

*Wind Meadows South
Community Development District*

Meeting Agenda

January 11, 2023

AGENDA

Wind Meadows South

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

January 9, 2023

**Board of Supervisors
Wind Meadows South
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Wind Meadows South Community Development District** will be held **Wednesday, January 11, 2023 at 1:30 PM at 4900 Dundee Road, Winter Haven, FL 33884.**

Zoom Video Join Link: <https://us06web.zoom.us/j/87902550458>

Call-In Information: 1-646-876-9923

Meeting ID: 879 0255 0458

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the November 9, 2022 Board of Supervisors Meeting
4. Authorization of Issuance of Request for Qualifications for Construction Manager at Risk Services for District Capital Improvement Plan
5. Presentation and Approval of Amended and Restated Master Assessment Methodology dated January 11, 2023
6. Consideration of Resolution 2023-01 Declaring Special Assessments on Boundary Amendment Parcels
7. Consideration of Resolution 2023-02 Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels
8. Consideration of Resolution 2023-03 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels
9. Ratification of Contract Agreement with Polk County Property Appraiser

¹ Comments will be limited to three (3) minutes

10. Ratification of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
12. Other Business
13. Supervisors Requests and Audience Comments
14. Adjournment

MINUTES

**MINUTES OF MEETING
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Wind Meadows South Community Development District was held Wednesday, **November 9, 2022** at 1:31 p.m. at 4900 Dundee Road, Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott
Halsey Carson
Timothy Todd

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Bryan Hunter
Jarett Wright

District Manager, GMS
District Counsel, KE Law
District Engineer, Hunter Engineering
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present in person or attending via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Swearing in of Appointed Supervisor Timothy Todd (Appointed at September 14, 2022 Board Meeting)

Ms. Burns stated that Mr. Todd was sworn in prior to the meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 14, 2022 Board of Supervisors Meeting

Ms. Burns presented the minutes of the September 14, 2022 Board of Supervisors meeting and asked if there were any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Todd, with all in favor, the Minutes of the September 14, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated that she had nothing to report.

B. Engineer

Mr. Hunter stated that he had nothing to report.

C. Field Manager's Report

i. Consideration of Proposals for Aquatic Maintenance Services

a) Aquatic Weed Management, Inc.

b) Sitex Aquatics

Mr. Wright stated that after the hurricane they had damage to oak trees in the area and they had fallen over. He noted that they had sourced proposals for that. He explained that multiple street signs were leaning and there were some missing stop signs. He explained that he had the missing stop signs at his house. He stated that the installation of the signs and repairs to the leaning signs were being scheduled. He noted that they had gathered landscape and aquatic proposals. He explained that the electrical meters at the front entrance still have not been installed yet. He noted that they were missing an irrigation controller, so they were not able to control the water at this time, but they were looking to get that installed as soon as possible. He stated that he was hoping they would see a turn around with all the rain that they were getting.

Mr. Wright reviewed the two proposals from Sitex Aquatics and Aquatic Weed Management, Inc. He recommended sticking with Aquatic Weed Management, Inc because they were cheaper and they already have a relationship with them, and they liked their service a lot. He noted that the proposal total for Aquatic Weed Management, Inc. was \$225.00 monthly compared to Sitex Aquatics proposal which was \$300 monthly. He noted that if the Board agreed with the recommendation, they would be looking for a motion to approve.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal from Aquatic Weed Management, Inc. for Aquatic Maintenance Services, was approved.

ii. Consideration of Proposals for Landscape Maintenance Services *(to be provided under separate cover)*

Mr. Wright stated that the two ponds shown on the map on page 25 of the agenda package were the only two ponds that they had currently maintaining water throughout, so that was what they would be maintaining. He explained that everything else was dry ponds. He noted that there were two proposals, one from Prince & Sons, Inc. charging \$5,550 a month for a total of \$105,612 for the essential services and \$6,876 for the extra services, which totals \$112,488. He noted that they were recommending the Weber Environmental Services, Inc. proposal because they had been the ones maintaining it recently and they knew everything that was already required to maintain it properly. He reviewed Weber Environmental Services, Inc. proposal stating that they were looking at \$110,380 for the essential services, \$6,000 for the extra services, which totaled \$116,379.96. He explained that it was a little more expensive, but they had few months experience on the property.

Ms. Burns noted that was over budget and that they had \$15,000 in landscape replacement. Mr. Wright asked if he should go back to Weber Environmental Services, Inc. to see if they would improve their price. Ms. Burns asked when their amenity estimated opening was. Mr. Elliott responded that they were looking at the end of December or January. Ms. Burns noted that there was \$35,000 in a line item that they were not going to use. Ms. Burns suggested to see if Weber Environmental Services, Inc. could do every other month. After Board discussion, Ms. Burns asked the Board if they wanted to accept Weber Environmental Services, Inc. not to exceed the amount and have staff bring it back or if they wanted to do the essential services for \$110,380 and not do the extra services. Mr. Elliott responded to just do the essential services for now. Ms. Burns noted that they shouldn't have to do the mulch until the spring. Mr. Wright noted that they had a lot of mulch beds with a lot of small plants and if they didn't keep up with those mulch beds, they would get a lot of weeds, and the plants would start dying. He suggested to keep up with those mulch beds. He noted that he wasn't sure if they needed 100% two times a year right now. He suggested that they could probably just maintain one and then add the other in next year. He noted

that they would keep an eye on that and if they decided that they needed more to maintain it, then they would bring it back to the Board.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Essential Services Quote from Weber Environmental Services with the Direction to Field Staff to See if they Could Redo the Quote to Reduce Fert and Pest to Every Other Month, was approved.

Mr. Wright stated that they had some quotes for the tree removal. He noted that Weber Environmental Services, Inc. quoted \$19,250, which was too high compared to everyone else. He also noted Prince & Sons, Inc. could do it for \$11,000 if they remove the material or they could do it for \$9,000 without the material removal. He noted that the third vendor was Summerall and their quote was for \$8,500. He noted that Clayton called Summerall back multiple times, and they were not contacting back. He explained that he couldn't give them a confirmed answer as to if they approve them. He suggested that they try to use them because they were cheaper in price right now and if they couldn't get the verification that they needed, they would just go with Prince & Sons, Inc.

On MOTION by Mr. Elliott, seconded by Mr. Todd, with all in favor, Summerall's Quote of \$8,500 Pending Their Response and If No Response, Prince & Sons, Inc. Quote for \$9,000 would be accepted, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated that the total amount of the check register was \$58,290.90 through September 30th.

On MOTION by Mr. Elliott, seconded by Mr. Todd, with all in favor, Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that the financial statements were included in the agenda package for review. There was no action necessary. She asked if anyone had any questions. Hearing none, the next item followed.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR QUALIFICATIONS FOR CONSTRUCTION MANAGER AT RISK
SERVICES FOR DISTRICT CAPITAL IMPROVEMENT PLAN, PHASE 2**

City of Bartow, Florida

The Wind Meadows South Community Development District (“**District**”) is soliciting qualifications from companies (“**Respondent(s)**” or “**Proposer(s)**”) interested in providing Construction Manager at Risk Services for the construction of various components of Phase 2 of the District’s Capital Improvement Plan, which may include, but not be limited to: stormwater management systems, roadway improvements, waste water, sewer and reuse systems, underground street light utilities, and other public facilities for the area identified as “Phase 2” (together, the “**Project**”).

The District may, in its discretion, solicit proposals for phased portions of the Project with a separate guaranteed maximum price (“**GMP**”) for each portion, or one GMP for the whole Project. The GMP will be negotiated between the District and the successful Proposer at a later date. The selected Construction Manager at Risk firm (“**CMAR**”) will provide support to the District related to design and preconstruction services and function as the General Contractor responsible for competitively bidding trade contracts, all scheduling and coordination of the Project, and the successful, timely, and economical completion of the Project, as more particularly described in the Request for Qualifications Package (“**RFQ**”).

To be eligible to submit qualification documents (“**Response**” or “**Proposal**”), and in addition to any other requirements set forth in the RFQ, an interested firm must: (i) hold all required local, state and federal licenses in good standing, including certification or registration under Florida Statutes, Chapter 489 as a general contractor and, as may be applicable, underground contractor; (ii) be authorized to do business in Polk County, the City of Bartow, and the State of Florida; (iii) have adequate and available resources (including bonding capacity) to enter into a CMAR contract with a GMP in the range of \$10,000,000 to \$20,000,000 as evidenced by a letter of surety; and (iv) attend a mandatory Pre-Proposal Conference. Additionally, the District will consider whether the Proposer has provided and successfully completed two collaborative delivery (design build, CMAR, progressive design build) projects of similar size, use and complexity within the past ten years as of the due date; provided, however, this criteria will be a factor in considering an award but will not prohibit a Respondent from submitting a Response.

The RFQ will be available beginning on January __, 2023, at 9:00 a.m. (EST). Please contact _____, at _____ for access instructions. Respondents must provide contact information in order to receive the RFQ. The District reserves the right in its sole discretion to make changes to the RFQ up until the time of the opening, and to provide notice of such changes only to those Respondents who have downloaded an RFQ. There will be a mandatory pre-proposal meeting associated with this RFQ. All interested companies must attend the pre-proposal meeting. The meeting may be held in person or telephonically. Those planning to attend by teleconference shall follow the instructions in the RFQ. The Pre-Proposal Conference will be held on January __, 2023 at _____ at _____ or by Teams Meeting, which link will be provided to those companies that downloaded an RFQ package.

Each firm desiring to submit a response to the RFQ must submit an electronic copy of the firm’s Response in PDF format on a flash drive, along with one hardcopy original, no later than _____ at the following address: _____ (“**Submission Location**”). A District representative will conduct

a special public meeting at _____ on _____ at the Submission Location to open the Responses and read the names of the Respondents. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, *Florida Statutes*. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager at least forty-eight (48) hours before the meeting by contacting the District Manager's Office at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager.

Responses will be evaluated in accordance with the evaluation methodology included in the RFQ and is a qualification-based selection as presented in the RFQ. The District reserves the right to reject any and all responses, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the Project in phases, through alternative procurement methods, and waive minor or technical irregularities in any proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so.

Any protest of the RFQ must be filed with the District Manager, Governmental Management Services – Central Florida, LLC, at the following location: 219 E. Livingston Street, Orlando, Florida 32801 (“**District Manager's Office**”) within 72 hours of download of the RFQ, together with a protest bond in a form acceptable to the District and in the amount of Seventy-Five Thousand Dollars (\$75,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, *Florida Statutes*, and other law. Additional requirements for filing a protest can be found in the District's *Rules of Procedure*, which are available upon request.

The successful respondent will be required upon the successful negotiation of a contract to furnish a payment and performance bond as described in the contract documents and with a surety acceptable to the District, in accordance with Section 255.05, *Florida Statutes*.

Any and all questions relative to this RFQ or the Project shall be directed in writing by e-mail only to _____ at _____, with e-mail copies to Lauren Gentry at lauren@kelawgroup.com. No phone inquiries please.

District Manager

SCORING CRITERIA FOR SUBMITTALS

The “**Scoring Criteria**” is made up of the categories below that collectively represent a grand total point value of one hundred (100) points, as described herein. The points indicated below as “**Points Possible**” are the maximum that can be allocated for each category. The point value shall be the basis of reviewing and ranking the Responses. The District may elect to conduct discussions with (and may require public presentations by) the firms ranked most qualified for the Project. Up to twenty-five (25) discretionary points may be added to the Respondents’ written Proposal evaluation scores based on discussions and presentations (if any), for a total of up to 125 points.

<u>EVALUATION CATEGORIES - CMAR</u>	<u>POINTS POSSIBLE</u>
<ul style="list-style-type: none">• Related Experience/Qualifications	25
<ul style="list-style-type: none">• Pre-Construction Services Staff	15
<ul style="list-style-type: none">• Construction Services Staff	25
<ul style="list-style-type: none">• Volume of Previous Central Florida Work	5
<ul style="list-style-type: none">• Willingness/Ability to Meet Time and Budget Requirements	10
<ul style="list-style-type: none">• Recent, Current and Projected Workloads	5
<ul style="list-style-type: none">• Fee as a Percentage of Work	15
GRAND TOTAL OF POINTS	100 POINTS (+25 additional possible points per above)

SCORING CRITERIA

1. CATEGORY 1 Experience and Qualifications 25 Points Possible

Scoring Criteria: Respondent's experience with similar projects in design, type, scope, and complexity; the successful completion of such comparable projects for special districts; experience in bringing innovative and creative input to previous projects, including constructing facilities similar to those contemplated by the Project and in retaining qualified subcontractors in competitive markets; the recommendations of previous Owners and Engineers; litigation history; Respondent's experience with and knowledge of local conditions, such as local codes and ordinances, local subcontractors, local suppliers, and the local construction environment generally; and, based on all of Respondent's related experience, Respondent's plan for performing the Project, including its method to competitively bid the subcontracts and establish a guaranteed maximum price or lump sum price as well as cost reporting methods.

2. CATEGORY 2 Pre-Construction Services Staff 15 Points Possible

Scoring Criteria: The general and specified project-related capabilities of the Respondent's staff (including office, management, technical, and support staff) and the organization's adequate resources and abilities that staff may utilize as needed; and the experience of Respondent's staff with construction, CDD or special district projects, and similar projects.

3. CATEGORY 3 Construction Services Staff 25 Points Possible

Scoring Criteria: Respondent's Project Manager for the Project and other key construction services staff to be assigned to the Project (altogether, "**Construction Services Staff**"); the functions and proposed roles of the Construction Services Staff; the abilities and experience of the Construction Services Staff, with specific attention given to project-related experience of construction for a special district and the knowledge and experience in evaluating building systems and construction techniques to create an optimum value in the design and budget requirements; the history and ability of the Respondent and the Construction Services Staff to deliver projects using effective management tools and techniques; and Respondent's scheduling system and cost control system, including method for assuring the adherence of Construction Services Staff and subcontractors to schedule.

4. CATEGORY 4 Volume of Previous Central Florida Work 5 Points Possible

Scoring Criteria: The volume of the Respondent's previous work within the past five (5) years with special districts in Central Florida will be considered with the objective to share the available work with many firms.

5. CATEGORY 5 Willingness/Ability to Meet Time/Budget Requirements 10 Points Possible

Scoring Criteria: Respondent's demonstrated commitment, desire, willingness and ability to meet time and budget requirements including rates, staffing levels and past performance on previous projects, etc.

6. CATEGORY 6 Recent, Current and Projected Workloads 5 Possible Points

Scoring Criteria: Respondent's recent, current and projected workloads.

7. CATEGORY 7 Fee as a Percentage of Work 15 Points Possible

Scoring Criteria: The fee as a percentage of Work proposed as part of the CMAR Response and willingness to aggressively pursue creative cost savings given current supply chain and other potential disruptions.

**CONSTRUCTION FUNDING AGREEMENT BETWEEN
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT AND
_____ [PHASE 2 PROJECT]**

THIS AGREEMENT (“Agreement”) is made and entered into this 11th day of January, 2023, by and between:

WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Polk County, Florida, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (the “District”), and

_____, a Florida limited liability company, an owner of certain lands within the District, with a mailing address of _____, and its successors and assigns (“Developer”)

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the Developer is the owner and/or developer of certain undeveloped lands located within the boundaries of the District (hereinafter, the "Development"), upon which infrastructure improvements have been or will be made; and

WHEREAS, the District, pursuant to the Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District is anticipated to be without sufficient funds available to provide for the construction of Phase 2 of its anticipated master improvements and facilities within the Development, which are described in **Exhibit A** including construction and any design, engineering, legal, or other construction, professional, or administrative costs (collectively, the “Improvements”); and

WHEREAS, in order to induce the District to proceed at this time with the construction of the necessary or desired improvements, the Developer desires to provide the funds necessary to enable the District to proceed with such improvements if and when the District exhausts the funds on deposit in the construction account; and

WHEREAS, the District anticipates accessing the public bond market in the future to obtain financing for the construction of the Improvements as described in **Exhibit A**, and the parties agree that, in the event that bonds are issued, the funds provided under this Agreement will be reimbursable from those bonds.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. FUNDING. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the design, engineering, and construction of the Improvements. Developer will make such funds available on a monthly basis, within fifteen (15) days of a written request by the District. The funds shall be placed in the District's construction account with such depository as determined by the District.

3. REPAYMENT. The parties agree that the funds provided by Developer pursuant to this Agreement will be properly reimbursable from proceeds of the District's issuance of tax-exempt bonds. Within forty-five (45) days of receipt from time to time of sufficient funds by the District for the financing of some or all of the Improvements, the District shall reimburse Developer until full reimbursement is made or until all funds generated by the anticipated financing are exhausted, exclusive of interest, for the funds advanced under Section 2 above; provided, however, that in the event bond counsel engaged in connection with the District's issuance of bonds providing such financing determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or expenses incurred. If the District does not or cannot issue bonds to provide the funds for the Improvements within five (5) years of the date of this Agreement, and, thus does not reimburse the Developer for the funds advanced, then the parties agree that such funds shall be deemed paid in lieu of taxes, fees, or assessments which might be levied or imposed by the District.

4. DEFAULT. A default by either party to this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief and/or specific performance, but shall exclude, in any event, consequential, incidental, special or punitive damages.

5. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

6. AGREEMENT. This Agreement shall constitute the final and complete expression of the agreement between the parties relating to the specific subject matter of this Agreement.

7. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

8. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

9. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District: Wind Meadows South Community Development District
219 E. Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

B. If to Developer: _____

Attn: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the party he/she represents. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

10. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

11. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

12. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. EFFECTIVE DATE. The Agreement shall be effective after execution by all parties hereto and shall remain in effect unless terminated by any of the parties hereto.

14. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law and the District's Record Retention Schedule.

