as an independent special district for the following reasons:

(a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved City of Brooksville Comprehensive Plan.

(b) The area of land within the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit the City of Brooksville and its residents outside the District by increasing the ad valorem tax base of the City of Brooksville and generating water and wastewater impact fees which will assist the City of Brooksville to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

13. The Petitioner is also requesting the City of Brooksville to grant the District the following special powers under section 190.012(2), Florida Statutes: (1) Parks and Recreation powers in accordance with section 190.012(2)(a), Florida Statutes and (2) Security Powers in accordance with section 190.012(2)(d), Florida Statutes.

Respectfully submitted this 22nd day of October, 2024.

HBWB Development Services LLC
a Florida limited liability company

By: _____
Name: Beth Bradburn
Title: CFO

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22nd day of October, 2024, by Beth Bradburn, as CFO of HBWB Development Services, LLC, a Florida limited liability company, on behalf of the company, who is ☑ personally known to me or ☐ has produced _____ as identification.

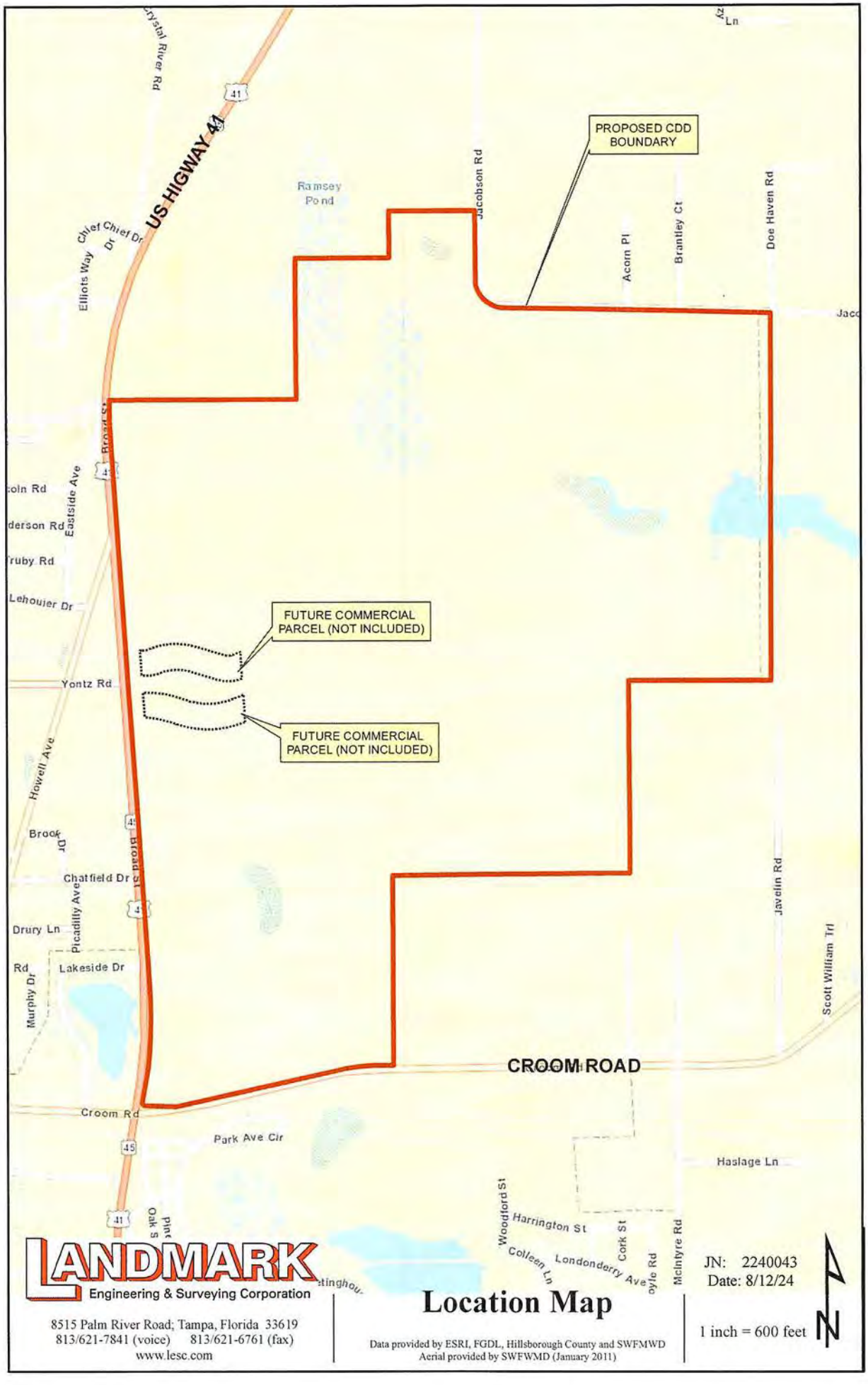
_____
Notary Public

[Notary Seal]

Notary Public State of Florida
Dee F. McMahon
My Commission HH 366328
Expires 2/26/2027

Dee F. McMahon
Name typed, printed or stamped
My Commission Expires: 2-26-2027

Composite Exhibit A



LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road; Tampa, Florida 33619
813/621-7841 (voice) 813/621-6761 (fax)
www.lesc.com

Location Map

Data provided by ESRI, FGDL, Hillsborough County and SWFMWD
Aerial provided by SWFWMD (January 2011)

JN: 2240043
Date: 8/12/24

1 inch = 600 feet

N



LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road; Tampa, Florida 33619
813/621-7841 (voice) 813/621-6761 (fax)
www.lesc.com

Aerial Map

Data provided by ESRI, FGDL, Hillsborough County and SWFMWD
Aerial provided by SWFWMD (January 2011)

1 inch = 600 feet

N

Exhibit B

MILKAWAY CDD
LEGAL DESCRIPTION

DESCRIPTION: (CDD PROPERTY)

PARCEL I:

THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LYING NORTH OF JACOBSON ROAD AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 88 DEGREES 56 MINUTES 41 SECONDS EAST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER, 673.60 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST' QUARTER; THENCE SOUTH 00 DEGREES 59 MINUTES 35 SECONDS WEST, ALONG THE EAST BOUNDARY OF SAID NORTHWEST QUARTER, 18.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JACOBSON ROAD; THENCE NORTH 87 DEGREES 28 MINUTES; 31 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 342.51 FEET; THENCE NORTH 87 DEGREES 12 MINUTES 55 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 331.38 FEET TO THE POINT OF BEGINNING.

PARCEL II:

THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

PARCEL III:

THE NORTHEAST 1/4 OF THE OF THE NORTHEAST 1/4; AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND; ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY NO. 41 AND LYING NORTH OF CROOM ROAD; ALL LYING AND SITUATE. IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST; THENCE NORTH 0 DEGREES 21 MINUTES 17 SECONDS WEST ALONG THE EAST BOUNDARY OF THE

NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 596.88 FEET; THENCE THE SOUTH 77 DEGREES 15 MINUTES 55 SECONDS WEST, 1046.01 FEET; THENCE NORTH 87 DEGREES 09 MINUTES 30 SECONDS WEST, 107.94 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 41; THENCE NORTH 08 DEGREES 49 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 08 DEGREES 49 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY 60.00 FEET; THENCE SOUTH 39 DEGREES 32 MINUTES 00 SECONDS EAST, 22.75 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 23 SECONDS EAST, 228.98 FEET; THENCE SOUTH 75 DEGREES 20 MINUTES 44 SECONDS WEST, 83.16 FEET TO A POINT IN A CURVE (NON-TANGENT); THENCE WESTERLY ALONG THE ARC OF A CURVE RIGHT 78.37 FEET, SAID CURVE HAVING A RADIUS OF 344.50 FEET AND A CHORD OF SOUTH 81 DEGREES 02 MINUTES 00 SECONDS WEST, 78.20 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 44 SECONDS WEST, 94.92 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING EAST OF U.S. HIGHWAY NO. 41: THE WEST 1/2 OF THE NORTHEAST 1/4, OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11.

PARCEL V:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

LESS AND EXCEPT:

(FUTURE COMMERCIAL PARCEL 1)

A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S.89°49'48"W., 1704.53 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE S.00°10'12"E., 83.47 FEET TO THE POINT OF

BEGINNING; THENCE S.03°29'21"E., 194.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 680.00 FEET; THENCE SOUTHWESTERLY, 490.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°21'33" (CHORD BEARS S.88°21'24"W., 480.27 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1010.00 FEET; THENCE NORTHWESTERLY, 231.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'22" (CHORD BEARS N.77°32'31"W., 231.41 FEET); THENCE N.04°03'31"W., 169.32 FEET; THENCE S.89°46'38"E., 57.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 533.50 FEET; THENCE SOUTHEASTERLY, 118.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'10" (CHORD BEARS S.83°25'33"E., 118.04 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1190.00 FEET; THENCE SOUTHEASTERLY, 126.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'38" (CHORD BEARS S.74°01'09"E., 126.85 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY, 423.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°34'05" (CHORD BEARS N.84°45'08"E., 411.26 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

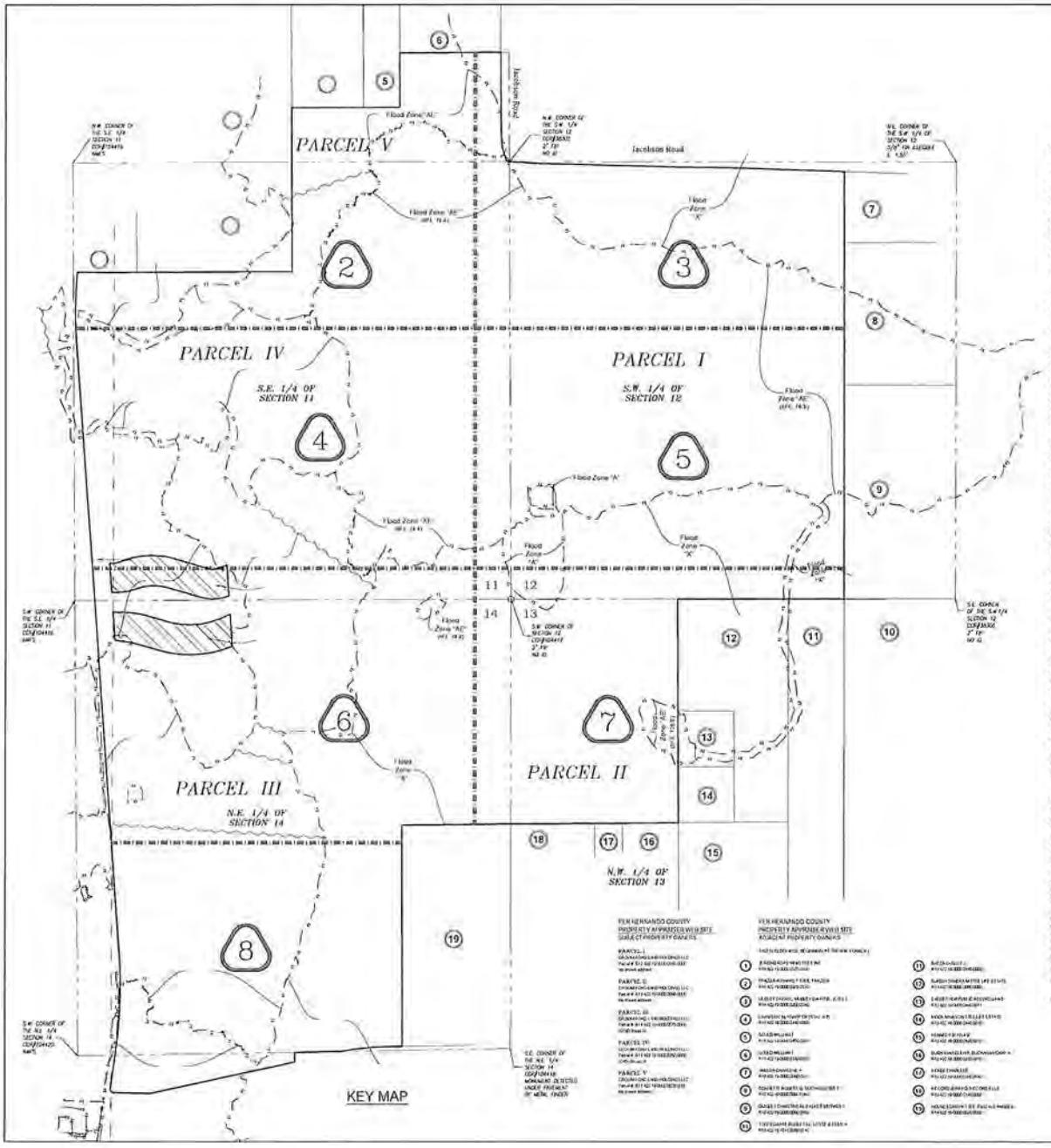
(FUTURE COMMERCIAL PARCEL 2)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE S.89°49'47"W., 1712.83 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SOUTHEAST 1/4 OF SECTION 11; THENCE N.00°10'13"W., 25.20 FEET TO THE POINT OF BEGINNING; THENCE S.69°32'41"W., 2.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHWESTERLY, 177.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°57'18" (CHORD BEARS S.88°01'21"W., 174.31 FEET); THENCE N.73°30'00"W., 195.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 326.50 FEET; THENCE SOUTHWESTERLY, 217.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°06'16" (CHORD BEARS S.87°26'51"W., 213.16 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 243.50 FEET; THENCE SOUTHWESTERLY, 92.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°49'39" (CHORD BEARS S.79°18'33"W., 92.20 FEET); THENCE N.89°46'38"W., 38.51 FEET; THENCE N.04°03'31"W., 176.56 FEET; THENCE S.89°46'38"E., 15.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 120.00 FEET; THENCE

NORTHEASTERLY, 46.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°25'23" (CHORD BEARS N.79°00'41"E., 46.66 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 506.50 FEET; THENCE NORTHEASTERLY, 342.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°42'00" (CHORD BEARS N.87°08'59"E., 335.65 FEET); THENCE S.73°30'00"E., 205.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 95.00 FEET; THENCE NORTHEASTERLY, 61.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°57'18" (CHORD BEARS N.88°01'21"E., 60.22 FEET); THENCE N.69°32'41"E., 57.01 FEET; THENCE S.03°29'21"E., 188.19 FEET TO THE POINT OF BEGINNING.

