


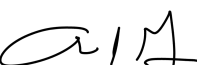


Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date April 12, 2022

☐ Consent Section ☐ Regular Section ☒ Public Hearing

Subject: CDD 21-1210 PETITION TO CONTRACT THE BOUNDARIES OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department: Development Services Department, Community Development Section			
Contact Person: J. Brian Grady, AICP		Contact Phone: 276-8343	
Sign-Off Approvals			
 <small>Deputy County Administrator</small> Kevin Brickey <small>Business and Support Services – Approved as to Financial Impact Accuracy</small>		 <small>Department Director</small> Nancy Y. Takemori <small>County Attorney – Approved as to Legal Sufficiency</small>	
4/4/2022 <small>Date</small>		4/1/2022 <small>Date</small>	
4/4/22 <small>Date</small>		4/4/2022 <small>Date</small>	

STAFF'S RECOMMENDED BOARD MOTION

Approve the Hidden Creek Community Development District (CDD) boundary modification in accordance with the attached ordinance subject to any changes by the County Attorney's Office.

No direct financial impact to the County will occur as a result of this petition. The subject area is excluded from the existing assessment roll. Annual CDD bond assessment revenue levels will not be adversely impacted if the contraction parcel is eliminated from the CDD. No CDD bond proceeds have been used to fund the costs of infrastructure or other capital improvements made within, or otherwise benefitted, the contraction parcel; the cost of infrastructure that serves the contraction parcel were funded by the developer of the project. Additionally, the contraction will have no budgetary impact on the District's revenues or expenses. The CDD operating budget and bonds have been sized without the levy of special assessments on the contraction parcel and the District has entered into an agreement with an owner of the contraction parcel providing for cost sharing for maintenance of the roadway serving the parcel.

FINANCIAL IMPACT STATEMENT

No direct financial impact to the County will occur as a result of this petition. The subject area is excluded from the existing assessment roll. Annual CDD bond assessment revenue levels will not be adversely impacted if the contraction parcel is eliminated from the CDD. No CDD bond proceeds have been used to fund the costs of infrastructure or other capital improvements made within, or otherwise benefitted, the contraction parcel; the cost of infrastructure that serves the contraction parcel were funded by the developer of the project. Additionally, the contraction will have no budgetary impact on the District's revenues or expenses. The CDD operating budget and bonds have been sized without the levy of special assessments on the contraction parcel. and the District has entered into an agreement with an owner of the contraction parcel providing for cost sharing for maintenance of the roadway serving the parcel.

BACKGROUND

On July 23, 2013 the Board of County Commissioners (Board) adopted Ordinance 13-21 establishing the Hidden Creek Community Development District. The CDD was subsequently amended via Ordinance 14-14 on August 12, 2014. The CDD currently contains ± 415.38 acres. The CDD is generally located west side of West Lake Drive, south of Sun City Center Blvd (SR 674) and east U.S. 301 in Wimauma. The Hidden Creek South Bay CDD is comprised of portions of two Planned Developments, PD 1110 and PD 05-0210.

On August 17, 2021 the Hidden Creek CDD submitted an application to modify the CDD boundaries to remove ± 16.4 acres.

List Attachments: A) Location Map with Contraction Parcels B) Applicant Submittals C) Consent of Landowners D) Draft Ordinance

BACKGROUND - Continued:

The contraction parcel was the subject of a recent modification to the Planned Development (05-0210) to change the designation of the recreation facility (Crystal Lagoon) from a Recreational Use, Private Community to a Recreational Use, General Indoor/Outdoor so as to allow the facility to be used for the general public as opposed to just residents of the community in which the facility is located. The change in designation was approved by the Board on January 13, 2022.

Section 190.046, Florida Statutes, provides that a landowner or the District board may petition to contract the boundaries of a CDD. This section also establishes the requirements for a petition to contract a CDD. These are:

- 1) A metes and bounds description of the District.
- 2) A statement of regulatory costs.
- 3) A description of what services and facilities are currently provided by the District to the area being removed.
- 4) The designation of the future general distribution, location, and extent of public and private uses of land proposed for the area by the future land use element of the adopted local government comprehensive plan

The above information was received by the County and was made part of the review of the proposed boundary modification.

Section 190.046(1)(b) requires the Board to consider the record of the public hearing and the following factors in determining whether to grant or deny the petition for expanding or contracting property from an existing CDD:

- 1) Whether all statements contained within the petition have been found to be true and correct.
- 2) Whether the boundary modification of the district is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the effective local government comprehensive plan.
- 3) Whether the land area within the modified district is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional, interrelated community.
- 4) Whether the district is the best alternative available for delivering the community development services and facilities to the modified area that will be served by the district.
- 5) Whether the proposed services and facilities to be provided by the district are not incompatible with the capacity and uses of existing local and regional community development district services and facilities.
- 6) Whether the area that will be served by the modified district is amenable to separate special district government.

Review Performed by County

No objections to the proposed boundary modifications were raised by reviewing agencies.

Staff from the Management and Budget department confirmed the above statements with the Applicant's legal counsel and District Manager (as communicated to the Applicant's counsel) in order to evaluate the likely financial impact of the contraction on 1) the CDD's annual revenue and expenditure levels, and 2) the future assessment levels of other district landowners. As a result of this review, Staff has determined that elimination of the parcel from the District will not have an adverse financial impact on either of these elements. The contraction parcel is not on the CDD's assessment roll and therefore is not part of the District's revenue base. Additionally, the CDD's operating budget and bonds have been sized without the levy of special assessments on the contraction parcel and the District has entered into an agreement with an owner of the contraction parcel providing for cost sharing for maintenance of the roadway serving the parcel. Based on the verity of these statements, Management and Budget has no objections to the Applicant's request.

Based on the information contained in this petition and reviews of county departments, staff finds that the petition meets the criteria contained in Chapter 190, F.S., for the modification (contraction) of the CDD.

ATTACHMENT B

Letter from Applicant re. Hidden Creek Petition to Contract Boundaries (2-15-22)

Map of HC CDD

District Engineer Statement of Distribution

College Ave. – Transportation Assessment – Signal Final

Letter to Hidden Creek CDD re. Cost Sharing for Road Maintenance

Letter from Applicant re. Hidden Creek Petition to Contract Boundaries (March 16, 2022)

Links & Associates 4-12-21 Transportation Analysis

CU 401 Master Water & Sewer Plan

E-mail from Applicant re. Hidden Creek CDD Petition to Contract Boundaries (March 18, 2022)

Executed and Recorded Cost Sharing Agreement for Road Maintenance

STRALEY ROBIN VERICKER

1510 W. Cleveland St.
Tampa, Florida 33606
Telephone: (813) 223-9400

Attorneys At Law

Writer's Direct Dial: (813) 419-1415
Writer's E-mail: vsteinerts@srvlegal.com
Website: www.srvlegal.com

February 15, 2022

Via Email (GormlyA@HillsboroughCounty.Org)

Adam Gormly
Development Services Director
Hillsborough County
601 Kennedy Boulevard, Floor 20
Tampa, Florida 33602

Re: Petition to Contract the Boundaries of the
Hidden Creek Community Development District

Dear Mr. Gormly:

As you are aware, this law firm represents the Hidden Creek Community Development District (the "**District**"), which has filed a Petition to Contract the Boundaries of the District (the "**Petition**"). The purpose of this letter is to address County staff concerns that were raised in the email correspondence from Brian Grady, Executive Planner, dated January 28, 2022, and as discussed in our Zoom conference last week. It is our understanding that the County is requesting confirmation that no District bond funds were utilized in the development of the on-site and off-site infrastructure serving the parcel to be contracted from the District (the "**Contracted Land**"), and that the operating and maintenance costs associated with the infrastructure serving that parcel will not be funded by the District.

The District issued bonds in the years 2016 and 2019 to finance the costs of the acquisition, construction and installation of public infrastructure improvements within the District, which included District roads, water management control, sewer and wastewater management, water supply, landscaping and hardscaping, and the undergrounding of electrical power. These public infrastructure improvements are identified in reports prepared by the District's engineer (enclosed) and included in the bond indentures entered into between the District and the bond trustee. The bonds are secured by non-ad valorem assessments levied on assessable property benefited by those improvements (the "**Assessment Area**"). The non-ad valorem assessments are secured by a lien upon the Assessment Area, which is recorded in the Official Records of Hillsborough County.

Enclosed for your review is a map depicting the lots within the Assessment Area. The map shows the locations corresponding to each recorded lien within the Assessment Area. The Contracted Land was not part of the Assessment Area for the District's bonds, and no bond funds were applied toward the costs of the infrastructure improvements to the parcel.

Adam Gormly
February 15, 2022
Page


Before a disbursement of bond funds can be made, the District's engineer must certify to the bond trustee that the disbursement is being made for a cost associated with a project within the Assessment Area, is consistent with plans and specifications for the corresponding project within the Assessment Area, and is consistent with the public improvements identified in the bond indentures. The District's engineer has provided a statement that no disbursements of bond funds were made toward on-site or off-site improvements for the Contracted Land, which is also enclosed.

Additionally, as you can see from the enclosed correspondence prepared by Hamilton Engineering & Surveying, LLC, no construction plan upgrades to the District's public infrastructure improvements were made nor required in order to serve the Contracted Land. Because traffic going to and from the Contracted Land may impact the District's roads, the District has begun negotiations with the owner(s) of the Contracted Land to proportionately share the future maintenance costs associated with the traffic on the District's major roadway.

For the reasons stated above, the District respectfully requests that the County staff review the enclosed documentation in relation to the District's Petition and recommend approval of the Petition by the Board of County Commissioners at the March 8, 2022 land use meeting.

If you have any questions, please feel free to contact me.

Very truly yours,



Vanessa T. Steinerts

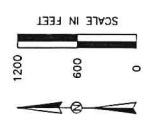
cc: Michael Lawson (*via email*)

Enclosures

REVISIONS	DATE

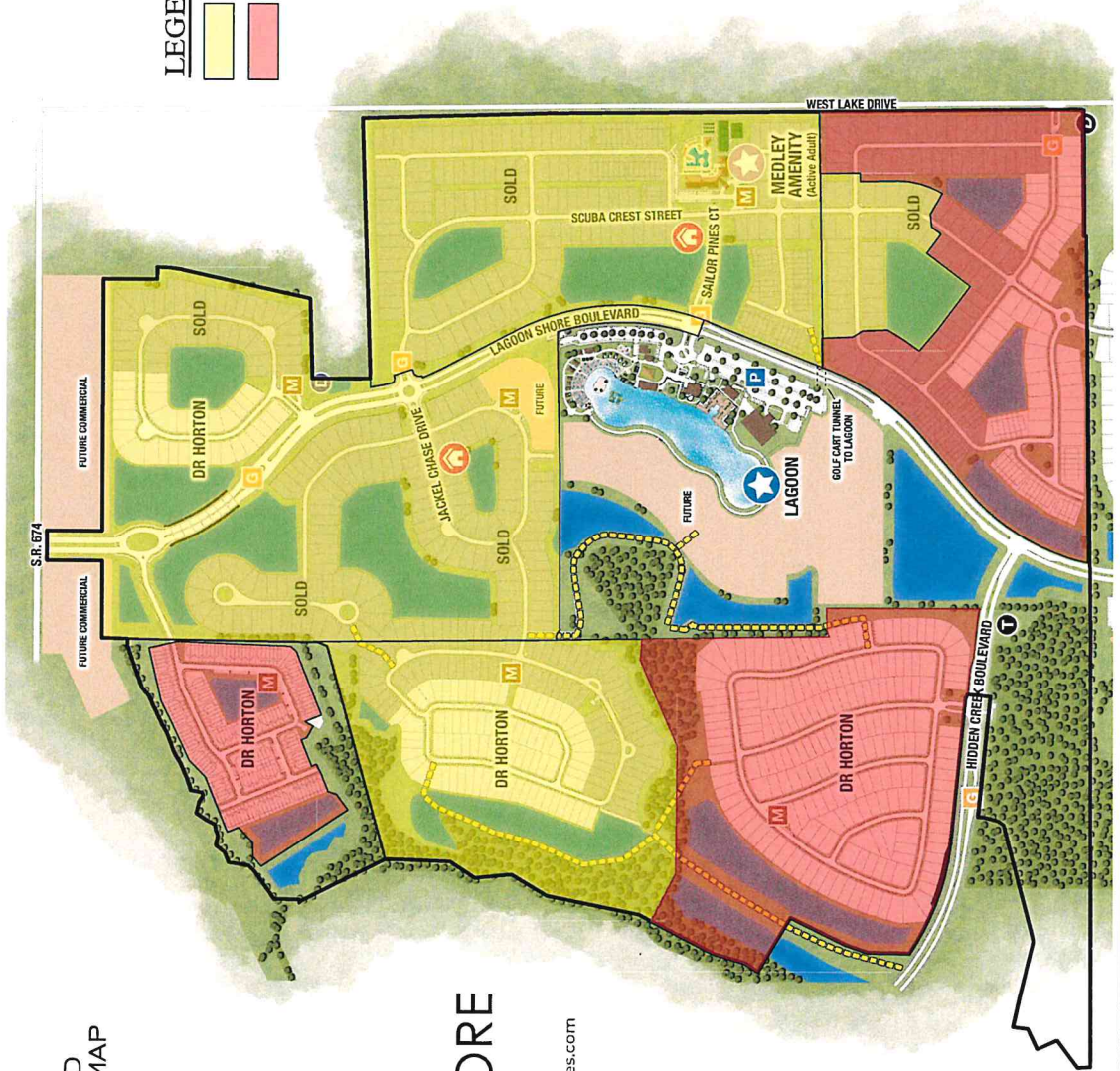
**HIDDEN CREEK CDD
ASSESSMENT AREA MAP**
HILLSBOROUGH COUNTY, FLORIDA

SECTION	8.17-32S-20E
JOB NUMBER	03145.0001
DATE	02-14-2022
SCALE	AS SHOWN
SHEET	1 OF 1



LEGEND

	2016 BOND ASSESSMENT AREAS
	2019 BOND ASSESSMENT AREAS



HIDDEN CREEK CDD
ASSESSMENT AREA MAP


**SOUTHSHORE
BAY**
SouthshoreBay.MetroPlaces.com



Stantec Consulting Services Inc.
777 S Harbour Island Boulevard, Suite 600
Tampa FL 33602-5729

February 15, 2022

Project/File: 215611773

Hidden Creek Community Development District
Attn: Board of Supervisors
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Dear Board of Supervisors,

Reference: Hidden Creek CDD

As the District Engineer for the Hidden Creek CDD, we can report that the construction requisitions funded from the 2016 and 2019 Capital Improvement Revenue Bond Series, respectively, did not fund any on-site or off-site improvements for the lagoon property being contracted from the boundary of the District.

Regards,

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart".

Tonja L. Stewart, P.E.
Senior Project Manager, Civil Engineering
Phone: (813) 223-9500
tonja.stewart@stantec.com



Stantec Consulting Services Inc.
777 S Harbour Island Boulevard, Suite 600
Tampa FL 33602-5729

February 15, 2022

Project/File: 215611773

Hidden Creek Community Development District
Attn: Board of Supervisors
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Dear Board of Supervisors,

Reference: Hidden Creek CDD

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Regards,

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Tonja L. Stewart, P.E.
Senior Project Manager, Civil Engineering
Phone: (813) 223-9500
tonja.stewart@stantec.com

TRANSPORTATION ASSESSMENT

COLLEGE AVENUE

Prepared For

METRO DEVELOPMENT GROUP

Prepared By



LINCKS & ASSOCIATES, INC.

Engineers - Planners

Tampa, Florida

TRANSPORTATION ASSESSMENT

COLLEGE AVENUE

Prepared For

METRO DEVELOPMENT GROUP

Prepared By

LINCKS & ASSOCIATES, INC.
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039
State of Florida Authorization No. EB0004638

Revised August, 2021
January, 2021

Project No. 19182

Steven J. Henry, P.E.
P.E. No. 51555

Date



LINCKS & ASSOCIATES, INC.

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INTRODUCTION

The purpose of this report is to provide the Transportation Assessment in conjunction with the modification of the Planned Development (PD) zoning for the property located west of West Lake Drive and south of SR 674 in Hillsborough County, Florida, as shown in Figure 1. The subject property is currently zoned PD to allow 940 residential dwelling units with up to 450 multi-family dwelling units. For the purpose of the analysis the following land uses were evaluated:

- 490 Single Family Homes
- 225 Townhomes
- 225 Multi-Family Dwelling Units

The developer proposes to modify the PD to allow the following land uses:

- 305 Single Family Homes – Traditional
- 340 Townhomes – Traditional
- 135 Single Family Detached Age – Restricted
- 60 Single Family Attached Age – Restricted
- Crystal Lagoon

This assessment will provide a trip generation comparison of the current approved land uses to the proposed development plan.

ESTIMATED DAILY PROJECT TRAFFIC

The trip generation utilized in this report was estimated based on data contained in the ITE Trip Generation Manual, 10th Edition, 2017. As shown in Table 1, the approved land uses are estimated to generate 7,371 daily trip ends. Whereas, the land uses within the proposed development plan would generate 6,878 daily trip ends for a net decrease of 493 daily trip ends, as shown in Table 1.