15. COUNTERPARTS. This Agreement may be executed in one or more counterparts which, when taken together, shall constitute one and the same instrument.

[Signatures on next page]

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

ATTEST:

**WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

_____, a _____

Print Name: _____

Exhibit A: *Wind Meadows South Community Development District Engineer's Report of
Capital Improvements, dated June 1, 2021*



*WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT*

*ENGINEER'S REPORT
OF CAPITAL IMPROVEMENTS*

:

Prepared For

*BOARD OF SUPERVISORS
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT*

Prepared by:

*Hunter Engineering, Inc.
4900 Dundee Road
Winter Haven, FL 33884
863-676-7770*

June 1, 2021

**WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I. INTRODUCTION..... 3

II. PURPOSE AND SCOPE..... 5

III. THE DEVELOPMENT..... 6

IV. THE CAPITAL IMPROVEMENTS 6

V. CAPITAL IMPROVEMENT PLAN COMPONENTS 7

 Stormwater Management Facilities..... 7

 Public Roadways 8

 Water and Wastewater Facilities 8

 Off-site Improvements..... 9

 Amenities and Parks.....10

 Electric and Lighting.....10

 Entry Features,10

 Miscellaneous 11

VI. PERMITTING..... 11

VII. RECOMMENDATION 11

VIII. REPORT MODIFICATION 12

IX. CONCLUSION..... 12

LIST OF EXHIBITS

EXHIBIT 1	- Location Map with District Boundary
EXHIBIT 2 (Composite)	- Legal Description & Sketch of Boundary
EXHIBIT 3	- Zoning Map
EXHIBIT 4	- Future Land Use Map
EXHIBIT 5	- Drainage Flow Pattern Map
EXHIBIT 6	- Utility Location Map
EXHIBIT 7	- Summary of District Facilities
EXHIBIT 8	- Summary of Opinion of Probable Costs
EXHIBIT 9	- Overall Site Plan

**ENGINEER'S REPORT
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Wind Meadows South Community Development District (the "District" or the "CDD") is generally located on the west side of E.F. Griffin Road approximately 1.40 miles north of Lyle Parkway and 0.45 miles south of Smith Lane within the limits of the City of Bartow, Florida (the "City"). The District currently contains approximately 159.67 acres and is expected to consist of 416 single family lots, recreation & amenity areas, and associated infrastructure.

The CDD was established by City Ordinance No. 2021 – 10, which was approved by the City Commission on June 7, 2021. The District will own and operate the stormwater management facilities as well as the landscape, irrigation, signage, and recreational facilities within the Development. The roadway system will be owned and operated by the District or by the City at the City's discretion.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to applicable regulatory criteria of the City, Polk County, Florida (the "County"), the Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the Development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of cost or fair market value. An estimate of the probable cost of the public improvements is provided in Exhibit 8 of this report.

This Report and the Capital Improvement Plan included herein, reflect the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design,

permitting, and implementation phases. It should also be noted that these modifications, if any, are not expected to diminish the benefits received by the developable land within the District. The District reserves the right to make reasonable adjustments to the Report to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the developable lands served by the improvements.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs may differ from the estimates due to a wide variety of factors having the potential to affect construction costs.

All roadways, including sidewalks, as well as the storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds), landscaping, irrigation, signage, & recreational amenities within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations), will upon completion, be dedicated to the City for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An

assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the District Board of Supervisors, including its staff and consultants.

III. THE DEVELOPMENT

The Development will consist of 416 single family homes and associated infrastructure ("Development"). The Development is a planned residential community generally located on the west side of E.F. Griffin Road approximately 1.40 miles north of Lyle Parkway and 0.45 miles south of Smith Lane within the limits of the City of Bartow. The property has Future Land Use designations of LDR (Low Density Residential) and PR (Public Recreation), and a zoning designation of PUD (Planned Unit Development). The initial Development contemplated herein will be constructed in a single phase, though a future Phase 2 involving the future expansion of the District limits is planned to follow. An Opinion of Costs for the development of each phase is provided in Exhibit 8 of this report.

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the "CIP"), consists of public infrastructure for the initial single phase project. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes along E.F Griffin Road and other road

improvements to Crews Lake Road).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will occur as required. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Lakeland Electric for the street light poles and lighting service. Only undergrounding of wire in the public right-of-way or on District Land is included.

As a part of the recreational component of the CIP, an amenity center and multiple other public parks will be constructed within the Development. The public parks and amenity center will be accessed by the proposed public roadways and sidewalks.

All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital Improvement Plan includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will be conveyed via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and effluent filtration to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the SWFWMD. There are no known natural surface waters within the

Development.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel Nos. 12105C-0485G, 12105C-0495G, 12105C-0505G, & 12105C-0515G, demonstrate that the property is located within Flood Zone X with limited portions along the northern boundary in Zone A. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public right of ways within the Development are primarily 50 feet in width with wider sections for the boulevard entrance. The roadways will primarily consist of 24 ft. of asphalt pavement and Miami curb or Type F curb and gutter on each side. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the

public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and the public. As stated above, the District's funding of roadway construction will occur for all public roadways within the Development.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be the City of Bartow. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The wastewater service provider will be the City of Bartow. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed primarily inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. This proposed gravity sewer system will connect to an existing City owned and maintained lift station located to the north of the Development and within an existing residential subdivision. Improvements to the pumps, generator and control panel of this lift station will be required as part of the Capital Improvements.

Reclaimed water is not available for this site. For the irrigation of the public right of ways and common areas, either an irrigation well will be funded and constructed by the District, or irrigation water service will be provided as part of the domestic water system design. Any water, sewer, or reclaimed water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the Development entrance on E.F. Griffin Road. The site construction activities associated with the CIP are anticipated for completion 2022. Upon completion of the improvements, inspections will occur and certifications will be obtained from the SWFWMD, the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

Amenities and Parks

The District will provide funding for an Amenity Center to include the following: parking areas, clubhouse with restroom facilities, pool, tot lot, play fields, walking trails, and passive parks throughout the Development. All paths, parks, etc. discussed in this paragraph are available to the general public.

Electric and Lighting

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund the cost of the electric conduit, transformer/cabinet pads, and electric manholes required by the District. The District shall fund only the difference in cost from overhead versus underground. Electric facilities funded by the District will be owned and maintained by the District, with Lakeland Electric providing underground electrical service to the Development. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with Lakeland Electric for operation and maintenance of the street light poles and lighting service to the District. Only undergrounding of wire in public right-of-way on District land is included.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features and potentially buffer walls at the entrances and

along the outside boundary of the Development will be provided by the District. It is anticipated, though not confirmed at this time, that the irrigation system will use an irrigation well. The well and irrigation water mains to the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, shrubs, ground cover and trees for the internal roadways within the Development. Perimeter fencing may be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

Miscellaneous

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

VI. PERMITTING

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City Construction Plan Approval. The following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved

City Construction Plan Approval	June 2021
Polk County Health Department Water	June 2021
FDEP Sewer	June 2021
FDEP NOI	July 2021
ACOE	Not Applicable

VII. RECOMMENDATION

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

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating the required specifications found in the most current City, County & SWFWMD regulations.

VIII. REPORT MODIFICATION

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

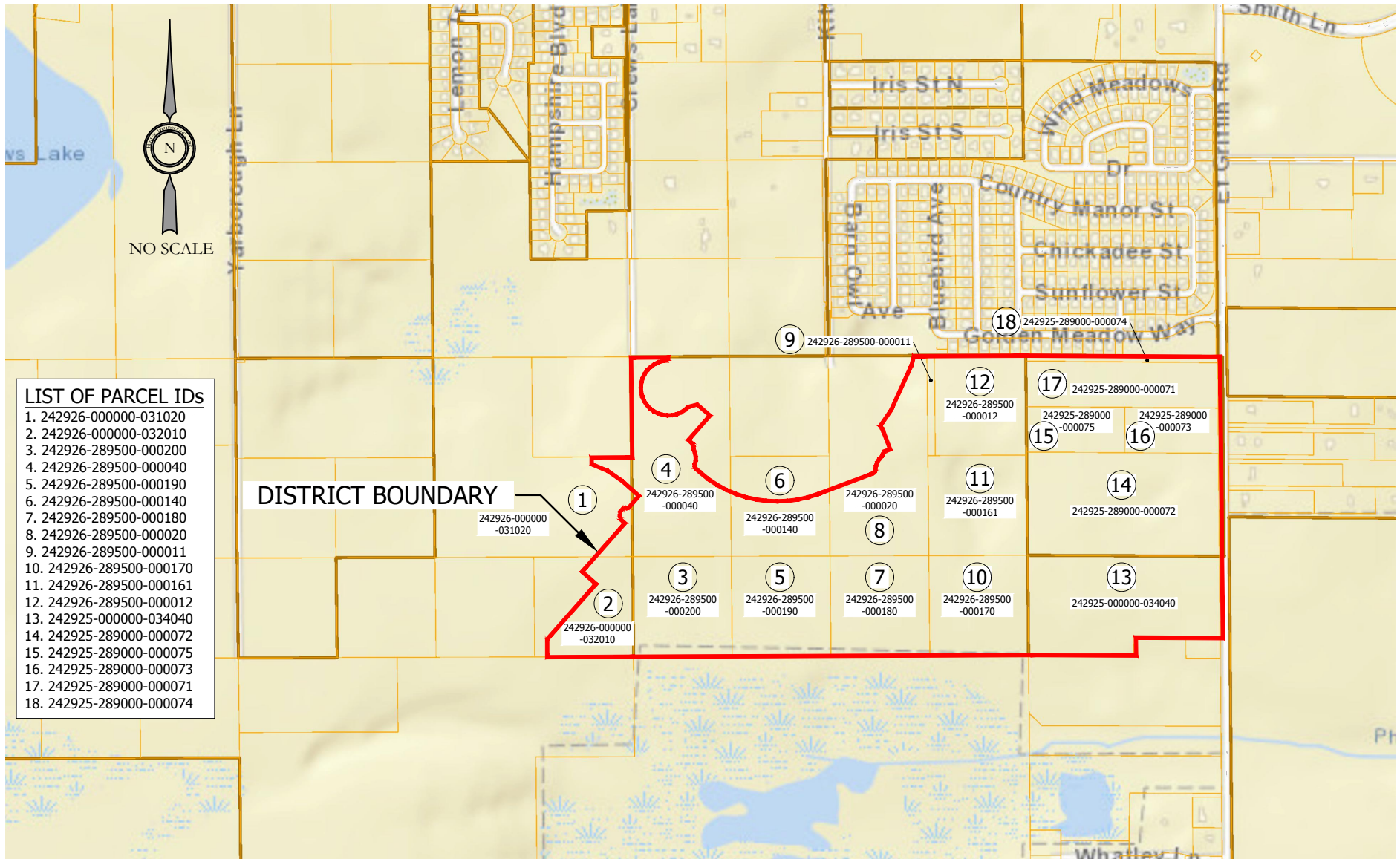
IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure

improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the area. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the area, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the proposed CIP can be completed at the cost as stated.



LOCATION MAP
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By
HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884

Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

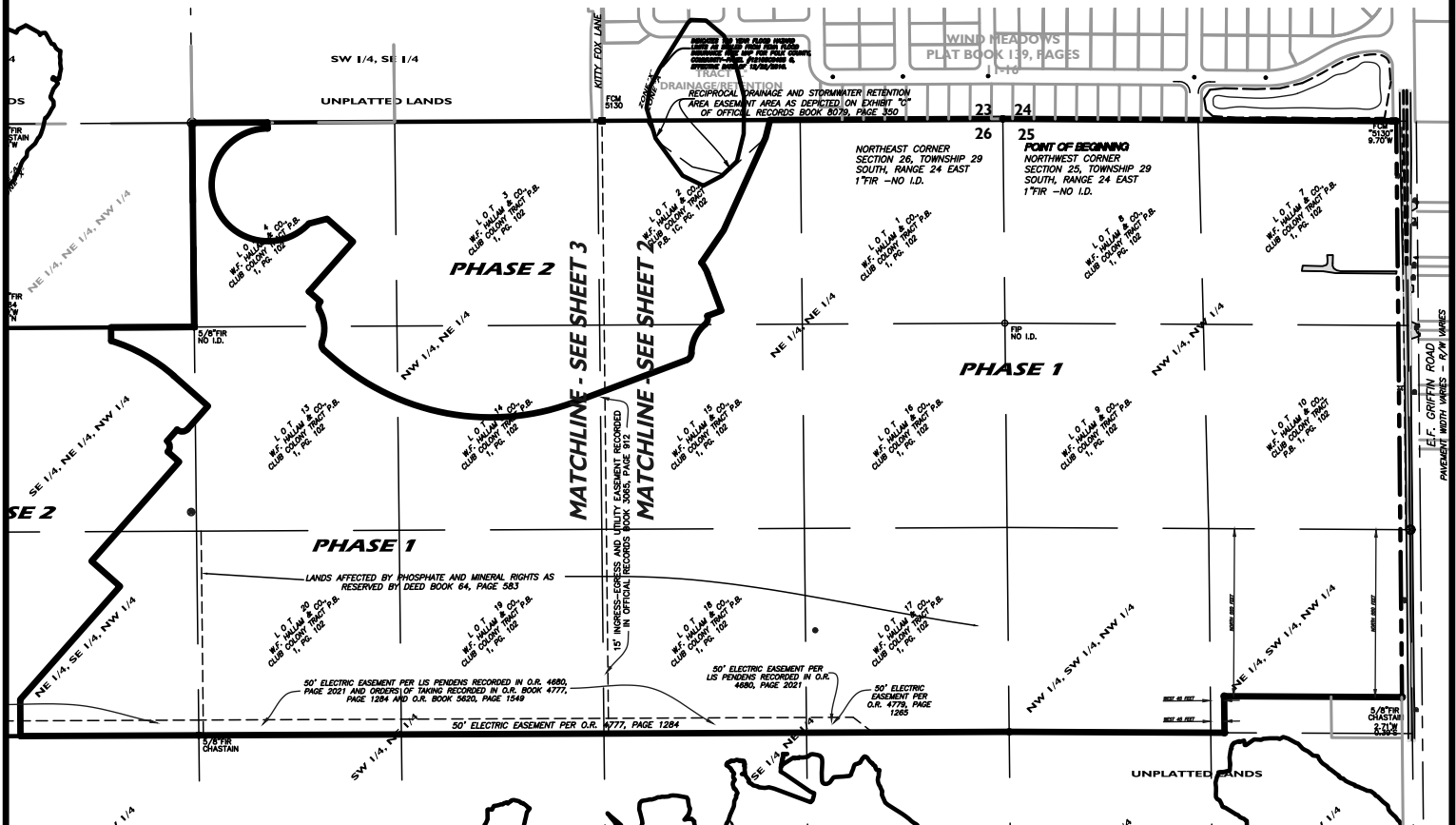
— COMMUNITY DEVELOPMENT
DISTRICT BOUNDARY

Date: June 1, 2021

Exhibit 1

COMPOSITE EXHIBIT "2"

North 1" = 600'



LEGAL DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY SHEET 1 OF 5

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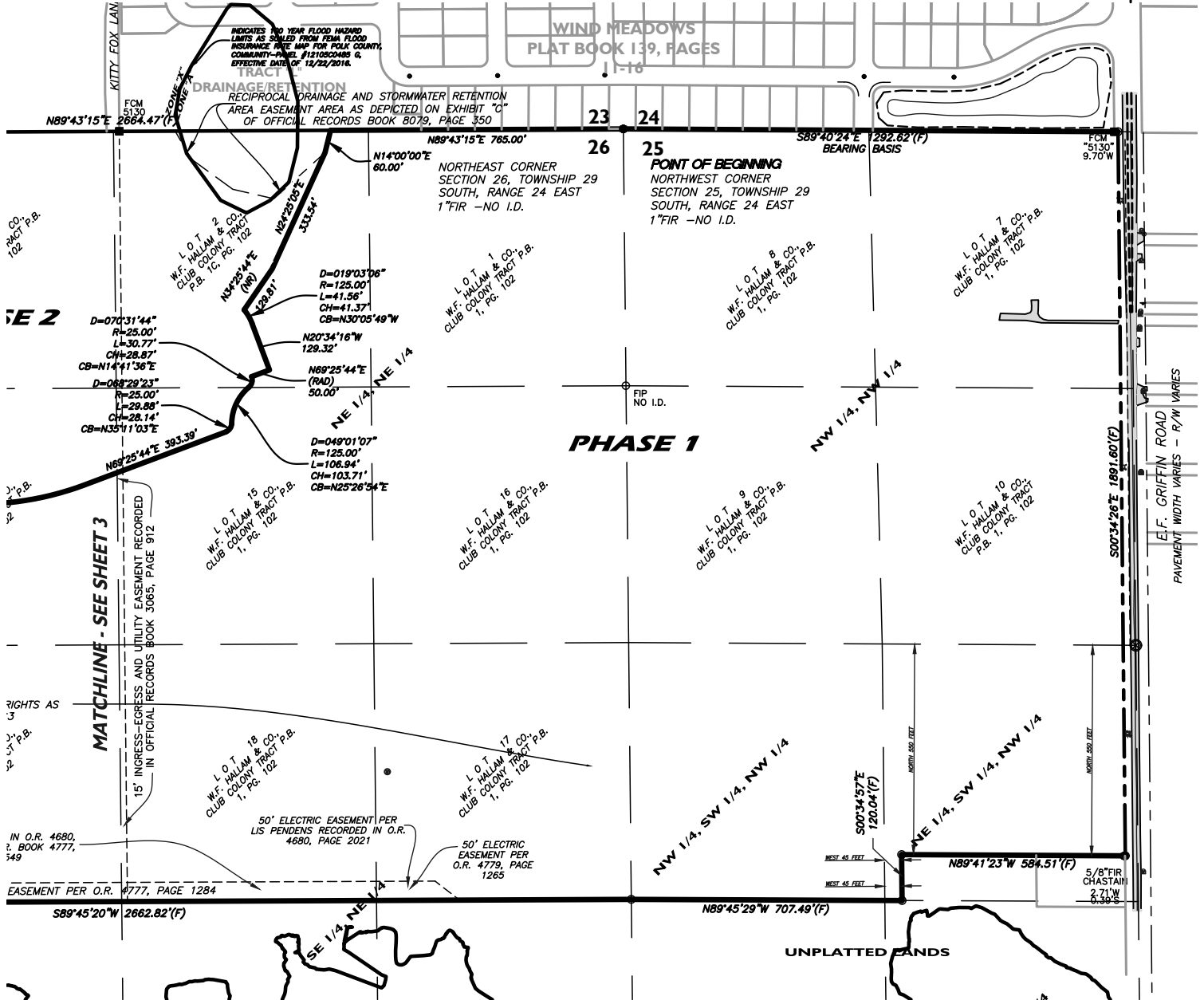
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COMPOSITE EXHIBIT "2"