REMAINING CDD PROPERTY CONTAINING 434.18 ACRES, MORE OR LESS.



LEGEND

SYMBOLS

MATCH LINE

① - ADJACENT PROPERTY OWNER #

3 - SHEET NUMBER

N

Scale: 1" = 300'

0 75 150 300

GRAPHIC SCALE (IN FEET)

DESCRIPTION: (CDD Property)

PARCEL I

THE WEST 594.00' OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LYING NORTH OF JACOBSON ROAD AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, THENCE SOUTH 88 DEGREES 55 MINUTES 45 SECONDS EAST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER, 673.40 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 55 MINUTES 55 SECONDS WEST, ALONG THE EAST BOUNDARY OF SAID NORTHWEST QUARTER, 18.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JACOBSON ROAD; THENCE NORTH 81 DEGREES 28 MINUTES 21 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 343.51 FEET; THENCE NORTH 87 DEGREES 12 MINUTES 16 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 331.38 FEET TO THE POINT OF BEGINNING.

PARCEL II

THE WEST 594.00' OF THE NORTH 557.16' OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

PARCEL III

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND ALL THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY NO. 41 AND LYING NORTH OF CROOM ROAD, ALL LYING AND SITUATE IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST; THENCE NORTH 01 DEGREES 21 MINUTES 17 SECONDS WEST ALONG THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 664.88 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 55 SECONDS WEST, 1045.01 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 05 SECONDS WEST, 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 41; THENCE NORTH 08 DEGREES 48 MINUTES 03 SECONDS EAST ALONG SAID RIGHT OF WAY, 12.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 08 DEGREES 48 MINUTES 03 SECONDS EAST ALONG SAID RIGHT OF WAY 80.04 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 59 SECONDS EAST, 89.75 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 39 SECONDS EAST, 928.88 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 20 SECONDS WEST, 81.14 FEET TO A POINT IN A CURVE (NON-TANGENT); THENCE WESTERLY ALONG THE ARC OF A CURVE, RIGHT 78.37 FEET, SAID CURVE HAVING A RADIUS OF 348.50 FEET AND A CHORD OF SOUTH 81 DEGREES 01 MINUTES 00 SECONDS WEST, 78.20 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 44 SECONDS WEST, 849.83 FEET TO THE POINT OF BEGINNING.

RANGE I (N)

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING EAST OF U.S. HIGHWAY NO. 41: THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA. THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11.

PARCEL V

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

LESS AND EXCEPT

(FUTURE COMMERCIAL PARCEL 1)

A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S 89°49'49"W, 1334.33 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE S 00°10'29" E 83.47 FEET TO THE POINT OF BEGINNING; THENCE S 03°28'31" E, 184.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 680.00 FEET; THENCE SOUTHWESTERLY, 450.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°31'23" (CHORD BEARS S 58°21'24"W, 483.27 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1010.00 FEET; THENCE NORTHWESTERLY, 231.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°08'29" (CHORD BEARS N 77°35'31"W, 231.31 FEET); THENCE N 84°09'31"W, 198.33 FEET; THENCE S 84°49'38"W, 57.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 530.53 FEET; THENCE SOUTHWESTERLY, 198.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°24'27" (CHORD BEARS S 84°25'25"W, 197.14 FEET); THENCE S 73°43'11"W, 118.54 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1530.00 FEET; THENCE SOUTHEASTERLY, 130.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°53'36" (CHORD BEARS S 74°39'59"E, 130.57 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 520.00 FEET; THENCE NORTHEASTERLY, 423.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°41'55" (CHORD BEARS N 84°45'58"E, 412.28 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT

(FUTURE COMMERCIAL PARCEL 2)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE S 89°49'49"W, 1312.89 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SOUTHEAST 1/4 OF SECTION 11; THENCE N 00°10'11"W, 25.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°49'49"W, 2.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 275.50 FEET; THENCE SOUTHWESTERLY, 147.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°37'18" (CHORD BEARS S 89°01'31"W, 145.52 FEET); THENCE N 73°43'09"W, 165.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 329.50 FEET; THENCE SOUTHWESTERLY, 217.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°45'18" (CHORD BEARS S 87°24'51"W, 213.19 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 263.50 FEET; THENCE SOUTHWESTERLY, 87.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°05'28" (CHORD BEARS S 78°18'33"W, 87.37 FEET); THENCE N 87°53'39"W, 38.61 FEET; THENCE N 04°02'31"W, 198.58 FEET; THENCE S 88°46'38"E, 13.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 120.00 FEET; THENCE NORTHEASTERLY, 48.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°53'09" (CHORD BEARS N 78°02'47"E, 48.68 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 168.50 FEET; THENCE NORTHEASTERLY, 345.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 117°22'03" (CHORD BEARS N 89°58'53"E, 335.85 FEET); THENCE S 31°20'05"E, 205.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 85.00 FEET; THENCE NORTHEASTERLY, 41.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°39'18" (CHORD BEARS N 88°20'21"E, 40.29 FEET); THENCE N 68°20'41"E, 57.01 FEET; THENCE S 09°29'27"E, 188.18 FEET TO THE POINT OF BEGINNING.

REMAINING 605 PROPERTY CONTAINING 434.16 ACRES, MORE OR LESS.

FLOOD ZONE

LOCATION MAP
HERNANDO COUNTY, FLORIDA
SECTION 11, 12, 13 & 14,
TOWNSHIP 22 SOUTH, RANGE 19 EAST

COMMUNITY DEVELOPMENT DISTRICT EXHIBIT

This Survey Certified To:

REVISIONS					
Description	Date	Dwn	Chkd	Order No.	
					Drawn: JMH
					Client No: 55085
					Checked:
					Original No.: 2230079
					Current No.: 2230079

SURVEYOR'S CERTIFICATE

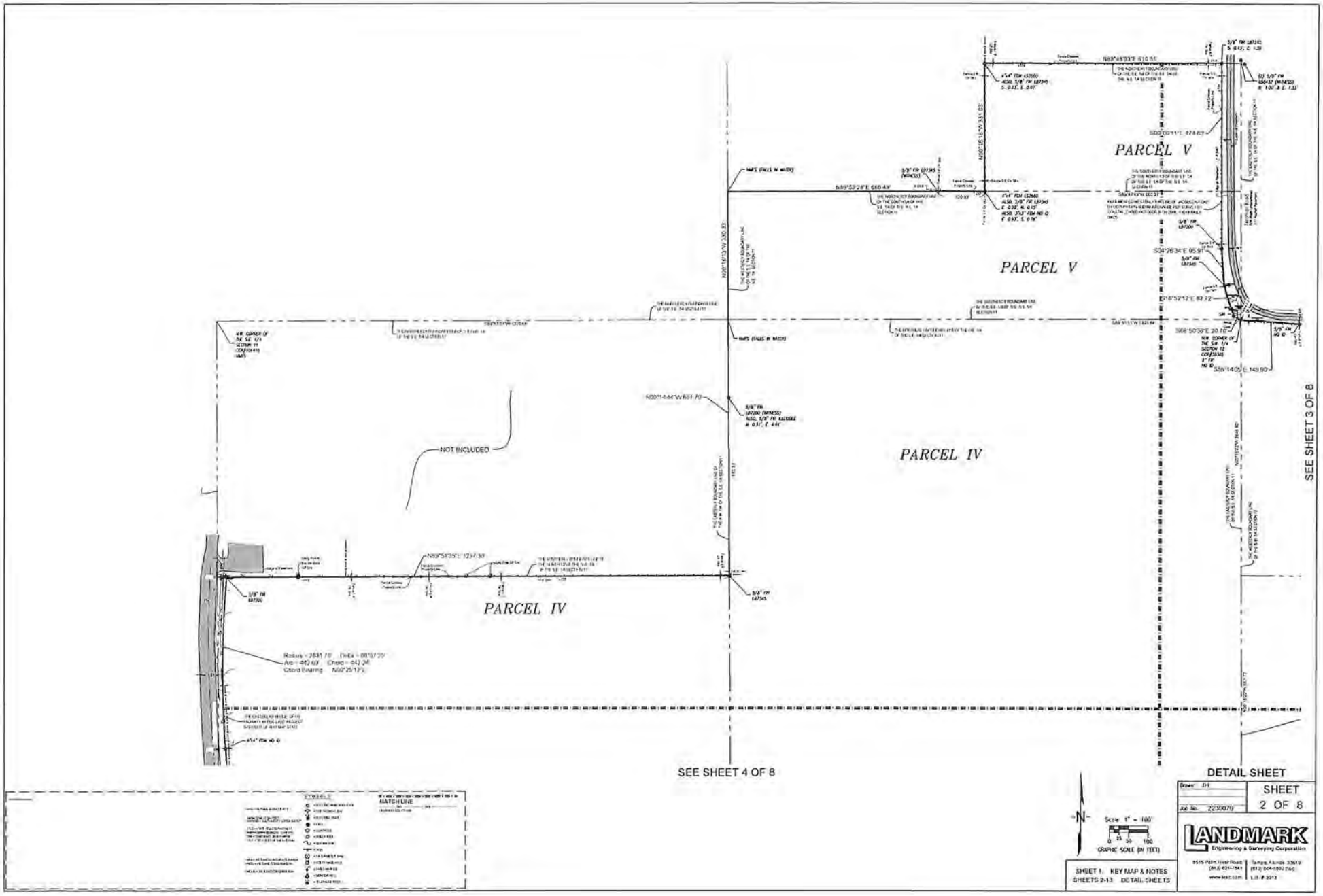
JAKE W. HARRIS
STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 7341
Survey Date: 12-23-2023