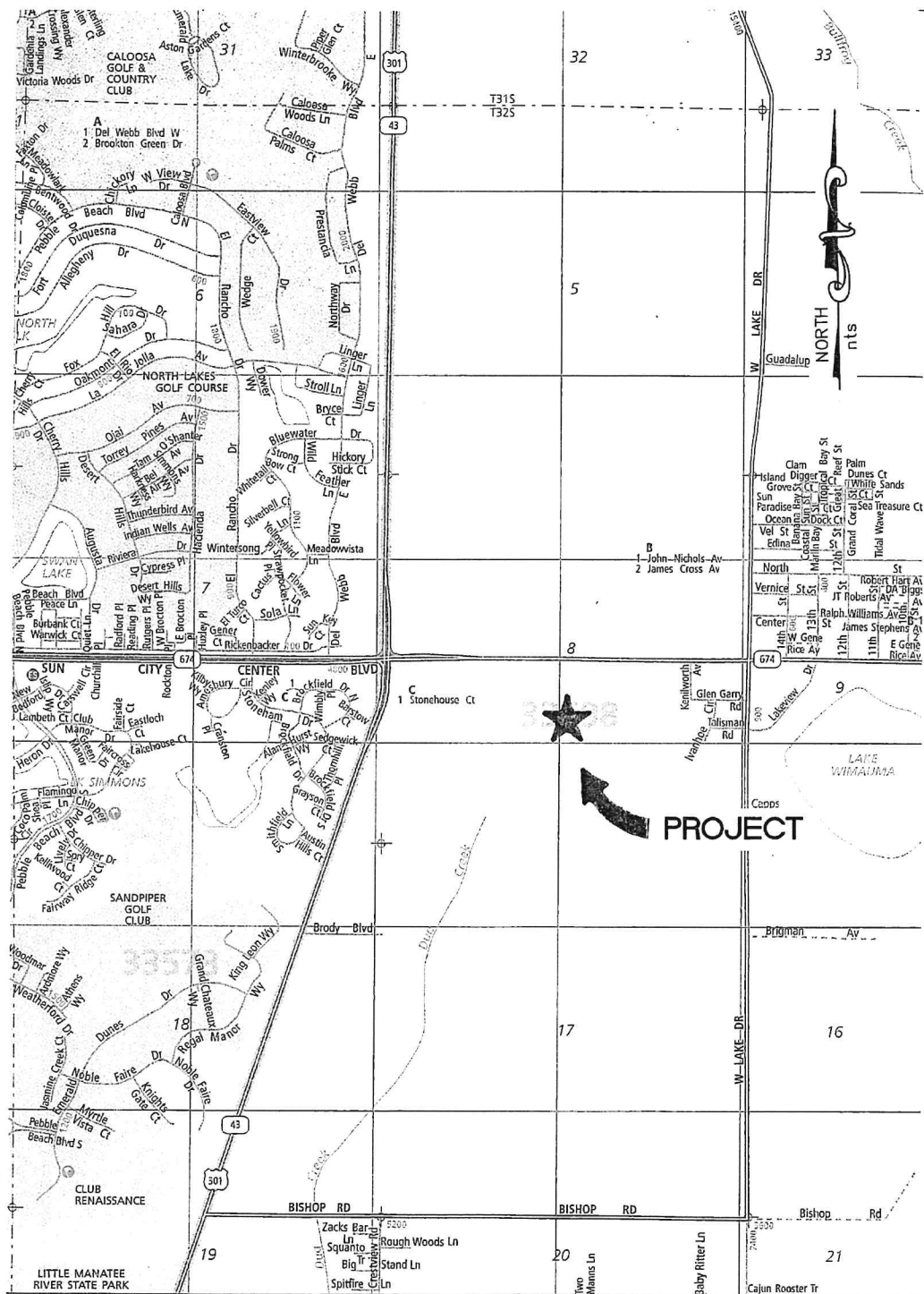


FIGURE 1
PROJECT LOCATION





TABLE 1
PROJECT TRAFFIC COMPARISON

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends (1)	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
					In	Out	Total	In	Out	Total
Approved	Single Family	210	490 DU's	4,487	88	265	353	294	173	467
	Townhomes	220	225 DU's	1,660	24	79	103	77	45	122
	Multi-Family	221	225 DU's	1,224	20	56	76	59	37	96
Proposed			Sub-total	7,371	132	400	532	430	255	685
	Single Family - Traditional	210	305 DU's	2,901	55	166	221	186	110	296
	Townhomes - Traditional	220	340 DU's	2,530	35	118	153	111	65	176
	Single Family Detached - Age - Restricted	251	135 DU's	576	17	34	51	37	24	61
	Single Family Attached - Age - Restricted	252	60 DU's	222	4	8	12	9	7	16
	Crystal Lagoon	482	286 Spaces	649	16	7	23	17	63	80
			Sub-total	6,878	127	333	460	360	269	629
			Difference	493	5	67	72	70	<14>	56

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

ESTIMATED AM PEAK HOUR PROJECT TRAFFIC

Based on data contained in the ITE Trip Generation Manual, 10th Edition, 2017, the approved land uses are estimated to generate 532 trip ends during the AM peak hour with 132 inbound and 400 outbound. Whereas, the land uses within the proposed development plan are estimated to generate 460 trip ends during the AM peak hour with 127 inbound and 333 outbound, which results in a net decrease of 72 AM peak hour trip ends, as shown in Table 1.

ESTIMATED PM PEAK HOUR PROJECT TRAFFIC

Based on data contained in the ITE Trip Generation Manual, 10th Edition, 2017, the approved land uses are estimated to generate 685 trip ends during the PM peak hour with 430 inbound and 255 outbound. Whereas, the land uses within the proposed development plan are estimated to generate 629 trip ends during the PM peak hour with 360 inbound and 269 outbound, which results in a net decrease of 56 PM peak hour trip ends, as shown in Table 1.

CONCLUSION

As shown in Table 1, the land uses based on the proposed development plan would generate less traffic than the approved land uses. Therefore, a detailed analysis is not required.



APPENDIX

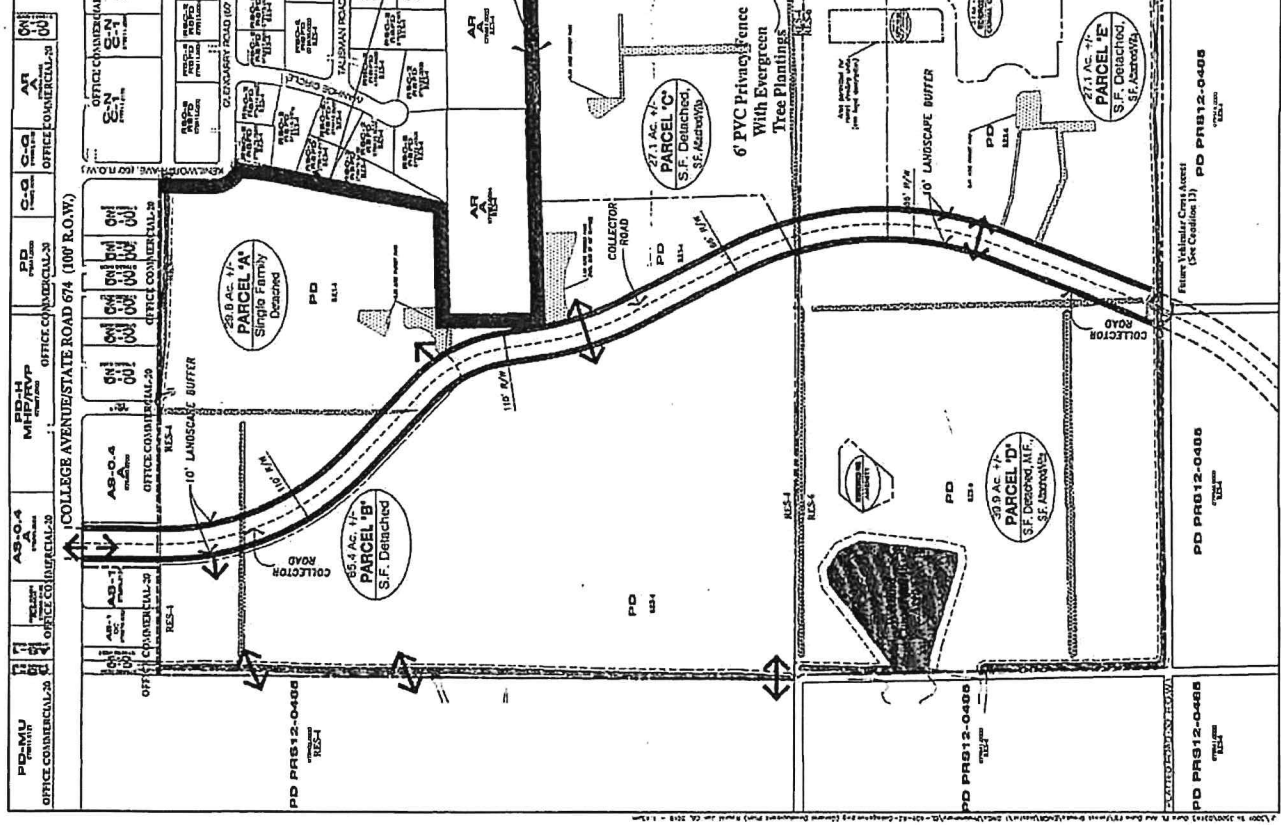


LINCKS & ASSOCIATES, INC.

APPROVED PD



LINCKS & ASSOCIATES, INC.



ILLINOIS COUNTY, ILLINOIS

ZONING DEPARTMENT

PERMIT NUMBER: MM 17-126-WM

MEETING DATE: January 23, 2018

DATE TYPED: January 23, 2018

DATE RECEIVED: January 23, 2018

This is to certify that the Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

... APPROVED WITH CONDITIONS AS NOTED and attached to the site plan

DATE: 2/2/2018 DATE: 2/2/2018

CLERK OF COUNTY COMMISSIONERS

ATTORNEY GENERAL

CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS

ILLINOIS COUNTY, ILLINOIS

DOCUMENT NO. 18-019

FINAL CONDITIONS OF APPROVAL

PERMIT NUMBER: MM 17-126-WM

MEETING DATE: January 23, 2018

DATE TYPED: January 23, 2018

Approval of Approval, subject to the conditions listed herein, is based on the record map submitted October 31, 2017.

1. The project shall be permitted a maximum of 640 dwelling units, of the lot units permitted, a maximum of 450 units may be developed as multi-family/dwelling units subject to the conditions contained herein. Dwellings within Parcel C and D shall be limited to housing for Older Persons in accordance with the LDC Section 6.11.31.

1.1. Retain Dwelling Units may be permitted within Parcel E. The maximum number of Retain Dwelling Units shall be limited to 12 and shall be developed in accordance with the LDC Sections 1.21.03 and 2.21.04 through H.

2. Single-family conventional developments shall be developed in accordance with the following:

Minimum lot size	4,000 square feet
Minimum lot width	40 feet
Front yard setback	20 feet (1)
Rear yard setback	15 feet
Side yard setback	5 feet
Maximum building height	35 feet

(1) Front yard setback as a side yard shall be permitted at 10 feet.

3. A maximum of 25% of the total single-family detached units shall consist of lots less than 5,000 square feet in size with a lot width of less than 30 feet. Said lots shall be located a minimum of 150 feet from property boundaries. Prior to Preliminary Plan approval for a Development Project, the developer shall provide documentation of the total number of single-family detached conventional units approved and the percentage of which are less than 5,000 square feet lots.

4. Single-family attached dwellings shall be developed with the following:

Minimum lot size	2,500 square feet per unit
Minimum lot width	35 feet
Front yard setback	15 feet (1)
Rear yard setback	15 feet
Minimum building separation	10 feet
Maximum building height	35 feet
Maximum lot coverage	65%

(1) Front lot shall allow a 10 feet front yard setback for the front yard and serving as a side yard.

5. Multi-family units shall be developed in accordance with the following:

Front yard setback	20 feet
Rear yard setback	15 feet
Side yard setback	10 feet
Minimum building separation	20 feet
Maximum building height	35 feet

Page 1

FINAL CONDITIONS OF APPROVAL

PERMIT NUMBER: MM 17-126-WM

MEETING DATE: January 23, 2018

DATE TYPED: January 23, 2018

1. The following shall be developed in accordance with the following:

Minimum lot width	10 feet
Front yard setback	20 feet (1)
Rear yard setback	15 feet
Minimum building separation	20 feet
Maximum building height	35 feet (1)

(1) Corner lot shall allow a 10 feet front yard setback for the front yard serving as a side yard.

(2) An additional setback from the PD boundaries of 2 feet for every 1 foot of building height over 20 feet in height shall be required.

2. Access to the property shown as Parcel 1000000000 (to the west of the north-south collector road) is currently shown as Parcel 1000000000 (to the east of the north-south collector road) may be available, subject to the agreement of both property owners.

3. The lot abutting the north-south collector road, screening shall consist of a six-foot fence or landscaping equivalent with Section 6.06.09 C.4. Screening is not required in those areas where open space and/or retention ponds with a minimum width of 10 feet abut the north-south collector road. This landscaping shall be maintained by the homeowners association or similar entity.

4. A 6-foot PVC fence shall be provided along the eastern project boundary adjacent to West Lake Drive or shown on the site plan. In the case of said fence, the developer shall install landscaping to include evergreen trees 10 feet tall at time of planting, with a minimum 2-inch caliper, planted on 5-foot centers. This landscaping shall be maintained by the homeowners association or similar entity.

5. A 50-foot wide buffer shall be provided along the eastern boundary adjacent to Alluvial property as well as along the eastern project boundary adjacent to residential development shown on the site plan. Within said buffer the applicant shall provide a 6-foot PVC fence with landscaping located in the eastern side of the fence to include evergreen trees 10 feet tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity. A 20-foot buffer with a 4-foot screen shall be provided along the remainder of the eastern project boundary.

6. Parcels shall be located as generally shown on the site plan. Prior to Preliminary Site Plan approval for Parcels 11 or 12, the developer shall determine the type and location of housing for said parcels.

7. Two neighborhood parks and a community center shall be provided in the location as generally shown on the site plan and shall contain the minimum acreage of land as shown on the plan.

8. A minimum of 3 acres of land shall be allocated for pocket parks within the project and each pocket park shall contain a minimum of one-half acre. One pocket park shall be located as shown on the site plan. Where pocket parks are contiguous with the retained 50-foot buffer, a minimum of 20 percent of said buffer area shall be used towards meeting the

Footnote

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Page 2

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8. A minimum of 3 acres of land shall be allocated for pocket parks within the project and each pocket park shall contain a minimum of one-half acre. One pocket park shall be located as shown on the site plan. Where pocket parks are contiguous with the retained 50-foot buffer, a minimum of 20 percent of said buffer area shall be used towards meeting the

17. As an alternative to the Master Roadway Plan required on the General Site Plan, the developer shall have the ability to design an alternative internal roadway system which encompasses a combination of collector roads, local roads and/or a grid system in order to execute this alternative, the developer shall submit an alternative Master Roadway Plan identifying the internal roadways necessary, at a minimum, to provide neighborhood connectivity from SR 634 to the western project boundary and providing connection with the collector roadway on the property that is subject to PMS 12-005 as shown on the certified general site plan. The alternative Master Roadway Plan shall be reviewed in accordance with the requirements of the Land Development Code and the Transportation Technical Manual. The alternative Master Roadway Plan shall be submitted prior to approval of any development permits, including, but not limited to, preliminary site plan approval. However this requirement does not apply to the approved plans as of June 30, 2012 for Parcel 1. The alternative Master Roadway Plan is subject to review and approval by the Administrator. Should an alternative roadway plan be approved, the developer shall submit a revised General Site Plan within 60 days of approval.

18. When warranted and approved by IDOT, a traffic signal shall be installed at the intersection of the internal collector roadway and SR 634 by the developer, or by the County with funds paid by the developer. Until such signal is warranted, the developer may, at their discretion, include signal design and all in a portion of the signalization in the scope of other improvements to SR 634 which may be required. If such option is chosen, the developer shall only be responsible for funding the remainder of the work to complete the signal installation. If such signal is not warranted and/or has not been approved by IDOT at the time the developer has received final approval of the project, the developer shall be responsible for the cost of the signal. The developer shall not be responsible for the cost of the signal until such time as the signal is installed by the developer, or by the County with funds paid by the developer. All signals must be approved by the Illinois Department of Transportation and traffic signals on the State Highway System must also have the approval of IDOT. The placement and design of the signal shall be subject to approval by the Illinois Department of Transportation and the IDOT.

19. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exceptions:

19.1. Ground Signs shall be limited to Monument Signs.

19.2. Billboards, pennants and banners shall be prohibited.

20. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

21. If the times and/or people on the site plan are in conflict with specific zoning conditions under the 1 and 2 regulations, only (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditional otherwise. References to development standards of the

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FINAL CONDITIONS OF APPROVAL

PERMIT NUMBER: MM 17-126-WM

MEETING DATE: January 23, 2018

DATE TYPED: January 23, 2018

1. The following shall be developed in accordance with the following:

Minimum lot width	10 feet
Front yard setback	20 feet (1)
Rear yard setback	15 feet
Minimum building separation	20 feet
Maximum building height	35 feet (1)

(1) Corner lot shall allow a 10 feet front yard setback for the front yard serving as a side yard.

(2) An additional setback from the PD boundaries of 2 feet for every 1 foot of building height over 20 feet in height shall be required.

2. Access to the property shown as Parcel 1000000000 (to the west of the north-south collector road) is currently shown as Parcel 1000000000 (to the east of the north-south collector road) may be available, subject to the agreement of both property owners.

3. The lot abutting the north-south collector road, screening shall consist of a six-foot fence or landscaping equivalent with Section 6.06.09 C.4. Screening is not required in those areas where open space and/or retention ponds with a minimum width of 10 feet abut the north-south collector road. This landscaping shall be maintained by the homeowners association or similar entity.

4. A 6-foot PVC fence shall be provided along the eastern project boundary adjacent to West Lake Drive or shown on the site plan. In the case of said fence, the developer shall install landscaping to include evergreen trees 10 feet tall at time of planting, with a minimum 2-inch caliper, planted on 5-foot centers. This landscaping shall be maintained by the homeowners association or similar entity.

5. A 50-foot wide buffer shall be provided along the eastern boundary adjacent to Alluvial property as well as along the eastern project boundary adjacent to residential development shown on the site plan. Within said buffer the applicant shall provide a 6-foot PVC fence with landscaping located in the eastern side of the fence to include evergreen trees 10 feet tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity. A 20-foot buffer with a 4-foot screen shall be provided along the remainder of the eastern project boundary.

6. Parcels shall be located as generally shown on the site plan. Prior to Preliminary Site Plan approval for Parcels 11 or 12, the developer shall determine the type and location of housing for said parcels.

7. Two neighborhood parks and a community center shall be provided in the location as generally shown on the site plan and shall contain the minimum acreage of land as shown on the plan.

8. A minimum of 3 acres of land shall be allocated for pocket parks within the project and each pocket park shall contain a minimum of one-half acre. One pocket park shall be located as shown on the site plan. Where pocket parks are contiguous with the retained 50-foot buffer, a minimum of 20 percent of said buffer area shall be used towards meeting the

22. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable codes, regulations, and ordinances of Illinois and County.

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TRIP GENERATION
APPROVED LAND USES



LINCKS & ASSOCIATES, INC.