North 1" = 400'



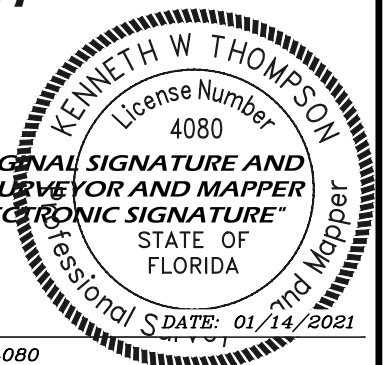
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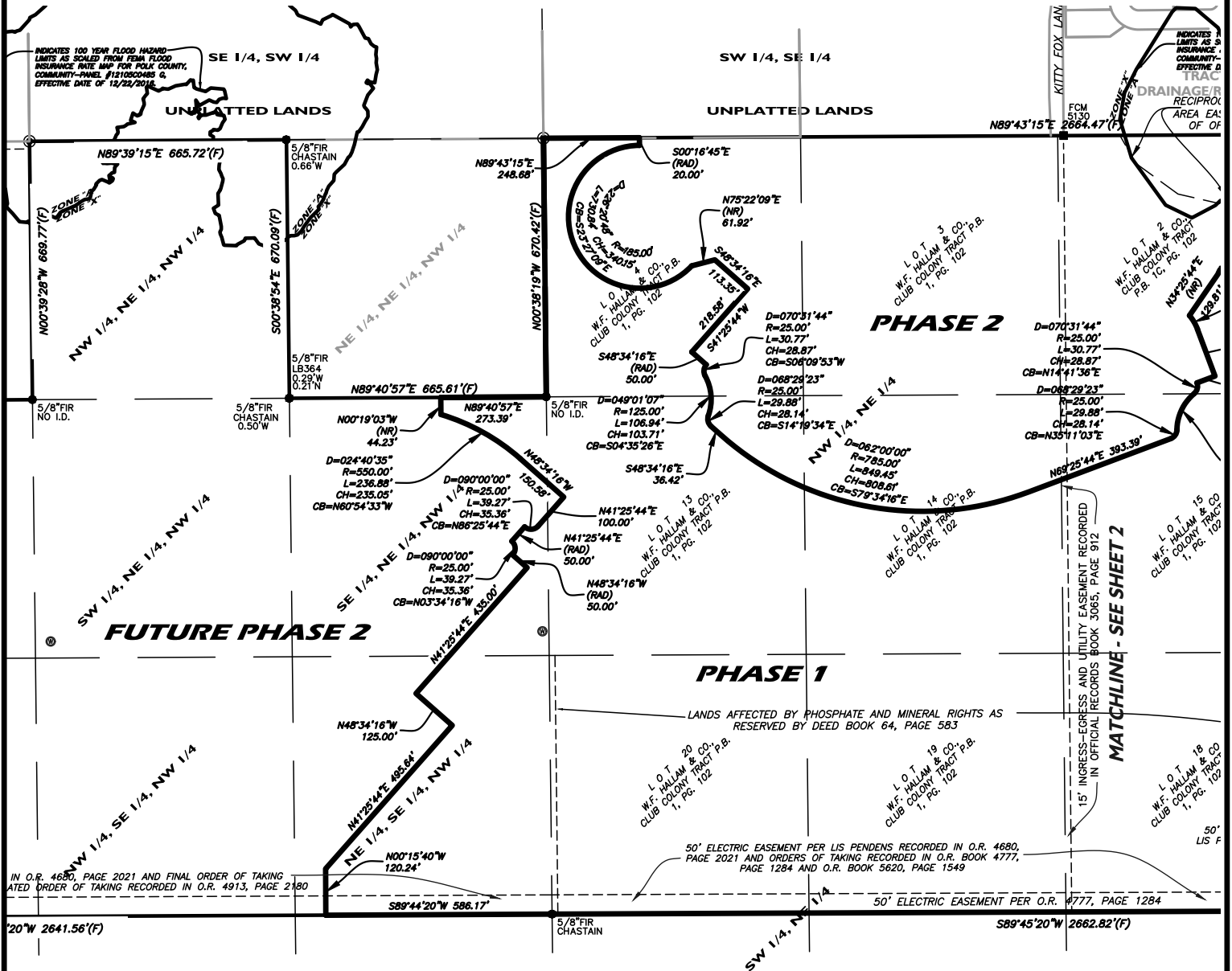
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KENNETH W. THOMPSON P.L.S. #4080

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COMPOSITE EXHIBIT "2"



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COMPOSITE EXHIBIT "2"

LEGAL DESCRIPTION:

THAT PART OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 24 EAST AND THAT PART OF THE NORTH 3/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 25, THE SAME ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 89°40'24" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 25, ALSO BEING THE SOUTH BOUNDARY OF WIND MEADOWS AS RECORDED IN PLAT BOOK 139, PAGES 11-16 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, A DISTANCE OF 1292.62 FEET TO THE WEST RIGHT-OF-WAY OF E.F. GRIFFIN ROAD; THENCE SOUTH 00°34'26" EAST, ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 1891.60 FEET TO THE SOUTH BOUNDARY OF THE NORTH 550 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE NORTH 89°41'23" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 584.51 FEET TO THE EAST BOUNDARY OF THE WEST 45 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE SOUTH 00°34'57" EAST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 120.04 FEET TO THE SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 25; THENCE NORTH 89°45'29" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 707.49 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 26; THENCE SOUTH 89°45'20" WEST, ALONG THE SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 2662.82 FEET TO THE SOUTHWEST CORNER THEREOF, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE SOUTH 89°44'20" WEST, ALONG SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 586.17 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 00°15'40" WEST, A DISTANCE OF 120.24 FEET; THENCE NORTH 41°25'44" EAST, A DISTANCE OF 495.64 FEET; THENCE NORTH 48°34'16" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 41°25'44" EAST, A DISTANCE OF 435.00 FEET; THENCE NORTH 48°34'16" WEST, A DISTANCE OF 50.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = NORTH 03°34'16" WEST) FOR A DISTANCE OF 39.27 FEET; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, NORTH 41°25'44" EAST, A DISTANCE OF 50.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = NORTH 86°25'44" EAST) FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 41°25'44" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 48°34'16" WEST, A DISTANCE OF 150.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE/DELTA OF 24°40'35" (CHORD = 235.05 FEET, CHORD BEARING = NORTH 60°54'33" WEST) FOR A DISTANCE OF 236.88 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT, NON-RADIAL LINE, NORTH 00°19'03" WEST, A DISTANCE OF 44.23 FEET TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 26; THENCE NORTH 89°40'57" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 273.39 FEET TO THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 00°38'19" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 670.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°43'15" EAST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, A DISTANCE OF 248.68 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTH 00°16'45" EAST, A DISTANCE OF 20.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 226°20'48" (CHORD = 340.15 FEET, CHORD BEARING = SOUTH 23°27'09" EAST) FOR A DISTANCE OF 730.84 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE NORTH 75°22'09" EAST, A DISTANCE OF 61.92 FEET; THENCE

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COMPOSITE EXHIBIT "2"

LEGAL DESCRIPTION: CONTINUED

SOUTH 48°34'16" EAST, A DISTANCE OF 113.35 FEET; THENCE SOUTH 41°25'44" WEST, A DISTANCE OF 218.58 FEET; THENCE SOUTH 48°34'16" EAST, A DISTANCE OF 50.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 70°31'44" (CHORD = 28.87 FEET, CHORD BEARING = SOUTH 06°09'53" WEST) FOR A DISTANCE OF 30.77 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 49°01'07" (CHORD = 103.71 FEET, CHORD BEARING = SOUTH 04°35'26" EAST) FOR A DISTANCE OF 106.94 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 68°29'23" (CHORD = 28.14 FEET, CHORD BEARING = SOUTH 14°19'34" EAST) FOR A DISTANCE OF 29.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°34'16" EAST, A DISTANCE OF 36.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 785.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 62°00'00" (CHORD = 808.61 FEET, CHORD BEARING = SOUTH 79°34'16" EAST) FOR A DISTANCE OF 849.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 69°25'44" EAST, A DISTANCE OF 393.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 68°29'23" (CHORD = 28.14 FEET, CHORD BEARING = NORTH 35°11'03" EAST) FOR A DISTANCE OF 29.88 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 49°01'07" (CHORD = 103.71 FEET, CHORD BEARING = NORTH 25°26'54" EAST) FOR A DISTANCE OF 106.94 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 70°31'44" (CHORD = 28.87 FEET, CHORD BEARING = NORTH 14°41'36" EAST) FOR A DISTANCE OF 30.77 FEET; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, NORTH 69°25'44" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 20°34'16" WEST, A DISTANCE OF 129.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 19°03'06" (CHORD = 41.37 FEET, CHORD BEARING = NORTH 30°05'49" WEST) FOR A DISTANCE OF 41.56 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT, NON-RADIAL LINE, NORTH 34°25'44" EAST, A DISTANCE OF 129.81 FEET; THENCE NORTH 24°25'05" EAST, 333.54 FEET; THENCE NORTH 14°00'00" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH BOUNDARY OF THE AFOREMENTIONED SECTION 26; THENCE NORTH 89°43'15" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 765.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS WITHIN ITS BOUNDARIES LOTS 7, 8, LOTS 9 AND 10 IN THE NORTHWEST 1/4 OF THE AFORESAID SECTION 25, AND LOT 1, PORTIONS OF LOTS 2, 4, 13, 14, AND 15, AND LOTS 16, 17, 18, 19 AND 20 IN THE NORTHEAST 1/4 OF THE AFORESAID SECTION 26, OF W.F. HALLAM AND COMPANY'S CLUB COLONY TRACT OF LAKELAND HIGHLANDS, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CONTAINS 159.67 ACRES, MORE OR LESS, TO THE EXISTING RIGHTS-OF-WAY AS DEDICATED OR IN USE.

LEGAL DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY SHEET 5 OF 5

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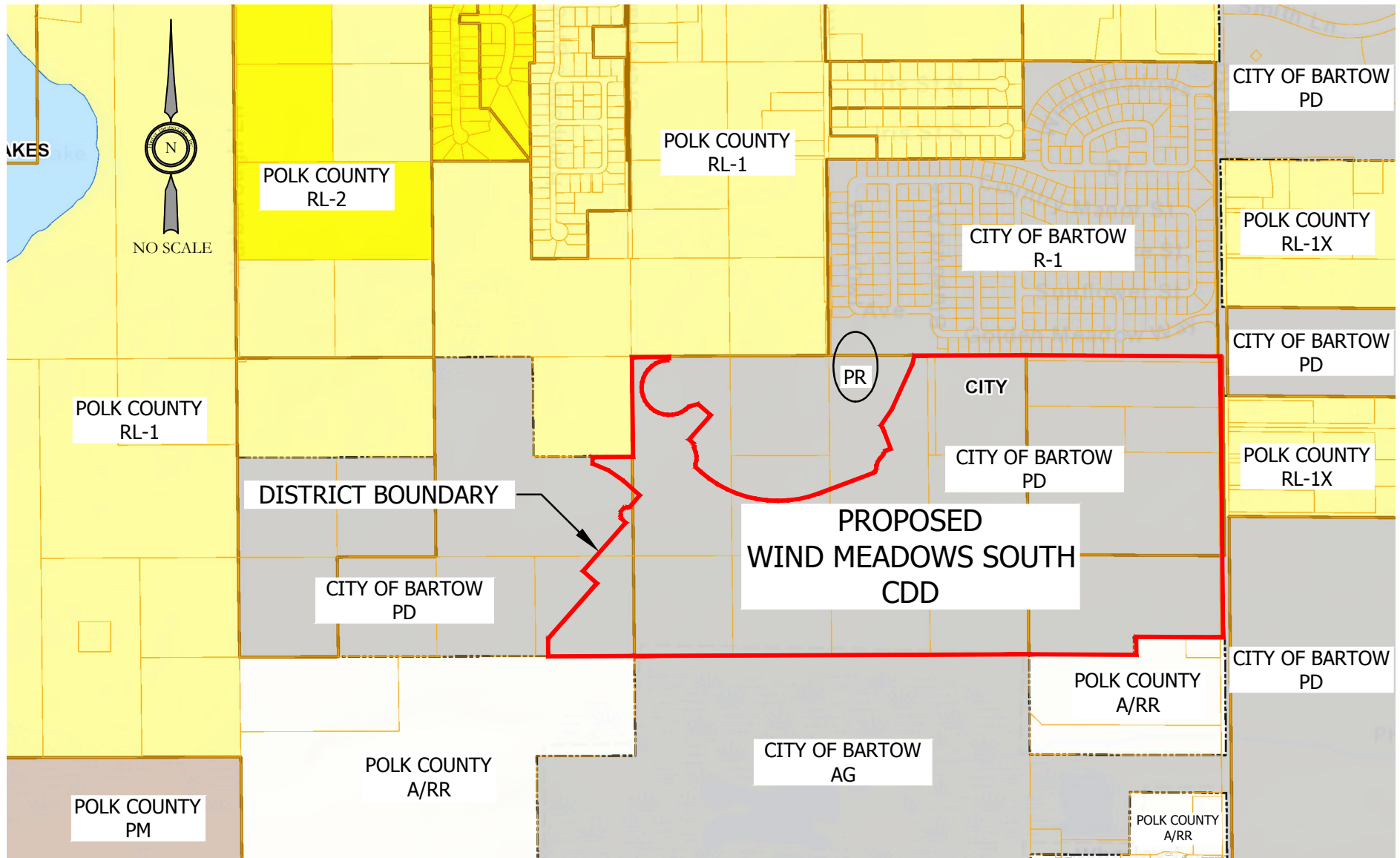
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KENNETH W. THOMPSON P.L.S. #4080



**ZONING MAP
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Prepared By

HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884

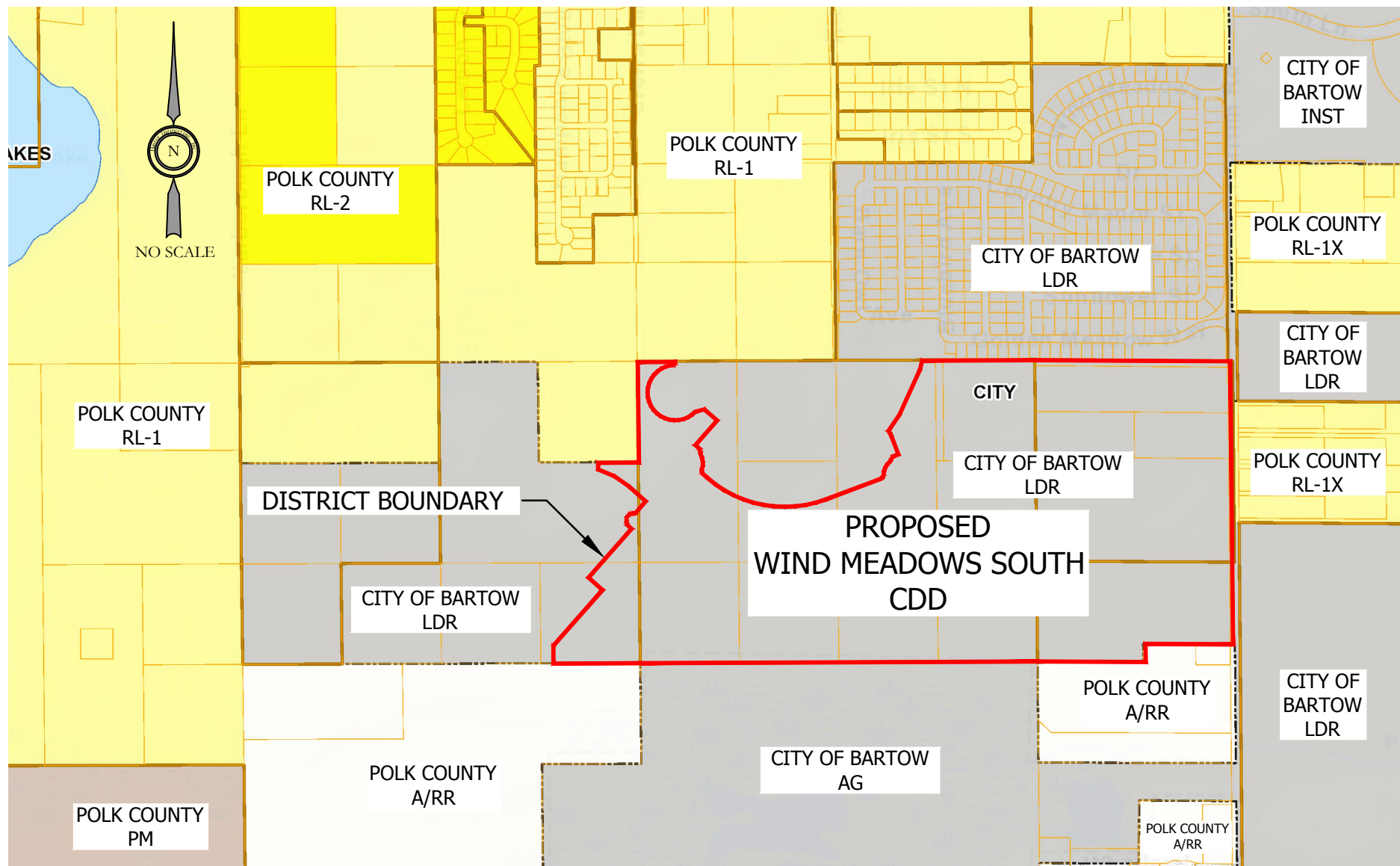
Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