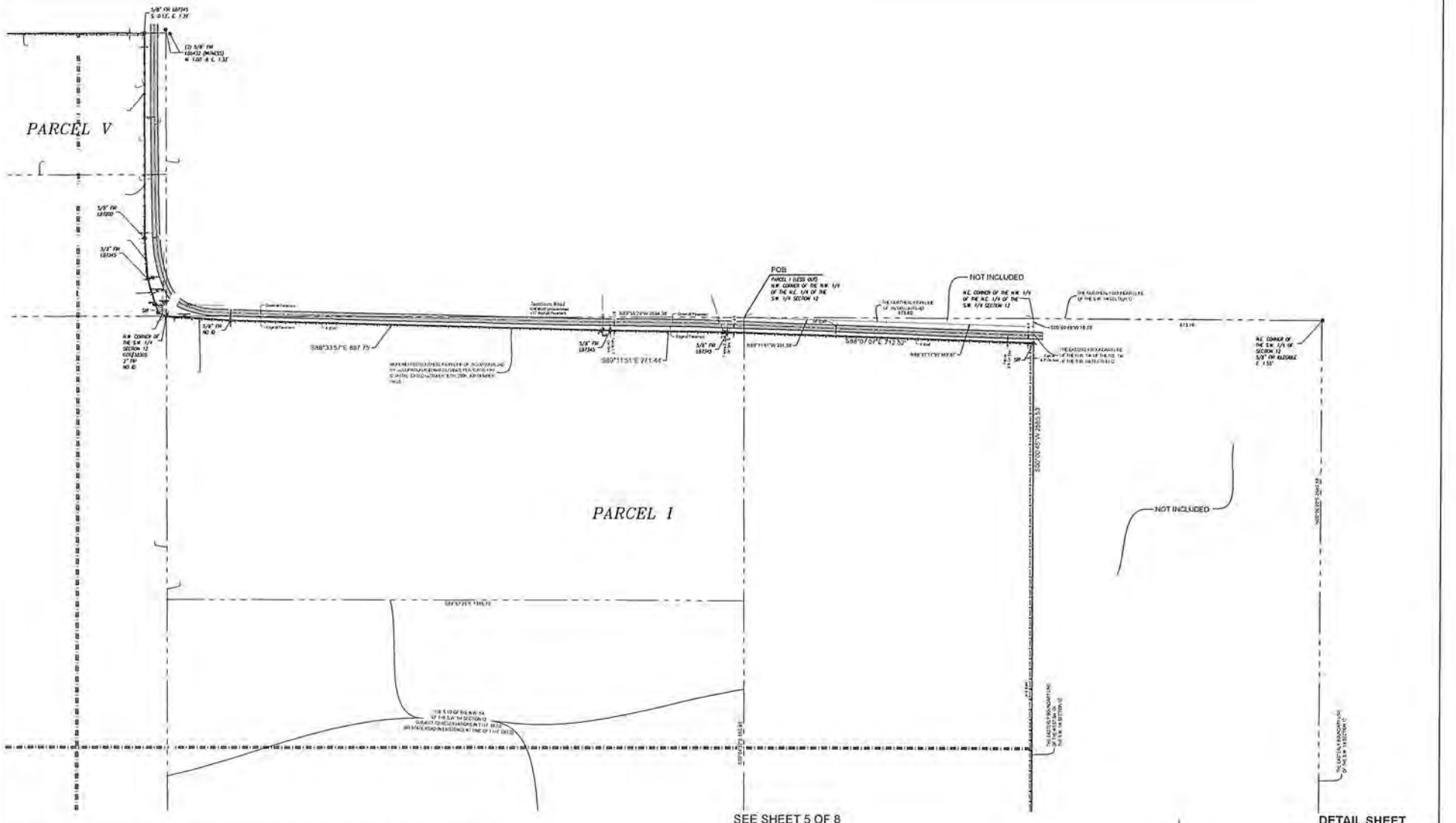
LANDMARK
Engineering & Surveying Corporation
8510 Palm River Road (813) 621-3841
Tampa, Florida 33619 (813) 664-1832 (fax)
www.lmkc.com L.B. # 3913

SHEET 1: KEY MAP & NOTES
SHEETS 2-13: DETAIL SHEETS

SHEET 1 OF 8

Sec. 11/12/13/14 Twp. 22 S. Rge. 19 E.


PARCEL V
PARCEL V
PARCEL IV
PARCEL IV
NOT INCLUDED
SEE SHEET 3 OF 8
SEE SHEET 4 OF 8
DETAIL SHEET
MATCH LINE
Scale: 1" = 100'
GRAPHIC SCALE (IN FEET)
SHEET 1: KEY MAP & NOTES
SHEETS 2-13: DETAIL SHEETS
Drawn: JH
Job No. 2230070
SHEET 2 OF 8
LANDMARK
Engineering & Surveying Corporation



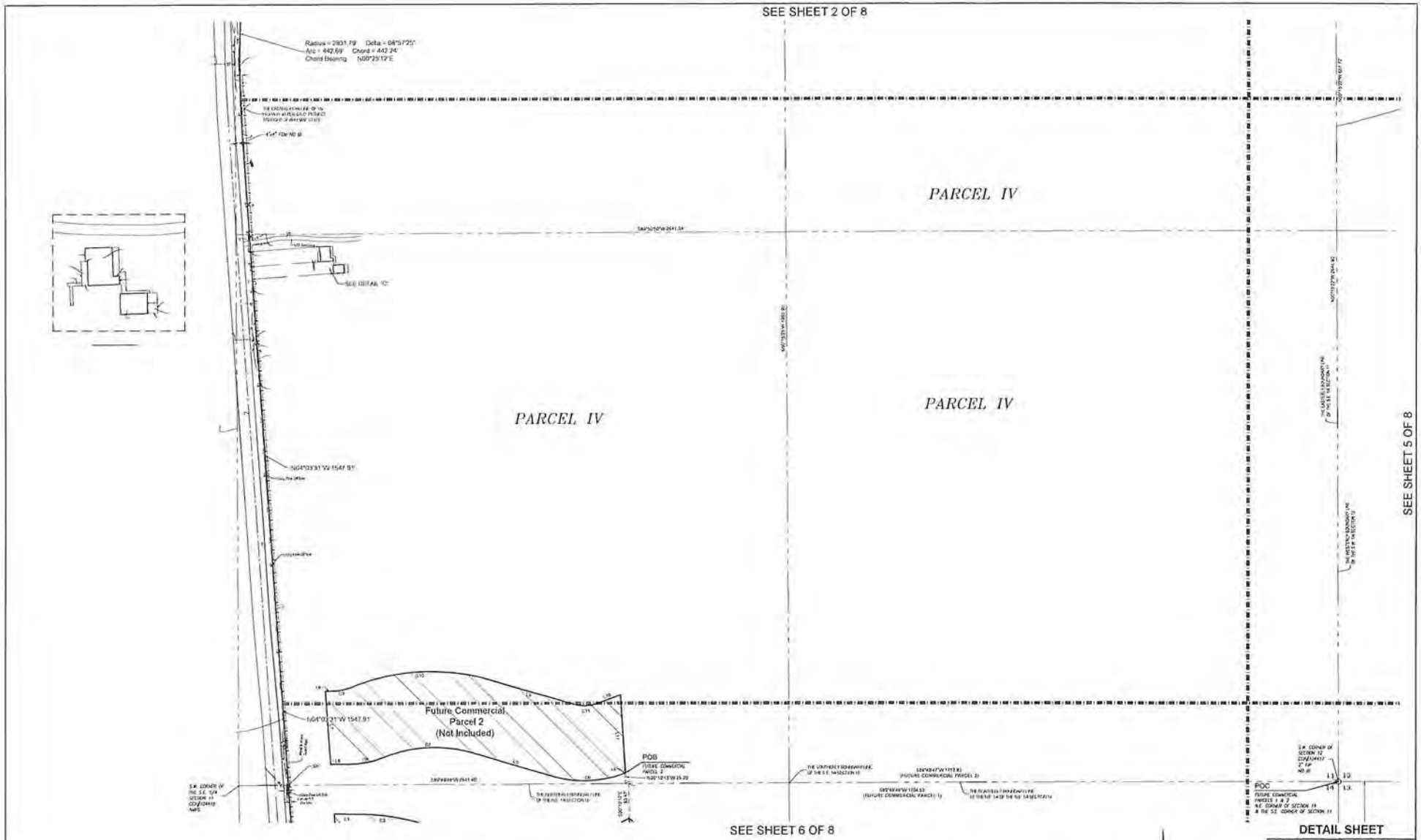
SHEET 1: KEY MAP & NOTES
SHEETS 2-13: DETAIL SHEETS

Scale: 1" = 100'
0 25 50 100
GRAPHIC SCALE (IN FEET)

DETAIL SHEET

Drawn: JH
Job No. 2230079
SHEET 3 OF 8

LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1632 (fax)
www.lsc.com | L.B. # 2913



SYMBOLS

MATCH LINE

LINE TABLE		
Line #	Bearing	Distance
L1	S01°29'21"E	134.38'
L2	N04°03'31"W	140.32'
L3	S89°48'38"E	57.44'
L4	S40°32'41"W	2.09'
L5	N73°20'02"W	105.87'
L6	N89°48'38"W	34.11'
L7	N04°03'31"W	176.38'
L8	S89°48'38"E	15.54'
L9	S73°20'00"E	205.04'
L10	N89°32'41"E	57.01'
L11	S01°29'21"E	188.18'

CURVE TABLE					
Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C1	660.00'	41°31'33"	480.86'	493.27'	S08°21'24"W
C2	1015.00'	13°05'22"	231.92'	231.41'	N17°32'51"W
C3	533.50'	17°42'13"	118.28'	118.04'	S08°29'33"E
C4	1180.00'	06°06'30"	126.91'	126.85'	S04°01'59"E
C5	500.00'	49°34'05"	423.84'	411.20'	N66°45'08"E
C6	375.00'	38°57'18"	177.37'	174.31'	S08°51'21"W
C7	326.50'	38°28'15"	217.14'	213.18'	S01°29'51"W
C8	243.50'	21°43'39"	93.76'	93.20'	S19°19'33"W
C9	120.00'	22°25'22"	46.98'	46.68'	N29°00'41"E
C10	508.50'	38°42'00"	343.11'	335.65'	N89°08'53"E
C11	95.00'	36°57'18"	61.37'	60.72'	N88°01'21"E

N

Scale: 1" = 100'

0 25 50 100

GRAPHIC SCALE (IN FEET)

SHEET 1: KEY MAP & NOTES
SHEETS 2-13: DETAIL SHEETS

Drawn: JH

Job No.: 2230079

SHEET 4 OF 8

LANDMARK
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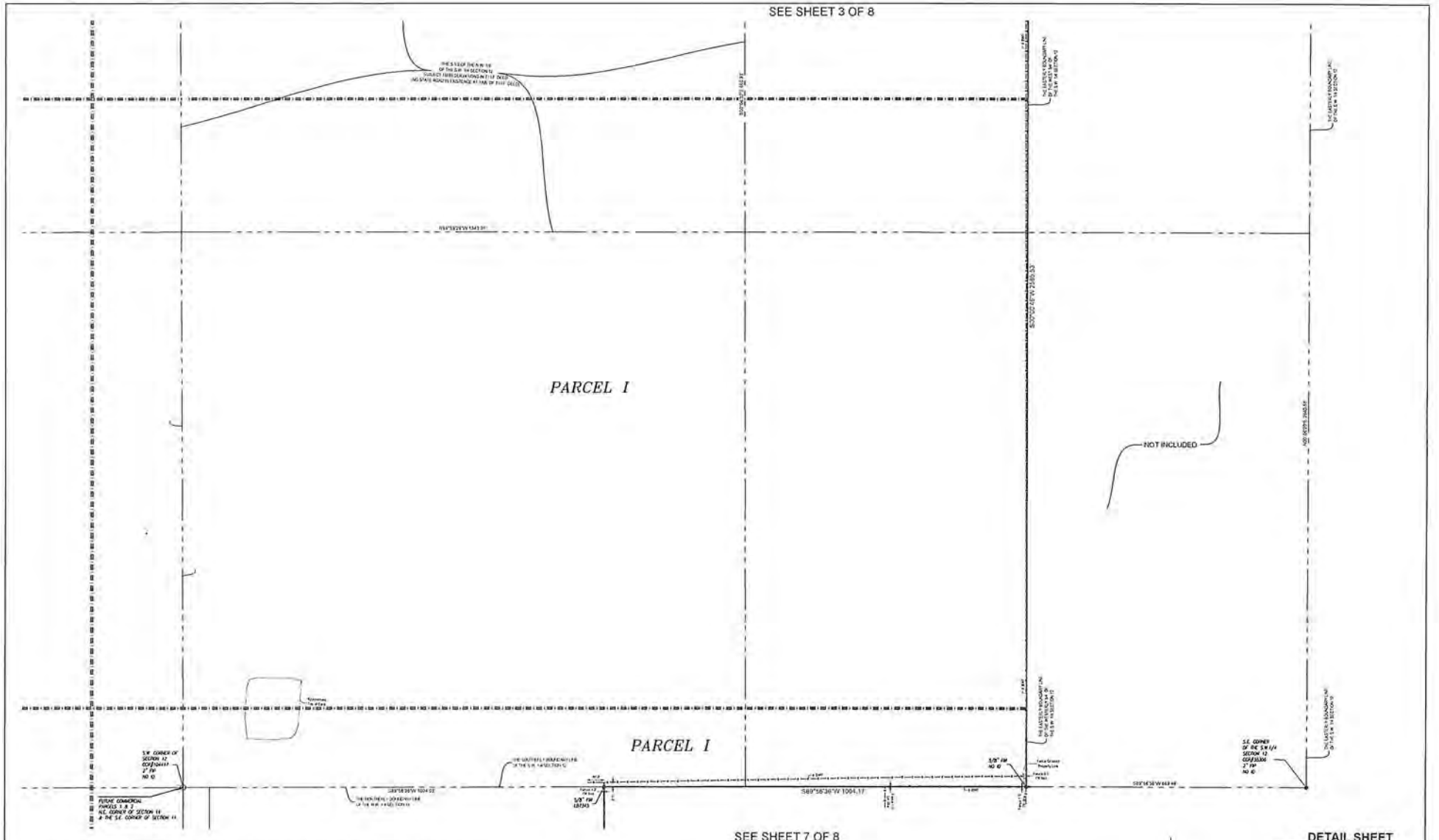
L.B. # 2012