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	West Lake - Approved	No :	
Date:	1/16/2021	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	490	Weekday	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 2.71$	2244 50%	2243 50%	4487
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday	Best Fit (LIN) $T = 7.56(X) + 40.86$	830 50%	830 50%	1660
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday	Best Fit (LIN) $T = 5.45(X) + 1.75$	612 50%	612 50%	1224

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	2244	0 %	2243
220 - Multifamily Housing (Low-Rise)	0 %	830	0 %	830
221 - Multifamily Housing (Mid-Rise)	0 %	612	0 %	612

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit	2243	Demand Exit:	0 % (0)	Balanced:	0	Demand Entry:	0 % (0)	Entry	830
Entry	2244	Demand Entry:	0 % (0)	Balanced:	0	Demand Exit:	0 % (0)	Exit	830

210 - Single-Family Detached Housing

Exit	2243	Demand Exit:	0 % (0)	Balanced:	0	Demand Entry:	0 % (0)	Entry	612
Entry	2244	Demand Entry:	0 % (0)	Balanced:	0	Demand Exit:	0 % (0)	Exit	612

220 - Multifamily Housing (Low-Rise)

220 - Multifamily Housing (Low-Rise)

Exit	830	Demand Exit:	0 % (0)	Balanced:	0	Demand Entry:	0 % (0)	Entry	830
Entry	830	Demand Entry:	0 % (0)	Balanced:	0	Demand Exit:	0 % (0)	Exit	830

221 - Multifamily Housing (Mid-Rise)

Exit	612	Demand Exit:	0 % (0)	Balanced:	0	Demand Entry:	0 % (0)	Entry	612
Entry	612	Demand Entry:	0 % (0)	Balanced:	0	Demand Exit:	0 % (0)	Exit	612

221 - Multifamily Housing (Mid-Rise)

Exit 830 Demand Exit: 0 % (0) Balanced: Demand Entry: 0 % (0) Entry 612
0
Entry 830 Demand Entry: 0 % (0) Balanced: Demand Exit: 0 % (0) Exit 612
0

210 - Single-Family Detached Housing

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	2244 (100%)	0 (0%)	0 (0%)	0 (0%)	2244 (100%)
Exit	2243 (100%)	0 (0%)	0 (0%)	0 (0%)	2243 (100%)
Total	4487 (100%)	0 (0%)	0 (0%)	0 (0%)	4487 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	830 (100%)	0 (0%)	0 (0%)	0 (0%)	830 (100%)
Exit	830 (100%)	0 (0%)	0 (0%)	0 (0%)	830 (100%)
Total	1660 (100%)	0 (0%)	0 (0%)	0 (0%)	1660 (100%)

221 - Multifamily Housing (Mid-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	Total	
Entry	612 (100%)	0 (0%)	0 (0%)	0 (0%)	612 (100%)
Exit	612 (100%)	0 (0%)	0 (0%)	0 (0%)	612 (100%)
Total	1224 (100%)	0 (0%)	0 (0%)	0 (0%)	1224 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	4487	0	0	4487
220 - Multifamily Housing (Low-Rise)	1660	0	0	1660
221 - Multifamily Housing (Mid-Rise)	1224	0	0	1224

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

Weekday

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	3686
Total Exiting	3685
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	3686
Total Exiting Non-Pass-by Trips	3685

PERIOD SETTING

Analysis Name : New Analysis
Project Name : West Lake - Approved **No :**
Date: 1/16/2021 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	490	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.71(X) + 4.8$	88 25%	265 75%	353
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	24 23%	79 77%	103
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.98\ln(X) + -0.98$	20 26%	56 74%	76

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	88	0 %	265
220 - Multifamily Housing (Low-Rise)	0 %	24	0 %	79
221 - Multifamily Housing (Mid-Rise)	0 %	20	0 %	56

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 265 Demand Exit: 0 % (0)

Entry 88 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

220 - Multifamily Housing (Low-Rise)

Demand Entry: 0 % (0) Entry 24

Demand Exit: 0 % (0) Exit 79

210 - Single-Family Detached Housing

Exit 265 Demand Exit: 0 % (0)

Balanced:

221 - Multifamily Housing (Mid-Rise)

Demand Entry: 0 % (0) Entry 20

0
 Entry 88 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 56

220 - Multifamily Housing (Low-Rise)

Exit 79 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) Entry 20

Entry 24 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 56

221 - Multifamily Housing (Mid-Rise)

210 - Single-Family Detached Housing

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	88 (100%)	0 (0%)	0 (0%)	0 (0%)	88 (100%)
Exit	265 (100%)	0 (0%)	0 (0%)	0 (0%)	265 (100%)
Total	353 (100%)	0 (0%)	0 (0%)	0 (0%)	353 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	24 (100%)	0 (0%)	0 (0%)	0 (0%)	24 (100%)
Exit	79 (100%)	0 (0%)	0 (0%)	0 (0%)	79 (100%)
Total	103 (100%)	0 (0%)	0 (0%)	0 (0%)	103 (100%)

221 - Multifamily Housing (Mid-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	Total	
Entry	20 (100%)	0 (0%)	0 (0%)	0 (0%)	20 (100%)
Exit	56 (100%)	0 (0%)	0 (0%)	0 (0%)	56 (100%)
Total	76 (100%)	0 (0%)	0 (0%)	0 (0%)	76 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	353	0	0	353
220 - Multifamily Housing (Low-Rise)	103	0	0	103
221 - Multifamily Housing (Mid-Rise)	76	0	0	76

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	132
Total Exiting	400
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	132
Total Exiting Non-Pass-by Trips	400

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	West Lake - Approved	No :	
Date:	1/16/2021	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	490	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.96\ln(X) + 0.2$	294 63%	173 37%	467
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X) + -0.02$	77 63%	45 37%	122
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.96\ln(X) + -0.63$	59 61%	37 39%	96

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	294	0 %	173
220 - Multifamily Housing (Low-Rise)	0 %	77	0 %	45
221 - Multifamily Housing (Mid-Rise)	0 %	59	0 %	37

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 173 Demand Exit: 0 % (0)

Entry 294 Demand Entry: 0 % (0)

210 - Single-Family Detached Housing

Exit 173 Demand Exit: 0 % (0)

220 - Multifamily Housing (Low-Rise)

Balanced: 0 Demand Entry: 0 % (0) Entry 77

Balanced: 0 Demand Exit: 0 % (0) Exit 45

221 - Multifamily Housing (Mid-Rise)

Balanced: 0 Demand Entry: 0 % (0) Entry 59

0

Entry 294 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 37

220 - Multifamily Housing (Low-Rise)

Exit 45 Demand Exit: 0 % (0)

Balanced:
0

221 - Multifamily Housing (Mid-Rise)

Demand Entry: 0 % (0) Entry 59

Entry 77 Demand Entry: 0 % (0)

Balanced:
0

Demand Exit: 0 % (0) Exit 37

210 - Single-Family Detached Housing

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	294 (100%)	0 (0%)	0 (0%)	0 (0%)	294 (100%)
Exit	173 (100%)	0 (0%)	0 (0%)	0 (0%)	173 (100%)
Total	467 (100%)	0 (0%)	0 (0%)	0 (0%)	467 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	77 (100%)	0 (0%)	0 (0%)	0 (0%)	77 (100%)
Exit	45 (100%)	0 (0%)	0 (0%)	0 (0%)	45 (100%)
Total	122 (100%)	0 (0%)	0 (0%)	0 (0%)	122 (100%)

221 - Multifamily Housing (Mid-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	Total	
Entry	59 (100%)	0 (0%)	0 (0%)	0 (0%)	59 (100%)
Exit	37 (100%)	0 (0%)	0 (0%)	0 (0%)	37 (100%)
Total	96 (100%)	0 (0%)	0 (0%)	0 (0%)	96 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	467	0	0	467
220 - Multifamily Housing (Low-Rise)	122	0	0	122
221 - Multifamily Housing (Mid-Rise)	96	0	0	96

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	430
Total Exiting	255
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	430
Total Exiting Non-Pass-by Trips	255

TRIP GENERATION
PROPOSED LAND USES



PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	West Lake - Proposed	No :	
Date:	1/16/2021	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	305	Weekday	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 2.71$	1451 50%	1450 50%	2901
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	340	Weekday	Best Fit (LIN) $T = 7.56(X) + 40.86$	1265 50%	1265 50%	2530
251 - Senior Adult Housing - Detached (General Urban/Suburban)	Dwelling Units	135	Weekday	Average 4.27	288 50%	288 50%	576
252 - Senior Adult Housing - Attached (General Urban/Suburban)	Dwelling Units	60	Weekday	Average 3.7	111 50%	111 50%	222
482 - Water Slide Park (General Urban/Suburban)	Parking Spaces	286 ⁽⁰⁾	Weekday	Average 2.27	325 ⁽¹⁾ 50%	324 ⁽¹⁾ 50%	649 ⁽¹⁾

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	1451	0 %	1450
220 - Multifamily Housing (Low-Rise)	0 %	1265	0 %	1265
251 - Senior Adult Housing - Detached	0 %	288	0 %	288
252 - Senior Adult Housing - Attached	0 %	111	0 %	111
482 - Water Slide Park	0 %	325	0 %	324

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 1450 Demand Exit: 0 % (0)

220 - Multifamily Housing (Low-Rise)

Demand Entry: 0 % (0)

Entry 1265

Balanced:
0

Entry 1451	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 1265
210 - Single-Family Detached Housing			251 - Senior Adult Housing - Detached	
Exit 1450	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 288
Entry 1451	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 288
210 - Single-Family Detached Housing			252 - Senior Adult Housing - Attached	
Exit 1450	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 111
Entry 1451	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 111
210 - Single-Family Detached Housing			482 - Water Slide Park	
Exit 1450	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 325
Entry 1451	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 324
220 - Multifamily Housing (Low-Rise)			251 - Senior Adult Housing - Detached	
Exit 1265	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 288
Entry 1265	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 288
220 - Multifamily Housing (Low-Rise)			252 - Senior Adult Housing - Attached	
Exit 1265	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 111
Entry 1265	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 111
220 - Multifamily Housing (Low-Rise)			482 - Water Slide Park	
Exit 1265	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 325
Entry 1265	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 324
251 - Senior Adult Housing - Detached			252 - Senior Adult Housing - Attached	
Exit 288	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 111
Entry 288	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 111
251 - Senior Adult Housing - Detached			482 - Water Slide Park	
Exit 288	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 325
Entry 288	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 324
252 - Senior Adult Housing - Attached			482 - Water Slide Park	
Exit 111	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 325
Entry 111	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 324

210 - Single-Family Detached Housing

Total Trips	Internal Trips	External Trips

		220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park	Total	
Entry	1451 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1451 (100%)
Exit	1450 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1450 (100%)
Total	2901 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2901 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park	Total	
Entry	1265 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1265 (100%)
Exit	1265 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1265 (100%)
Total	2530 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2530 (100%)

251 - Senior Adult Housing - Detached

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	252 - Senior Adult Housing - Attached	482 - Water Slide Park	Total	
Entry	288 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	288 (100%)
Exit	288 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	288 (100%)
Total	576 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	576 (100%)

252 - Senior Adult Housing - Attached

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	482 - Water Slide Park	Total	
Entry	111 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	111 (100%)
Exit	111 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	111 (100%)
Total	222 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	222 (100%)

482 - Water Slide Park

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	Total	
Entry	325 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	325 (100%)
Exit	324 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	324 (100%)
Total	649 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	649 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	2901	0	0	2901
220 - Multifamily Housing (Low-Rise)	2530	0	0	2530
251 - Senior Adult Housing - Detached	576	0	0	576
252 - Senior Adult Housing - Attached	222	0	0	222
482 - Water Slide Park	649	0	0	649

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

251 - Senior Adult Housing - Detached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

252 - Senior Adult Housing - Attached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

482 - Water Slide Park (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	3440
Total Exiting	3438
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	3440
Total Exiting Non-Pass-by Trips	3438

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	West Lake - Proposed	No :	
Date:	1/16/2021	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	305	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.71 (X) + 4.8$	55 25%	166 75%	221
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	340	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	35 23%	118 77%	153
251 - Senior Adult Housing - Detached (General Urban/Suburban)	Dwelling Units	135	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.76\ln(X) + 0.21$	17 33%	34 67%	51
252 - Senior Adult Housing - Attached (General Urban/Suburban)	Dwelling Units	60	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.2	4 33%	8 67%	12
482 - Water Slide Park (General Urban/Suburban)	Parking Spaces	286 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.08	16 ⁽¹⁾ 70%	7 ⁽¹⁾ 30%	23 ⁽¹⁾

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	55	0 %	166
220 - Multifamily Housing (Low-Rise)	0 %	35	0 %	118
251 - Senior Adult Housing - Detached	0 %	17	0 %	34
252 - Senior Adult Housing - Attached	0 %	4	0 %	8
482 - Water Slide Park	0 %	16	0 %	7

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 166 Demand Exit: 0 % (0)

Entry 55 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

220 - Multifamily Housing (Low-Rise)

Demand Entry: 0 % (0) Entry 35

Demand Exit: 0 % (0) Exit 118

210 - Single-Family Detached Housing

Exit 166 Demand Exit: 0 % (0)

Entry 55 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

251 - Senior Adult Housing - Detached

Demand Entry: 0 % (0) Entry 17

Demand Exit: 0 % (0) Exit 34

210 - Single-Family Detached Housing

Exit 166 Demand Exit: 0 % (0)

Entry 55 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

252 - Senior Adult Housing - Attached

Demand Entry: 0 % (0) Entry 4

Demand Exit: 0 % (0) Exit 8

210 - Single-Family Detached Housing

Exit 166 Demand Exit: 0 % (0)

Entry 55 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

482 - Water Slide Park

Demand Entry: 0 % (0) Entry 16

Demand Exit: 0 % (0) Exit 7

220 - Multifamily Housing (Low-Rise)

Exit 118 Demand Exit: 0 % (0)

Entry 35 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

251 - Senior Adult Housing - Detached

Demand Entry: 0 % (0) Entry 17

Demand Exit: 0 % (0) Exit 34

220 - Multifamily Housing (Low-Rise)

Exit 118 Demand Exit: 0 % (0)

Entry 35 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

252 - Senior Adult Housing - Attached

Demand Entry: 0 % (0) Entry 4

Demand Exit: 0 % (0) Exit 8

220 - Multifamily Housing (Low-Rise)

Exit 118 Demand Exit: 0 % (0)

Entry 35 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

482 - Water Slide Park

Demand Entry: 0 % (0) Entry 16

Demand Exit: 0 % (0) Exit 7

251 - Senior Adult Housing - Detached

Exit 34 Demand Exit: 0 % (0)

Entry 17 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

252 - Senior Adult Housing - Attached

Demand Entry: 0 % (0) Entry 4

Demand Exit: 0 % (0) Exit 8

251 - Senior Adult Housing - Detached

Exit 34 Demand Exit: 0 % (0)

Entry 17 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

482 - Water Slide Park

Demand Entry: 0 % (0) Entry 16

Demand Exit: 0 % (0) Exit 7

252 - Senior Adult Housing - Attached**482 - Water Slide Park**

Exit 8 Demand Exit: 0 % (0)

Balanced:
0

Demand Entry: 0 % (0)

Entry 16

Entry 4 Demand Entry: 0 % (0)

Balanced:
0

Demand Exit: 0 % (0)

Exit 7

210 - Single-Family Detached Housing

	Total Trips	Internal Trips				Total	External Trips
		220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	55 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	55 (100%)
Exit	166 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	166 (100%)
Total	221 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	221 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	35 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	35 (100%)
Exit	118 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	118 (100%)
Total	153 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	153 (100%)

251 - Senior Adult Housing - Detached

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	17 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	17 (100%)
Exit	34 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	34 (100%)
Total	51 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	51 (100%)

252 - Senior Adult Housing - Attached

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	482 - Water Slide Park		
Entry	4 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	4 (100%)
Exit	8 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	8 (100%)
Total	12 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	12 (100%)

482 - Water Slide Park

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached		
Entry	16 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	16 (100%)
Exit	7 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	7 (100%)

Total	23 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	23 (100%)
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EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	221	0	0	221
220 - Multifamily Housing (Low-Rise)	153	0	0	153
251 - Senior Adult Housing - Detached	51	0	0	51
252 - Senior Adult Housing - Attached	12	0	0	12
482 - Water Slide Park	23	0	0	23

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

251 - Senior Adult Housing - Detached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

252 - Senior Adult Housing - Attached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

482 - Water Slide Park (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	127
Total Exiting	333
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0

Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	127
Total Exiting Non-Pass-by Trips	333

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	West Lake - Proposed	No :	
Date:	1/16/2021	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	305	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.96\ln(X) + 0.2$	186 63%	110 37%	296
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	340	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X) + -0.02$	111 63%	65 37%	176
251 - Senior Adult Housing - Detached (General Urban/Suburban)	Dwelling Units	135	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.78\ln(X) + 0.28$	37 61%	24 39%	61
252 - Senior Adult Housing - Attached (General Urban/Suburban)	Dwelling Units	60	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.26	9 56%	7 44%	16
482 - Water Slide Park (General Urban/Suburban)	Parking Spaces	286 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.28	17 ⁽¹⁾ 21%	63 ⁽¹⁾ 79%	80 ⁽¹⁾

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	186	0 %	110
220 - Multifamily Housing (Low-Rise)	0 %	111	0 %	65
251 - Senior Adult Housing - Detached	0 %	37	0 %	24
252 - Senior Adult Housing - Attached	0 %	9	0 %	7
482 - Water Slide Park	0 %	17	0 %	63

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 110 Demand Exit: 0 % (0)

Entry 186 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

220 - Multifamily Housing (Low-Rise)

Demand Entry: 0 % (0) Entry 111

Demand Exit: 0 % (0) Exit 65

210 - Single-Family Detached Housing

Exit 110 Demand Exit: 0 % (0)

Entry 186 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

251 - Senior Adult Housing - Detached

Demand Entry: 0 % (0) Entry 37

Demand Exit: 0 % (0) Exit 24

210 - Single-Family Detached Housing

Exit 110 Demand Exit: 0 % (0)

Entry 186 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

252 - Senior Adult Housing - Attached

Demand Entry: 0 % (0) Entry 9

Demand Exit: 0 % (0) Exit 7

210 - Single-Family Detached Housing

Exit 110 Demand Exit: 0 % (0)

Entry 186 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

482 - Water Slide Park

Demand Entry: 0 % (0) Entry 17

Demand Exit: 0 % (0) Exit 63

220 - Multifamily Housing (Low-Rise)

Exit 65 Demand Exit: 0 % (0)