	CITY OF BARTOW
	PR (PUBLIC RECREATION) CITY OF BARTOW
	A/RR (RURAL) - POLK COUNTY
	RL-1 (RES. LOW) - POLK COUNTY
	RL-1X (RES. LOW) - POLK COUNTY
	RL-2 (RES. LOW) - POLK COUNTY
	PM (PHOSPHATE MINING) - POLK COUNTY

Date: June 1, 2021

Exhibit 3



FUTURE LAND USE MAP
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By

HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884

Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

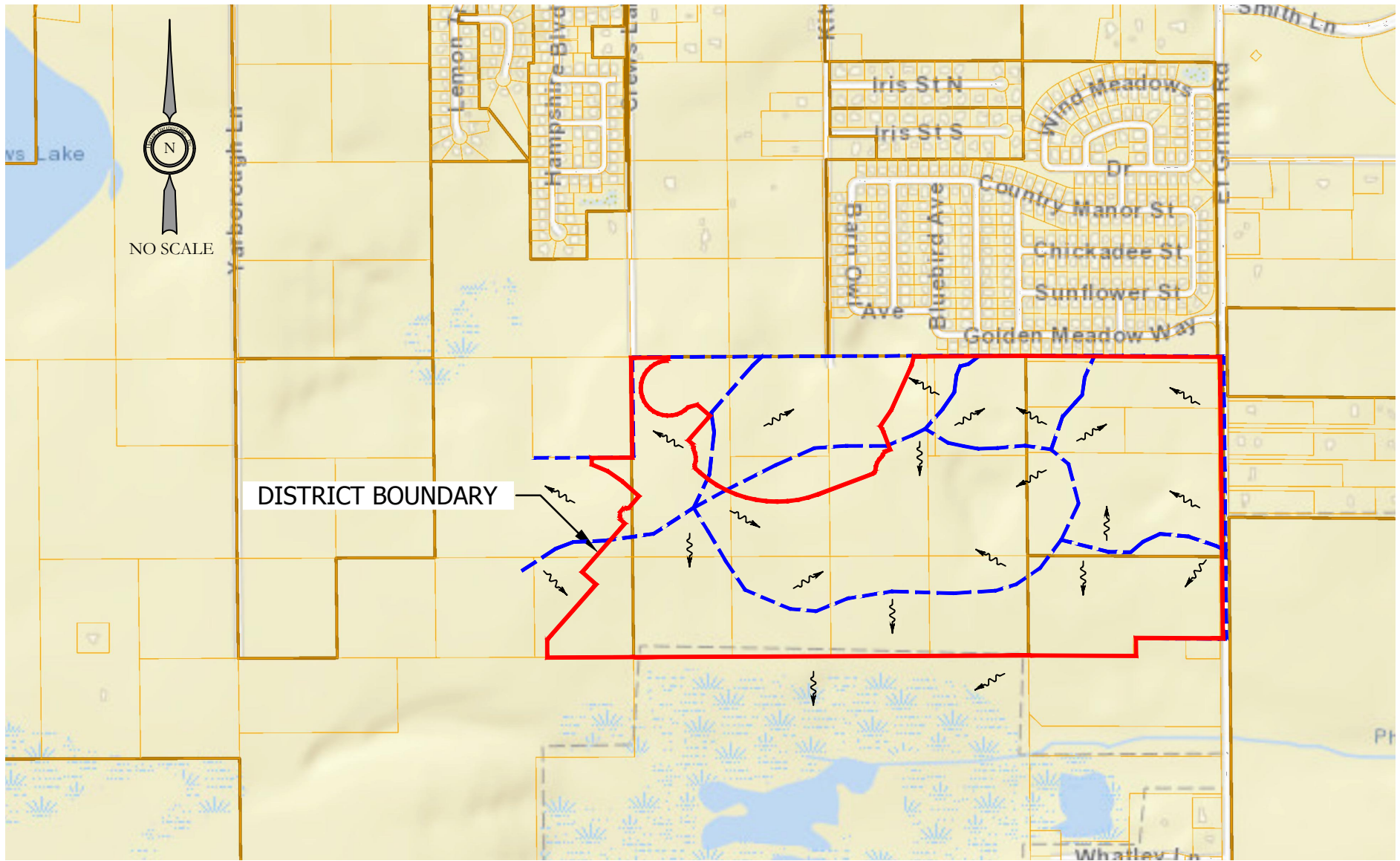
AG - (AGRICULTURE) CITY OF BARTOW

LDR - (LOW DENSITY RES.) CITY OF BARTOW

INST - (INSTITUTIONAL) CITY OF BARTOW

Date: June 1, 2021

Exhibit 4



**DRAINAGE MAP
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Prepared By
HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884

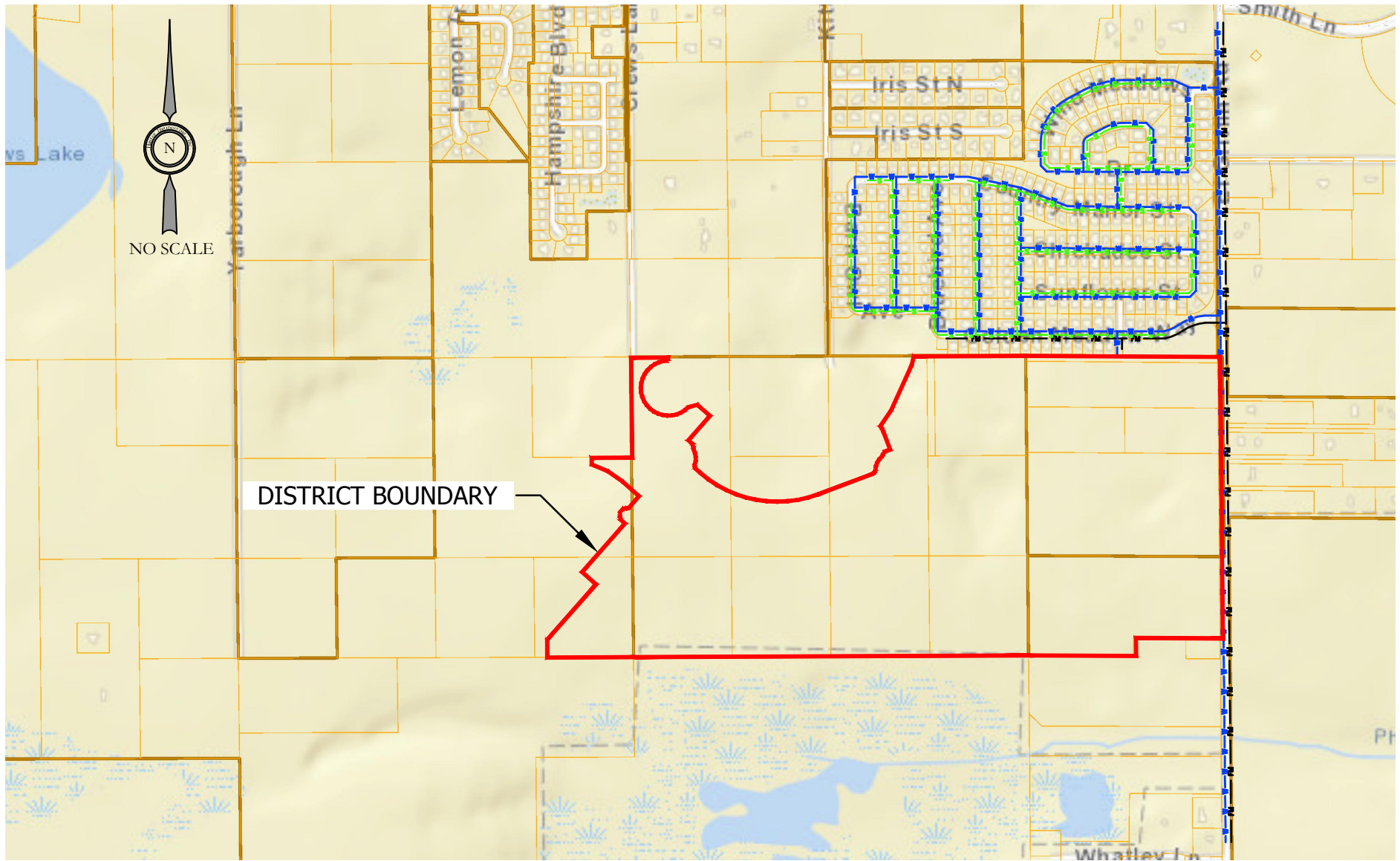
Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

— FLOW DIRECTION
- - - DRAINAGE BASIN

Date: June 1, 2021

Exhibit 5



UTILITIES MAP
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By
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LEGEND

- ▲—▲—▲— WATER LINE
- S—S—S— GRAVITY SANITARY
- FM—FM—FM— FORCE MAIN

Date: June 1, 2021

Exhibit 6

Exhibit 7
Wind Meadows South
Community Development District
Summary of District Facilities - Phase 1

<i>District Infrastructure</i>	<i>Construction</i>	<i>Ownership</i>	<i>Capital Financing ⁽¹⁾</i>	<i>Operation & Maintenance</i>
Offsite Improvements	<i>District</i>	<i>County</i>	<i>District Bonds</i>	<i>County</i>
Stormwater Facilities	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Water, Sewer, Reclaimed Water, Lift Stations	<i>District</i>	<i>City of Bartow</i>	<i>District Bonds</i>	<i>City of Bartow</i>
Street Lighting / Conduit ⁽²⁾	<i>District</i>	<i>District ⁽²⁾</i>	<i>District Bonds</i>	<i>District ⁽²⁾</i>
Roadways	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Entry Feature & Signage	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Parks & Recreational Facilities	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>

Notes:

- Costs not funded by bonds will be funded by the developer.*
- Street lighting / conduit shall be owned and maintained by the District or the District shall enter into a lease with the City of Lakeland.*

Exhibit 8
Wind Meadows South
Community Development District
Opinion of Probable Costs - Phase 1 and Future Phase 2

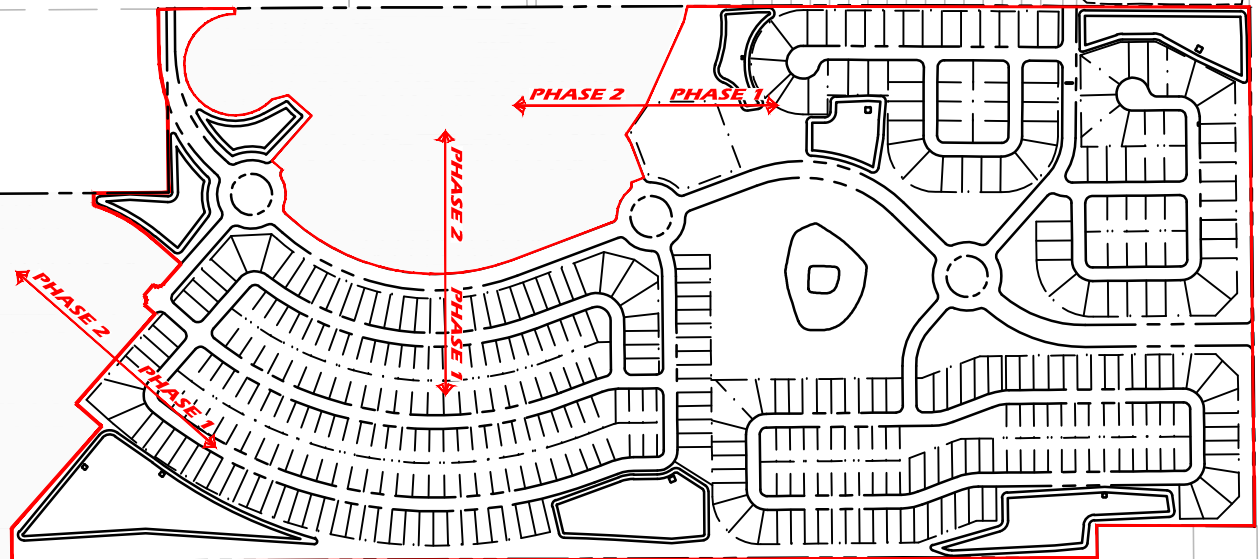
Infrastructure ^{(1)/(9)}	Phase 1 416 Lots ⁽¹⁰⁾ 2021-2022	Future Phase 2 419 Lots ⁽¹¹⁾ 2022-2023	Totals 835 Lots ⁽¹²⁾
Offsite Improvements ⁽⁵⁾⁽⁶⁾	\$850,000	\$0	\$850,000
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$3,100,000	\$3,122,355.77	\$6,222,356
Utilities (Water, Sewer, Reclaim, & Street Lighting) ⁽⁵⁾⁽⁶⁾⁽⁸⁾	\$3,326,640	\$3,350,630.19	\$6,677,270
Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$2,950,000	\$1,500,000	\$4,450,000
Entry Feature ⁽⁶⁾⁽⁷⁾	\$835,000	\$0	\$835,000
Parks & Recreational Facilities ⁽¹⁾⁽⁶⁾	\$1,189,875	\$0	\$1,189,875
Contingency	\$1,225,151.5	\$797,298.6	\$2,022,450
Total	\$13,476,667	\$8,770,285	\$22,246,951

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 costs.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with the City of Lakeland for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 835 lots.
10. 89 – 70 foot wide lots and 327 - 50 foot wide lots
11. 419 – 50 foot wide lots
12. Entire Project proposes 89 – 70 foot wide lots and 746 – 50 foot wide lots



NO SCALE



OVERALL SITE PLAN
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By

HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884

Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

— COMMUNITY DEVELOPMENT
DISTRICT BOUNDARY

Date: June 1, 2021

Exhibit 9

SECTION V

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY

FOR

WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 11, 2023

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

Table of Contents

1.0 Introduction.....	3
1.1 Purpose.....	3
1.2 Background.....	4
1.3 Special Benefits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	5
2.1 Overview	5
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit	6
2.4 Lienability Test: Special and Peculiar Benefit to the Property	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments	7
3.0 True-Up Mechanism.....	8
4.0 Assessment Roll.....	8
5.0 Appendix	9
Table 1: Development Program	9
Table 2: Capital Improvement Cost Estimates.....	10
Table 3: Bond Sizing.....	11
Table 4: Allocation of Improvement Costs	12
Table 5: Allocation of Total Par Debt to Each Product Type.....	13
Table 6: Par Debt and Annual Assessments	14
Table 7: Preliminary Assessment Roll	15

GMS-CF, LLC does not represent the Westside Haines City Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Westside Haines City Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Wind Meadows South Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$29,000,000 of tax-exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report Composite Exhibit 6, dated June 1, 2021 prepared by Hunter Engineering, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology, dated June 9, 2021 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from the District’s CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$9,335,000 Special Assessment Bonds, Series 2021 (“Series 2021 Bonds”), Supplemental Assessment Methodology report dated September 21, 2021 (“Series 2021 Supplemental Report”). The Series 2021 Supplemental Report applied the methodology to the details of the Series 2021 Bonds to allocate debt assessments (“Series 2021 Assessments”) to benefitting properties within the District to secure the repayment of the Series 2021 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to add new parcels within the District, which has changed the total acreage within the District. This Amended and Restated Master Assessment Report amends and restates the original approved Master Report (collectively, the “Assessment Report”) and provides for an updated assessment methodology that reflects changes to the total acreage within the District. The revised development plan increases the total acreage of the District, thereby decreasing the maximum par debt per acre.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. It is anticipated that the District will issue multiple series of Bonds to fund all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to levy, impose and collect non ad valorem special assessments (“Special Assessments”) on the benefited lands within the District securing repayment of the Bonds based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District including those for maintenance and operation of the Bonds, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 273.39 acres within Bartow, Florida. The development program for the District currently envisions approximately 835 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District’s Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

1.3 Special Benefits and General Benefits

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and

peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside of the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$22,246,951. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$29,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$29,000,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report

to allocate the \$29,000,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development; these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$22,246,950. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter to total approximately \$29,000,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District are completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the assigned properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and

professional fees along with related incidental costs. There are two product types within the planned development. The 50' single-family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Improvement as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined special benefit particular to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein ("Assigned Property"). In addition, the District must also prevent any buildup of debt on property or land that could be fully conveyed and/or platted without all of the debt being allocated ("Unassigned Property"). To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The preliminary assessment roll is attached as Table 7.