SEE SHEET 3 OF 8



SEE SHEET 7 OF 8

SYMBOLS

MATCH LINE

Scale: 1" = 100'

0 25 50 100

GRAPHIC SCALE (IN FEET)

SHEET 1: KEY MAP & NOTES
SHEETS 2-13: DETAIL SHEETS

DETAIL SHEET

Drawn: JH

Job No.: 2230079

SHEET 5 OF 8

LANDMARK
Engineering & Surveying Corporation
6515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1632 (fax)
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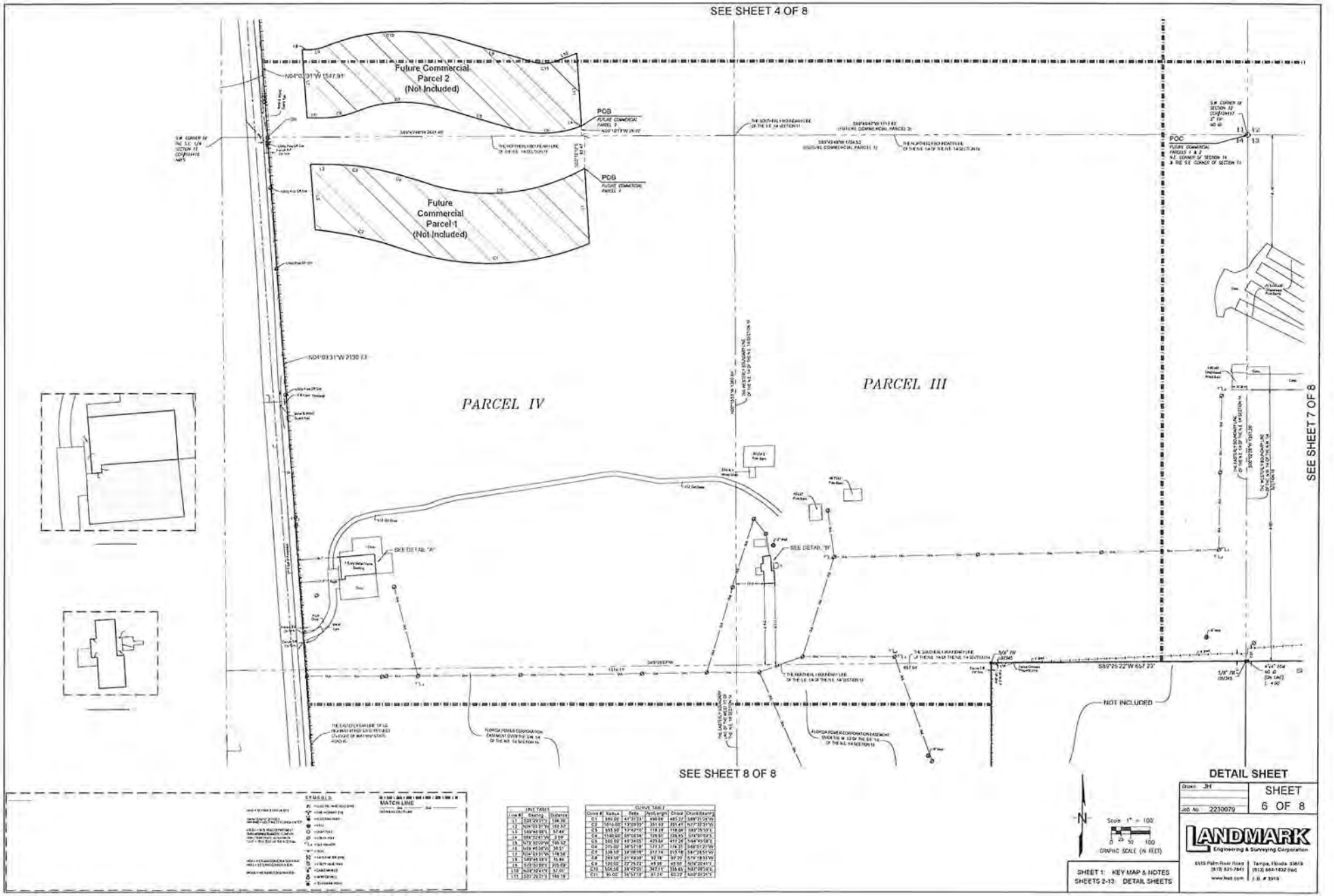
SEE SHEET 4 OF 8
Future Commercial Parcel 2 (Not Included)
Future Commercial Parcel 1 (Not Included)
POB
POC
PARCEL IV
PARCEL III
SEE SHEET 7 OF 8
SEE SHEET 8 OF 8
SEE DETAIL "A"
SEE DETAIL "B"
NOT INCLUDED
S89°25'22"W 657.23'
N04°03'31"W 2130.13'
N04°03'31"W 1547.91'
S89°43'48"W 2641.45'
S89°25'22"W 1314.11'
FLORIDA POWER CORPORATION EASEMENT OVER THE SW 1/4 OF THE NE 1/4 SECTION 14
FLORIDA POWER CORPORATION EASEMENT OVER THE SE 1/4 OF THE NE 1/4 SECTION 14
THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #19 (S.R. #55) (100' R/W)
THE NORTHERLY BOUNDARY LINE OF THE NE 1/4 OF THE NE 1/4 SECTION 14
THE NORTHERLY BOUNDARY LINE OF THE SE 1/4 OF THE NE 1/4 SECTION 14
THE WESTERLY BOUNDARY LINE OF THE NE 1/4 OF THE NE 1/4 SECTION 14
THE EASTERLY BOUNDARY LINE OF THE NE 1/4 OF THE NE 1/4 SECTION 14
THE NORTHERLY RIGHT-OF-WAY LINE OF THE SE 1/4 OF THE NE 1/4 SECTION 14
THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SE 1/4 SECTION 11
THE NORTHERLY BOUNDARY LINE OF THE SE 1/4 OF THE NE 1/4 SECTION 14
THE WESTERLY BOUNDARY LINE OF THE SE 1/4 OF THE NE 1/4 SECTION 14
THE EASTERLY BOUNDARY LINE OF THE SE 1/4 OF THE NE 1/4 SECTION 14
S.W. CORNER OF THE S.E. 1/4 SECTION 11 (CGS#24417)
S.W. CORNER OF SECTION 12 (CGS#24417)
N.E. CORNER OF SECTION 14 & THE S.E. CORNER OF SECTION 11
FUTURE COMMERCIAL PARCELS 1 & 2
Pond 1
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Pond 9
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Pond 12
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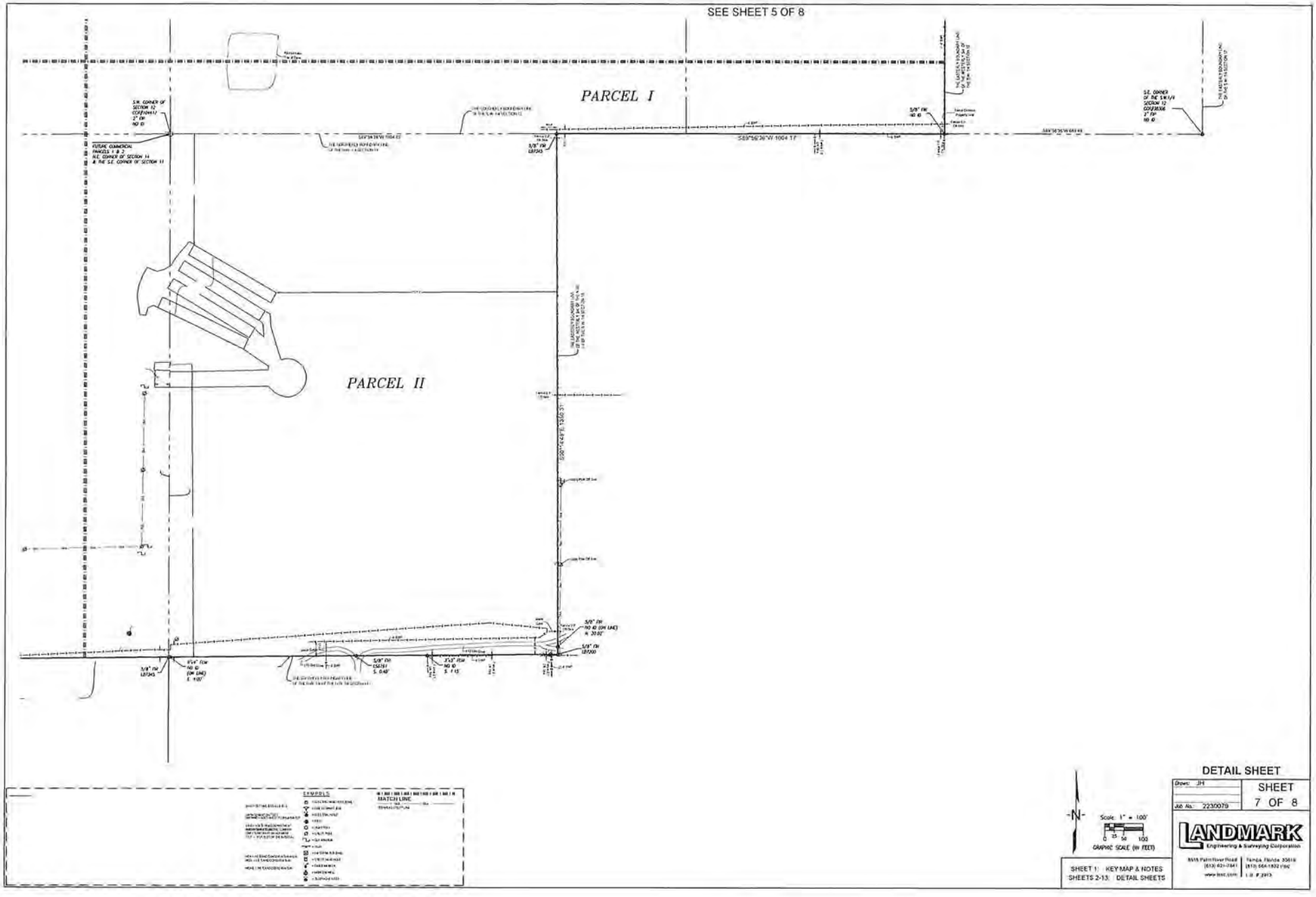
Job No. 2230079
SHEET 6 OF 8
LANDMARK
Engineering & Surveying Corporation
6515 Palm River Road (813) 621-7845 Tampa, Florida 33619 (813) 664-1832 (fax)
www.lsc.com
L.B. # 3913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SHEETS 2-13: DETAIL SHEETS
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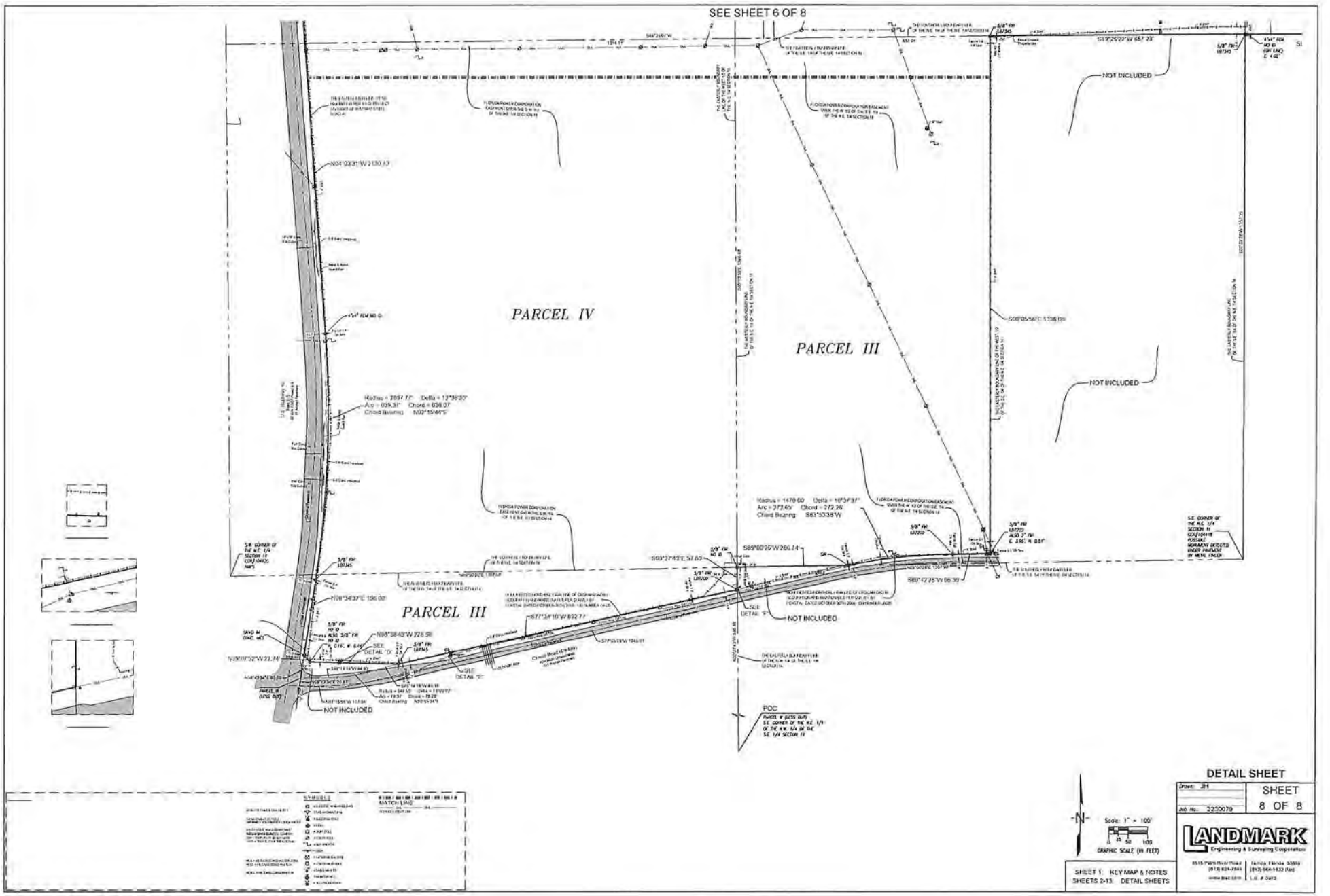
LANDMARK
Engineering & Surveying Corporation