Entry 111 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

251 - Senior Adult Housing - Detached

Demand Entry: 0 % (0) Entry 37

Demand Exit: 0 % (0) Exit 24

220 - Multifamily Housing (Low-Rise)

Exit 65 Demand Exit: 0 % (0)

Entry 111 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

252 - Senior Adult Housing - Attached

Demand Entry: 0 % (0) Entry 9

Demand Exit: 0 % (0) Exit 7

220 - Multifamily Housing (Low-Rise)

Exit 65 Demand Exit: 0 % (0)

Entry 111 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

482 - Water Slide Park

Demand Entry: 0 % (0) Entry 17

Demand Exit: 0 % (0) Exit 63

251 - Senior Adult Housing - Detached

Exit 24 Demand Exit: 0 % (0)

Entry 37 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

252 - Senior Adult Housing - Attached

Demand Entry: 0 % (0) Entry 9

Demand Exit: 0 % (0) Exit 7

251 - Senior Adult Housing - Detached

Exit 24 Demand Exit: 0 % (0)

Entry 37 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

482 - Water Slide Park

Demand Entry: 0 % (0) Entry 17

Demand Exit: 0 % (0) Exit 63

252 - Senior Adult Housing - Attached

Exit 7 Demand Exit: 0 % (0)

Balanced:
0

Demand Entry: 0 % (0)

482 - Water Slide Park

Entry 17

Entry 9 Demand Entry: 0 % (0)

Balanced:
0

Demand Exit: 0 % (0)

Exit 63

210 - Single-Family Detached Housing

	Total Trips	Internal Trips				Total	External Trips
		220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	186 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	186 (100%)
Exit	110 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	110 (100%)
Total	296 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	296 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	111 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	111 (100%)
Exit	65 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	65 (100%)
Total	176 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	176 (100%)

251 - Senior Adult Housing - Detached

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	37 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	37 (100%)
Exit	24 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	24 (100%)
Total	61 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	61 (100%)

252 - Senior Adult Housing - Attached

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	482 - Water Slide Park		
Entry	9 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	9 (100%)
Exit	7 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	7 (100%)
Total	16 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	16 (100%)

482 - Water Slide Park

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached		
Entry	17 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	17 (100%)
Exit	63 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	63 (100%)

Total	80 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	80 (100%)
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EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	296	0	0	296
220 - Multifamily Housing (Low-Rise)	176	0	0	176
251 - Senior Adult Housing - Detached	61	0	0	61
252 - Senior Adult Housing - Attached	16	0	0	16
482 - Water Slide Park	80	0	0	80

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

251 - Senior Adult Housing - Detached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

252 - Senior Adult Housing - Attached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

482 - Water Slide Park (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	360
Total Exiting	269
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0

Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	360
Total Exiting Non-Pass-by Trips	269



Stantec Consulting Services Inc.
777 S Harbour Island Boulevard, Suite 600
Tampa FL 33602-5729

March 7, 2022

Project/File: 215611773

Hidden Creek Community Development District
Attn: Board of Supervisors
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Dear Board of Supervisors,

Reference: Hidden Creek CDD

As the District Engineer for the Hidden Creek Community Development District, based on our review of the enclosed Transportation Assessment College Avenue prepared by Lincks & Associates, Inc. dated August 3, 2021, we recommend that Southshore Bay Club, LLC contributes ten percent (10%) as its share towards the future roadway milling and resurfacing maintenance costs of Lagoon Shore Boulevard.

Please contact me if you have any questions or need additional information.

Regards,

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart".

Tonja L. Stewart, P.E.
Senior Project Manager, Civil Engineering
Phone: (813) 223-9500
tonja.stewart@stantec.com

STRALEY ROBIN VERICKER

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Writer's E-mail: vsteinerts@srvlegal.com
Website: www.srvlegal.com

March 16, 2022

Via Email (GormlyA@HillsboroughCounty.Org)

Adam Gormly
Development Services Director
Hillsborough County
601 Kennedy Boulevard, Floor 20
Tampa, Florida 33602

Re: Petition to Contract the Boundaries of the
Hidden Creek Community Development District (the "District")

Dear Mr. Gormly:

In response to your March 10, 2022, email requesting additional information that demonstrates how the portion of the constructed off-site or master infrastructure serving the property being sought to be contracted was funded, the following information will address the funding of the master roadway and master potable water and sanitary sewer utilities as discussed in the 2016 and 2019 District Engineer reports. Information consisting of the total master roadway and utility capacities and the associated capacity anticipated to be utilized by the property being sought for contraction is also provided herein.

The District issued Bonds in 2016 and 2019 to finance the acquisition and construction of public infrastructure improvements within the District including master public infrastructure consisting mainly of master roadways and utilities. As with all CDD bond issues, at the time of each bond closing the landowner (developer) enters into a Funding and Completion Agreement with the CDD that obligates the developer to fund the cost for the completion of the improvements to the extent not funded by the CDD. In the case with the Hidden Creek 2016 and 2019 bonds, the tables* below show the respective amounts funded to date by both the CDD bonds and the landowner for the Combined Infrastructure and for just the Master Infrastructure.

*Information provided by District and contraction parcel developer

Hidden Creek CDD			
Combined infrastructure	Total	CDD Funded	Developer Funded
Approved Contracts	\$28,761,108	\$11,176,971	\$17,584,136
Total for Hidden Creek CDD	\$28,761,108	\$11,176,971	\$17,584,136
Percentage	100%	39%	61%

Hidden Creek CDD			
Master infrastructure	Total	CDD Funded	Developer Funded
Approved Contracts	\$17,153,455	\$9,294,311	\$7,859,143
Total for Hidden Creek CDD	\$17,153,455	\$9,294,311	\$7,859,143
Percentage	100%	54%	46%

The following information pertains to the capacities of the master roadways and utilities infrastructure and the associated capacity anticipated to be utilized by the property being sought for contraction:

Master Roadways:

Enclosed is an excerpt of Lincks & Associates, Inc. Transportation Analysis of Forest Brooke dated April 12, 2021, showing that the internal collector roadways have a capacity of 15,751 daily trips. The contraction parcel, from a separate analysis, is anticipated to generate 649 daily trips that when applied to the 15,751 daily trips equals 4.1% of the total project capacity.

Master Utilities:

Enclosed is a copy of the Master Water and Sewer Plan for Forest Brooke updated on February 17, 2022, showing the total average daily flow (ADF) calculation for the water capacity of 711,500 GPD of which the contraction parcel is estimated to utilize 14,900 GPD or 2.1% and the ADF calculation for the sewer capacity of 638,840 GPD of which the contraction parcel is estimated to utilize 14,740 GPD or 2.3%. From the combined water and sewer ADF of 1,350,340 GPD, the contraction parcel is estimated to utilized 29,640 GPD or 2.2% of the total capacity.

From the master roadways and utilities capacity usages information provided above, the developer's direct funding of 46% of the master infrastructure cost significantly exceeds the contraction parcel's combined capacity usage of 6.3% consisting of 4.1 % of the master roadways and 2.2% of the master utilities.

Adam Gormly
March 16, 2022
Page 2

Please feel free to contact me if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Vanessa Steinerts". The signature is fluid and cursive, with the first name "Vanessa" written in a larger, more prominent script than the last name "Steinerts".

Vanessa T. Steinerts

cc: Michael Lawson (*via email*)
District Manager

Enclosures

TRANSPORTATION ANALYSIS

FOREST BROOKE

Prepared For

METRO DEVELOPMENT GROUP

Prepared By

*LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida*

TRANSPORTATION ANALYSIS

FOREST BROOKE

Prepared For

METRO DEVELOPMENT GROUP

Prepared By

LINCKS & ASSOCIATES, INC.
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039

March, 2021

Project No. 19182

Steven J. Henry, P.E.
P.E. No. 51555

Date



LINCKS & ASSOCIATES, INC.

INTRODUCTION

The purpose of this report is to provide the Transportation Analysis to evaluate the internal Collector roadways within the Forest Brook Development located east of US 301 and south of SR 674 in Hillsborough County, as shown in Figure 1.

PROJECT DESCRIPTION

The subject property includes the eastern portion of the Forest Brooke Development and the Westlake Development. The entitlements for the subject development are as follows:

- 577 Single Family Dwelling Units
- 960 Townhome Dwelling Units
- 626 Senior Adult Housing – Detached Dwelling Units
- 226 Senior Adult Housing – Attached Dwelling Units

Figure 2 illustrates the location of the development parcels within the project. The master plan for the project is included in the appendix of this report. As shown in the master plan, the project is proposed to be served by the following roadways:

- SR 674
- US 301
- Westlake Drive
- Bishop Road

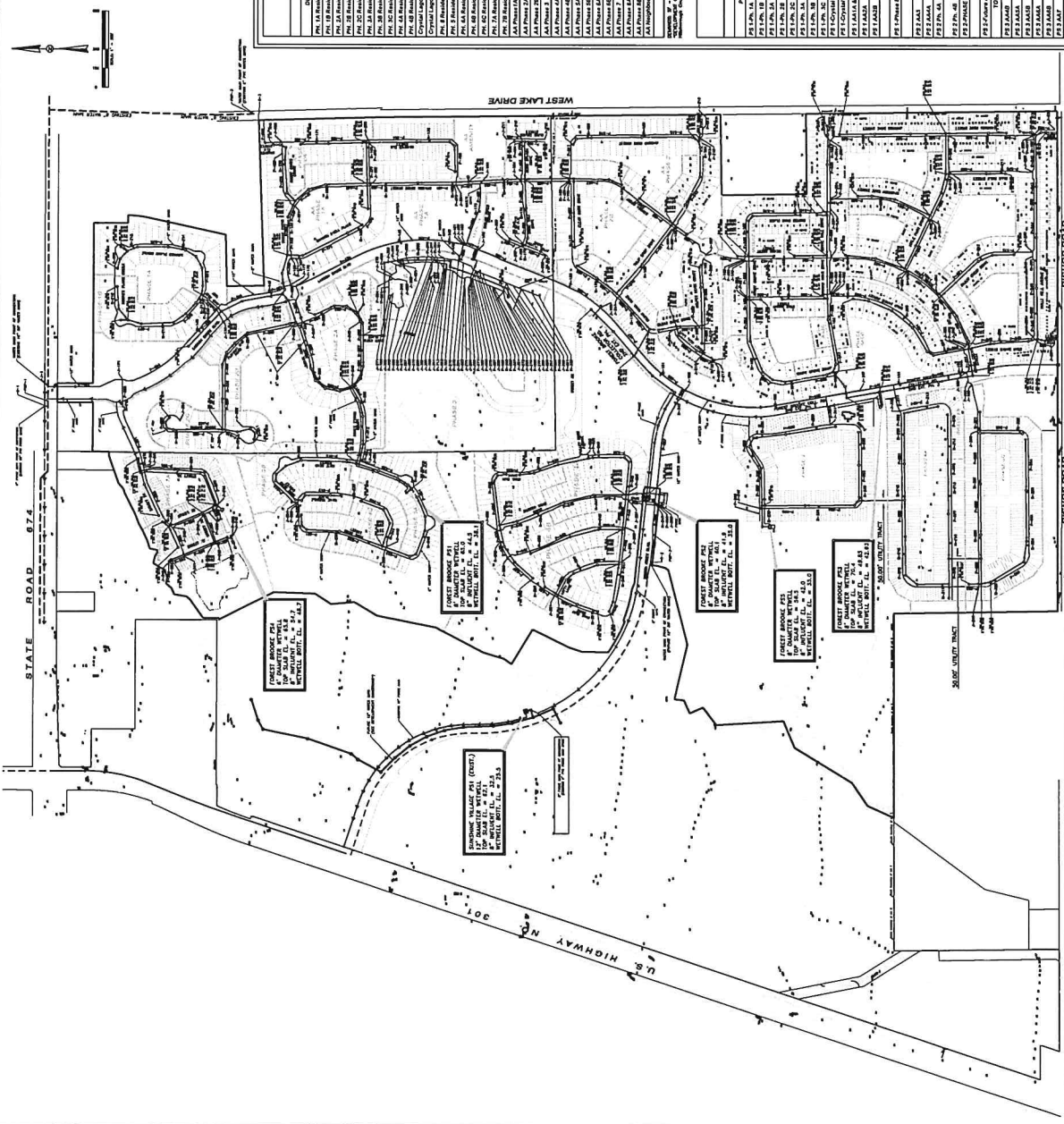
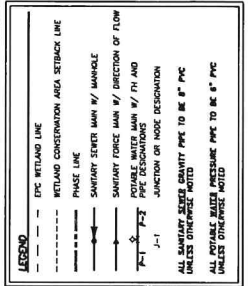
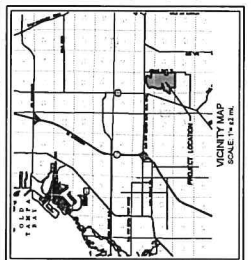




TABLE 1
ESTIMATED PROJECT TRIP ENDS

Land Use	ITE LUC	Size	Daily Trip Ends (1)	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
				In	Out	Total	In	Out	Total
Single Family	210	577 DU's	5,215	104	310	414	344	202	546
Townhome	220	960 DU's	7,027	102	340	442	339	199	538
Senior Adult Housing - Detached	251	626 DU's	2,673	54	111	165	123	78	201
Senior Adult Housing - Attached	252	226 DU's	836	16	29	45	32	27	59
			15,751	276	790	1,066	838	506	1,344

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.



AGENCY	UNITS	% CL	ADP	PEAK
REVENUE	ADRES	MP	ADRES	MP
PER 1A Residential	22	15.5A	11	15.5A
PER 1B Residential	24	16	11	16
PER 1C Residential	45	16.5	11	16.5
PER 2A Residential	45	19.5	11	19.5
PER 2B Residential	32	17	6	17
PER 2C Residential	45	17	6	17
PER 3A Residential	45	19.5	11	19.5
PER 3B Residential	45	19.5	11	19.5
PER 4A Residential	105	21.5	11	21.5
PER 4B Residential	105	21.5	11	21.5
PER 4C Residential	105	21.5	11	21.5
PER 5A Residential	105	21.5	11	21.5
PER 5B Residential	105	21.5	11	21.5
PER 5C Residential	105	21.5	11	21.5
PER 6A Residential	105	21.5	11	21.5
PER 6B Residential	105	21.5	11	21.5
PER 6C Residential	105	21.5	11	21.5
PER 7A Residential	105	21.5	11	21.5
PER 7B Residential	105	21.5	11	21.5
PER 7C Residential	105	21.5	11	21.5
PER 8A Residential	105	21.5	11	21.5
PER 8B Residential	105	21.5	11	21.5
PER 8C Residential	105	21.5	11	21.5
PER 9A Residential	105	21.5	11	21.5
PER 9B Residential	105	21.5	11	21.5
PER 9C Residential	105	21.5	11	21.5
PER 10A Residential	105	21.5	11	21.5
PER 10B Residential	105	21.5	11	21.5
PER 10C Residential	105	21.5	11	21.5
PER 11A Residential	105	21.5	11	21.5
PER 11B Residential	105	21.5	11	21.5
PER 11C Residential	105	21.5	11	21.5
PER 12A Residential	105	21.5	11	21.5
PER 12B Residential	105	21.5	11	21.5
PER 12C Residential	105	21.5	11	21.5
PER 13A Residential	105	21.5	11	21.5
PER 13B Residential	105	21.5	11	21.5
PER 13C Residential	105	21.5	11	21.5
PER 14A Residential	105	21.5	11	21.5
PER 14B Residential	105	21.5	11	21.5
PER 14C Residential	105	21.5	11	21.5
PER 15A Residential	105	21.5	11	21.5
PER 15B Residential	105	21.5	11	21.5
PER 15C Residential	105	21.5	11	21.5
PER 16A Residential	105	21.5	11	21.5
PER 16B Residential	105	21.5	11	21.5
PER 16C Residential	105	21.5	11	21.5
PER 17A Residential	105	21.5	11	21.5
PER 17B Residential	105	21.5	11	21.5
PER 17C Residential	105	21.5	11	21.5
PER 18A Residential	105	21.5	11	21.5
PER 18B Residential	105	21.5	11	21.5
PER 18C Residential	105	21.5	11	21.5
PER 19A Residential	105	21.5	11	21.5
PER 19B Residential	105	21.5	11	21.5
PER 19C Residential	105	21.5	11	21.5
PER 20A Residential	105	21.5	11	21.5
PER 20B Residential	105	21.5	11	21.5
PER 20C Residential	105	21.5	11	21.5
PER 21A Residential	105	21.5	11	21.5
PER 21B Residential	105	21.5	11	21.5
PER 21C Residential	105	21.5	11	21.5
PER 22A Residential	105	21.5	11	21.5
PER 22B Residential	105	21.5	11	21.5
PER 22C Residential	105	21.5	11	21.5
PER 23A Residential	105	21.5	11	21.5
PER 23B Residential	105	21.5	11	21.5
PER 23C Residential	105	21.5	11	21.5
PER 24A Residential	105	21.5	11	21.5
PER 24B Residential	105	21.5	11	21.5
PER 24C Residential	105	21.5	11	21.5
PER 25A Residential	105	21.5	11	21.5
PER 25B Residential	105	21.5	11	21.5
PER 25C Residential	105	21.5	11	21.5
PER 26A Residential	105	21.5	11	21.5
PER 26B Residential	105	21.5	11	21.5
PER 26C Residential	105	21.5	11	21.5
PER 27A Residential	105	21.5	11	21.5
PER 27B Residential	105	21.5	11	21.5
PER 27C Residential	105	21.5	11	21.5
PER 28A Residential	105	21.5	11	21.5

[illegible]

Grady, Brian

From: Vanessa Steinerts <VSteinerts@srvlegal.com>
Sent: Friday, March 18, 2022 3:49 PM
To: Gormly, Adam
Cc: Mike Lawson; Patricia@breezehome.com; Grady, Brian; Takemori, Nancy; Wise, Bonnie
Subject: RE: Hidden Creek CDD Petition to Contract Boundaries
Attachments: SSB Master Storm System Letter.pdf; US Energy Information Admin. Home Energy Use 3-18-22.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good afternoon, Adam:

Thank you for your prompt response. In regard to the master stormwater management system, attached is a letter from Hamilton Engineering & Surveying stating that of the total 93.9 acres of storm water treatment and attenuation ponds, the contraction parcel's utilization accounts for two ponds totaling 4.6 acres or 4.90% of the master stormwater management system. Please note that the construction of the two ponds associated with the contraction parcel was privately funded.