TABLE 1
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use*	Phase 1	Phase 2	Total	ERUs per Unit (1)	Total ERUs
Single Family - 50'	327	419	746	1.00	746.00
Single Family - 70'	89	0	89	1.40	124.60
Total Units	416	419	835		870.60

(1) Benefit is allocated on an ERU basis; based on density of planned development, 50 ' lot at 1 ERU, and 70' lot at 1.4 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Phase 1	Phase 2	Total Cost Estimate
Offsite Improvements	\$ 850,000	\$ -	\$ 850,000
Stormwater Management	\$ 3,100,000	\$ 3,122,356	\$ 6,222,356
Utilities (Water, Sewer, & Street Lighting)	\$ 3,326,640	\$ 3,350,630	\$ 6,677,270
Roadway	\$ 2,950,000	\$ 1,500,000	\$ 4,450,000
Entry Feature	\$ 835,000	\$ -	\$ 835,000
Parks and Amenities	\$ 1,189,875	\$ -	\$ 1,189,875
Contingencies	\$ 1,225,152	\$ 797,299	\$ 2,022,450
	\$ 13,476,667	\$ 8,770,285	\$ 22,246,951

(1) A detailed description of these improvements is provided in the Engineer's Report dated June 1, 2021.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Bond Sizing

Description	Phase 1	Phase 2	Total
Construction Funds	\$ 13,476,667	\$ 8,770,285	\$ 22,246,952
Debt Service Reserve	\$ 1,271,356	\$ 835,462	\$ 2,106,818
Capitalized Interest	\$ 2,100,000	\$ 1,380,000	\$ 3,480,000
Underwriters Discount	\$ 350,000	\$ 230,000	\$ 580,000
Cost of Issuance	\$ 220,000	\$ 220,000	\$ 440,000
Contingency	\$ 81,977	\$ 64,253	\$ 146,230
Par Amount*	\$ 17,500,000	\$ 11,500,000	\$ 29,000,000

Bond Assumptions:

Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	36 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
<u>Phase 1</u>						
Single Family - 50'	327	1.00	327.00	72.41%	\$ 9,758,348	\$ 29,842
Single Family - 70'	89	1.40	124.60	27.59%	\$ 3,718,319	\$ 41,779
	416		451.60	100.00%	\$ 13,476,667	
<u>Phase 2</u>						
Single Family - 50'	419	1.00	419.00	100.00%	\$ 8,770,285	\$ 20,931

* Unit mix is subject to change based on marketing and other factors

TABLE 5
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Per Unit
<u>Phase 1</u>				
Single Family - 50'	327	\$ 9,758,348	\$ 12,671,612	\$ 38,751
Single Family - 70'	89	\$ 3,718,319	\$ 4,828,388	\$ 54,252
	416	\$ 13,476,667	\$ 17,500,000	
<u>Phase 2</u>				
Single Family - 50'	419	\$ 8,770,285	\$ 11,500,000	\$ 27,446

* Unit mix is subject to change based on marketing and other factors

TABLE 6
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
<u>Phase 1</u>						
Single Family - 50'	327	\$ 12,671,612	\$ 38,751	\$ 920,579	\$ 2,815	\$ 3,027
Single Family - 70'	89	\$ 4,828,388	\$ 54,252	\$ 350,777	\$ 3,941	\$ 4,238
	416	\$ 17,500,000		\$ 1,271,356		
<u>Phase 2</u>						
Single Family - 50'	419	\$ 11,500,000	\$ 27,446	\$ 835,462	\$ 1,994	\$ 2,144

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Phase 1						
Wind Meadows South LLC	See Attached Legal	159.67	\$ 109,601	\$ 17,500,000	\$ 1,271,356	\$ 1,367,049
Totals		159.67		\$ 17,500,000	\$ 1,271,356	\$ 1,367,049
Phase 2						
Lake Hancock Partners LLLP	See Attached Legal	113.72	\$ 101,126	\$ 11,500,000	\$ 835,462	\$ 898,346
Totals		113.72		\$ 11,500,000	\$ 835,462	\$ 898,346

* - See Legal Attached

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$2,106,818

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

Prepared by: Governmental Management Services - Central Florida, LLC

COMPOSITE EXHIBIT "4"

LEGAL DESCRIPTION:

THAT PART OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 24 EAST AND THAT PART OF THE NORTH 3/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 24 EAST AND THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 25, THE SAME ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 89°40'24" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 25, ALSO BEING THE SOUTH BOUNDARY OF WIND MEADOWS AS RECORDED IN PLAT BOOK 139, PAGES 11-16 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, A DISTANCE OF 1282.92 FEET TO THE WEST RIGHT-OF-WAY OF E.F. GRIFFIN ROAD ACCORDING TO THE PLAT OF WIND MEADOWS SOUTH PHASE ONE AS RECORDED IN PLAT BOOK 191, PAGES 21-29 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 00°34'26" EAST, ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 1891.60 FEET TO THE SOUTH BOUNDARY OF THE NORTH 550 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE NORTH 89°41'23" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 574.72 FEET TO THE EAST BOUNDARY OF THE WEST 45 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE SOUTH 00°34'57" EAST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 120.04 FEET TO THE SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 25; THENCE NORTH 89°45'29" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 707.49 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 26; THENCE SOUTH 89°45'20" WEST, ALONG THE SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 2662.82 FEET TO THE SOUTHWEST CORNER THEREOF, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE SOUTH 89°44'20" WEST, ALONG SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 2661.56 FEET TO THE SOUTHWEST CORNER OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 00°40'36" WEST ALONG THE WEST BOUNDARY THEREOF A DISTANCE OF 1338.22 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 89°40'57" EAST ALONG THE NORTH BOUNDARY THEREOF AND THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26 A DISTANCE OF 1331.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE ALONG THE WEST, NORTH AND EAST BOUNDARIES THEREOF THE FOLLOWING THREE (3) COURSES: 1.) NORTH 00°39'28" WEST, 669.77 FEET TO THE NORTHWEST CORNER THEREOF; THENCE 2.) NORTH 89°39'15" EAST, 665.72 FEET TO THE NORTHEAST CORNER THEREOF; THENCE 3.) SOUTH 00°38'54" EAST, 670.09 FEET TO THE SOUTHEAST CORNER THEREOF, THE SAME ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 89°40'57" EAST ALONG THE NORTH BOUNDARY THEREOF A DISTANCE OF 665.61 FEET TO THE NORTHEAST CORNER THEREOF, THE SAME ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 00°38'19" WEST ALONG THE WEST BOUNDARY THEREOF A DISTANCE OF 327.64 FEET TO THE NON-RADIAL, NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 595.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 18°14'38" (CHORD = 188.66 FEET, CHORD BEARING = NORTH 09°46'33" WEST) FOR A DISTANCE OF 189.46 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°39'14" WEST, 464.32 FEET; THENCE NORTH 89°20'46" EAST, 60.00 FEET; THENCE SOUTH 00°39'14" EAST, 308.00 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED SECTION 23, THE SAME ALSO BEING THE NORTH BOUNDARY OF THE AFOREMENTIONED SECTION 26, TOWNSHIP 29 SOUTH, RANGE 24 EAST; THENCE NORTH 89°43'15" EAST ALONG SAID BOUNDARY, A DISTANCE OF 2634.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS WITHIN ITS BOUNDARIES PORTIONS OF LOTS 2, 3, 4, 13, 14 AND 15 IN THE NORTHEAST 1/4 OF THE AFORESAID SECTION 26, AND LOTS 9, 10, AND 24 IN THE NORTHWEST 1/4 OF THE AFORESAID SECTION 26, OF W.F. HALLAM AND COMPANY'S CLUB COLONY TRACT OF LAKE LAND HIGHLANDS, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CONTAINS 273.39 ACRES, MORE OR LESS.

LEGAL DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY SHEET 5 OF 5

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY KENNETH W. THOMPSON, P.S.M.
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OR A DIGITAL SIGNATURE AFFIXED HERETO.



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KENNETH W. THOMPSON P.L.S. #4080

SECTION VI

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE ASSESSMENT REPORT; ADOPTING AND CONFIRMING THE ENGINEER'S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Wind Meadows South Community Development District (the “**District**”) previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain infrastructure improvements within and without the boundary of the District (the “**Improvements**”), and evidenced its intent to defray the cost of such Improvements through the levy and collection of assessments against property within the District benefitted by such improvements, pursuant to Resolutions 2021-25, 2021-26, and 2021-29 (collectively, the “**Assessment Resolutions**”); and

WHEREAS, the Board of City Commissioners of City of Bartow, Florida adopted Ordinance No. 2021-10, effective June 7, 2021 (the “**Establishing Ordinance**”), as further amended by Ordinance 2022-22, adopted on January 3, 2023 (the “**Expansion Ordinance**,” and together with the Establishing Ordinance, the “**Ordinance**”), amending the external boundaries of the District to include an additional 114.14 acres of land, more or less (the “**Expansion Parcels**”); and

WHEREAS, the District Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the infrastructure improvements described in the District’s *Wind Meadows South Community Development District Engineer’s Report of Capital Improvements*, dated June 1, 2021 (the “**Master Engineer’s Report**”), attached hereto as **Exhibit A** and incorporated herein by reference, as supplemented by the *Supplemental Assessment Methodology – Assessment Area I*, dated September 21, 2021 (the Master Engineer’s Report, as supplemented, together with the Amended and Restated Engineer’s Report, are referred to as the “**Engineer’s Report**”); and

WHEREAS, the Engineer’s Report details the scope and cost of public Improvements necessary to serve the Expansion Parcels; and

WHEREAS, it is in the best interest of the District to pay the cost of the public Improvements by imposing and collecting special assessments pursuant to Chapter 190, *Florida Statutes* (the “**Assessments**”) upon the Expansion Parcels; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of

Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Public Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the Expansion Parcels, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Amended and Restated Master Assessment Methodology*, dated January 11, 2023 (the “**Amended and Restated Assessment Methodology**”), attached hereto as **Exhibit B** and incorporated herein by reference, which amends and supplements the *Master Assessment Methodology for Wind Meadows South Community Development District*, dated June 9, 2021 (the “**Master Assessment Methodology**”), as supplemented by the *Supplemental Assessment Methodology – Assessment Area I*, dated September 21, 2021, (the Master Assessment Methodology, as supplemented, together with Amended and Restated Assessment Methodology, are referred to as the “**Assessment Methodology**”), all of which are on file at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District Records Office**”); and

WHEREAS, the lands within the Expansion Parcels benefit from the entire Capital Improvement Plan described in the Engineer’s Report, however, the District only anticipates issuing special assessment bonds (“**Bonds**”) in an amount which can be supported by developable lands within the District, including the Expansion Parcels; and

WHEREAS, the District anticipates using the proceeds of the Bonds for the acquisition, construction or installation of the Improvements within the District; and

WHEREAS, the final Assessments levied and imposed by the District upon the benefited lands within the Expansion Parcels to pay the costs of the Improvements will be in an amount necessary to secure repayment of the Bonds; and

WHEREAS, the District hereby determines that the Assessments to be levied on the lands within the District, including the Expansion Parcels, will not exceed the benefit to the property improved as set forth in the Assessment Report.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements benefitting the Expansion Parcels as specified in the Assessment Report.

2. The nature and general location of, and plans and specifications for, the Improvements benefitting the Expansion Parcels are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements benefitting the District including the Expansion Parcels is \$22,246,951 (the “**Estimated Cost**”).

4. The Assessments on the District including the Expansion Parcels will defray approximately \$29,000,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in the Assessment Report and **Exhibit B** attached hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution is intended to amend and supplement the Assessment Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefitting from the Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect, except to the extent provided for herein.

13. This Resolution shall become effective upon its passage.

14. The invalidity or enforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

PASSED AND ADOPTED this 11th day of January, 2023.

Attest:

**WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Wind Meadows South Community Development District Engineer's Report of Capital Improvements*, dated June 1, 2021

Exhibit B: *Amended and Restated Master Assessment Methodology*, dated January 11, 2023



*WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT*

*ENGINEER'S REPORT
OF CAPITAL IMPROVEMENTS*

:

Prepared For

*BOARD OF SUPERVISORS
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT*

Prepared by:

*Hunter Engineering, Inc.
4900 Dundee Road
Winter Haven, FL 33884
863-676-7770*

June 1, 2021

**WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I. INTRODUCTION..... 3

II. PURPOSE AND SCOPE..... 5

III. THE DEVELOPMENT..... 6

IV. THE CAPITAL IMPROVEMENTS 6

V. CAPITAL IMPROVEMENT PLAN COMPONENTS 7

 Stormwater Management Facilities..... 7

 Public Roadways 8

 Water and Wastewater Facilities 8

 Off-site Improvements..... 9

 Amenities and Parks..... 10

 Electric and Lighting..... 10

 Entry Features, 10

 Miscellaneous 11

VI. PERMITTING..... 11

VII. RECOMMENDATION 11

VIII. REPORT MODIFICATION 12

IX. CONCLUSION..... 12

LIST OF EXHIBITS

EXHIBIT 1	- Location Map with District Boundary
EXHIBIT 2 (Composite)	- Legal Description & Sketch of Boundary
EXHIBIT 3	- Zoning Map
EXHIBIT 4	- Future Land Use Map
EXHIBIT 5	- Drainage Flow Pattern Map
EXHIBIT 6	- Utility Location Map
EXHIBIT 7	- Summary of District Facilities
EXHIBIT 8	- Summary of Opinion of Probable Costs
EXHIBIT 9	- Overall Site Plan

**ENGINEER'S REPORT
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Wind Meadows South Community Development District (the "District" or the "CDD") is generally located on the west side of E.F. Griffin Road approximately 1.40 miles north of Lyle Parkway and 0.45 miles south of Smith Lane within the limits of the City of Bartow, Florida (the "City"). The District currently contains approximately 159.67 acres and is expected to consist of 416 single family lots, recreation & amenity areas, and associated infrastructure.

The CDD was established by City Ordinance No. 2021 – 10, which was approved by the City Commission on June 7, 2021. The District will own and operate the stormwater management facilities as well as the landscape, irrigation, signage, and recreational facilities within the Development. The roadway system will be owned and operated by the District or by the City at the City's discretion.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to applicable regulatory criteria of the City, Polk County, Florida (the "County"), the Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the Development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of cost or fair market value. An estimate of the probable cost of the public improvements is provided in Exhibit 8 of this report.

This Report and the Capital Improvement Plan included herein, reflect the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design,

permitting, and implementation phases. It should also be noted that these modifications, if any, are not expected to diminish the benefits received by the developable land within the District. The District reserves the right to make reasonable adjustments to the Report to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the developable lands served by the improvements.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs may differ from the estimates due to a wide variety of factors having the potential to affect construction costs.

All roadways, including sidewalks, as well as the storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds), landscaping, irrigation, signage, & recreational amenities within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations), will upon completion, be dedicated to the City for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An

assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the District Board of Supervisors, including its staff and consultants.

III. THE DEVELOPMENT

The Development will consist of 416 single family homes and associated infrastructure ("Development"). The Development is a planned residential community generally located on the west side of E.F. Griffin Road approximately 1.40 miles north of Lyle Parkway and 0.45 miles south of Smith Lane within the limits of the City of Bartow. The property has Future Land Use designations of LDR (Low Density Residential) and PR (Public Recreation), and a zoning designation of PUD (Planned Unit Development). The initial Development contemplated herein will be constructed in a single phase, though a future Phase 2 involving the future expansion of the District limits is planned to follow. An Opinion of Costs for the development of each phase is provided in Exhibit 8 of this report.

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the "CIP"), consists of public infrastructure for the initial single phase project. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes along E.F Griffin Road and other road

improvements to Crews Lake Road).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will occur as required. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Lakeland Electric for the street light poles and lighting service. Only undergrounding of wire in the public right-of-way or on District Land is included.

As a part of the recreational component of the CIP, an amenity center and multiple other public parks will be constructed within the Development. The public parks and amenity center will be accessed by the proposed public roadways and sidewalks.

All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital Improvement Plan includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will be conveyed via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and effluent filtration to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the SWFWMD. There are no known natural surface waters within the

Development.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel Nos. 12105C-0485G, 12105C-0495G, 12105C-0505G, & 12105C-0515G, demonstrate that the property is located within Flood Zone X with limited portions along the northern boundary in Zone A. Based on this information and the site topography, it does not appear that floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public right of ways within the Development are primarily 50 feet in width with wider sections for the boulevard entrance. The roadways will primarily consist of 24 ft. of asphalt pavement and Miami curb or Type F curb and gutter on each side. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the

public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and the public. As stated above, the District's funding of roadway construction will occur for all public roadways within the Development.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be the City of Bartow. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The wastewater service provider will be the City of Bartow. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed primarily inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. This proposed gravity sewer system will connect to an existing City owned and maintained lift station located to the north of the Development and within an existing residential subdivision. Improvements to the pumps, generator and control panel of this lift station will be required as part of the Capital Improvements.

Reclaimed water is not available for this site. For the irrigation of the public right of ways and common areas, either an irrigation well will be funded and constructed by the District, or irrigation water service will be provided as part of the domestic water system design. Any water, sewer, or reclaimed water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the Development entrance on E.F. Griffin Road. The site construction activities associated with the CIP are anticipated for completion 2022. Upon completion of the improvements, inspections will occur and certifications will be obtained from the SWFWMD, the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

Amenities and Parks

The District will provide funding for an Amenity Center to include the following: parking areas, clubhouse with restroom facilities, pool, tot lot, play fields, walking trails, and passive parks throughout the Development. All paths, parks, etc. discussed in this paragraph are available to the general public.

Electric and Lighting

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund the cost of the electric conduit, transformer/cabinet pads, and electric manholes required by the District. The District shall fund only the difference in cost from overhead versus underground. Electric facilities funded by the District will be owned and maintained by the District, with Lakeland Electric providing underground electrical service to the Development. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with Lakeland Electric for operation and maintenance of the street light poles and lighting service to the District. Only undergrounding of wire in public right-of-way on District land is included.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features and potentially buffer walls at the entrances and

along the outside boundary of the Development will be provided by the District. It is anticipated, though not confirmed at this time, that the irrigation system will use an irrigation well. The well and irrigation water mains to the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, shrubs, ground cover and trees for the internal roadways within the Development. Perimeter fencing may be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

Miscellaneous

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

VI. PERMITTING

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City Construction Plan Approval. The following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved

City Construction Plan Approval	June 2021
Polk County Health Department Water	June 2021
FDEP Sewer	June 2021
FDEP NOI	July 2021
ACOE	Not Applicable

VII. RECOMMENDATION

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

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating the required specifications found in the most current City, County & SWFWMD regulations.