DETAIL SHEET

Drawn: JH

Job No.: 2230079

SHEET 8 OF 8

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GRAPHIC SCALE (IN FEET)

SHEET 1: KEY MAP & NOTES
SHEETS 2-13: DETAIL SHEETS

LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1632 (fax)
www.lsac.com | L.B. # 3912

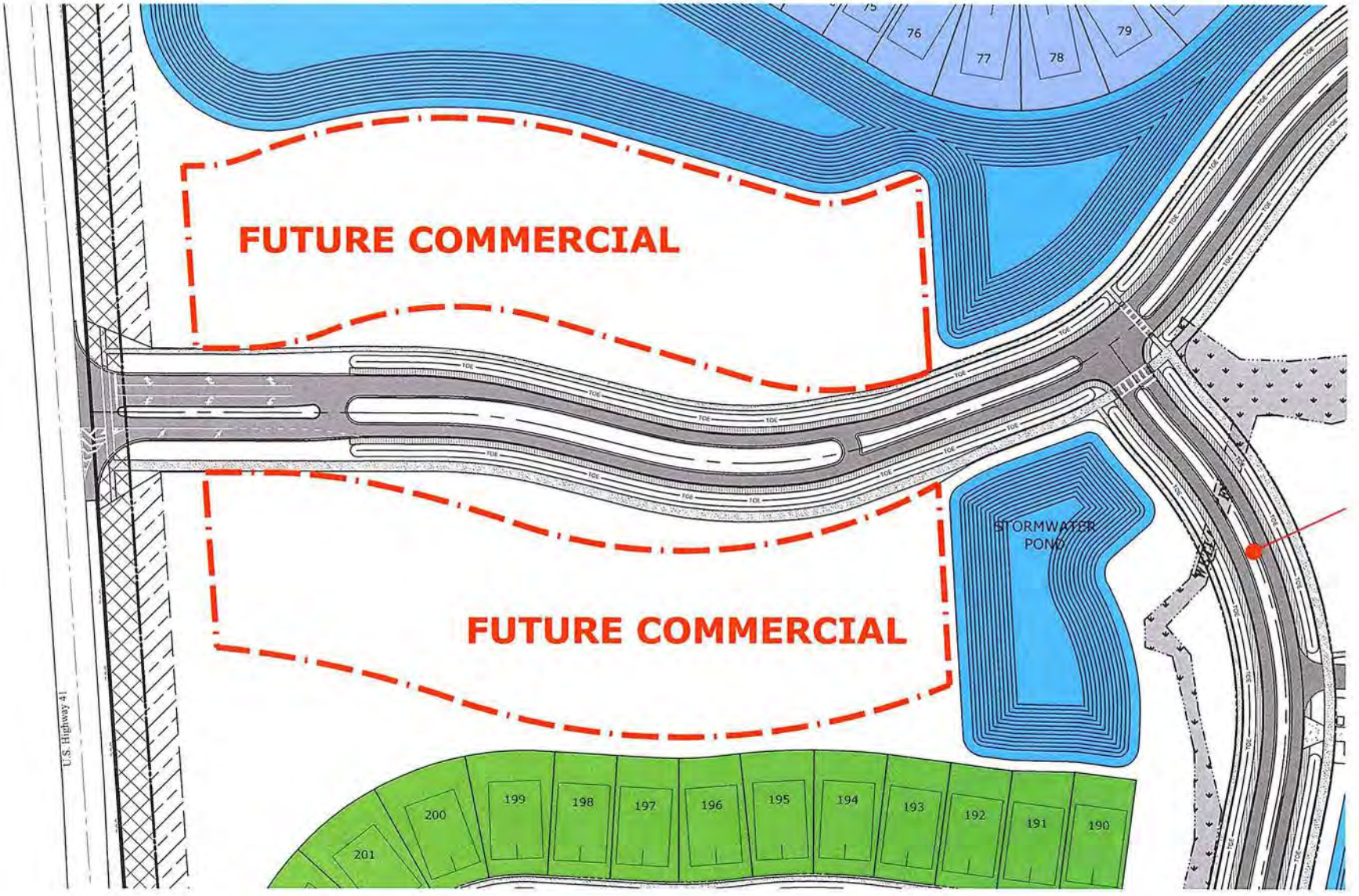
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Exhibit C

Docusign Envelope ID: F2752BD1-A6B3-48FB-BCB2-815FF03EE613

CONSENT AND JOINDER OF LANDOWNERS TO ESTABLISHMENT OF THE MILKAWAY COMMUNITY DEVELOPMENT DISTRICT

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

The undersigned understands and acknowledges that HBWB Development Services, LLC, a Florida limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the 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 which 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. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to establishment of the Community Development District in substantially this form.

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

Executed this 27 day of October, 2024.

Croom Road Land Holdings, LLC
a Florida limited liability company

By: _____
Name: Adam Harden
Title: Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22 day of October, 2024, by Adam Harden, as Manager of Croom Road Land Holdings, LLC, a Florida limited liability company, on behalf of the company, who is ☑ personally known to me or ☐ has produced _____ as identification.

Cassidi Cutini
Notary Public

[Notary Seal]

CASSIDI CUTINI
Notary Public - State of Florida
Commission # HH 152418
My Comm. Expires Jul 12, 2025
Bonded through National Notary Assn.

Cassidi Cutini
Name typed, printed or stamped
My Commission Expires: July 12, 2025

nstr #2014026819 BK: 3097 PG: 1785, Filed & Recorded: 5/23/2014 4:18 PM CVG Deputy Clk, #Pgs:5
)on Barbee Jr,Clerk of the Circuit Court Hernando CO FL Rec Fees: $44.00

5/3

Exhibit "A"

Prepared By
When Recorded Return To:

Samantha F. Grafals
Holland & Knight LLP
222 Lakeview Avenue, Suite 1000
West Palm Beach, Florida 33401

RECORDING COVER PAGE

DOCUMENT: Special Warranty Deed

GRANTOR: Florida Community Bank, N.A.

GRANTEE: Croom Road Land Holdings, LLC

LEGAL DESCRIPTION: See Legal Description in Deed

NOTE TO CLERK: This deed is being rerecorded to correct a scrivener's error in the name of Grantee.

This cover page is provided for the Clerk's recording information purposes only. The complete document immediately follows this page.

R-ENV

HOLLAND & KNIGHT LLP
701 BRICKELL AVE
SUITE 3000
MIAMI, FL

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

Josias N. Dewey
Holland & Knight LLP
Suite 3000
701 Brickell Avenue
Miami, Florida 33131

1801100.00

INSTR #2014012205 BK: 3079 PG 1143 Page 1 of 4
FILED & RECORDED 3/12/2014 11:41 AM PAG Deputy Clk
Don Barbee Jr, HERNANDO County Clerk of the Circuit Court
Deed Doc Stamp: $12,600.70

SPECIAL WARRANTY DEED*

This Special Warranty Deed, is made the 7 day of March, 2014, by **FLORIDA COMMUNITY BANK, N.A.**, a national banking association, as successor-by-merger to Great Florida Bank, whose address is 2500 Weston Road, Suite 300, Weston, Florida 33331 ("**Grantor**"), in favor of **CROOM LAND HOLDINGS, LLC**, a Florida limited liability company whose address is 701 S Howard Ave, STE 106-322, Tampa, Florida 33606 (together, the "**Grantee**").

GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the real property located in Hernando County, Florida, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

TO HAVE AND TO HOLD, the same together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the use, benefit and behalf of the Grantee forever.

This conveyance is made subject to the following:

1. All liens, encumbrances, easements, covenants, conditions and restrictions affecting the Property;
2. All matters shown in the public records, without any intent to reimpose same;
3. Ad valorem real estate taxes and assessments for the year 2014 and all subsequent years;
4. The rights of tenants under any leases affecting the Property;
5. All matters that would be disclosed by a correct survey of the Property; and
6. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

*Re-recorded to correct Grantee name to read CROOM ROAD LAND HOLDINGS, LLC

Together with all tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but none others.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

Print Name: Maite Nitrauk

Print Name: Ilana Pagvaga

FLORIDA COMMUNITY BANK, N.A.,
a national banking association

By: _____
Larry Benton, Senior Vice President

STATE OF FLORIDA)
) **SS**
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 7 day of March, 2014, by Larry Benton, the Senior Vice President of Florida Community Bank, N.A., on behalf of the company; who is personally known to me or who has produced _____ as identification.

MAITE MENDIOLA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE210524
Expires 6/24/2016

Printed Name: Maite Nitrauk
Notary Public
My Commission Expires:

Exhibit "A"

DESCRIPTION OF PROPERTY

The land referred to herein below is situated in the County of Hernando, State of Florida, and is described as follows:

PARCEL I:

THE WEST ¾ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LYING NORTH OF JACOBSON ROAD AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 88 DEGREES 56 MINUTES 41 SECONDS EAST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER, 673.60 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 59 MINUTES 35 SECONDS WEST, ALONG THE EAST BOUNDARY OF SAID NORTHWEST QUARTER, 18.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JACOBSON ROAD; THENCE NORTH 87 DEGREES 28 MINUTES 31 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 342.51 FEET; THENCE NORTH 87 DEGREES 12 MINUTES 55 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 331.38 FEET TO THE POINT OF BEGINNING.

PARCEL II:

THE WEST ¾ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERANDO COUNTY, FLORIDA.

PARCEL III:
THE NORTHEAST ¼ OF THE NORTHEAST ¼; AND THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼, AND; ALL THAT PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ LYING EAST OF U.S. HIGHWAY NO. 41 AND LYING NORTH OF CROOM ROAD; ALL LYING AND SITUATE IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST; THENCE NORTH 0 DEGREES 21 MINUTES 17 SECONDS WEST ALONG THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 596.88 FEET; THENCE THE SOUTH 77 DEGREES 15 MINUTES 55 SECONDS WEST, 1046.01 FEET; THENCE NORTH 87 DEGREES 09 MINUTES 30 SECONDS WEST, 107.94 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 41; THENCE NORTH 08 DEGREES 49 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 08 DEGREES 49 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY 60.00 FEET; THENCE SOUTH 39 DEGREES 32 MINUTES 00 SECONDS EAST, 22.75 FEET; THENCE SOUTH 88 DEGREES 32

MINUTES 23 SECONDS EAST, 228.98 FEET; THENCE SOUTH 75 DEGREES 20 MINUTES 44 SECONDS WEST, 83.16 FEET TO A POINT IN A CURVE (NON-TANGENT); THENCE WESTERLY ALONG THE ARC OF A CURVE RIGHT 78.37 FEET, SAID CURVE HAVING A RADIUS OF 344.50 FEET AND A CHORD OF SOUTH 81 DEGREES 02 MINUTES 00 SECONDS WEST, 78.20 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 44 SECONDS WEST, 94.92 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING EAST OF U.S. HIGHWAY NO. 41: THE WEST ½ OF THE NORTHEAST ¼, OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY FLORIDA, LESS AND EXCEPT THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11.

