

Upon recording, this instrument should be returned to:

Saddle Creek Preserve of Polk County Community  
Development District  
c/o Governmental Management Services  
Central Florida, LLC  
219 E. Livingston St.  
Orlando, Florida 32801

**AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING<sup>1</sup> AND  
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN  
BY THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY  
DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>2</sup>**

**Saddle Creek Preserve of Polk County Community Development District**

Scott Shapiro  
Chairperson

Michele Shapiro  
Assistant Secretary

Mike Seney  
Vice Chairperson

Kelly Evans  
Assistant Secretary

Lori Campagna  
Assistant Secretary

Governmental Management Services  
District Manager  
219 E. Livingston St.  
Orlando, Florida 32801  
(407) 841-5524

District records are on file at the offices of Governmental Management Services, located at 135 W. Central Boulevard, Suite 320, Orlando, Florida 32801, and are available for public inspection upon request during normal business hours.

<sup>1</sup> This amends, supplements and restates the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Saddle Creek Preserve of Polk County Community Development District, recorded in the Official Records Book 11580, Pages 1593-1602, inclusive, of the Public Records of Polk County, Florida.

<sup>2</sup> This list reflects the composition of the Board of Supervisors as of February 22, 2022. For a current list of Board members, please contact the District Managers Office.

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**SADDLE CREEK PRESERVE OF POLK COUNTY  
COMMUNITY DEVELOPMENT DISTRICT**

**INTRODUCTION**

The Saddle Creek Preserve of Polk County Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY  
DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Saddle Creek Preserve of Polk County Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “Act”), and established by Ordinance No. 19-067, enacted by the Board of County Commissioners in and for Polk County, Florida (“County”), which was effective on November 20, 2019. The District encompasses approximately 141.80 acres of land, more or less, located entirely within the boundaries of unincorporated Polk County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 141.80 acres of land located entirely within unincorporated Polk County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” The public infrastructure necessary to support the District’s development program includes, but is not limited to, roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an *Engineer’s Report for Capital Improvements*, dated December 11, 2019, as amended in the *Amended and Restated Master Engineer’s Report for Capital Improvements* dated February 25, 2020, and further supplemented in the *Supplemental Engineer’s Report for Capital Improvements*, dated August 31, 2020, and the *Second Supplemental Engineer’s Report for Capital Improvements*, dated December 15, 2021 (the “Engineer’s Report”), which details all of the improvements contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On February 26, 2020, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$17,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On October 6, 2020, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District (the “Series 2020 Project”). On that date, the District issued its Saddle Creek Preserve of Polk County Community Development District Special Assessment Bonds, Series 2020, in the amount of \$5,500,000 (the “Series 2020 Bonds”). Proceeds of the Series 2020 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2020 Project.

On February 10, 2022, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District (the “Series 2022 Project” and together with the Series 2020 Project, the “Projects”). On that date, the District issued its Saddle Creek Preserve of Polk County Community Development District, Special Assessment Bonds, Series 2022, in the amount of \$5,155,000 (the “Series 2022 Bonds” and together with the Series 2022 Bonds, the “Bonds”). Proceeds of the Series 2022 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2022 Project.

**Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will runoff 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 wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems are regulated by the County and the SWFWMD. There are no known natural surface waters within the District.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0380G demonstrates that the property is located within Flood Zone X with a small portion in Zone AE and A contained in the wetland areas. Based on this information and the site topography, it does not appear that floodplain compensation will be required for the roadway infrastructure and residential lots.

During the construction of stormwater management facilities, utilities and roadway improvements, the District or its contractors 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 roadway sections are to be 40' rights-of-way with 20' of asphalt and Miami curb or Type F curb and gutter on both sides. 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 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 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 Auburndale Public Utilities. 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 gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed 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. Lift stations will transport wastewater flow from the lift stations, via a 6" force main, to an existing force main located at Tenoroc High School.

Reclaimed water is not available for this site. An irrigation well to be constructed and funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim 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. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2021; Phase 2 in 2023. Upon completion of each phase of these improvements, inspection/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 area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center, 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 and construct the electric conduit, transformer/cabinet pads, and electric manholes required to underground the electrical lines. Electric facilities funded by the District will be owned and maintained by the District, with Duke providing underground electrical service to the development. The District presently intends to purchase and install the street lighting along the internal roadways within the District or enter into a lease with Duke. If funded by the District, the District will own and operate the lights. If the streetlights are leased from Duke, the District will fund the lease and maintenance costs from funds other than bond proceeds.

#### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the development will be constructed or acquired by the District with District funds and will be operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the development. The District will finance capital costs associated with these items on public right of ways. Perimeter fencing will be provided at the site entrances and perimeters of the development. These items will be owned and maintained by the District.

### **Assessments, Fees and Charges**

A portion of the master infrastructure improvements of the Projects, identified in the District's Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Bonds. The amortization schedules for the Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Master Assessment Methodology*, dated December 11, 2019, as supplemented by the *Supplemental Assessment Methodology for Assessment Area One*, dated September 23, 2020, and the *Supplemental Assessment Methodology for Assessment Area Two*, dated December 15, 2021 (together, the "Assessment Methodology"), are available for review in the District's public records.

The Series 2020 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Series 2020 Project (the "Series 2020 Debt Assessments"). The Series 2020 Debt Assessments have been levied on land currently located within the District. The Series 2020 Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2020 Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the Series 2020 Project to those lands within the District benefiting from the Series 2020 Project.

The Series 2022 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Series 2022 Project (the "Series 2022 Debt Assessments" and together with the Series 2020 Debt Assessments, the "Debt Assessments"). The Series 2022 Debt Assessments have been levied on the land currently located within the District. The Series 2022 Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2022 Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the Series 2022 Project to those lands within the District benefiting from the Series 2022 Project.

The Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments"), which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.



### **Method of Collection**

The District's Debt Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled "non-ad valorem assessments," and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.** The District may also elect to collect the assessment directly.

This description of the Saddle Creek Preserve of Polk County Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Saddle Creek Preserve of Polk County Community Development District, 219 E. Livingston St., Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

*[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]*

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 26th day of April, 2022, and recorded in the Official Records of Polk County, Florida.

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT**

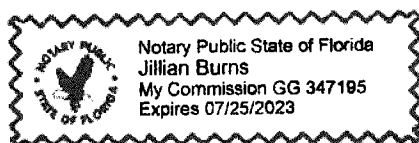
[Signature]  
By: Scott Shapiro, Chairperson, Board of Supervisors

[Signature]  
Witness  
Lori Campagna  
Print Name

[Signature]  
Witness  
Ben Pridgen  
Print Name

**STATE OF FLORIDA  
COUNTY OF POLK**

The foregoing instrument was acknowledged before me this 26th day of April, 2022, by Scott Shapiro, Chairperson of the Saddle Creek Preserve of Polk County Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.



[Signature]  
Notary Public, State of Florida  
Print Name: Jillian Burns  
Commission No.: GG 347195  
My Commission Expires: 7-25-23

## **EXHIBIT A - LEGAL DESCRIPTION**

### **EXHIBIT A LEGAL DESCRIPTION**

ALL THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE SOUTH 413.70 FEET OF THE EAST 271.00 FEET THEREOF, AND THE NORTH 894.00 FEET OF THE WEST 460.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING AND BEING IN SECTION 1, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 271.00 FEET THEREOF, LYING AND BEING IN SECTION 12, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 1, THE SAME ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 00°26'44" WEST ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 1277.76 FEET TO THE SOUTH RIGHT-OF-WAY OF SADDLE CREEK ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 684, PAGE 796 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES: 1.) NORTH 89°49'53" EAST, 1373.57 FEET; THENCE 2.) SOUTH 00°10'07" EAST, 10.00 FEET; THENCE 3.) NORTH 89°49'53" EAST, 1100.00 FEET; THENCE 4.) NORTH 00°10'07" WEST, 10.00 FEET; THENCE 5.) NORTH 89°49'53" EAST, 678.82 FEET TO THE EAST LINE OF THE WEST 460.00 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE SOUTH 00°02'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 844.70 FEET TO THE SOUTH LINE OF THE NORTH 894.00 FEET OF THE WEST 460.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°46'21" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 480.15 FEET TO THE WEST BOUNDARY OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 89°20'52" WEST, ALONG THE NORTH LINE OF THE SOUTH 413.70 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 271.00 FEET TO THE WEST LINE OF THE EAST 271.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 00°00'10" WEST, ALONG SAID WEST LINE, A DISTANCE OF 413.70 FEET TO THE SOUTH BOUNDARY OF SAID SECTION 1 AND THE NORTH BOUNDARY OF THE AFOREMENTIONED SECTION 12; THENCE SOUTH 00°32'04" EAST, ALONG THE WEST LINE OF THE EAST 271.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 668.50 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 89°23'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1071.37 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°21'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 671.20 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE SOUTH 89°39'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1343.15 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 00°20'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1331.59 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 141.80 ACRES, MORE OR LESS.

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