In regard to the undergrounding of electrical power, the second attachment is an "Energy Use in Homes" analysis obtained from the U.S. Department of Energy's affiliate, U.S. Energy Information Administration, that states the average U.S. household consumes 11,000 kilowatt-hours (kWh) per year of electricity. By applying the 11,000 kWh per year to the 2,391 resident units and 41.7 equivalent resident units for the contraction parcel obtained from the Master Utility Plan lot table, the total annual capacity for the undergrounding of electrical power amounts to a 26,759,700 kWh of which the amount attributable to the contraction parcel is 458,700 kWh or 1.71%.

The District should have a fully executed cost sharing agreement for the maintenance costs of the CDD's main road soon. We will provide an executed copy to you as soon as it is available, which should be well before the BOCC's review of the Petition.

Thank you.

Vanessa T. Steinerts
Attorney at Law
1510 W. Cleveland Street
Tampa, Florida 33606
STRALEY ROBIN VERICKER
PH: 813-223-9400
DIRECT: 813-419-1415
Email: VSteinerts@srvlegal.com
www.srvlegal.com

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From: Gormly, Adam <Gormlya@HillsboroughCounty.ORG>
Sent: Thursday, March 17, 2022 6:19 PM

To: Vanessa Steinerts <VSteinerts@srvlegal.com>

Cc: Mike Lawson <Mike@metrodg.com>; Patricia@breezehome.com; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Takemori, Nancy <TakemoriN@HillsboroughCounty.ORG>; Wise, Bonnie <WiseB@hillsboroughcounty.org>

Subject: RE: Hidden Creek CDD Petition to Contract Boundaries

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Vanessa,

Thank you for this information, it is very helpful. Would you please also provide information that quantifies the percentage of water management control and undergrounding of electrical power constructed by the District that is attributable to the property being sought to be contracted from the boundary of the District? Given the amount of the portion of the costs funded by the developer I have no doubt that this percentage is under the percentage of developer funding but having those figures will be beneficial.

Would you please also advise on the status of the agreement between the club owner and the CDD that would require the club owner to contribute toward the cost of future maintenance of the CDD's main road? I believe that it is important that the agreement be in place when this item goes to the BOCC for action.

Thank you. Adam

Adam Gormly

Director

Development Services Department

P: (813) 276-8422

E: GormlyA@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Vanessa Steinerts <VSteinerts@srvlegal.com>

Sent: Wednesday, March 16, 2022 3:58 PM

To: Gormly, Adam <GormlyA@HillsboroughCounty.ORG>

Cc: Mike Lawson <Mike@metrodg.com>; Patricia@breezehome.com

Subject: Hidden Creek CDD Petition to Contract Boundaries

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good afternoon, Adam: Please see the attached correspondence in response to your request for additional information regarding the Hidden Creek CDD's Petition to Contract Boundaries. Thank you.

Vanessa T. Steinerts
Attorney at Law

1510 W. Cleveland Street
Tampa, Florida 33606
STRALEY ROBIN VERICKER
PH: 813-223-9400
DIRECT: 813-419-1415
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TAMPA OFFICE
3409 w. lemon street
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813.250.3535

ORLANDO OFFICE
775 warner lane
orlando, fl 32803
407.362.5929

March 18, 2022

Hidden Creek Community Development District
Attn: Board of Supervisors
1540 International Parkway, Suite 2000
Lake Mary, FL 32746

RE: Master Stormwater System for Hidden Creek Community Development District, Southshore Bay, and Crystal Lagoon

Dear Board of Supervisors,

Hamilton is the engineering firm of record for the Southshore Bay master stormwater system, which includes the Hidden Creek Community Development District and the Crystal Lagoon site. We have calculated the master stormwater system consists of 32 ponds, totaling +/- 93.9 acres, which are utilized for stormwater treatment and attenuation. Of the overall stormwater system, the Crystal Lagoon has been constructed to discharge to two (2) ponds, totaling +/- 4.6 acres, or approximately five (5) percent of the master stormwater system.

Regards,

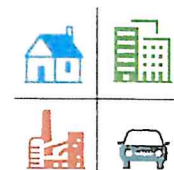
Hamilton Engineering & Surveying

Jack S. Hamilton, Jr., P.E.
Chief Executive Officer



USE OF ENERGY EXPLAINED

ENERGY USE IN HOMES

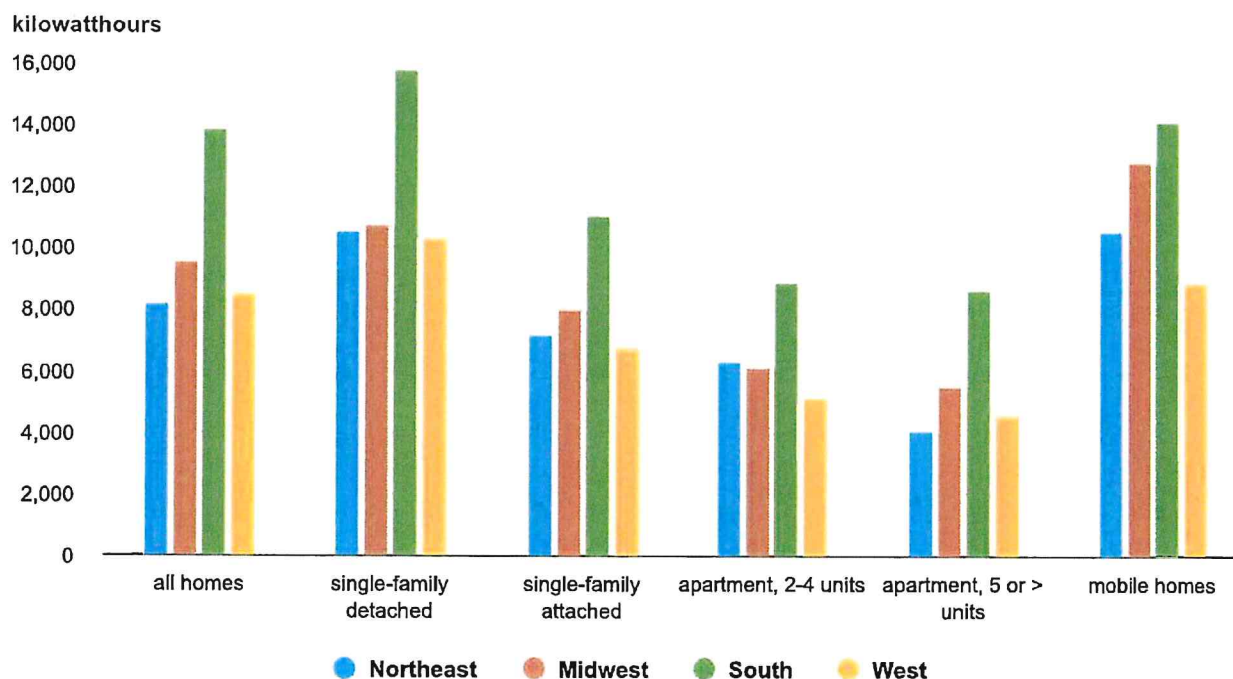


ELECTRICITY USE IN HOMES

Electricity consumption in U.S. homes varies by region and type of home

The average U.S. household consumes about 11,000 kilowatthours (kWh) per year.¹ However, electricity use in homes varies across regions of the United States and across housing types. On average, apartments in the Northeast consume the least amount of electricity annually, while single-family detached homes in the South consume the most. Homes in the South are more likely to have electric heating and use more air conditioning.

Average annual electricity consumption by type of home and census region, 2015



Source: U.S. Energy Information Administration, 2015 Residential Energy Consumption Survey

Unlike natural gas, petroleum fuels, and wood, which are needed for only a handful of uses such as heating and cooking, electricity can power those and well over 100 other energy end uses for households.

The three largest categories and their shares of residential electricity consumption in 2015 were

17%

air conditioning

15%

space heating

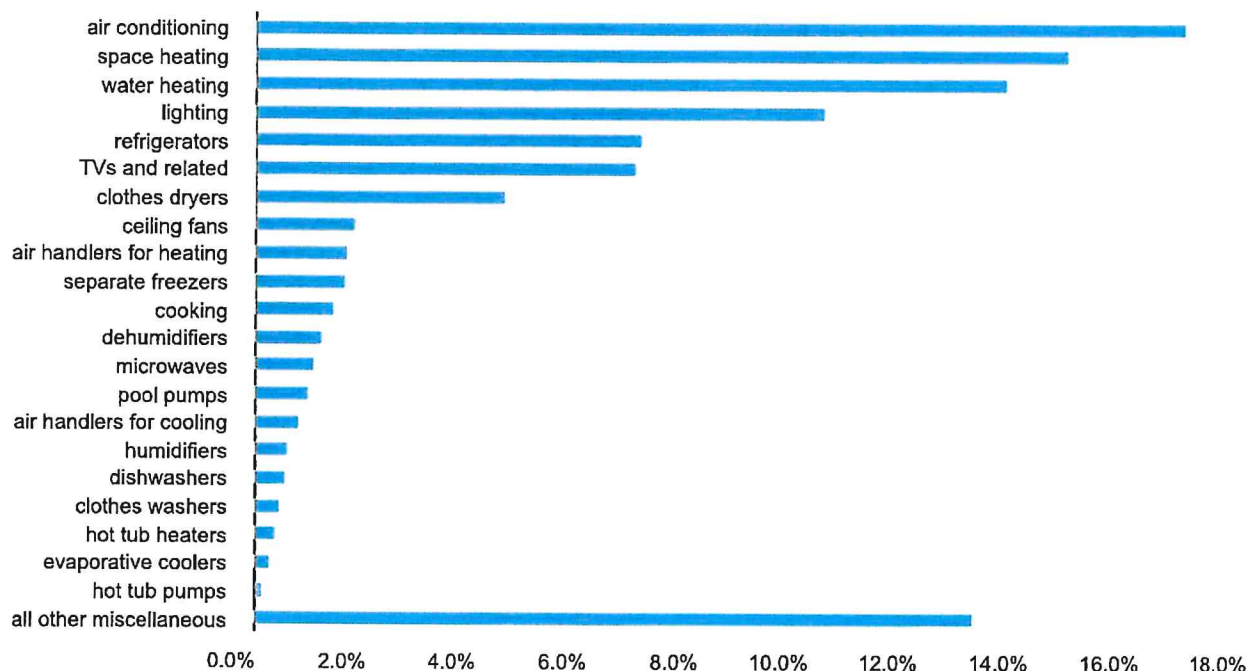
14%

water heating

Lighting and refrigerators are used in nearly every home, and they are the next largest electricity end uses. The shares of annual electricity end uses can change from year to year based on the weather.

Residential site electricity consumption by end use, 2015

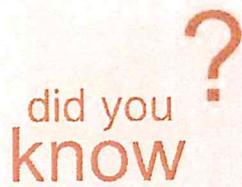
percent of total



Source: U.S. Energy Information Administration, 2015 Residential Energy Consumption Survey

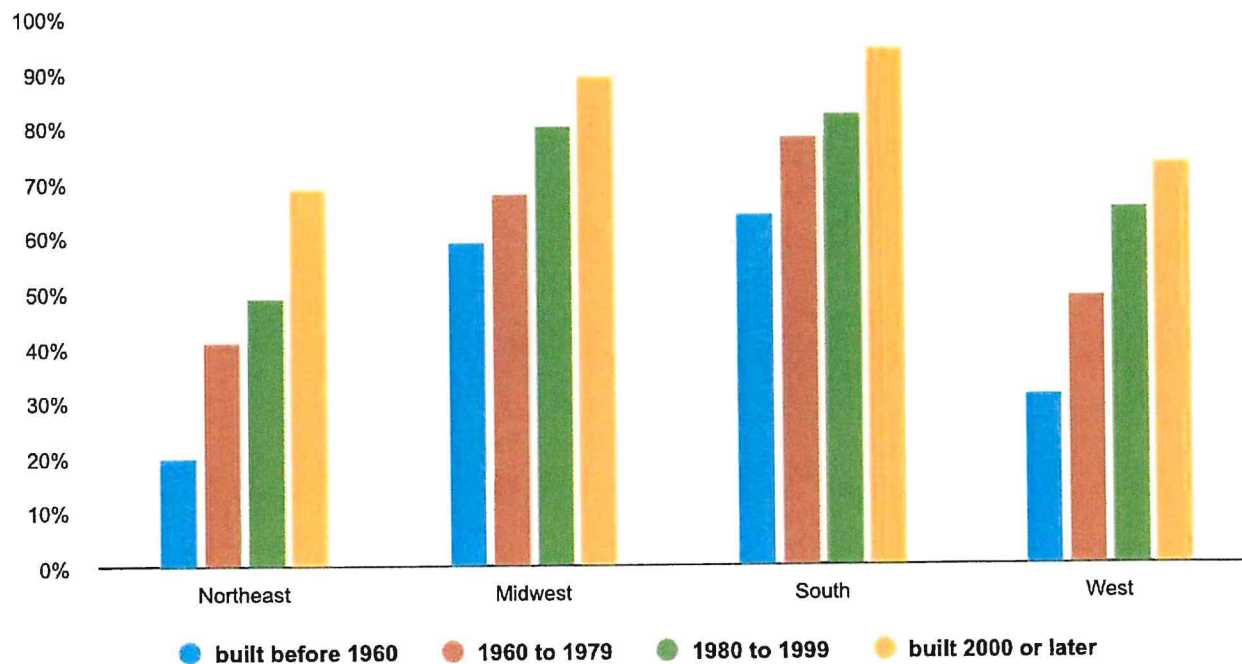
Air conditioning use is now common in most homes

Because of both population shifts to warmer climates and the availability of air conditioning in almost all new homes, air conditioning has been one of the fastest growing energy uses in homes. In 2015, about 87% of homes used air conditioning compared to 57% of homes using air conditioning in 1980. The percentage of homes with central air conditioning has more than doubled since 1980 when 27% of homes had central air conditioning systems compared to 64% in 2015.



The share of U.S. homes with central air-conditioning systems increased from 27% of homes in 1980 to 64% in 2015.

Percentage of U.S. homes with central air conditioning by census region and year homes were constructed

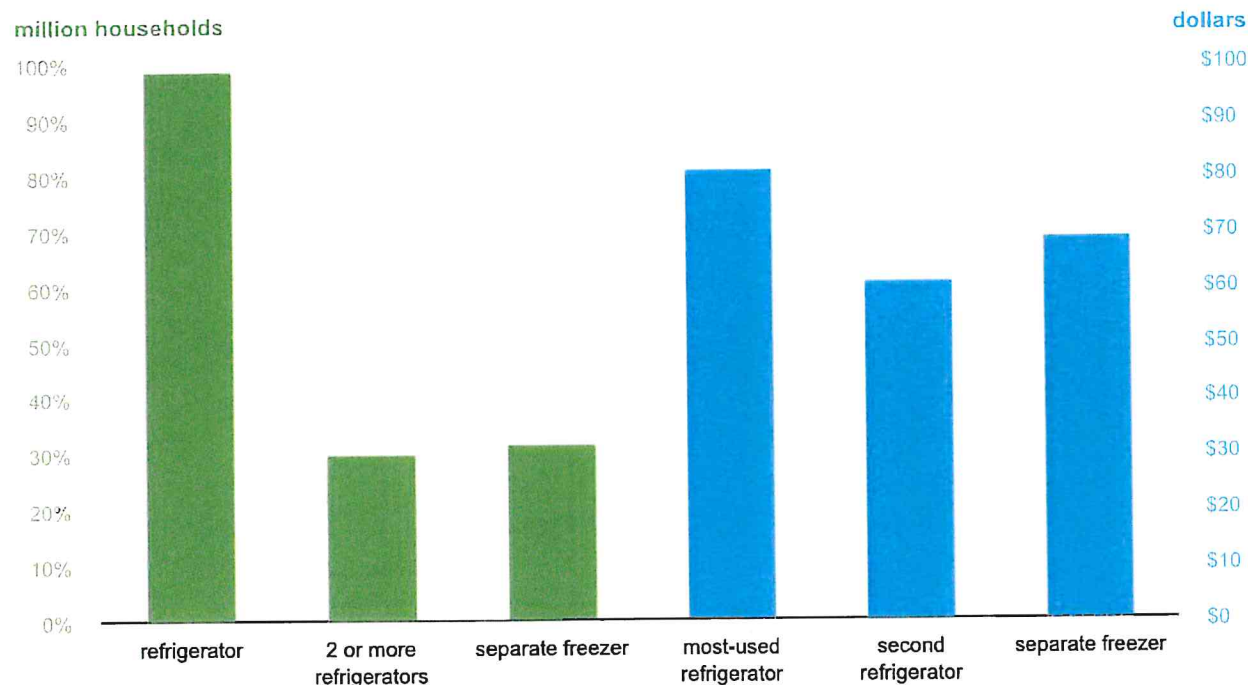


Source: U.S. Energy Information Administration, 2015 Residential Energy Consumption Survey

Most homes have refrigerators and many have more than one

Nearly all homes—99%—have a refrigerator, and 30% have two or more. Second refrigerators and separate freezers are most common in Midwest homes, where, in 2015, 34% of homes had a second refrigerator and 39% had a separate freezer compared with 30% and 32%, respectively, for all U.S. homes. The most-used refrigerator in a home costs \$81 per year to operate on average, while the second refrigerator has an average annual operating cost of \$61. Second refrigerators are often smaller than the home's most-used refrigerator, and they may not be in use the entire year—17% of homes with a second refrigerator reported that it was in use six months or less in 2015. Separate freezers cost \$69 per year to operate on average.

Percentage of U.S. homes with refrigerators and separate freezers, and average annual costs of use, 2015



Source: U.S. Energy Information Administration, 2015 Residential Energy Consumption Survey

¹ Excludes losses in electricity generation and delivery.

Last updated: May 9, 2019

ROAD MAINTENANCE COST SHARING AGREEMENT

THIS AGREEMENT is made effective as of the 1st day of April, 2022, by and between the Hidden Creek Community Development District, a special-purpose unit of local government created and existing pursuant to Chapter 190, Florida Statutes (“**District**”) and Southshore Bay Club, LLC, a Florida limited liability company, its successors and/or assigns (“**Southshore Bay Club**”).

RECITALS:

A. District is the owner of lands within the District, including a portion of the District’s major roadway, Lagoon Shore Boulevard (the “**District Road**”) and Southshore Bay Club is the owner of the lagoon property, as described in **Exhibit “A”** attached hereto and incorporated herein, located on the District Road.