PARCEL V:

THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ AND THE SOUTH ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Exhibit D

Initial Board of Supervisors

1. Scott Teal – Chairman
   4065 Crescent Park Drive
   Riverview, Florida 33578

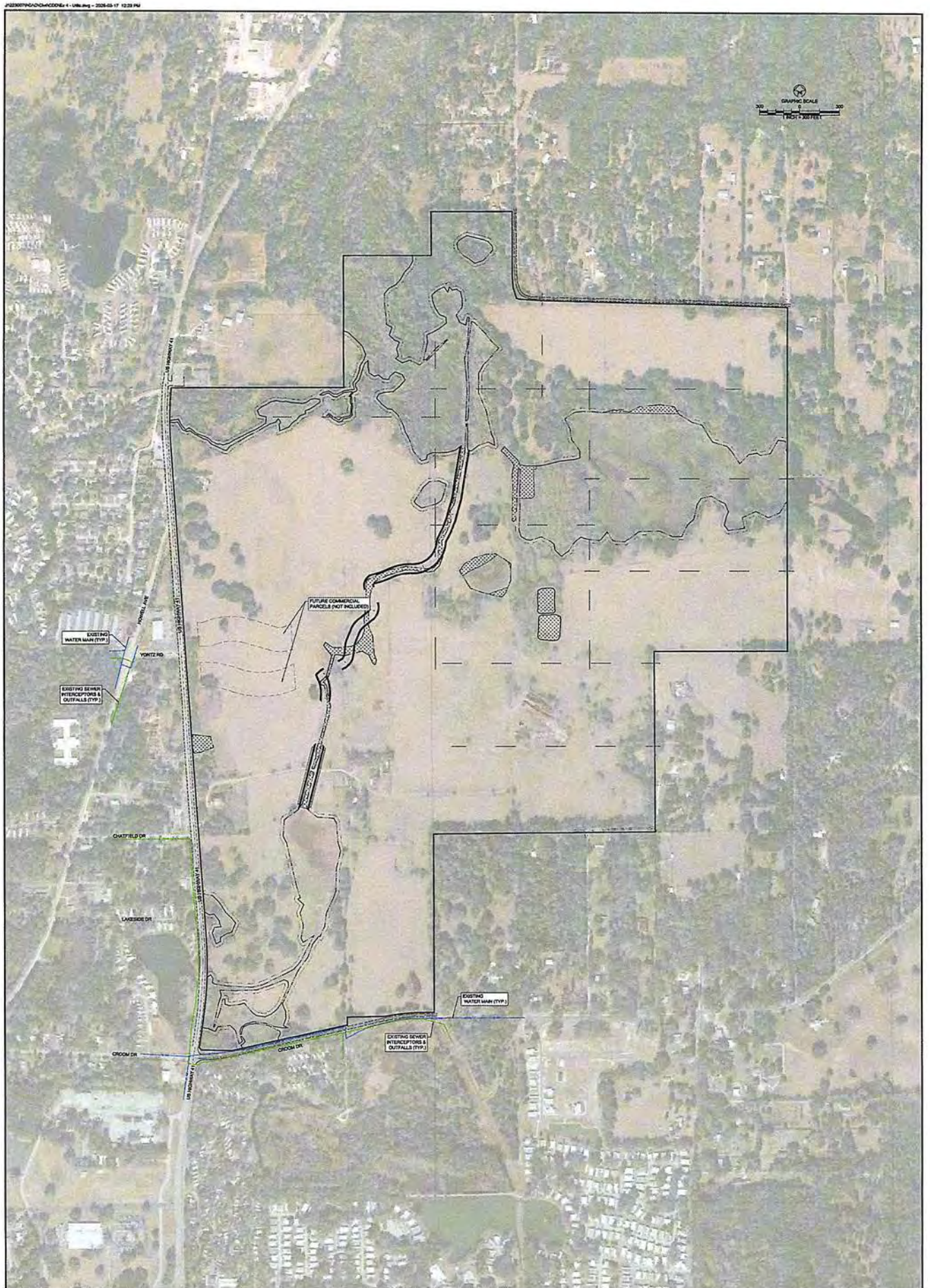
2. Allison Martin – Vice
   4065 Crescent Park Drive
   Riverview, Florida 33578

3. Edith Manual
   4065 Crescent Park Drive
   Riverview, Florida 33578

4. Dale Ostendorf
   4065 Crescent Park Drive
   Riverview, Florida 33578

5. Brandon Cash
   4065 Crescent Park Drive
   Riverview, Florida 33578

Exhibit E



LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 621-5761 (fax)
www.lesc.com | C.A. # 28014

HBWB DEVELOPMENT SERVICES, LLC

4065 CRESCENT PARK DRIVE
RIVERVIEW, FL 33578

MILKAWAY FARMS

CITY OF BROOKSVILLE, FLORIDA

EXISTING UTILITIES

DATE: 2024-04-16
DRAWN BY: KNR
CHECKED BY: TCA
JOB NO.: 2230079

REVISIONS:

TODD C. AMADEN No. 53967
PROFESSIONAL ENGINEER

Composite Exhibit F

MILKAWAY FARMS
Community Development District

Preliminary Development Schedule

Phase	Estimated Start Date	Estimated Completion Date	Number of Lots / Units
1	2025	2026	358
2	2026	2027	335
3	2027	2028	225
TOTAL			918

MILKAWAY
Community Development District

Estimated Construction Costs and Proposed Timetable [4]

Infrastructure	Phase 1 [1] 2025-2026	Phase 2 [1] 2026-2027	Phase 3 [1] 2027-2028	**TOTAL**
Stormwater Management [2][3]	$ 8,159,475	$ 7,592,845	$ 5,235,663	$ 20,987,983
Utilities (Water and Sewer)	$ 3,779,422	$ 3,516,963	$ 2,425,129	$ 9,721,514
Off-Site Improvements	$ 728,942	$ 678,320	$ 467,738	$ 1,875,000
Landscape & Hardscape [5]	$ 2,731,102	$ 2,541,441	$ 1,752,457	$ 7,025,000
Dry Utilities Trenching	$ 298,380	$ 277,659	$ 191,461	$ 767,500
Roadways	$ 1,655,448	$ 1,540,487	$ 1,062,246	$ 4,258,181
Professional Services	$ 1,108,536	$ 1,031,554	$ 711,310	$ 2,851,400
Contingency	$ 2,104,307	$ 1,958,175	$ 1,350,264	$ 5,412,746
TOTAL	**$ 20,565,612**	**$ 19,137,444**	**$ 13,196,267**	**$ 52,899,323**

Notes:
1. Infrastructure consists of stormwater management facilities, water lines, sanitary sewer utilities, entry feature, landscaping and signage, neighborhood parks and recreational facilities.
2. Includes stormwater pond excavation, placement of excavated material, and wetland mitigation. Does not include cost of transportation to or placement of excavated material for private property.
3. Stormwater does not include grading associated with building pads.
4. Estimates are based on 2024 costs.
5. Includes Entry Features, Signage, Hardscape, Landscape, Irrigation, and Fencing.

Updated July 24, 2025

Milkaway Community Development District
Revised Proposed Infrastructure Plan

Facilities	Construction Funded By	Ownership	Operation and Maintenance
Stormwater Management System	CDD	CDD	CDD
Utilities (Water and Sewer)	CDD	City of Brooksville	City of Brooksville
Off-Site Improvements	CDD	FDOT/City of Brooksville	FDOT/City of Brooksville
Landscape & Hardscape	CDD	CDD	CDD
Roadways*	CDD	CDD	CDD

*All roadways will be designed and built in accordance with the City of Brooksville Land Development Code and technical standards. In addition, after the CDD is formed, the City of Brooksville will be granted access easements over all roadways for emergency, fire, and sanitary services.

Exhibit G

Rizzetta & Company

STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

THE PETITION TO ESTABLISH
MILKAWAY
COMMUNITY DEVELOPMENT DISTRICT

September 3, 2024

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I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the City Council of the City of Brooksville, Florida, to establish the Milkaway Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8., F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

> *The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.*

In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., 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.*

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S., is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as pre-conditions for future development.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the City of Brooksville (the "City") as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. The annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida or the City, nor will it place any additional economic burden on those persons not residing within the District.

2. MILKAWAY COMMUNITY DEVELOPMENT DISTRICT

The proposed District will encompass approximately 434.18 +/- acres on which HBWB Development Services, LLC (the "Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 940 residential units. The Petitioner is seeking authority, as outlined in Section 190.012, F.S., to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: stormwater management, utilities (water and

sewer), irrigation, off-site improvements, landscape & hardscape, lighting, professional services, contingencies or any other project, within or outside the boundaries of the District, required by a development order issued by a local government or the subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special assessment revenue bonds. Repayment of these bonds will be through non-ad valorem assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2024), in pertinent part, provides that the elements a Statement of Estimated Regulatory Costs must contain the following:

(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.

(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.

The estimated regulatory impact of establishing the District is summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.

1. **AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:**

A. 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;

Practically, the District, as a "special purpose" entity, does not have the legal authority or operational ability to adversely impact economic growth, job creation, or investment. The Project and its related permits and entitlements exist independently of the proposed District. The improvements and services proposed to be provided by the District will be required for successful implementation of the Project regardless of whether or not the District is established. However, it is expected that any economic impact would be positive in nature, particularly in the short term. Establishment of the District will enable the anticipated construction of public infrastructure improvements, which will yield a demand for construction labor and professional consultants. Additionally, the District may choose to finance improvements by the issue of special assessment revenue bonds, which may be an attractive investment for investors. Furthermore, establishment would be expected to have a positive impact on property values and local real estate sales. See generally Sections 3(b) and 5 below. Thus, there will be no adverse impact on economic growth, private sector job creation or employment, or private sector investment as a result of the establishment of the District.

B. 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;

Any impact on overall business competitiveness and/or innovation resulting from District establishment will presumably be positive in nature. All professional contributors to the creation of the District and anticipated resulting developmental efforts are expected to be either locally or state-based. Once complete, the Project would likely create opportunities for the local real estate industry. Thus, there will be no adverse impact on business competitiveness because of the formation of the proposed District. See generally Section 5 below.

C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF $1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.

A dramatic increase in overall regulatory or transactional costs is highly unlikely. As will be stated in further detail below, the City may incur incidental administrative costs in reviewing the documents germane to the establishment of the District, although these will be recouped by the establishment fee paid to the City.

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 CDD's 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.

See generally Sections 3 and 4 below.

2. 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 in Section 3.a.2. below. 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 Brooksville

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 in Section 3.a.1. below. 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. The City of Brooksville will not incur any costs associated with the construction and/or ongoing maintenance of the roadways.

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.

3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. City of Brooksville ("Agency")

Because the District encompasses less than 2,500 acres, this petition is being submitted to the City of Brooksville (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain one-time administrative costs involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee. The City of Brooksville will not incur any costs associated with the construction and/or ongoing maintenance of the roadways.

Once the District has been established, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the City and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the City. Since there are no legislative requirements for review or action, the City should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of $175 per District per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements of Chapter 189, F.S. This amount would be funded by District

revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

3. The District

The District will incur costs for operations and maintenance of its facilities and for its administration. The District will also incur ongoing maintenance of the roadways. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that

no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

In summary, establishing the District will not create any significant economic costs for the State of Florida or for the City.

4. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE:

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District. An estimate of these facilities and services, along with their estimated costs, are provided below.

Summary of Estimated Construction Costs for District Public Infrastructure Improvements[4]

Description	Estimated Costs[1]
Stormwater Management[2][3]	$10,400,000
Utilities (Water and Sewer)	$9,000,000
Irrigation	$1,200,000
Off-Site Improvements	$3,000,000
Landscape & Hardscape[5]	$8,500,000
Lighting	$1,400,000
Professional Services	$1,450,000
Contingency (10%)	$3,550,000
Total	**$38,500,000**

Notes:

1. Infrastructure consists of stormwater management facilities, water lines, sanitary sewer utilities, entry feature, landscaping and signage, neighborhood parks and recreational facilities.
2. Includes stormwater pond excavation, placement of excavated material and wetland mitigation. Does not include cost of transportation to or placement of excavated material for private property.
3. Stormwater does not include grading associated with building pads.

4. Estimates are based on 2024 costs.
5. Includes Entry Features, Signage, Hardscape, Landscape, Irrigation and Fencing.

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing estimates for the infrastructure. These costs are not in addition to normal Project costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the City or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

5. 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:

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

Brooksville is not defined as a small city, for purposes of this requirement.