VIII. REPORT MODIFICATION

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

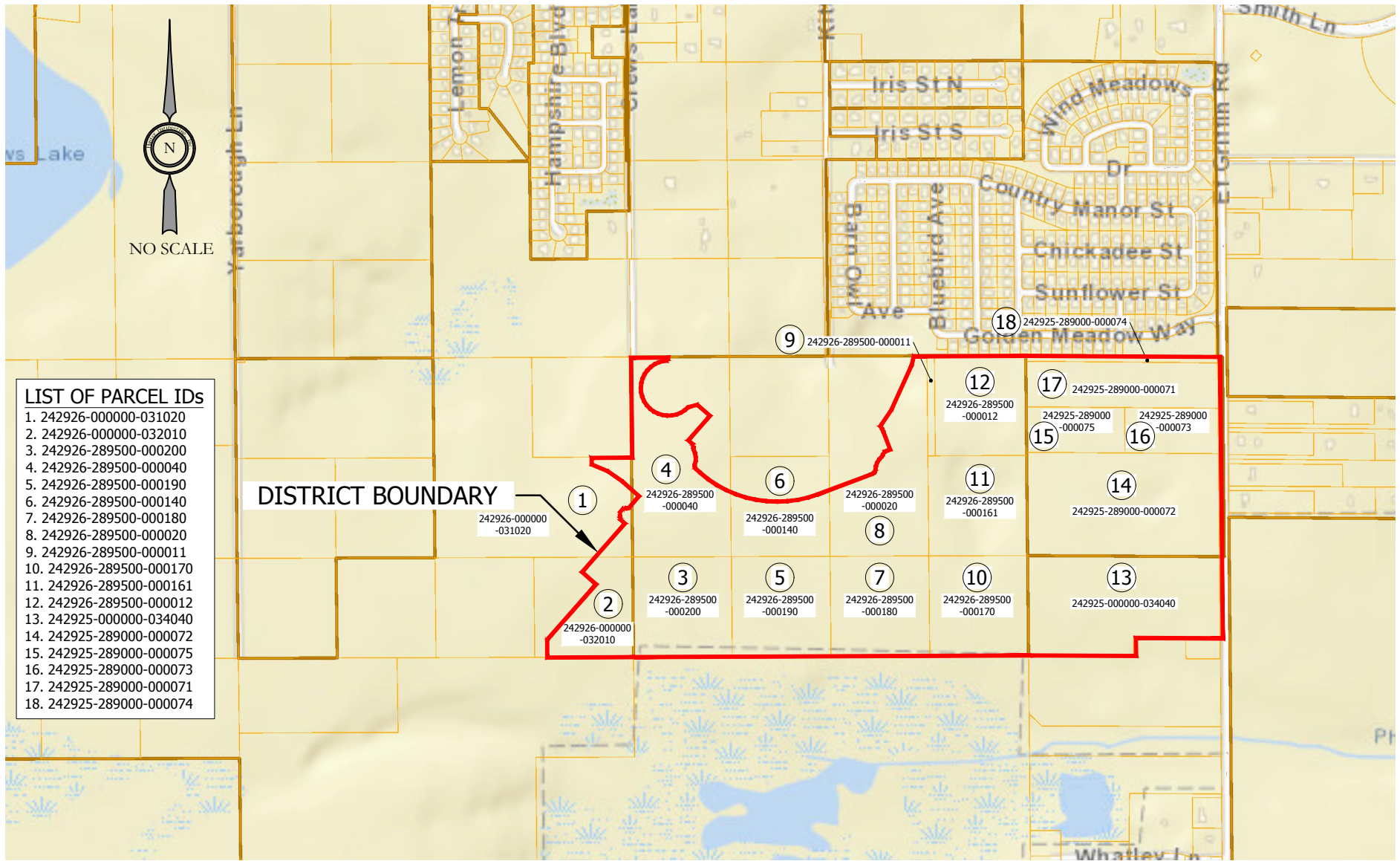
IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure

improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the area. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the area, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the proposed CIP can be completed at the cost as stated.



LOCATION MAP
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By
HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884

Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

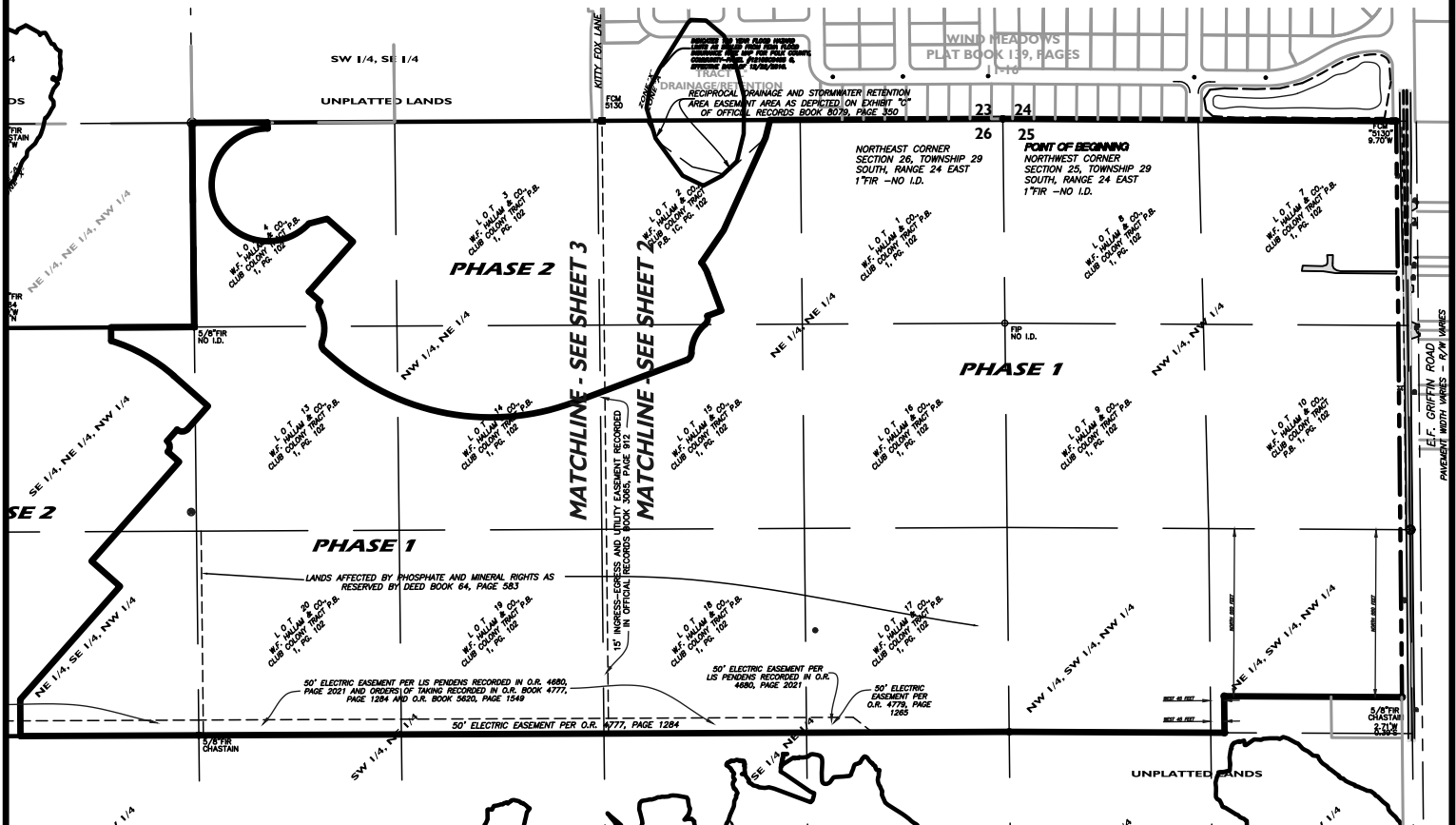
— COMMUNITY DEVELOPMENT
DISTRICT BOUNDARY

Date: June 1, 2021

Exhibit 1

COMPOSITE EXHIBIT "2"

North 1" = 600'



LEGAL DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY SHEET 1 OF 5

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North 1" = 400'



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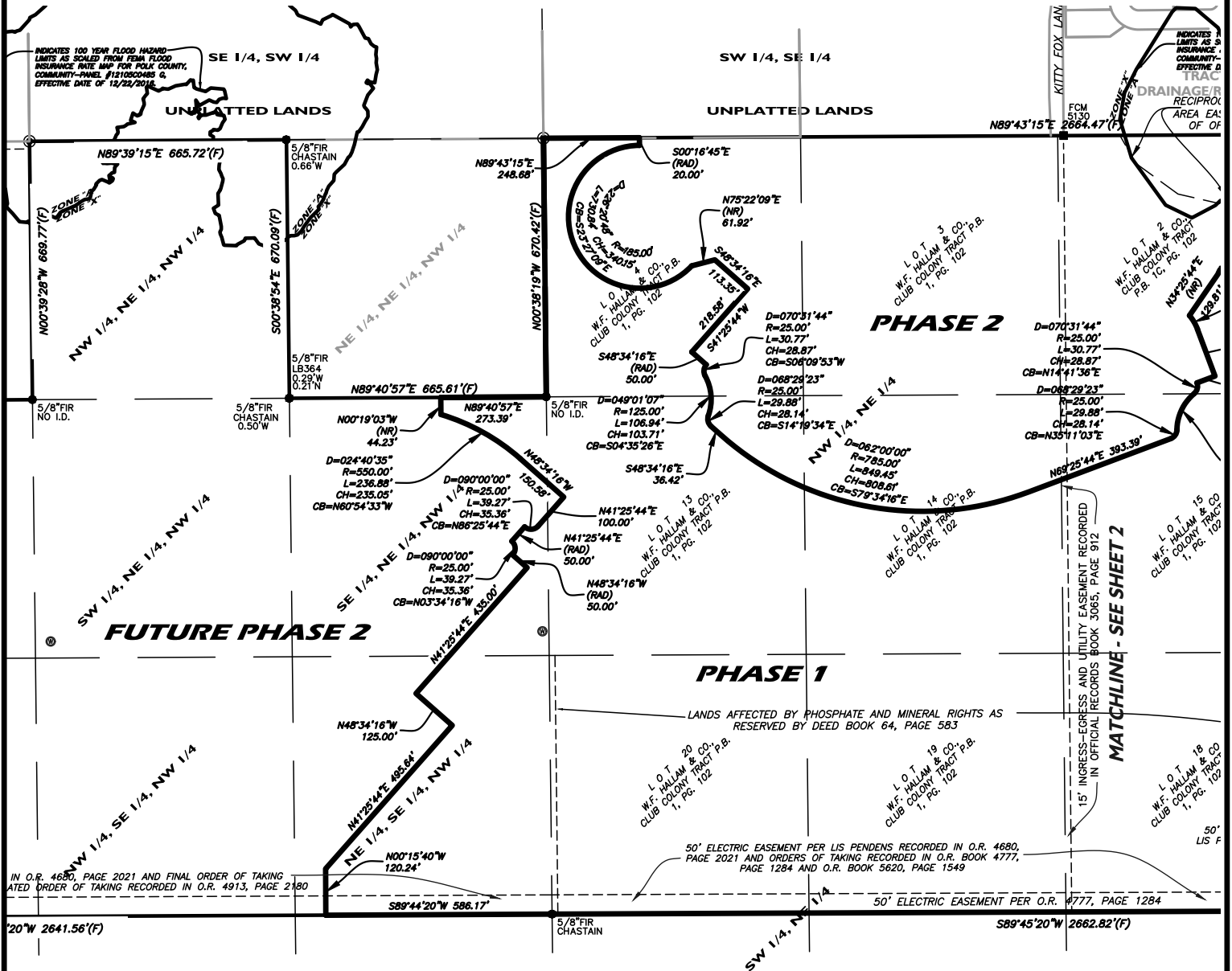


Professional Surveyor and Mapper

DATE: 01/14/2021

KENNETH W. THOMPSON P.L.S. #4080

COMPOSITE EXHIBIT "2"



LEGAL DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY SHEET 3 OF 5

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KENNETH W. THOMPSON P.L.S. #4080

COMPOSITE EXHIBIT "2"

LEGAL DESCRIPTION:

THAT PART OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 24 EAST AND THAT PART OF THE NORTH 3/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 25, THE SAME ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 89°40'24" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 25, ALSO BEING THE SOUTH BOUNDARY OF WIND MEADOWS AS RECORDED IN PLAT BOOK 139, PAGES 11-16 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, A DISTANCE OF 1292.62 FEET TO THE WEST RIGHT-OF-WAY OF E.F. GRIFFIN ROAD; THENCE SOUTH 00°34'26" EAST, ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 1891.60 FEET TO THE SOUTH BOUNDARY OF THE NORTH 550 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE NORTH 89°41'23" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 584.51 FEET TO THE EAST BOUNDARY OF THE WEST 45 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE SOUTH 00°34'57" EAST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 120.04 FEET TO THE SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 25; THENCE NORTH 89°45'29" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 707.49 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 26; THENCE SOUTH 89°45'20" WEST, ALONG THE SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 2662.82 FEET TO THE SOUTHWEST CORNER THEREOF, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE SOUTH 89°44'20" WEST, ALONG SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 586.17 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTH 00°15'40" WEST, A DISTANCE OF 120.24 FEET; THENCE NORTH 41°25'44" EAST, A DISTANCE OF 495.64 FEET; THENCE NORTH 48°34'16" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 41°25'44" EAST, A DISTANCE OF 435.00 FEET; THENCE NORTH 48°34'16" WEST, A DISTANCE OF 50.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = NORTH 03°34'16" WEST) FOR A DISTANCE OF 39.27 FEET; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, NORTH 41°25'44" EAST, A DISTANCE OF 50.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = NORTH 86°25'44" EAST) FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 41°25'44" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 48°34'16" WEST, A DISTANCE OF 150.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE/DELTA OF 24°40'35" (CHORD = 235.05 FEET, CHORD BEARING = NORTH 60°54'33" WEST) FOR A DISTANCE OF 236.88 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT, NON-RADIAL LINE, NORTH 00°19'03" WEST, A DISTANCE OF 44.23 FEET TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 26; THENCE NORTH 89°40'57" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 273.39 FEET TO THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 00°38'19" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 670.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°43'15" EAST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, A DISTANCE OF 248.68 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTH 00°16'45" EAST, A DISTANCE OF 20.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 226°20'48" (CHORD = 340.15 FEET, CHORD BEARING = SOUTH 23°27'09" EAST) FOR A DISTANCE OF 730.84 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE NORTH 75°22'09" EAST, A DISTANCE OF 61.92 FEET; THENCE

LEGAL DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY SHEET 4 OF 5

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COMPOSITE EXHIBIT "2"

LEGAL DESCRIPTION: CONTINUED

SOUTH 48°34'16" EAST, A DISTANCE OF 113.35 FEET; THENCE SOUTH 41°25'44" WEST, A DISTANCE OF 218.58 FEET; THENCE SOUTH 48°34'16" EAST, A DISTANCE OF 50.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 70°31'44" (CHORD = 28.87 FEET, CHORD BEARING = SOUTH 06°09'53" WEST) FOR A DISTANCE OF 30.77 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 49°01'07" (CHORD = 103.71 FEET, CHORD BEARING = SOUTH 04°35'26" EAST) FOR A DISTANCE OF 106.94 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 68° 29'23" (CHORD = 28.14 FEET, CHORD BEARING = SOUTH 14°19'34" EAST) FOR A DISTANCE OF 29.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°34'16" EAST, A DISTANCE OF 36.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 785.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 62°00'00" (CHORD = 808.61 FEET, CHORD BEARING = SOUTH 79°34'16" EAST) FOR A DISTANCE OF 849.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 69°25'44" EAST, A DISTANCE OF 393.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 68°29'23" (CHORD = 28.14 FEET, CHORD BEARING = NORTH 35°11'03" EAST) FOR A DISTANCE OF 29.88 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 49°01'07" (CHORD = 103.71 FEET, CHORD BEARING = NORTH 25°26'54" EAST) FOR A DISTANCE OF 106.94 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 70°31'44" (CHORD = 28.87 FEET, CHORD BEARING = NORTH 14°41'36" EAST) FOR A DISTANCE OF 30.77 FEET; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, NORTH 69°25'44" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 20°34'16" WEST, A DISTANCE OF 129.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 19°03'06" (CHORD = 41.37 FEET, CHORD BEARING = NORTH 30°05'49" WEST) FOR A DISTANCE OF 41.56 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT, NON-RADIAL LINE, NORTH 34°25'44" EAST, A DISTANCE OF 129.81 FEET; THENCE NORTH 24°25'05" EAST, 333.54 FEET; THENCE NORTH 14°00'00" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH BOUNDARY OF THE AFOREMENTIONED SECTION 26; THENCE NORTH 89°43'15" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 765.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS WITHIN ITS BOUNDARIES LOTS 7, 8, LOTS 9 AND 10 IN THE NORTHWEST 1/4 OF THE AFORESAID SECTION 25, AND LOT 1, PORTIONS OF LOTS 2, 4, 13, 14, AND 15, AND LOTS 16, 17, 18, 19 AND 20 IN THE NORTHEAST 1/4 OF THE AFORESAID SECTION 26, OF W.F. HALLAM AND COMPANY'S CLUB COLONY TRACT OF LAKELAND HIGHLANDS, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CONTAINS 159.67 ACRES, MORE OR LESS, TO THE EXISTING RIGHTS-OF-WAY AS DEDICATED OR IN USE.