B. District is responsible for the maintenance of the District Road.

C. Southshore Bay Club and District desire to proportionally share in the future cost of the roadway milling and resurfacing maintenance of the District Road, for the benefit of all residents of the District and Southshore Bay Club owners.

D. District possesses experience arranging for and maintaining the District Road.

F. Southshore Bay Club has sufficient funds available to contribute to the future roadway milling and resurfacing maintenance of the District Road.

G. District and Southshore Bay Club desire to enter into an agreement whereby the Southshore Bay Club contributes funds toward the future roadway milling and resurfacing maintenance of the District Road, and the District is principally responsible for maintaining the District Road.

H. The District’s engineer has determined the proportionate share of the future roadway milling and resurfacing maintenance costs that Southshore Bay Club should contribute as provided in **Exhibit “B”**, attached hereto and incorporated herein.

NOW THEREFORE, in consideration of the above-stated recitals and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the parties hereto, District and Southshore Bay Club agree as follows:

1. **Recitals Confirmed.** The parties confirm that the above stated recitals are true and correct.

2. **District Road Maintenance Contribution.** The parties acknowledge that it is in the best interest of the residents and property owners in the District and Southshore Bay Club to maintain the District Road. Commencing with the District’s 2022/2023 Fiscal Year, Southshore Bay Club shall contribute to the District, for the maintenance of the District Road, an amount equal to ten percent (10%) of the District’s future roadway milling and resurfacing maintenance costs, as set forth in the District’s adopted budget for each fiscal year. The District shall be responsible for contracting for the maintenance of the District Road.

3. Term. This Agreement shall begin on the Effective Date and shall continue for as long as the District remains in effect.

4. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

5. Amendment. 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.

6. Authority to Contract. 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 the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

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

A. If to Southshore Bay Club

Southshore Bay Club, LLC
2502 N. Rocky Point Drive, Suite 1050
Tampa, Florida 33607

B. If to District:

Hidden Creek Community
Development District
1540 International Parkway, Ste. 2000
Lake Mary, Florida 32746

With a copy to:
Straley Robin Vericker P.A.
1510 W. Cleveland St.
Tampa, Florida 33606

8. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

9. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. Interest and Attorneys' Fees. Any payment due from Southshore Bay Club to District shall bear interest at the highest permissible rate of interest under the laws of the State of Florida, from the date such payment is due pursuant to this Agreement. In the event either party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution, and including fees incurred in appellate proceedings.

11. Assignment; Covenants Run with Land. This Agreement may not be assigned, in whole or in part, by either party without the prior written consent of the other. Any purported assignment without such approval shall be void. This Agreement shall be recorded in the official records of Hillsborough County, Florida, and shall bind all successors, assignees, grantees or other transferees thereto for the benefit of and in favor of the District.

12. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of Southshore Bay Club beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. Binding Effect; No Third Party Beneficiaries. The terms and provisions hereof shall be binding upon and shall inure to the benefit of District and Southshore Bay Club. 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.

14. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

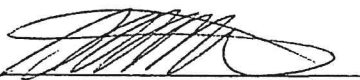
15. Execution in Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

16. Public Records. As required under Section 119.0701, Florida Statutes, Southshore Bay Club shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Southshore Bay Club does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Southshore Bay Club upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

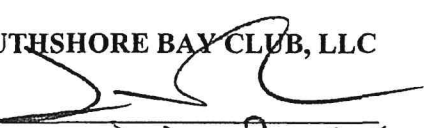
IF SOUTHSHORE BAY CLUB HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO SOUTHSHORE BAY CLUB'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-564-7847, PATRICIA @BREEZEHOME.COM, OR AT 1540 INTERNATIONAL PARKWAY, STE. 2000, LAKE MARY, FLORIDA, 32746.

IN WITNESS WHEREOF, District and Southshore Bay Club have each caused their duly authorized officers to execute this Agreement as of the date and year first above-written.

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Michael Lawson
Chairman of the Board of Supervisors

SOUTHSHORE BAY CLUB, LLC

By: 
Name: John Ryan
Title: Manager

SKETCH & DESCRIPTION – NOT A SURVEY

Exhibit "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 8 AND SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHWEST CORNER OF TRACT L OF FOREST BROOK ACTIVE ADULT PHASES 1A, 1B AND COLLECTOR ROAD 1ST EXTENSION AS RECORDED IN PLAT BOOK 130, PAGE 148, OF THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND PROCEED S 09°11'50" W, A DISTANCE OF 28.78 FEET; THENCE S 21°35'21" W, A DISTANCE OF 660.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1087.00 FEET AND A CHORD WHICH BEARS S 22°14'13" W, A DISTANCE OF 24.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 24.58 FEET; THENCE S 89°37'58" W, A DISTANCE OF 103.35 FEET; THENCE N 22°22'41" W, A DISTANCE OF 16.32 FEET; THENCE S 89°06'13" W, A DISTANCE OF 22.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 961.00 FEET AND A CHORD WHICH BEARS N 23°22'36" E, A DISTANCE OF 59.96 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 59.97 FEET; THENCE N 15°40'46" E, A DISTANCE OF 0.00 FEET; THENCE N 21°34'41" E, A DISTANCE OF 8.37 FEET; THENCE N 23°24'59" W, A DISTANCE OF 7.07 FEET; THENCE N 68°24'39" W, A DISTANCE OF 39.01 FEET; THENCE N 18°36'31" W, A DISTANCE OF 22.31 FEET; THENCE N 68°24'39" W, A DISTANCE OF 78.67 FEET; THENCE N 21°31'12" E, A DISTANCE OF 26.54 FEET; THENCE N 18°22'33" W, A DISTANCE OF 85.23 FEET; THENCE N 85°44'44" W, A DISTANCE OF 204.76 FEET; THENCE N 76°46'53" W, A DISTANCE OF 146.06 FEET; THENCE N 20°48'57" W, A DISTANCE OF 133.10 FEET; THENCE N 25°27'48" E, A DISTANCE OF 102.47 FEET; THENCE N 63°09'15" E, A DISTANCE OF 169.28 FEET; THENCE N 26°01'22" E, A DISTANCE OF 156.17 FEET; THENCE N 51°53'17" E, A DISTANCE OF 154.70 FEET; THENCE N 12°00'53" E, A DISTANCE OF 174.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 184.83 FEET AND A CHORD WHICH BEARS N 04°17'33" E, A DISTANCE OF 101.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 102.90 FEET; THENCE N 04°17'33" E, A DISTANCE OF 43.67 FEET; THENCE N 56°58'15" E, A DISTANCE OF 89.06 FEET; THENCE N 00°00'00" E, A DISTANCE OF 128.83 FEET; THENCE N 90°00'00" E, A DISTANCE OF 65.48 FEET; THENCE N 00°00'00" W, A DISTANCE OF 16.86 FEET; THENCE N 90°00'00" E, A DISTANCE OF 260.67 FEET; THENCE N 89°27'12" E, A DISTANCE OF 10.99 FEET; THENCE N 72°12'02" E, A DISTANCE OF 55.55 FEET; THENCE S 15°55'06" E, A DISTANCE OF 55.24 FEET; THENCE S 52°32'20" E, A DISTANCE OF 20.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1087.00 FEET AND A CHORD WHICH BEARS S 00°36'25" W, A DISTANCE OF 547.70 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 553.67 FEET; THENCE S 36°00'11" W, A DISTANCE OF 16.03 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT L; THENCE S 17°50'51" W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 715,827 SQUARE FEET, OR 16.43 ACRES, MORE OR LESS.

Aaron J. Murphy, PSM

FLORIDA LICENSE NO. PSM#6768

CERTIFICATE OF AUTHORIZATION LB #7013

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

Signature Date



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
Tampa, FL 33809



Tel (813) 250-3535
Fax (813) 250-3836

LB#7013

SOUTHSHORE LAGOON SKETCH AND DESCRIPTION

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
8&17-32-20	03145.0012	AS SHOWN	07/26/2021	1/3

Exhibit "B"



Stantec Consulting Services Inc.
777 S Harbour Island Boulevard, Suite 600
Tampa FL 33602-5729

March 7, 2022

Project/File: 215611773

Hidden Creek Community Development District
Attn: Board of Supervisors
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Dear Board of Supervisors,

Reference: Hidden Creek CDD

As the District Engineer for the Hidden Creek Community Development District, based on our review of the enclosed Transportation Assessment College Avenue prepared by Lincks & Associates, Inc. dated August 3, 2021, we recommend that Southshore Bay Club, LLC contributes ten percent (10%) as its share towards the future roadway milling and resurfacing maintenance costs of Lagoon Shore Boulevard.

Please contact me if you have any questions or need additional information.

Regards,

A handwritten signature in black ink, appearing to read "Tonja L. Stewart".

Tonja L. Stewart, P.E.
Senior Project Manager, Civil Engineering
Phone: (813) 223-9500
tonja.stewart@stantec.com

TRANSPORTATION ASSESSMENT

COLLEGE AVENUE

Prepared For

METRO DEVELOPMENT GROUP

Prepared By



LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

TRANSPORTATION ASSESSMENT

COLLEGE AVENUE

Prepared For

METRO DEVELOPMENT GROUP

Prepared By

LINCKS & ASSOCIATES, INC.

5023 West Laurel Street

Tampa, Florida 33607

813-289-0039

State of Florida Authorization No. EB0004638

Revised August, 2021

January, 2021

Project No. 19182

Steven J. Henry, P.E.
P.E. No. 51555

Date



LINCKS & ASSOCIATES, INC.

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INTRODUCTION

The purpose of this report is to provide the Transportation Assessment in conjunction with the modification of the Planned Development (PD) zoning for the property located west of West Lake Drive and south of SR 674 in Hillsborough County, Florida, as shown in Figure 1. The subject property is currently zoned PD to allow 940 residential dwelling units with up to 450 multi-family dwelling units. For the purpose of the analysis the following land uses were evaluated:

- 490 Single Family Homes
- 225 Townhomes
- 225 Multi-Family Dwelling Units

The developer proposes to modify the PD to allow the following land uses:

- 305 Single Family Homes – Traditional
- 340 Townhomes – Traditional
- 135 Single Family Detached Age – Restricted
- 60 Single Family Attached Age – Restricted
- Crystal Lagoon

This assessment will provide a trip generation comparison of the current approved land uses to the proposed development plan.

ESTIMATED DAILY PROJECT TRAFFIC

The trip generation utilized in this report was estimated based on data contained in the ITE Trip Generation Manual, 10th Edition, 2017. As shown in Table 1, the approved land uses are estimated to generate 7,371 daily trip ends. Whereas, the land uses within the proposed development plan would generate 6,878 daily trip ends for a net decrease of 493 daily trip ends, as shown in Table 1.



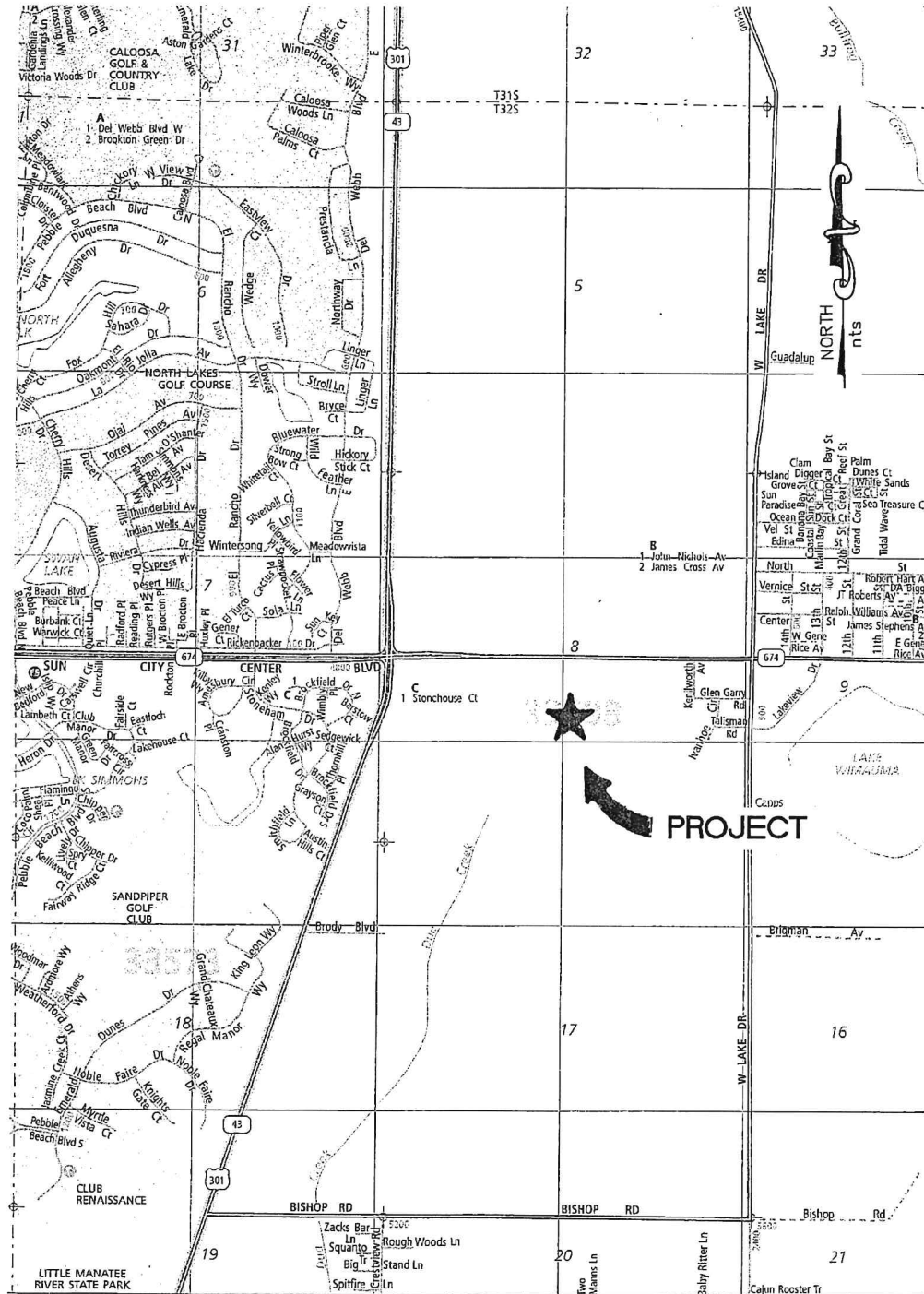


FIGURE 1
PROJECT LOCATION



TABLE 1

PROJECT TRAFFIC COMPARISON

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends (1)	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
					In Out Total			In Out Total		
					In	Out	Total	In	Out	Total
Approved	Single Family	210	490 DU's	4,487	88	265	353	294	173	467
	Townhomes	220	225 DU's	1,660	24	79	103	77	45	122
	Multi-Family	221	225 DU's	1,224	20	56	76	59	37	96
Proposed			Sub-total	7,371	132	400	532	430	255	685
	Single Family - Traditional	210	305 DU's	2,901	55	166	221	186	110	296
	Townhomes - Traditional	220	340 DU's	2,530	35	118	153	111	65	176
	Single Family Detached - Age - Restricted	251	135 DU's	576	17	34	51	37	24	61
	Single Family Attached - Age - Restricted	252	60 DU's	222	4	8	12	9	7	16
	Crystal Lagoon	482	286 Spaces	649	16	7	23	17	63	80
			Sub-total	6,878	127	333	460	360	269	629
			Difference	493	5	67	72	70	<14>	56

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

ESTIMATED AM PEAK HOUR PROJECT TRAFFIC

Based on data contained in the ITE Trip Generation Manual, 10th Edition, 2017, the approved land uses are estimated to generate 532 trip ends during the AM peak hour with 132 inbound and 400 outbound. Whereas, the land uses within the proposed development plan are estimated to generate 460 trip ends during the AM peak hour with 127 inbound and 333 outbound, which results in a net decrease of 72 AM peak hour trip ends, as shown in Table 1.

ESTIMATED PM PEAK HOUR PROJECT TRAFFIC

Based on data contained in the ITE Trip Generation Manual, 10th Edition, 2017, the approved land uses are estimated to generate 685 trip ends during the PM peak hour with 430 inbound and 255 outbound. Whereas, the land uses within the proposed development plan are estimated to generate 629 trip ends during the PM peak hour with 360 inbound and 269 outbound, which results in a net decrease of 56 PM peak hour trip ends, as shown in Table 1.

CONCLUSION

As shown in Table 1, the land uses based on the proposed development plan would generate less traffic than the approved land uses. Therefore, a detailed analysis is not required.