In addition, establishment of a District should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other CDD's in various stages of existence.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the City could finance the public infrastructure improvements, either directly or through the use of a City-controlled special taxing or assessment district. However, the

City undertaking the implementation of the improvements would naturally have an impact on the finances of the City. Unlike the District, this alternative would require the City to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Additionally, the financing of the Project through the issuance of debt by a City-created district could impact the City's credit rating.

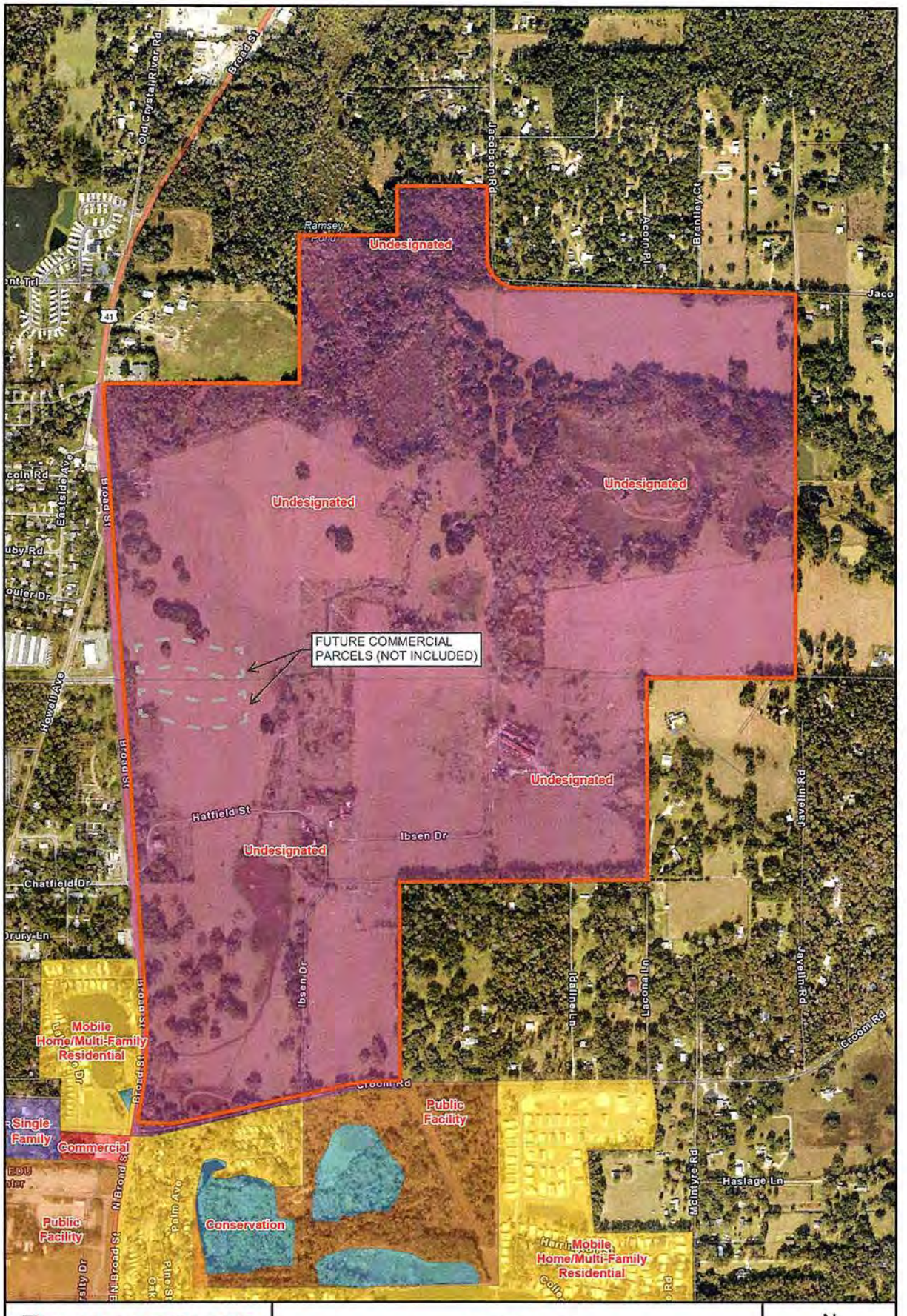
Another alternative to the District would be for the developer to provide the infrastructure and to use a homeowners association ("HOA") for operations and maintenance of community facilities and services. A District is superior to a HOA for a variety of reasons. First, unlike a HOA, a District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a HOA. Second, the proposed District is a unit of local government and so must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. Finally, the District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs

A District also is preferable to these alternatives from a government accountability perspective. With a District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other City responsibilities.

7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:

For the above-stated reasons, the alternatives should be rejected and the ordinance establishing the District should be adopted.

Exhibit H



LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 621-6761 (fax)
www.lesc.com | C.A. # 28014

Exhibit 6

Future Land Use Map

N

1 inch = 600 feet

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2024-10-02 3:50 PM

Background aerial provided by: State of Florida, Maxar, Esri Community Maps Contributors, Hernando County, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Exhibit I

Rizzetta & Company

FINANCIAL REVIEW

FOR

MILKAWAY
COMMUNITY DEVELOPMENT DISTRICT

City of Brooksville

October 25, 2024

Prepared by:

Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614
813-933-5571
rizzetta.com

MILKAWAY
COMMUNITY DEVELOPMENT DISTRICT

I. PLAN OF FINANCE

Detailed description of the plan of finance

a. The total estimated cost of the CDD qualified improvements to be constructed within the District is $52,899,323. The total estimated costs may be funded in full or partially with long-term bonds with the remainder to be privately funded by the developer. The assumptions in this report utilize full funding with tax exempt bonds for presentation purposes only.

b. The anticipated long-term bonds issued by the District will fund approximately $52,899,323 of the improvements that will provide special benefit to all properties within the District. The current estimated sources and uses of the long-term bond funding is as follows:

Sources:	
Long Term Bond Proceeds	$64,670,000
Total Sources	**$64,670,000**

Uses:	
Construction Fund	$52,899,323
Capitalized Interest	$5,422,937.50
Debt Service Reserve Fund	$4,850,250
Underwriter s Discount	$1,293,400
Cost of Issuance	$200,000
Rounding	$4,089.50
Total Uses	**$64,670,000**

c. There are no bonds eligible to be refunded by the District.

d. It is anticipated that the long-term bonds issued by the District will be funded with capitalized interest for 12 months. During this time there will be no debt service payments due. After the capitalized interest period has expired, there will be 30 fixed annual debt service payments consisting of principal, interest, early payment discount costs, and Hernando County collection costs for the long-term bonds. A proposed debt service schedule is shown on Exhibit "B".

i. The management and finance team for the District will be made up of the following:

District Manager	Matthew Huber Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614 (813) 933-5571
District Counsel	John Vericker Straley Robin Vericker 1510 W. Cleveland Street Tampa, FL 33625 (813) 223-5571
District Assessment Methodology Consultant	Kayla Connell Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614 (813) 933-5571
Bond Counsel	Cynthia Wilhelm Nabors Giblin & Nickerson 2502 Rocky Pointe Dr., Ste. #1060 Tampa, FL 33607 (813) 281-2222
District Engineer	Todd C. Amaden Landmark Engineering & Surveying Corp. 8515 Palm River Rd. Tampa, FL 33619
Underwriter Counsel	GrayRobinson, P.A. 101 E. Kennedy Blvd., Ste. # 4000 Tampa, FL 33602
Trustee	Leanne Duffy U.S. Bank 225 E Robinson St., Suite 250 Orlando, FL 32801

ii. There is no outstanding debt to be assumed by the District.

II. Cash Flow Projections

A. Cash flow projections are based on proposed development program and absorption assumptions provided by the developer. Bond financing assumptions and bond issuance costs are provided by the District's Investment Banker.

III. Complete Assumptions of Cash Flow Projections

B. See Accompanying Tables.

IV. MARKET ANALYSIS

A. Milkaway CDD is located in the City of Brooksville. This development is estimated to include 918 residential units. The homes contemplated to be sold within the District are expected to be priced from $_____ to $_____ (due to the highly sensitive and proprietary nature of the financial documents requested, said documents will be provided at the in-person meeting to be set with City's staff, subsequent to the filing of this Petition).

B. It is anticipated that lots will be sold to Homes by West Bay for construction of the residential units.

V. CORPORATE STRUCTURE

A. Ownership/legal structure of CDD Applicant:

HBWB Development Services, LLC
4065 Crescent Park Dr.
Riverview, FL 33578

B. There are no partnerships in this development

C. Banking references – Due to the highly sensitive and proprietary nature of the financial documents requested, said documents will be provided at the in-person meeting to be set with City's staff, subsequent to the filing of this Petition.

V. FINANCIAL STATEMENTS

A. Financial Statements – Due to the highly sensitive and proprietary nature of

the financial documents requested, said documents will be provided at the in-person meeting to be set with City's staff, subsequent to the filing of this Petition.

B. HBWB Development Services, LLC, the petitioner, is not a public company and therefore is not required to file a Form 10k or Form 10Q.

VII. MANAGEMENT OF CDD APPLICANT

A. The CDD is required to employ a district manager pursuant to Section 190.007 (1), F.S. Rizzetta & Company, Inc. serves as the district manager. Rizzetta & Company, Inc. has managed CDDs since 1986 and currently manages over 110 CDDs in the states of Florida, Alabama and Louisiana. In addition, Rizzetta & Company, Inc. also serves as assessment methodology consultant for over 100 CDDs in the states of Florida, Alabama and Louisiana.

B. A sworn statement on public entity crimes, pursuant to Section 287.133 (3) (a), F.S., will be provided by the petitioner under separate cover.

C. In addition to the proposed Milkaway development, the petitioner, has developed or is in the process of developing the following communities:

Project Name	County
Hawkstone	Hillsborough
Forest Glen	Hillsborough
Hawks Fern	Hillsborough

VIII. LITIGATION

A. The CDD petitioner has never been involved in any past litigation and is not currently involved in any pending or threatened litigation.

B. The CDD petitioner has never filed for bankruptcy.

C. The CDD petitioner includes principals that have been in the past or currently are principals in CDDs. A list of the CDDs are below.

District Name	Principals
Hawkstone	Allison Martin

Exhibit A

MILKAWAY
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ANALYSIS
****** PRELIMINARY AND SUBJECT TO CHANGE ******

TABLE 1: INFRASTRUCTURE COST DETAIL

DESCRIPTION	ESTIMATED TOTAL COST
Stormwater Management	$20,987,983
Utilities (Water and Sewer)	$9,721,514
Off-site Improvements	$1,875,000
Landscape & Hardscape	$7,025,000
Dry Utilities Trenching	$767,500
Roadways	$4,258,181
Professional Services	$2,851,400
Contingency	$5,412,746
Total Estiamted Costs	**$52,899,323**

NOTE: Infrastructure cost estimates provided by District Engineer.

Rizzetta & Company
Professionals in Community Management

MILKAWAY
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ANALYSIS
****** PRELIMINARY AND SUBJECT TO CHANGE ******

TABLE 2: FINANCING INFORMATION - LONG TERM BONDS

Estimated Average Coupon Rate		7.50%
Estimated Maximum Annual Debt Service (MADS)		$5,422,937.50
SOURCES:		
	ESTIMATED PRINCIPAL AMOUNT	$64,670,000
USES:		
	Construction Account	($52,899,323.00)
	Debt Service Reserve Fund	($5,422,937.50) (1)
	Capitalized Interest	($4,850,250.00) (2)
	Costs of Issuance	($200,000.00)
	Underwriter s Discount	($1,293,400.00)
	Rounding	($4,089.50)
	Total Uses	($64,670,000.00)

(1) 100% of MADS.
(2) thru 5/1/2026.

Draft Ordinance

ORDINANCE NO. 1001

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, ESTABLISHING THE MILKAWAY COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN EXHIBIT "A" LEGAL DESCRIPTION PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, HBWB Development Services, LLC, (the "Petitioner") has submitted a petition with the City Council of the City of Brooksville, Florida (the "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish the Milkaway Community Development District ("CDD"), and designating the land area for which the CDD would manage and finance the delivery of basic infrastructure services; and

WHEREAS, pursuant to Chapter 190 Florida Statutes, the City conducted public hearings to consider oral and written comments on the petition on July 21 and August 4, 2025; and

WHEREAS, the proposed District complies with the requirements of law, is in the best interest and promotes the health, safety and welfare of the citizens of the City of Brooksville.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA, AS FOLLOWS:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The Milkaway Community Development District is hereby established, and the boundaries of which are more particularly described in Exhibit "A" attached hereto, which shall exercise the powers of Sections 190.011, and 190.012(1), (2)(a) and (d), and (3), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided under Section 190.012(1), (2)(a) and (d), and (3), Fla. Stat.