LEGAL DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY SHEET 5 OF 5

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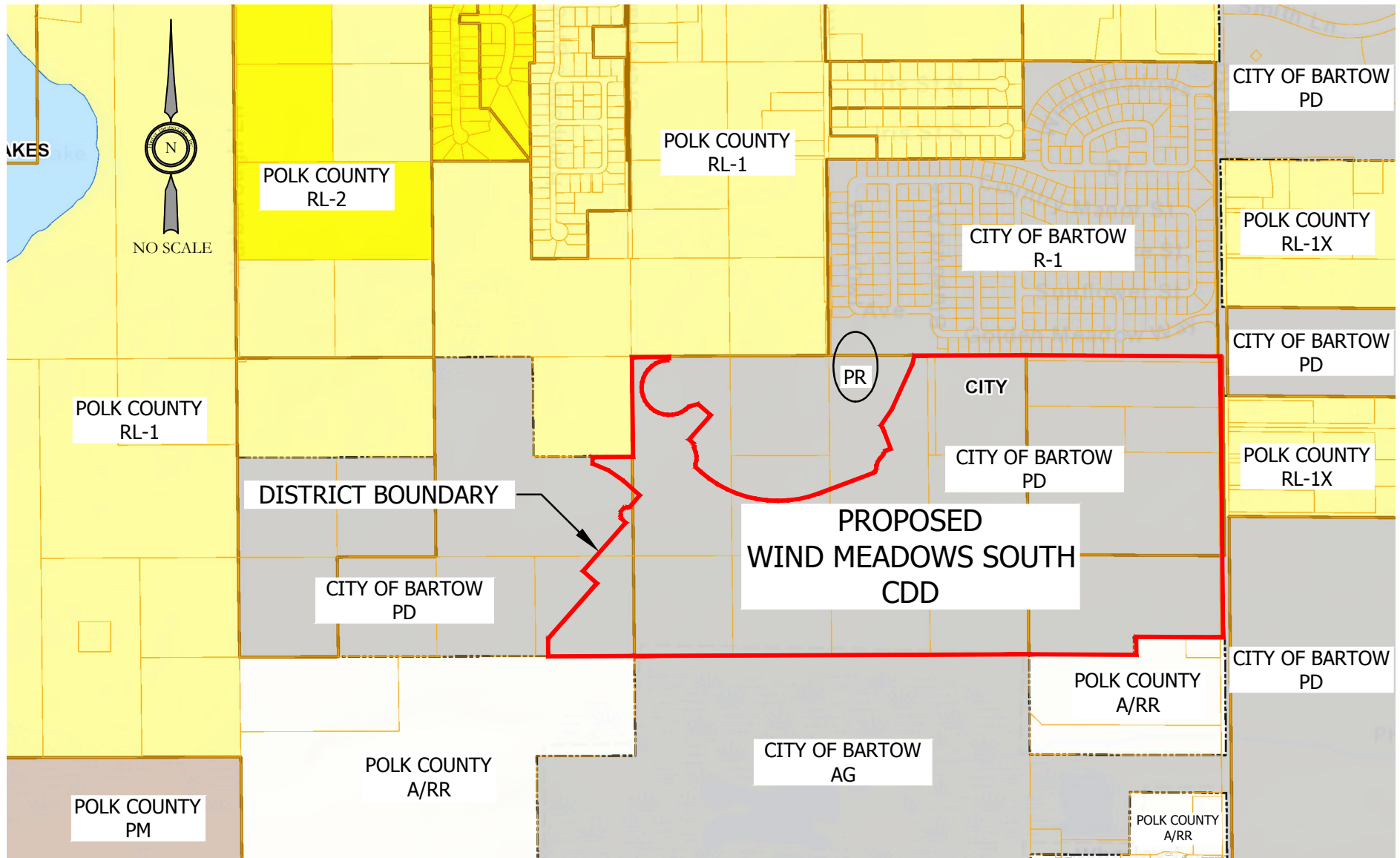
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KENNETH W. THOMPSON P.L.S. #4080



**ZONING MAP
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Prepared By

HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884

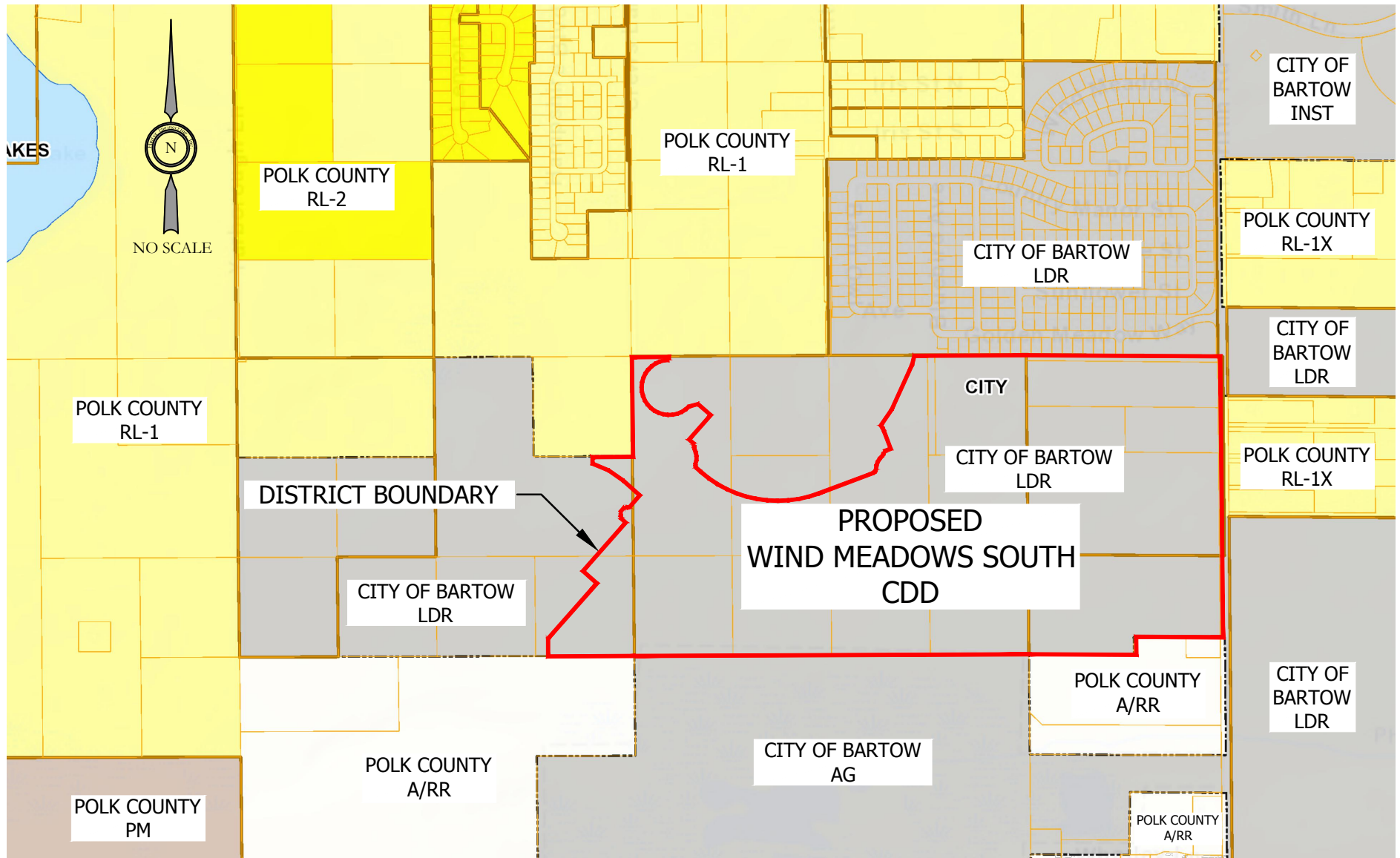
Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

	CITY OF BARTOW
	PR (PUBLIC RECREATION) CITY OF BARTOW
	A/RR (RURAL) - POLK COUNTY
	RL-1 (RES. LOW) - POLK COUNTY
	RL-1X (RES. LOW) - POLK COUNTY
	RL-2 (RES. LOW) - POLK COUNTY
	PM (PHOSPHATE MINING) - POLK COUNTY

Date: June 1, 2021

Exhibit 3



FUTURE LAND USE MAP
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By

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LEGEND

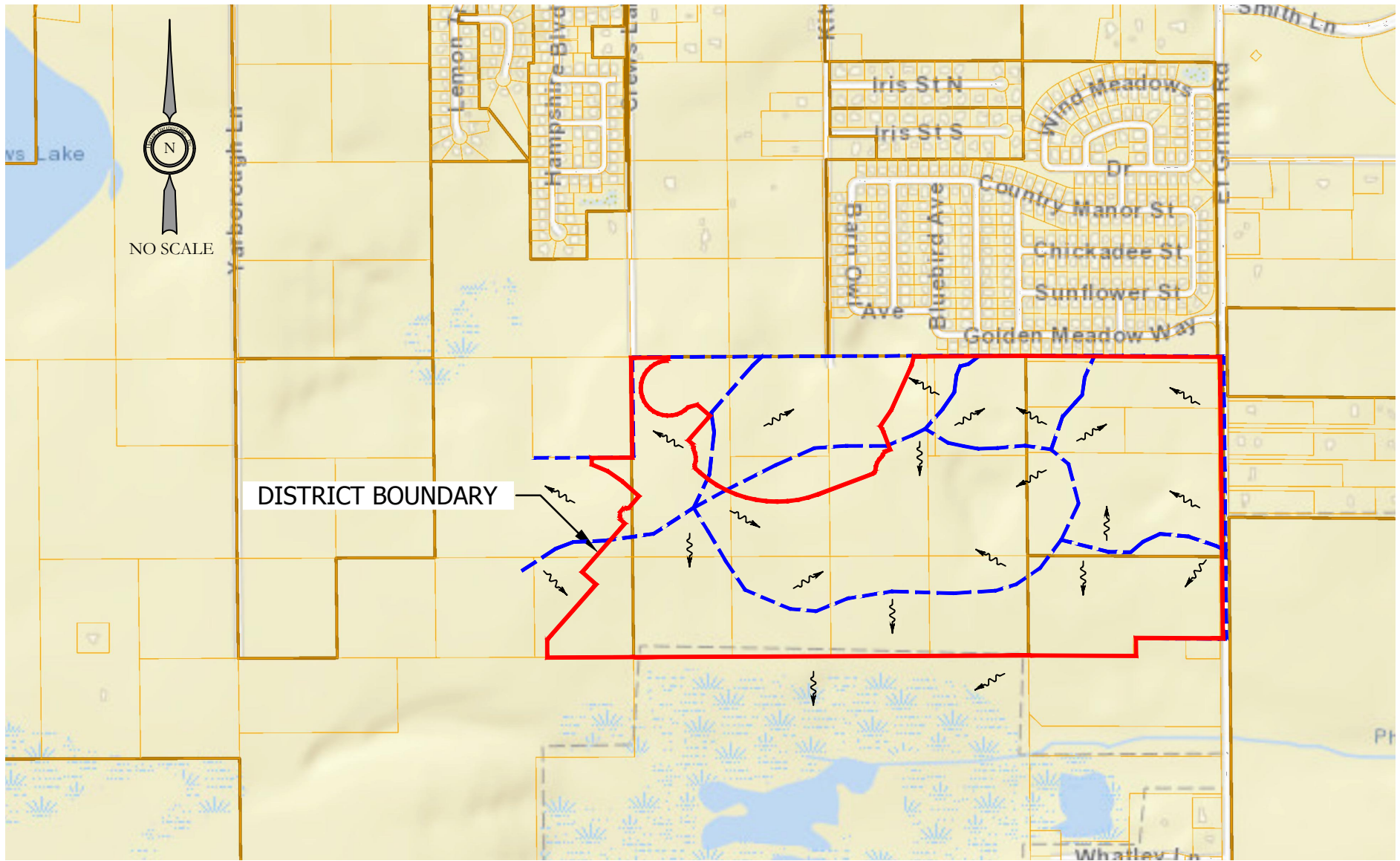
AG - (AGRICULTURE) CITY OF BARTOW

LDR - (LOW DENSITY RES.) CITY OF BARTOW

INST - (INSTITUTIONAL) CITY OF BARTOW

Date: June 1, 2021

Exhibit 4



**DRAINAGE MAP
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Prepared By
HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

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Winter Haven, FL 33884

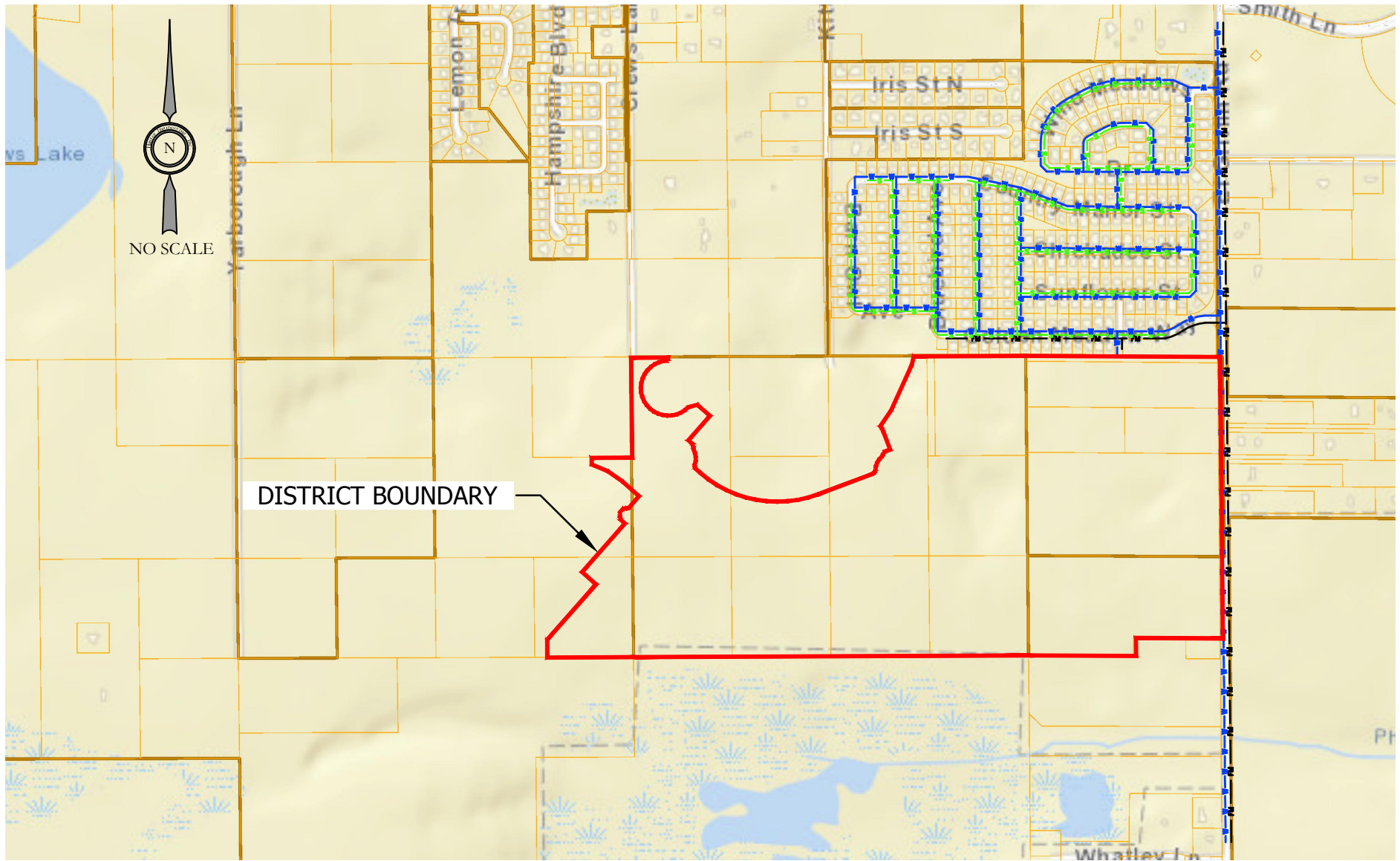
Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

— FLOW DIRECTION
- - - DRAINAGE BASIN

Date: June 1, 2021

Exhibit 5



UTILITIES MAP
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT

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LEGEND

- WATER LINE
- - - - - GRAVITY SANITARY
- FM— FORCE MAIN

Date: June 1, 2021

Exhibit 6

Exhibit 7
Wind Meadows South
Community Development District
Summary of District Facilities - Phase 1

<i>District Infrastructure</i>	<i>Construction</i>	<i>Ownership</i>	<i>Capital Financing</i> ⁽¹⁾	<i>Operation & Maintenance</i>
Offsite Improvements	<i>District</i>	<i>County</i>	<i>District Bonds</i>	<i>County</i>
Stormwater Facilities	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Water, Sewer, Reclaimed Water, Lift Stations	<i>District</i>	<i>City of Bartow</i>	<i>District Bonds</i>	<i>City of Bartow</i>
Street Lighting / Conduit ⁽²⁾	<i>District</i>	<i>District</i> ⁽²⁾	<i>District Bonds</i>	<i>District</i> ⁽²⁾
Roadways	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Entry Feature & Signage	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Parks & Recreational Facilities	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>

Notes:

- 1. Costs not funded by bonds will be funded by the developer.*
- 2. Street lighting / conduit shall be owned and maintained by the District or the District shall enter into a lease with the City of Lakeland.*