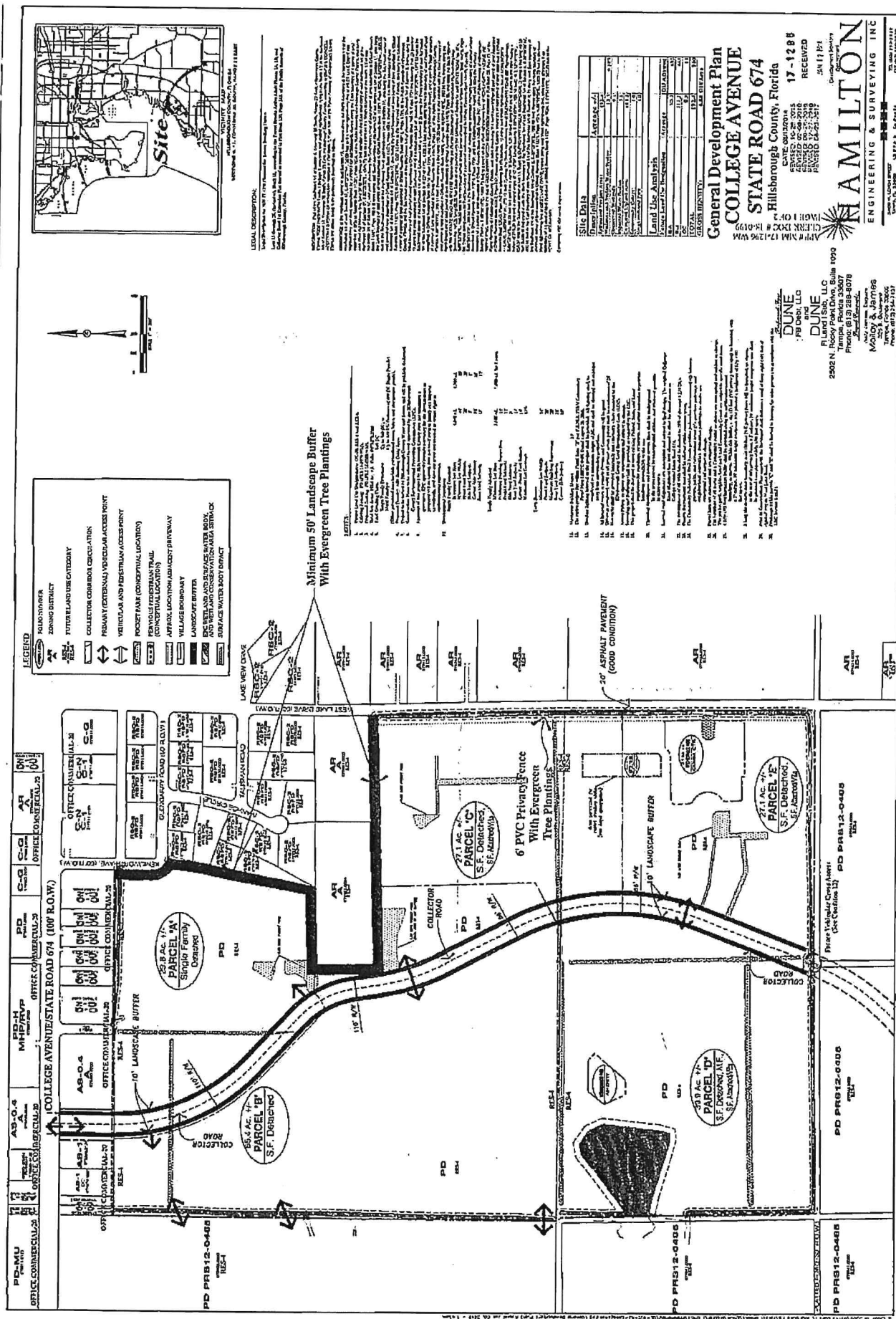
APPENDIX



APPROVED PD



LINCKS & ASSOCIATES, INC.



PETITION NUMBER: A01-13196 WA
METROZONER BOARD:
DATE/TIME: January 28, 2015

6. The home owner shall be developing it according to the following:

Absorbing lot width:	16 feet
Front setback:	20 feet (1)
Rear yard lot:	20 feet
Absorbing building separation:	20 feet
Absorbing building height:	30 feet (12)

(1) An additional window or two per foot of the front yard serving as a side yard.
over 20 feet in height shall be required by the PD boundaries of 2 feet for every 1 foot of building height.

7. Access to the property from 11th Avenue (in the 11444-0101) (on the west of the northwestern residential lots) City Park 7A7B (from and between TRACTS B109 and B110) (on the east side of the residential lots) shall be provided, subject to the agreement of both property owners.

7. For lot meeting the north/south collective road, screening shall consist of a six foot wall of landscaping containing solid foliage 4-6 inch P.V.C. Screening is not required in those areas where open space under screening provides with a minimum width of 30 feet along the north/south collector street. This landscaping shall be maintained by the homeowners association or similar entity.

7. A 6-foot PVC fence shall be provided along the eastern plot boundary adjacent to Wilson Lake Drive at about 10' south of the corner. If the lot owner, the developer shall install landscaping including evergreen trees 10-feet tall in place of planting, with a minimum 2'-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity.

7. A 5-foot wide buffer shall be provided along the eastern boundary, adjacent to ARB property as well as along the western plot boundary adjacent to the residential zoning/neighborhood. Plans as shown on the site plan. Within said buffer the applicant shall provide a 6-foot PVC fence with landscaping located to the exterior side of the 6-foot buffer. Evergreen trees 10-feet tall in place of planting, with a minimum 2"-caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity. A 20'-wide buffer with a 7' type II screen shall be provided along the remainder of the northern project boundary.

8. Paved shall be located as generally shown on the site plan. For the Preliminary Site Plan Map 11th Avenue North D, the developer shall determine the type and location of heating for acid ponds.

9. Two neighborhood parks and a community center that is provided as the location are generally shown on the site plan and shall contain the maximum number of spaces 12' x 24' on the plan.

10. A maximum of 3 acres of yards will be allowed for public park area. The project and its associated parking shall remain in the same size of the site. From seven plots to the lot and the site plan, the city may require the applicant to provide a maximum of 3 acres of the site. The developer shall maintain a maximum of 20 percent of said buffer area to avoid increasing the

[illegible]

PETITION NUMBER: 14-1236-WA
MOTION DATE: January 23, 2016
DATE TYPED: January 23, 2016

Approval: Approval, subject to the conditions listed below, is based on the facts as they appear on the face of the application.

1. The project shall be permitted a maximum of 200 dwelling units if the total units permitted, including 150 units may be developed as multi-family/multifamily units subject to the conditions enumerated herein. Dwelling units under Parcel C shall be limited to housing for Older Persons in accordance with the LDC Section 11.51.

2. At least the first unit may be permitted under Parcel C. The maximum number of units that may be developed under Parcel C shall be 10 units. The maximum number of units that may be developed under Parcel C shall be 10 units.

3. Single family detached developments shall be developed in accordance with the following:

Minimum lot size	4,000 square feet
Minimum lot width	40 feet
Front yard setback	25 feet
Rear yard setback	15 feet
Side yard setback	5 feet
Maximum building height	15 feet

(1) Corner lots may develop a side yard shall be permitted to 10 feet.

4. A maximum of 25% of the total single-family detached units shall consist of lots less than 5,000 square feet with a lot width of less than 35 feet. Lots less than 35 feet shall be required a minimum of 150 feet from project setbacks. Prior to Preliminary Staff Review for the Development Project, the developer shall provide documentation of the total number of single-family detached conventional units approved and the percentage of which are less than 5,000 square feet lots.

5. Single-family attached units shall be developed with the following:

Minimum lot width	2,500 square feet per unit
Minimum lot width	35 feet
Front yard setback	15 feet (11)
Rear yard setback	15 feet
Minimum building separation	10 feet
Maximum building height	15 feet
Maximum lot coverage	60 %

(1) Corner lots may develop a lot front yard setback for the front yard serving as a side yard.

6. Multi-family units shall be developed in accordance with the following:

Front yard setback	20 feet
Rear yard setback	15 feet
Side yard setback	10 feet
Maximum building height	25 feet
Maximum building separation	10 feet

FINAL CONDITIONS
OF APPROVAL

SECTION 104.01
MINIMUM POCKET POOL SURFACE PRIOR TO PRELIMINARY PLAN SUBMITTAL, THE LOCATION AND SIZE OF ANY ADDITIONAL POCKET POOL SHALL BE SHOWN ON THE SITE PLAN.

THE DEVELOPER SHALL PROVIDE A DRAINAGE SYSTEM OF IMPASSES AND/OR INSTALLED PUMP-OUT STATIONS TO COLLECT AND DRAIN ALL FLOOD WATER FROM THE PROJECT AND TO PREVENT FLOOD WATER FROM ENTERING THE PROJECT FROM ANY ADJACENT WATERWAY. THE DEVELOPER SHALL PROVIDE A DRAINAGE SYSTEM TO COLLECT AND DRAIN ALL FLOOD WATER FROM THE PROJECT AND TO PREVENT FLOOD WATER FROM ENTERING THE PROJECT FROM ANY ADJACENT WATERWAY. THE DEVELOPER SHALL PROVIDE A DRAINAGE SYSTEM TO COLLECT AND DRAIN ALL FLOOD WATER FROM THE PROJECT AND TO PREVENT FLOOD WATER FROM ENTERING THE PROJECT FROM ANY ADJACENT WATERWAY.

THE LOCATION OF ALL PUMP-OUT STATIONS SHALL BE IDENTIFIED ON THE SUBMITTED PRELIMINARY PLAN AT THE SITE DEVELOPMENT PERMIT. SITE DRAINAGE SHALL BE AVOIDED TO THE EXTENT POSSIBLE AND ALL DRAINAGE SYSTEMS IN THIS AREA ARE TO BE DESIGNED ON THE SUBMITTED PRELIMINARY PLAN.

APPROVAL OF THIS PERMITTING APPLICATION BY THE BOARD DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE DEVELOPER OR THE ACCURACY OF THE INFORMATION PROVIDED BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE DEVELOPER.

PRIOR TO CONSTRUCTION, THE DEVELOPER SHALL PROVIDE A TRAFFIC ANALYSIS, DESIGNED BY A PROFESSIONAL ENGINEER, SHOWING THE IMPACT OF THE PROJECT ON THE LOCAL ROAD NETWORK AND DEVELOPMENT TRAFFIC. THE ROAD SHALL BE CONSTRUCTED TO FURTHER UNDER THE MINIMUM DESIGN SPEED OF ANY FDOT STANDARD (MINIMUM 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250,

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 17-206 V14
MEETING DATE: January 23, 2018
DATE TYPED: January 23, 2018

LDC in the above stated resolution shall be interpreted as the regulation in effect at the time of preliminary site plan/initial approval

23. The development of the project shall proceed in strict accordance with the terms and conditions identified in the development order, the General Use Plan, the land use regulations contained herein, and all applicable rules, regulations, and ordinances of the Polk County Agency.

APP # MM 17-212
CLERK DOC # 18
PAGE 2 OF 2

TRIP GENERATION
APPROVED LAND USES



LINCKS & ASSOCIATES, INC.

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	West Lake - Approved	No :	
Date:	1/16/2021	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	490	Weekday	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 2.71$	2244 50%	2243 50%	4487
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday	Best Fit (LIN) $T = 7.56(X) + -40.86$	830 50%	830 50%	1660
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday	Best Fit (LIN) $T = 5.45(X) + -1.75$	612 50%	612 50%	1224

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	2244	0 %	2243
220 - Multifamily Housing (Low-Rise)	0 %	830	0 %	830
221 - Multifamily Housing (Mid-Rise)	0 %	612	0 %	612

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 2243 Demand Exit: 0 % (0)

Entry 2244 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

220 - Multifamily Housing (Low-Rise)

Demand Entry: 0 % (0) **Entry** 830

Demand Exit: 0 % (0) **Exit** 830

210 - Single-Family Detached Housing

Exit 2243 Demand Exit: 0 % (0)

Entry 2244 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

221 - Multifamily Housing (Mid-Rise)

Demand Entry: 0 % (0) **Entry** 612

Demand Exit: 0 % (0) **Exit** 612

220 - Multifamily Housing (Low-Rise)

221 - Multifamily Housing (Mid-Rise)

Exit 830	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 612
Entry 830	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 612

210 - Single-Family Detached Housing

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	2244 (100%)	0 (0%)	0 (0%)	0 (0%)	2244 (100%)
Exit	2243 (100%)	0 (0%)	0 (0%)	0 (0%)	2243 (100%)
Total	4487 (100%)	0 (0%)	0 (0%)	0 (0%)	4487 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	830 (100%)	0 (0%)	0 (0%)	0 (0%)	830 (100%)
Exit	830 (100%)	0 (0%)	0 (0%)	0 (0%)	830 (100%)
Total	1660 (100%)	0 (0%)	0 (0%)	0 (0%)	1660 (100%)

221 - Multifamily Housing (Mid-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	Total	
Entry	612 (100%)	0 (0%)	0 (0%)	0 (0%)	612 (100%)
Exit	612 (100%)	0 (0%)	0 (0%)	0 (0%)	612 (100%)
Total	1224 (100%)	0 (0%)	0 (0%)	0 (0%)	1224 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	4487	0	0	4487
220 - Multifamily Housing (Low-Rise)	1660	0	0	1660
221 - Multifamily Housing (Mid-Rise)	1224	0	0	1224

ITE DEVIATION DETAILS**Weekday**

Landuse No deviations from ITE.

Methods No deviations from ITE.

Weekday

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	3686
Total Exiting	3685
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	3686
Total Exiting Non-Pass-by Trips	3685

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	West Lake - Approved	No :	
Date:	1/16/2021	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	490	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.71 (X) + 4.8$	88 25%	265 75%	353
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	24 23%	79 77%	103
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.98\ln(X) + -0.98$	20 26%	56 74%	76

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	88	0 %	265
220 - Multifamily Housing (Low-Rise)	0 %	24	0 %	79
221 - Multifamily Housing (Mid-Rise)	0 %	20	0 %	56

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 265 Demand Exit: 0 % (0)

Entry 88 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0

220 - Multifamily Housing (Low-Rise)

Demand Entry: 0 % (0) Entry 24

Demand Exit: 0 % (0) Exit 79

210 - Single-Family Detached Housing

Exit 265 Demand Exit: 0 % (0)

Balanced:

221 - Multifamily Housing (Mid-Rise)

Demand Entry: 0 % (0) Entry 20

0

Entry 88 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 56

220 - Multifamily Housing (Low-Rise)

Exit 79 Demand Exit: 0 % (0)

Balanced:
0**221 - Multifamily Housing (Mid-Rise)**

Demand Entry: 0 % (0) Entry 20

Entry 24 Demand Entry: 0 % (0)

Balanced:
0

Demand Exit: 0 % (0) Exit 56

210 - Single-Family Detached Housing

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	88 (100%)	0 (0%)	0 (0%)	0 (0%)	88 (100%)
Exit	265 (100%)	0 (0%)	0 (0%)	0 (0%)	265 (100%)
Total	353 (100%)	0 (0%)	0 (0%)	0 (0%)	353 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	24 (100%)	0 (0%)	0 (0%)	0 (0%)	24 (100%)
Exit	79 (100%)	0 (0%)	0 (0%)	0 (0%)	79 (100%)
Total	103 (100%)	0 (0%)	0 (0%)	0 (0%)	103 (100%)

221 - Multifamily Housing (Mid-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	Total	
Entry	20 (100%)	0 (0%)	0 (0%)	0 (0%)	20 (100%)
Exit	56 (100%)	0 (0%)	0 (0%)	0 (0%)	56 (100%)
Total	76 (100%)	0 (0%)	0 (0%)	0 (0%)	76 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	353	0	0	353
220 - Multifamily Housing (Low-Rise)	103	0	0	103
221 - Multifamily Housing (Mid-Rise)	76	0	0	76

ITE DEVIATION DETAILS**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.**

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	210 - Single-Family Detached Housing (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case. 220 - Multifamily Housing (Low-Rise) (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case. 221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	132
Total Exiting	400
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	132
Total Exiting Non-Pass-by Trips	400

PERIOD SETTING

Analysis Name : New Analysis
Project Name : West Lake - Approved **No :**
Date: 1/16/2021 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	490	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.96\ln(X) + 0.2$	294 63%	173 37%	467
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X) + -0.02$	77 63%	45 37%	122
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	225	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.96\ln(X) + -0.63$	59 61%	37 39%	96

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	294	0 %	173
220 - Multifamily Housing (Low-Rise)	0 %	77	0 %	45
221 - Multifamily Housing (Mid-Rise)	0 %	59	0 %	37

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 173 Demand Exit: 0 % (0)

Entry 294 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0

220 - Multifamily Housing (Low-Rise)

Demand Entry: 0 % (0) Entry 77

Demand Exit: 0 % (0) Exit 45

210 - Single-Family Detached Housing

Exit 173 Demand Exit: 0 % (0)

Balanced:

221 - Multifamily Housing (Mid-Rise)

Demand Entry: 0 % (0) Entry 59

		0			0
Entry	294	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 37
220 - Multifamily Housing (Low-Rise)			221 - Multifamily Housing (Mid-Rise)		
Exit	45	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 59
Entry	77	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 37

210 - Single-Family Detached Housing

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	294 (100%)	0 (0%)	0 (0%)	0 (0%)	294 (100%)
Exit	173 (100%)	0 (0%)	0 (0%)	0 (0%)	173 (100%)
Total	467 (100%)	0 (0%)	0 (0%)	0 (0%)	467 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	77 (100%)	0 (0%)	0 (0%)	0 (0%)	77 (100%)
Exit	45 (100%)	0 (0%)	0 (0%)	0 (0%)	45 (100%)
Total	122 (100%)	0 (0%)	0 (0%)	0 (0%)	122 (100%)

221 - Multifamily Housing (Mid-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	Total	
Entry	59 (100%)	0 (0%)	0 (0%)	0 (0%)	59 (100%)
Exit	37 (100%)	0 (0%)	0 (0%)	0 (0%)	37 (100%)
Total	96 (100%)	0 (0%)	0 (0%)	0 (0%)	96 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	467	0	0	467
220 - Multifamily Housing (Low-Rise)	122	0	0	122
221 - Multifamily Housing (Mid-Rise)	96	0	0	96

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	430
Total Exiting	255
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	430
Total Exiting Non-Pass-by Trips	255

TRIP GENERATION
PROPOSED LAND USES



PERIOD SETTING

Analysis Name : New Analysis
Project Name : West Lake - Proposed **No :**
Date: 1/16/2021 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	305	Weekday	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 2.71$	1451 50%	1450 50%	2901
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	340	Weekday	Best Fit (LIN) $T = 7.56 (X) + -40.86$	1265 50%	1265 50%	2530
251 - Senior Adult Housing - Detached (General Urban/Suburban)	Dwelling Units	135	Weekday	Average 4.27	288 50%	288 50%	576
252 - Senior Adult Housing - Attached (General Urban/Suburban)	Dwelling Units	60	Weekday	Average 3.7	111 50%	111 50%	222
482 - Water Slide Park (General Urban/Suburban)	Parking Spaces	286 ⁽⁰⁾	Weekday	Average 2.27	325 ⁽¹⁾ 50%	324 ⁽¹⁾ 50%	649 ⁽¹⁾

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	1451	0 %	1450
220 - Multifamily Housing (Low-Rise)	0 %	1265	0 %	1265
251 - Senior Adult Housing - Detached	0 %	288	0 %	288
252 - Senior Adult Housing - Attached	0 %	111	0 %	111
482 - Water Slide Park	0 %	325	0 %	324

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 1450 Demand Exit: 0 % (0)

220 - Multifamily Housing (Low-Rise)