SECTION 3. The five (5) initial members of the Board of Supervisors of the CDD are:

Scott Teal – Chairman, 4065 Crescent Park Drive Riverview, Florida 33578

Allison Martin – Vice, 4065 Crescent Park Drive Riverview, Florida 33578

Edith Manual, 4065 Crescent Park Drive Riverview, Florida 33578

Dale Ostendorf, 4065 Crescent Park Drive Riverview, Florida 33578

Brandon Cash, 4065 Crescent Park Drive Riverview, Florida 33578

SECTION 4. All statements contained within the petition have been found to be true and correct.

SECTION 5. The establishment of the CDD is not inconsistent with any applicable element or portion of the state comprehensive plan or of the effective City of Brooksville comprehensive plan.

SECTION 6. The area of land within the proposed CDD is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community.

SECTION 7. The CDD is the best alternative available for delivering community development services and facilities to the area that will be served by the CDD.

SECTION 8. The community development services and facilities of the CDD will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

SECTION 9. The area that will be served by the CDD is amenable to separate special-district government.

SECTION 10. The petition to Establish Milkaway Community Development District (Exhibit B) as prepared by Straley Robin Vericker, Attorneys at Law as last amended on July 24, 2025, is hereby incorporated by reference into this ordinance

SECTION 11. Any ordinance or code of the city, or any portion thereof, in conflict with the provisions of this ordinance, is hereby repealed to the extent of such conflict.

SECTION 12. In the event that any portion or section of this ordinance is determined to be invalid, unlawful or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this ordinance, which shall remain in full force and effect.

SECTION 13. This ordinance shall take effect immediately upon its adoption by the Brooksville City Council.

ADOPTED IN REGULAR SESSION THIS 18th DAY OF AUGUST, 2025.

CITY OF BROOKSVILLE, FLORIDA

By: Christa A. Tanner
Christa Tanner, Mayor

ATTEST:

Jennifer Battista, City Clerk

PASSED on First Reading: August 4, 2025
PUBLISHED on: August 8, 2025
PASSED on Second and Final Reading: August 18, 2025

VOTE OF COUNCIL:

Erhard	Nay
Hallal	Aye
McKethan	Aye
Vice Mayor Bronson	Aye
Mayor Tanner	Aye

Approved as to form and content for the reliance of the City of Brooksville only:

Chloe Berryman, City Attorney
Vose Law Firm, LLP

MILKAWAY CDD
LEGAL DESCRIPTION

DESCRIPTION: (CDD PROPERTY)

PARCEL I:

THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LYING NORTH OF JACOBSON ROAD AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 88 DEGREES 56 MINUTES 41 SECONDS EAST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER, 673.60 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST' QUARTER; THENCE SOUTH 00 DEGREES 59 MINUTES 35 SECONDS WEST, ALONG THE EAST BOUNDARY OF SAID NORTHWEST QUARTER, 18.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JACOBSON ROAD; THENCE NORTH 87 DEGREES 28 MINUTES; 31 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 342.51 FEET; THENCE NORTH 87 DEGREES 12 MINUTES 55 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 331.38 FEET TO THE POINT OF BEGINNING.

PARCEL II:

THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

PARCEL III:

THE NORTHEAST 1/4 OF THE OF THE NORTHEAST 1/4; AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND; ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY NO. 41 AND LYING NORTH OF CROOM ROAD; ALL LYING AND SITUATE. IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST; THENCE NORTH 0 DEGREES 21 MINUTES 17 SECONDS WEST ALONG THE EAST BOUNDARY OF THE

NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 596.88 FEET; THENCE THE SOUTH 77 DEGREES 15 MINUTES 55 SECONDS WEST, 1046.01 FEET; THENCE NORTH 87 DEGREES 09 MINUTES 30 SECONDS WEST, 107.94 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 41; THENCE NORTH 08 DEGREES 49 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 08 DEGREES 49 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY 60.00 FEET; THENCE SOUTH 39 DEGREES 32 MINUTES 00 SECONDS EAST, 22.75 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 23 SECONDS EAST, 228.98 FEET; THENCE SOUTH 75 DEGREES 20 MINUTES 44 SECONDS WEST, 83.16 FEET TO A POINT IN A CURVE (NON-TANGENT); THENCE WESTERLY ALONG THE ARC OF A CURVE RIGHT 78.37 FEET, SAID CURVE HAVING A RADIUS OF 344.50 FEET AND A CHORD OF SOUTH 81 DEGREES 02 MINUTES 00 SECONDS WEST, 78.20 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 44 SECONDS WEST, 94.92 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING EAST OF U.S. HIGHWAY NO. 41: THE WEST 1/2 OF THE NORTHEAST 1/4, OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11.

PARCEL V:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

LESS AND EXCEPT:

(FUTURE COMMERCIAL PARCEL 1)

A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S.89°49'48"W., 1704.53 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE S.00°10'12"E., 83.47 FEET TO THE POINT OF

BEGINNING; THENCE S.03°29'21"E., 194.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 680.00 FEET; THENCE SOUTHWESTERLY, 490.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°21'33" (CHORD BEARS S.88°21'24"W., 480.27 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1010.00 FEET; THENCE NORTHWESTERLY, 231.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'22" (CHORD BEARS N.77°32'31"W., 231.41 FEET); THENCE N.04°03'31"W., 169.32 FEET; THENCE S.89°46'38"E., 57.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 533.50 FEET; THENCE SOUTHEASTERLY, 118.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'10" (CHORD BEARS S.83°25'33"E., 118.04 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1190.00 FEET; THENCE SOUTHEASTERLY, 126.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'38" (CHORD BEARS S.74°01'09"E., 126.85 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY, 423.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°34'05" (CHORD BEARS N.84°45'08"E., 411.26 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

(FUTURE COMMERCIAL PARCEL 2)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE S.89°49'47"W., 1712.83 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SOUTHEAST 1/4 OF SECTION 11; THENCE N.00°10'13"W., 25.20 FEET TO THE POINT OF BEGINNING; THENCE S.69°32'41"W., 2.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHWESTERLY, 177.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°57'18" (CHORD BEARS S.88°01'21"W., 174.31 FEET); THENCE N.73°30'00"W., 195.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 326.50 FEET; THENCE SOUTHWESTERLY, 217.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°06'16" (CHORD BEARS S.87°26'51"W., 213.16 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 243.50 FEET; THENCE SOUTHWESTERLY, 92.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°49'39" (CHORD BEARS S.79°18'33"W., 92.20 FEET); THENCE N.89°46'38"W., 38.51 FEET; THENCE N.04°03'31"W., 176.56 FEET; THENCE S.89°46'38"E., 15.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 120.00 FEET; THENCE

NORTHEASTERLY, 46.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°25'23" (CHORD BEARS N.79°00'41"E., 46.66 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 506.50 FEET; THENCE NORTHEASTERLY, 342.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°42'00" (CHORD BEARS N.87°08'59"E., 335.65 FEET); THENCE S.73°30'00"E., 205.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 95.00 FEET; THENCE NORTHEASTERLY, 61.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°57'18" (CHORD BEARS N.88°01'21"E., 60.22 FEET); THENCE N.69°32'41"E., 57.01 FEET; THENCE S.03°29'21"E., 188.19 FEET TO THE POINT OF BEGINNING.

REMAINING CDD PROPERTY CONTAINING 434.18 ACRES, MORE OR LESS.

Draft Hearing Notice

NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF THE PETITION AND ORDINANCE TO ESTABLISH THE MILKAWAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the City Council of the City of Brooksville, Florida, beginning at __:__ AM/PM EST on _____ __, 2025, at the Joseph E. Johnston, III Council Chambers located at 201 Howell Avenue, Brooksville, FL, 34601, to consider a petition and the adoption of an ordinance to establish the Milkaway Community Development District.

[INSERT MAP HERE]

The boundaries of the land to be serviced by the Milkaway Community Development District are outlined above. The petitioner has proposed to establish the Milkaway Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities which may be authorized by such districts under Florida law, including, but not limited to, water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and is available for examination in the Community Development Department, City Hall, 201 Howell Avenue, Brooksville, FL 34601, or via telephone at (352) 540-3810.

All interested parties may attend the said public hearing and be heard. Interested parties desiring to attend the public hearing and to be heard should contact the City Clerk, Jennifer Battista at clerk@cityofbrooksville.us or call (352) 540-3810; voice or hearing impaired, please call 711.

Any person desiring to appeal any decision made by the City Council with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City of Brooksville ADA Coordinator at (352) 540-3810 no later than forty-eight (48) hours before the public hearing; voice or hearing impaired, please call 711.

Run Dates: _____, *2025,* _____, *2025,* _____, *2025, and* _____, *2025*

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under "Applicable Exemptions", this indicates that the City of Brooksville has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the "Business Impact Estimate" section below. In addition, even if one or more exemptions are identified, the City of Brooksville may nevertheless choose to provide information concerning the proposed ordinance in the "Business Impact Estimate" section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance's title/reference:

ORDINANCE NO. 1001 - AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, ESTABLISHING THE MILLKAWAY COMMUNITY DEVELOPMENT DISTRICT

Applicable Exemptions:

☒ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

- ☒ Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
- ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Note to Staff: *This form should be completed and included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Business Impact Estimate:

The City of Brooksville hereby publishes the following information:

1. **A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

HBWB Development Services, LLC, (the "Petitioner") has submitted a petition pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish the Milkaway Community Development District ("CDD").

2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

   (a) **An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

   There is no expense other than to people who purchase a house within the district and are encumbered with a proportional share of the debt.

   (b) **Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

   No new fees or charges on businesses are proposed as a part of this ordinance.

   (c) **An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

   The city will incur no regulatory cost for the district.

3. **A good faith estimate of the number of businesses likely to be impacted by the ordinance:**

   No businesses are likely to be impacted by the ordinance.

4. **Additional information the governing body determines may be useful (if any):**

Note: *The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*

Hernando Sun
Your Weekly Local Newspaper

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING

in the matter of
ORDINANCE NO. 1001

was published in said newspaper by print in the issue(s) of:
August 8, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on August 8, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 11th day of August, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known __√__ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
CITY OF BROOKSVILLE, FLORIDA
CITY COUNCIL
201 HOWELL AVENUE
BROOKSVILLE, FLORIDA
34601

The City Council of the City of Brooksville will hold a Public Hearing in the Joseph E. Johnston, III, City Hall Council Chambers, 201 Howell Avenue, Brooksville, Florida. Second and Final Reading of Ordinance No. 1001 will be held August 18, 2025 at 7:00 p.m. in the Joseph E. Johnston, III, City Hall Council Chambers, 201 Howell Avenue, Brooksville, Florida. The Ordinance may be obtained in the City Clerk's office at City Hall, 201 Howell Avenue, Brooksville, FL 34601, or by calling the City Clerk at 352-540-3816.

Title:
ORDINANCE NO. 1001

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, ESTABLISHING THE MILKAWAY COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN EXHIBIT "A" LEGAL DESCRIPTION PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the ADA Coordinator, no later than 48 hours in advance of the meeting at (352)540-3810. Meeting agendas and supporting documentation are available from the Community Development Department office and online at www.cityofbrooksville.us.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Any person desiring to appeal any decision with respect to any matter considered at this meeting may need a record of the proceedings including the testimony and evidence upon which the appeal is to be based, and, therefore, must make arrangements for a court reporter to ensure that a verbatim record of the proceeding is made.

/s/ Jennifer J. Battista, CMC, City Clerk

Published: August 8, 2025

Doug Chorvat, Jr.
Clerk of the Circuit Court
Hernando County Clerk of Court
20 N Main Street, Room 165
Brooksville, FL 34601
(352) 540-6768

587673

CUSTOMER INFORMATION

CITY OF BROOKSVILLE

201 HOWELL AVENUE

BROOKSVILLE,FL 346012041

Escrow Balance: $(715.50)

TRANSACTION INFORMATION

Transaction #:	587673
Receipt #:	2025035125
Cashier Date:	08/20/2025
Print Date:	08/20/2025
Cashier By:	LS

Source Code:	Over the Counter
Return Code:	Over the Counter
Comments:	

GOVERNMENT **CFN: 2025058186** **Book:** 4600 **Page:** 118

From:	To:	
	RECORDING FEE- GENERAL	$715.50

ENT: **ESCROW** AMOUNT: $715.50

Total Payments: $ 715.50 **Total Fees: $ 715.50** **Shortage: $ 0.00** **Overage: $ 0.00**

Refund to Be issued and approved by: _____