Exhibit 8
Wind Meadows South
Community Development District
Opinion of Probable Costs - Phase 1 and Future Phase 2

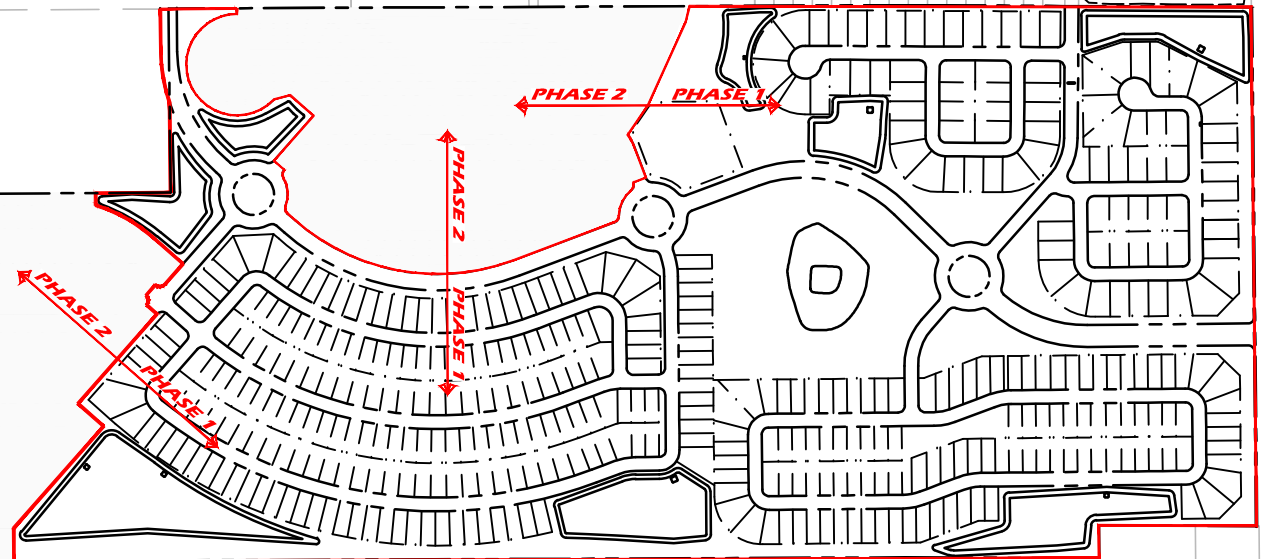
Infrastructure ^{(1)/(9)}	Phase 1 416 Lots ⁽¹⁰⁾ 2021-2022	Future Phase 2 419 Lots ⁽¹¹⁾ 2022-2023	Totals 835 Lots ⁽¹²⁾
Offsite Improvements ⁽⁵⁾⁽⁶⁾	\$850,000	\$0	\$850,000
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$3,100,000	\$3,122,355.77	\$6,222,356
Utilities (Water, Sewer, Reclaim, & Street Lighting) ⁽⁵⁾⁽⁶⁾⁽⁸⁾	\$3,326,640	\$3,350,630.19	\$6,677,270
Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$2,950,000	\$1,500,000	\$4,450,000
Entry Feature ⁽⁶⁾⁽⁷⁾	\$835,000	\$0	\$835,000
Parks & Recreational Facilities ⁽¹⁾⁽⁶⁾	\$1,189,875	\$0	\$1,189,875
Contingency	\$1,225,151.5	\$797,298.6	\$2,022,450
Total	\$13,476,667	\$8,770,285	\$22,246,951

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 costs.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with the City of Lakeland for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 835 lots.
10. 89 – 70 foot wide lots and 327 - 50 foot wide lots
11. 419 – 50 foot wide lots
12. Entire Project proposes 89 – 70 foot wide lots and 746 – 50 foot wide lots



NO SCALE



OVERALL SITE PLAN
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By

HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884

Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

— COMMUNITY DEVELOPMENT
DISTRICT BOUNDARY

Date: June 1, 2021

Exhibit 9

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY

FOR

WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Date: January 11, 2023

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

Table of Contents

1.0 Introduction.....	3
1.1 Purpose.....	3
1.2 Background.....	4
1.3 Special Benefits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	5
2.1 Overview	5
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit	6
2.4 Lienability Test: Special and Peculiar Benefit to the Property	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments	7
3.0 True-Up Mechanism.....	8
4.0 Assessment Roll.....	8
5.0 Appendix	9
Table 1: Development Program	9
Table 2: Capital Improvement Cost Estimates.....	10
Table 3: Bond Sizing.....	11
Table 4: Allocation of Improvement Costs	12
Table 5: Allocation of Total Par Debt to Each Product Type.....	13
Table 6: Par Debt and Annual Assessments	14
Table 7: Preliminary Assessment Roll	15

GMS-CF, LLC does not represent the Westside Haines City Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Westside Haines City Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Wind Meadows South Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$29,000,000 of tax-exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report Composite Exhibit 6, dated June 1, 2021 prepared by Hunter Engineering, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology, dated June 9, 2021 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from the District’s CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$9,335,000 Special Assessment Bonds, Series 2021 (“Series 2021 Bonds”), Supplemental Assessment Methodology report dated September 21, 2021 (“Series 2021 Supplemental Report”). The Series 2021 Supplemental Report applied the methodology to the details of the Series 2021 Bonds to allocate debt assessments (“Series 2021 Assessments”) to benefitting properties within the District to secure the repayment of the Series 2021 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to add new parcels within the District, which has changed the total acreage within the District. This Amended and Restated Master Assessment Report amends and restates the original approved Master Report (collectively, the “Assessment Report”) and provides for an updated assessment methodology that reflects changes to the total acreage within the District. The revised development plan increases the total acreage of the District, thereby decreasing the maximum par debt per acre.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. It is anticipated that the District will issue multiple series of Bonds to fund all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to levy, impose and collect non ad valorem special assessments (“Special Assessments”) on the benefited lands within the District securing repayment of the Bonds based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District including those for maintenance and operation of the Bonds, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 273.39 acres within Bartow, Florida. The development program for the District currently envisions approximately 835 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District’s Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

1.3 Special Benefits and General Benefits

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and

peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside of the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$22,246,951. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$29,000,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$29,000,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report

to allocate the \$29,000,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development; these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$22,246,950. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter to total approximately \$29,000,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District are completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the assigned properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and

professional fees along with related incidental costs. There are two product types within the planned development. The 50' single-family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Improvement as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined special benefit particular to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein ("Assigned Property"). In addition, the District must also prevent any buildup of debt on property or land that could be fully conveyed and/or platted without all of the debt being allocated ("Unassigned Property"). To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The preliminary assessment roll is attached as Table 7.

TABLE 1
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use*	Phase 1	Phase 2	Total	ERUs per Unit (1)	Total ERUs
Single Family - 50'	327	419	746	1.00	746.00
Single Family - 70'	89	0	89	1.40	124.60
Total Units	416	419	835		870.60

(1) Benefit is allocated on an ERU basis; based on density of planned development, 50 ' lot at 1 ERU, and 70' lot at 1.4 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Phase 1	Phase 2	Total Cost Estimate
Offsite Improvements	\$ 850,000	\$ -	\$ 850,000
Stormwater Management	\$ 3,100,000	\$ 3,122,356	\$ 6,222,356
Utilities (Water, Sewer, & Street Lighting)	\$ 3,326,640	\$ 3,350,630	\$ 6,677,270
Roadway	\$ 2,950,000	\$ 1,500,000	\$ 4,450,000
Entry Feature	\$ 835,000	\$ -	\$ 835,000
Parks and Amenities	\$ 1,189,875	\$ -	\$ 1,189,875
Contingencies	\$ 1,225,152	\$ 797,299	\$ 2,022,450
	\$ 13,476,667	\$ 8,770,285	\$ 22,246,951

(1) A detailed description of these improvements is provided in the Engineer's Report dated June 1, 2021.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Bond Sizing

Description	Phase 1	Phase 2	Total
Construction Funds	\$ 13,476,667	\$ 8,770,285	\$ 22,246,952
Debt Service Reserve	\$ 1,271,356	\$ 835,462	\$ 2,106,818
Capitalized Interest	\$ 2,100,000	\$ 1,380,000	\$ 3,480,000
Underwriters Discount	\$ 350,000	\$ 230,000	\$ 580,000
Cost of Issuance	\$ 220,000	\$ 220,000	\$ 440,000
Contingency	\$ 81,977	\$ 64,253	\$ 146,230
Par Amount*	\$ 17,500,000	\$ 11,500,000	\$ 29,000,000

Bond Assumptions:

Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	36 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
<u>Phase 1</u>						
Single Family - 50'	327	1.00	327.00	72.41%	\$ 9,758,348	\$ 29,842
Single Family - 70'	89	1.40	124.60	27.59%	\$ 3,718,319	\$ 41,779
	416		451.60	100.00%	\$ 13,476,667	
<u>Phase 2</u>						
Single Family - 50'	419	1.00	419.00	100.00%	\$ 8,770,285	\$ 20,931

* Unit mix is subject to change based on marketing and other factors

<p>TABLE 5</p> <p>WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT</p> <p>ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE</p> <p>AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY</p>
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Land Use	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Per Unit
<u>Phase 1</u>				
Single Family - 50'	327	\$ 9,758,348	\$ 12,671,612	\$ 38,751
Single Family - 70'	89	\$ 3,718,319	\$ 4,828,388	\$ 54,252
	416	\$ 13,476,667	\$ 17,500,000	
<u>Phase 2</u>				
Single Family - 50'	419	\$ 8,770,285	\$ 11,500,000	\$ 27,446

* Unit mix is subject to change based on marketing and other factors

TABLE 6
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
<u>Phase 1</u>						
Single Family - 50'	327	\$ 12,671,612	\$ 38,751	\$ 920,579	\$ 2,815	\$ 3,027
Single Family - 70'	89	\$ 4,828,388	\$ 54,252	\$ 350,777	\$ 3,941	\$ 4,238
	416	\$ 17,500,000		\$ 1,271,356		
<u>Phase 2</u>						
Single Family - 50'	419	\$ 11,500,000	\$ 27,446	\$ 835,462	\$ 1,994	\$ 2,144

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Phase 1						
Wind Meadows South LLC	See Attached Legal	159.67	\$ 109,601	\$ 17,500,000	\$ 1,271,356	\$ 1,367,049
Totals		159.67		\$ 17,500,000	\$ 1,271,356	\$ 1,367,049
Phase 2						
Lake Hancock Partners LLLP	See Attached Legal	113.72	\$ 101,126	\$ 11,500,000	\$ 835,462	\$ 898,346
Totals		113.72		\$ 11,500,000	\$ 835,462	\$ 898,346

* - See Legal Attached

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$2,106,818

(1) This amount includes estimated collection fees and early payment discounts when collected on the Polk County Tax Bill

Prepared by: Governmental Management Services - Central Florida, LLC

COMPOSITE EXHIBIT "4"

LEGAL DESCRIPTION:

THAT PART OF THE NORTH 3/4 OF THE WEST 1/4 OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 24 EAST AND THAT PART OF THE NORTH 3/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 24 EAST AND THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 25, THE SAME ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 89°40'24" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 25, ALSO BEING THE SOUTH BOUNDARY OF WIND MEADOWS AS RECORDED IN PLAT BOOK 139, PAGES 11-16 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, A DISTANCE OF 1282.92 FEET TO THE WEST RIGHT-OF-WAY OF E.F. GRIFFIN ROAD ACCORDING TO THE PLAT OF WIND MEADOWS SOUTH PHASE ONE AS RECORDED IN PLAT BOOK 191, PAGES 21-29 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 00°34'26" EAST, ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 1891.60 FEET TO THE SOUTH BOUNDARY OF THE NORTH 550 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE NORTH 89°41'23" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 574.72 FEET TO THE EAST BOUNDARY OF THE WEST 45 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 25; THENCE SOUTH 00°34'57" EAST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 120.04 FEET TO THE SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 25; THENCE NORTH 89°45'29" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 707.49 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 26; THENCE SOUTH 89°45'20" WEST, ALONG THE SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 2662.82 FEET TO THE SOUTHWEST CORNER THEREOF, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE SOUTH 89°44'20" WEST, ALONG SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 2661.56 FEET TO THE SOUTHWEST CORNER OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 00°40'36" WEST ALONG THE WEST BOUNDARY THEREOF A DISTANCE OF 1338.22 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 89°40'57" EAST ALONG THE NORTH BOUNDARY THEREOF AND THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26 A DISTANCE OF 1331.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE ALONG THE WEST, NORTH AND EAST BOUNDARIES THEREOF THE FOLLOWING THREE (3) COURSES: 1.) NORTH 00°39'28" WEST, 669.77 FEET TO THE NORTHWEST CORNER THEREOF; THENCE 2.) NORTH 89°39'15" EAST, 665.72 FEET TO THE NORTHEAST CORNER THEREOF; THENCE 3.) SOUTH 00°38'54" EAST, 670.09 FEET TO THE SOUTHEAST CORNER THEREOF, THE SAME ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE NORTH 89°40'57" EAST ALONG THE NORTH BOUNDARY THEREOF A DISTANCE OF 665.61 FEET TO THE NORTHEAST CORNER THEREOF, THE SAME ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 00°38'19" WEST ALONG THE WEST BOUNDARY THEREOF A DISTANCE OF 327.64 FEET TO THE NON-RADIAL, NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 595.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 18°14'38" (CHORD = 188.66 FEET, CHORD BEARING = NORTH 09°46'33" WEST) FOR A DISTANCE OF 189.46 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°39'14" WEST, 464.32 FEET; THENCE NORTH 89°20'46" EAST, 60.00 FEET; THENCE SOUTH 00°39'14" EAST, 308.00 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED SECTION 23, THE SAME ALSO BEING THE NORTH BOUNDARY OF THE AFOREMENTIONED SECTION 26, TOWNSHIP 29 SOUTH, RANGE 24 EAST; THENCE NORTH 89°43'15" EAST ALONG SAID BOUNDARY, A DISTANCE OF 2634.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS WITHIN ITS BOUNDARIES PORTIONS OF LOTS 2, 3, 4, 13, 14 AND 15 IN THE NORTHEAST 1/4 OF THE AFORESAID SECTION 26, AND LOTS 9, 10, AND 24 IN THE NORTHWEST 1/4 OF THE AFORESAID SECTION 26, OF W.F. HALLAM AND COMPANY'S CLUB COLONY TRACT OF LAKE LAND HIGHLANDS, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CONTAINS 273.39 ACRES, MORE OR LESS.

LEGAL DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY SHEET 5 OF 5

THE SEAL APPEARING ON THIS DOCUMENT WAS
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KENNETH W. THOMPSON P.L.S. #4080

SECTION VII

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON WEDNESDAY, MARCH 8, 2023, AT 1:30 P.M. AT 4900 DUNDEE ROAD, WINTER HAVEN, FL 33884, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the “Board”) of the Wind Meadows South Community Development District (the “District”) has previously adopted Resolution 2023-01 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE ASSESSMENT REPORT; ADOPTING AND CONFIRMING THE ENGINEER’S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2023-01, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District Office”).

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. There is hereby declared a public hearing to be held Wednesday, March 8, 2023, at 1:30 p.m. at 4900 Dundee Road, Winter Haven, FL 33884, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190

and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Polk County (by two publications one week apart with the first publication at least twenty (20) days prior and the last publication shall be at least one (1) week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of January, 2023.

ATTEST:

**WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE EXPANSION PARCEL AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wind Meadows South Community Development District (the “**District**”) is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “**Act**”) and was established by Ordinance No. 2021-10 of the Board of City Commissioners of City of Bartow, Florida (“**City**”), as amended by that Ordinance No. 2022- 22 of the City, effective January 3, 2023 (the “**Expansion Ordinance**”); and

WHEREAS, the District pursuant to the provisions of the Act, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (the “**Board**”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District previously determined its intent to utilize the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes* (the “**Uniform Method**”); and

WHEREAS, effective January 3, 2023, the boundaries of the District were subsequently amended by Expansion Ordinance to add approximately 114.14 additional acres of land within the boundaries of the District (the “**Expansion Parcels**”); and

WHEREAS, the District now desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments with respect to the Expansion Parcels;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on **Wednesday, March 8, 2023, at 1:30 p.m. at 4900 Dundee Road, Winter Haven, FL 33884**, for the purpose of hearing comment and objections to the District’s intent to utilize the Uniform Method with respect to the Expansion Parcels.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

[CONTINUE ON TO NEXT PAGE]

PASSED AND ADOPTED this 11th day of January, 2023.

ATTEST:

**WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

CONTRACT AGREEMENT

This Agreement made and entered into on Tuesday, December 6, 2022 by and between the Wind Meadows South Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2023 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Wind Meadows South Community Development District.
3. The term of this Agreement shall commence on January 1, 2023 or the date signed below, whichever is later, and shall run until December 31, 2023, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2023 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 14, 2023**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 15, 2023**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2023 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2023 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 15, 2023** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Jill Burns
Special District Representative

Jill Burns
Print name
District Manager 1-5-23
Title Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:

Marsha Faux
Marsha M. Faux, Property Appraiser

SECTION X



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER
2023 Data Sharing and Usage Agreement

WIND MEADOWS SOUTH CDD

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the **WIND MEADOWS SOUTH CDD**, hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser’s website or in FTP data files. In addition, the Polk County Property Appraiser’s mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” **will be protected as follows:**

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

WIND MEADOWS SOUTH CDD

Signature: 

Signature: 

Print: Marsha M. Faux CFA, ASA

Print: Jill Burns

Title: Polk County Property Appraiser

Title: District Manager

Date: December 1, 2022

Date: 1/5/2023

Please email the signed agreement to pataxroll@polk-county.net.