Balanced: Demand Entry: 0 % (0) Entry 1265

Entry 1451	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 1265
210 - Single-Family Detached Housing			251 - Senior Adult Housing - Detached	
Exit 1450	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 288
Entry 1451	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 288
210 - Single-Family Detached Housing			252 - Senior Adult Housing - Attached	
Exit 1450	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 111
Entry 1451	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 111
210 - Single-Family Detached Housing			482 - Water Slide Park	
Exit 1450	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 325
Entry 1451	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 324
220 - Multifamily Housing (Low-Rise)			251 - Senior Adult Housing - Detached	
Exit 1265	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 288
Entry 1265	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 288
220 - Multifamily Housing (Low-Rise)			252 - Senior Adult Housing - Attached	
Exit 1265	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 111
Entry 1265	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 111
220 - Multifamily Housing (Low-Rise)			482 - Water Slide Park	
Exit 1265	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 325
Entry 1265	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 324
251 - Senior Adult Housing - Detached			252 - Senior Adult Housing - Attached	
Exit 288	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 111
Entry 288	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 111
251 - Senior Adult Housing - Detached			482 - Water Slide Park	
Exit 288	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 325
Entry 288	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 324
252 - Senior Adult Housing - Attached			482 - Water Slide Park	
Exit 111	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 325
Entry 111	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 324
210 - Single-Family Detached Housing				
Total Trips		Internal Trips		External Trips

		220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park	Total	
Entry	1451 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1451 (100%)
Exit	1450 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1450 (100%)
Total	2901 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2901 (100%)

220 - Multifamily Housing (Low-Rise)

		Internal Trips					
	Total Trips	210 - Single-Family Detached Housing	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park	Total	External Trips
Entry	1265 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1265 (100%)
Exit	1265 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1265 (100%)
Total	2530 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2530 (100%)

251 - Senior Adult Housing - Detached

		Internal Trips					
	Total Trips	210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	252 - Senior Adult Housing - Attached	482 - Water Slide Park	Total	External Trips
Entry	288 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	288 (100%)
Exit	288 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	288 (100%)
Total	576 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	576 (100%)

252 - Senior Adult Housing - Attached

		Internal Trips					
	Total Trips	210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	482 - Water Slide Park	Total	External Trips
Entry	111 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	111 (100%)
Exit	111 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	111 (100%)
Total	222 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	222 (100%)

482 - Water Slide Park

		Internal Trips					
	Total Trips	210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	Total	External Trips
Entry	325 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	325 (100%)
Exit	324 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	324 (100%)
Total	649 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	649 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	2901	0	0	2901
220 - Multifamily Housing (Low-Rise)	2530	0	0	2530
251 - Senior Adult Housing - Detached	576	0	0	576
252 - Senior Adult Housing - Attached	222	0	0	222
482 - Water Slide Park	649	0	0	649

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

251 - Senior Adult Housing - Detached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

252 - Senior Adult Housing - Attached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

482 - Water Slide Park (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	3440
Total Exiting	3438
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	3440
Total Exiting Non-Pass-by Trips	3438

PERIOD SETTING

Analysis Name : New Analysis
Project Name : West Lake - Proposed **No :**
Date: 1/16/2021 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	305	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.71(X) + 4.8$	55 25%	166 75%	221
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	340	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	35 23%	118 77%	153
251 - Senior Adult Housing - Detached (General Urban/Suburban)	Dwelling Units	135	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.76\ln(X) + 0.21$	17 33%	34 67%	51
252 - Senior Adult Housing - Attached (General Urban/Suburban)	Dwelling Units	60	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.2	4 33%	8 67%	12
482 - Water Slide Park (General Urban/Suburban)	Parking Spaces	286 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.08	16 ⁽¹⁾ 70%	7 ⁽¹⁾ 30%	23 ⁽¹⁾

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	55	0 %	166
220 - Multifamily Housing (Low-Rise)	0 %	35	0 %	118
251 - Senior Adult Housing - Detached	0 %	17	0 %	34
252 - Senior Adult Housing - Attached	0 %	4	0 %	8
482 - Water Slide Park	0 %	16	0 %	7

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 166 Demand Exit: 0 % (0)

Entry 55 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**220 - Multifamily Housing (Low-Rise)**

Demand Entry: 0 % (0) Entry 35

Demand Exit: 0 % (0) Exit 118

210 - Single-Family Detached Housing

Exit 166 Demand Exit: 0 % (0)

Entry 55 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**251 - Senior Adult Housing - Detached**

Demand Entry: 0 % (0) Entry 17

Demand Exit: 0 % (0) Exit 34

210 - Single-Family Detached Housing

Exit 166 Demand Exit: 0 % (0)

Entry 55 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**252 - Senior Adult Housing - Attached**

Demand Entry: 0 % (0) Entry 4

Demand Exit: 0 % (0) Exit 8

210 - Single-Family Detached Housing

Exit 166 Demand Exit: 0 % (0)

Entry 55 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**482 - Water Slide Park**

Demand Entry: 0 % (0) Entry 16

Demand Exit: 0 % (0) Exit 7

220 - Multifamily Housing (Low-Rise)

Exit 118 Demand Exit: 0 % (0)

Entry 35 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**251 - Senior Adult Housing - Detached**

Demand Entry: 0 % (0) Entry 17

Demand Exit: 0 % (0) Exit 34

220 - Multifamily Housing (Low-Rise)

Exit 118 Demand Exit: 0 % (0)

Entry 35 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**252 - Senior Adult Housing - Attached**

Demand Entry: 0 % (0) Entry 4

Demand Exit: 0 % (0) Exit 8

220 - Multifamily Housing (Low-Rise)

Exit 118 Demand Exit: 0 % (0)

Entry 35 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**482 - Water Slide Park**

Demand Entry: 0 % (0) Entry 16

Demand Exit: 0 % (0) Exit 7

251 - Senior Adult Housing - Detached

Exit 34 Demand Exit: 0 % (0)

Entry 17 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**252 - Senior Adult Housing - Attached**

Demand Entry: 0 % (0) Entry 4

Demand Exit: 0 % (0) Exit 8

251 - Senior Adult Housing - Detached

Exit 34 Demand Exit: 0 % (0)

Entry 17 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**482 - Water Slide Park**

Demand Entry: 0 % (0) Entry 16

Demand Exit: 0 % (0) Exit 7

252 - Senior Adult Housing - Attached

Exit 8 Demand Exit: 0 % (0)

Balanced:
0

Demand Entry: 0 % (0)

Entry 16

Entry 4 Demand Entry: 0 % (0)

Balanced:
0

Demand Exit: 0 % (0)

Exit 7

482 - Water Slide Park**210 - Single-Family Detached Housing**

	Total Trips	Internal Trips				Total	External Trips
		220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	55 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	55 (100%)
Exit	166 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	166 (100%)
Total	221 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	221 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	35 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	35 (100%)
Exit	118 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	118 (100%)
Total	153 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	153 (100%)

251 - Senior Adult Housing - Detached

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	17 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	17 (100%)
Exit	34 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	34 (100%)
Total	51 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	51 (100%)

252 - Senior Adult Housing - Attached

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	482 - Water Slide Park		
Entry	4 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	4 (100%)
Exit	8 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	8 (100%)
Total	12 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	12 (100%)

482 - Water Slide Park

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached		
Entry	16 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	16 (100%)
Exit	7 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	7 (100%)

Total	23 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	23 (100%)
--------------	------------------	---------------	---------------	---------------	---------------	---------------	------------------

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	221	0	0	221
220 - Multifamily Housing (Low-Rise)	153	0	0	153
251 - Senior Adult Housing - Detached	51	0	0	51
252 - Senior Adult Housing - Attached	12	0	0	12
482 - Water Slide Park	23	0	0	23

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

251 - Senior Adult Housing - Detached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

252 - Senior Adult Housing - Attached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

482 - Water Slide Park (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	127
Total Exiting	333
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0

Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	127
Total Exiting Non-Pass-by Trips	333

PERIOD SETTING

Analysis Name : New Analysis
Project Name : West Lake - Proposed **No :**
Date: 1/16/2021 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	305	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.96\ln(X) + 0.2$	186 63%	110 37%	296
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	340	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X) + -0.02$	111 63%	65 37%	176
251 - Senior Adult Housing - Detached (General Urban/Suburban)	Dwelling Units	135	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.78\ln(X) + 0.28$	37 61%	24 39%	61
252 - Senior Adult Housing - Attached (General Urban/Suburban)	Dwelling Units	60	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.26	9 56%	7 44%	16
482 - Water Slide Park (General Urban/Suburban)	Parking Spaces	286 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.28	17 ⁽¹⁾ 21%	63 ⁽¹⁾ 79%	80 ⁽¹⁾

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	186	0 %	110
220 - Multifamily Housing (Low-Rise)	0 %	111	0 %	65
251 - Senior Adult Housing - Detached	0 %	37	0 %	24
252 - Senior Adult Housing - Attached	0 %	9	0 %	7
482 - Water Slide Park	0 %	17	0 %	63

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 110 Demand Exit: 0 % (0)

Entry 186 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**220 - Multifamily Housing (Low-Rise)**

Demand Entry: 0 % (0) Entry 111

Demand Exit: 0 % (0) Exit 65

210 - Single-Family Detached Housing

Exit 110 Demand Exit: 0 % (0)

Entry 186 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**251 - Senior Adult Housing - Detached**

Demand Entry: 0 % (0) Entry 37

Demand Exit: 0 % (0) Exit 24

210 - Single-Family Detached Housing

Exit 110 Demand Exit: 0 % (0)

Entry 186 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**252 - Senior Adult Housing - Attached**

Demand Entry: 0 % (0) Entry 9

Demand Exit: 0 % (0) Exit 7

210 - Single-Family Detached Housing

Exit 110 Demand Exit: 0 % (0)

Entry 186 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**482 - Water Slide Park**

Demand Entry: 0 % (0) Entry 17

Demand Exit: 0 % (0) Exit 63

220 - Multifamily Housing (Low-Rise)

Exit 65 Demand Exit: 0 % (0)

Entry 111 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**251 - Senior Adult Housing - Detached**

Demand Entry: 0 % (0) Entry 37

Demand Exit: 0 % (0) Exit 24

220 - Multifamily Housing (Low-Rise)

Exit 65 Demand Exit: 0 % (0)

Entry 111 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**252 - Senior Adult Housing - Attached**

Demand Entry: 0 % (0) Entry 9

Demand Exit: 0 % (0) Exit 7

220 - Multifamily Housing (Low-Rise)

Exit 65 Demand Exit: 0 % (0)

Entry 111 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**482 - Water Slide Park**

Demand Entry: 0 % (0) Entry 17

Demand Exit: 0 % (0) Exit 63

251 - Senior Adult Housing - Detached

Exit 24 Demand Exit: 0 % (0)

Entry 37 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**252 - Senior Adult Housing - Attached**

Demand Entry: 0 % (0) Entry 9

Demand Exit: 0 % (0) Exit 7

251 - Senior Adult Housing - Detached

Exit 24 Demand Exit: 0 % (0)

Entry 37 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**482 - Water Slide Park**

Demand Entry: 0 % (0) Entry 17

Demand Exit: 0 % (0) Exit 63

252 - Senior Adult Housing - Attached

Exit 7 Demand Exit: 0 % (0)

Balanced:
0

Demand Entry: 0 % (0)

Entry 17

Entry 9 Demand Entry: 0 % (0)

Balanced:
0

Demand Exit: 0 % (0)

Exit 63

482 - Water Slide Park**210 - Single-Family Detached Housing**

	Total Trips	Internal Trips				Total	External Trips
		220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	186 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	186 (100%)
Exit	110 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	110 (100%)
Total	296 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	296 (100%)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	111 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	111 (100%)
Exit	65 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	65 (100%)
Total	176 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	176 (100%)

251 - Senior Adult Housing - Detached

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	252 - Senior Adult Housing - Attached	482 - Water Slide Park		
Entry	37 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	37 (100%)
Exit	24 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	24 (100%)
Total	61 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	61 (100%)

252 - Senior Adult Housing - Attached

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	482 - Water Slide Park		
Entry	9 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	9 (100%)
Exit	7 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	7 (100%)
Total	16 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	16 (100%)

482 - Water Slide Park

	Total Trips	Internal Trips				Total	External Trips
		210 - Single-Family Detached Housing	220 - Multifamily Housing (Low-Rise)	251 - Senior Adult Housing - Detached	252 - Senior Adult Housing - Attached		
Entry	17 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	17 (100%)
Exit	63 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	63 (100%)

Total	80 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	80 (100%)
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EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	296	0	0	296
220 - Multifamily Housing (Low-Rise)	176	0	0	176
251 - Senior Adult Housing - Detached	61	0	0	61
252 - Senior Adult Housing - Attached	16	0	0	16
482 - Water Slide Park	80	0	0	80

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

251 - Senior Adult Housing - Detached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

252 - Senior Adult Housing - Attached (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

482 - Water Slide Park (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	360
Total Exiting	269
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0

Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	360
Total Exiting Non-Pass-by Trips	269

ATTACHMENT C

CONSENT AND JOINDER OF LANDOWNERS TO THE BOUNDARY AMENDMENT OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

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

The undersigned understands and acknowledges that the Hidden Creek Community Development District, (the "District"), intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to be removed from the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be affected by the boundary amendment of the District.

The undersigned hereby consents to the boundary amendment of the District which will remove the Property from the lands of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary amendment of the District in substantially this form.

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

Executed this 4 day of August, 2021.

Southshore Bay Club, LLC,
a Florida limited liability company



By: _____
Name: John M. Ryan
Title: Manager

Folio #078878-0010

Exhibit A

**This Instrument Was Prepared
By And Should Be Returned To:**

Lee E. Nelson, Esq.
Shutts & Bowen LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, Florida 33607

A Portion of Parcel Id Number: 78378-0000

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed"), executed as of this 2 day of November, 2017, by **DUNE FL LAND I SUB LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607 to **SOUTHSHORE BAY CLUB, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to Grantor paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, the real property situate, lying, and being in Pasco County, Florida, and legally described in **Exhibit "A"** attached to this Deed (the "**Property**").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

And, subject to matters of record, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and, notwithstanding anything hereto to the contrary, that the Property is being conveyed to and accepted by Grantee subject to applicable zoning ordinances, taxes and assessments for the current and subsequent years, and all matters of record, but this reference is not intended to reimpose the same.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

GRANTOR:

DUNE FL LAND I SUB LLC, a Delaware limited
liability company

Delbi Gran
Signature of Witness 1

Delbi Gran
Print name of Witness 1

Kelly R
Signature of Witness 2

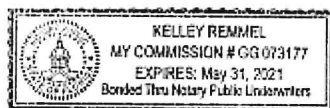
Kelly R
Print name of Witness 2

By: *J M Ryan*
John M. Ryan, Manager

STATE OF FLORIDA)
) ss.:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 8 day of November 2017, by John M. Ryan, as Manager of **DUNE FL LAND I SUB LLC**, a Delaware limited liability company, on behalf of the limited liability company, who is personally known to me or who produced _____ as identification.

[Affix Notary Seal]



Kelly R
Notary Public
Kelly R
(Print or type name)
Commission No.: _____
My Commission Expires: 5/31/21

EXHIBIT "A"

Legal Description

A parcel of land lying in Sections 8 and 17, Township 32 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of Parcel A per FOREST BROOKE PHASE 2A as recorded in Plat Book 130, page 35 of the Public Records of Hillsborough County Florida, and proceed N 90° 00' 00" E, along the South boundary thereof, a distance of 120.29 feet to the point of beginning; thence N 90° 00' 00" E, continuing along said South boundary, a distance of 211.98 feet; thence N 64° 33' 56" E, a distance of 78.19 feet; thence N 44° 21' 30" E, a distance of 61.27 feet; thence N 25° 44' 01" E, a distance of 46.56 feet; thence N 07° 06' 32" E, a distance of 61.27 feet; thence N 11° 30' 57" W, a distance of 57.51 feet; thence N 62° 53' 17" E, a distance of 11.96 feet to the West boundary of FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION as recorded in Plat Book 130, page 148 of the Public Records of Hillsborough County, Florida; thence S 27° 06' 43" E, along said West boundary, a distance of 100.11 feet to a point of curvature of a curve concave Southwesterly, having a radius of 1097.00 feet and a chord which bears S 06° 59' 07" E, a distance of 754.95 feet; thence along the arc of said curve to the right, a distance of 770.71 feet to the end of said curve; thence N 72° 09' 09" W, leaving said West boundary and along a non-radial line, a distance of 168.41 feet; thence S 21° 35' 21" W, a distance of 623.14 feet; thence S 89° 03' 50" W, a distance of 304.05 feet; thence S 89° 04' 10" W, a distance of 375.95 feet; thence N 00° 00' 00" E, a distance of 124.32 feet to a point of curvature of a curve concave Southeasterly, having a radius of 55.00 feet and a chord which bears N 29° 01' 54" E, a distance of 53.38 feet; thence along the arc of said curve to the right, a distance of 55.74 feet to a point of curvature of a reverse curve concave Northwesterly, having a radius of 1160.00 feet and a chord which bears N 34° 55' 06" E, a distance of 911.89 feet; thence along the arc of said curve to the left, a distance of 937.18 feet to a point of tangency; thence N 11° 46' 25" E, a distance of 31.39 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1345.00 feet and a chord which bears N 07° 46' 22" E, a distance of 187.68 feet; thence along the arc of said curve to the left, a distance of 187.83 feet to the point of beginning.

**CONSENT AND JOINDER OF LANDOWNERS TO THE
BOUNDARY AMENDMENT OF THE
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that the Hidden Creek Community Development District, (the "District"), intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to be removed from the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be affected by the boundary amendment of the District.


The undersigned hereby consents to the boundary amendment of the District which will remove the Property from the lands of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary amendment of the District in substantially this form.

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

Executed this 4 day of August, 2021.

DUNE FL LAND I SUB LLC
a Delaware limited liability company

By: 

John M. Ryan, Manager

Folio #078878-0000

Exhibit A

This instrument was prepared
by and return to:

STROHAUER, MANNION & SON, P.A.
1150 Cleveland Street, Suite 300
Clearwater, FL 33755

This Deed was prepared without the benefit of a title search.

QUIT CLAIM DEED

THIS INDENTURE, made this 14 day of November, 2011, between WES INVESTMENTS OF HILLSBOROUGH, LLC, successor by conversion to Wes Investments of Hillsborough, Inc., whose address is 2801 East Hillsborough Ave., Tampa, FL 33680, Grantor, and DUNE FL LAND I SUB LLC, whose address is 2502 North Rocky Point Drive, Suite 1050, Tampa FL 33607, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Hillsborough, State of Florida, to-wit:

From the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 32 South, Range 20 East, run South 0 degrees 41 minutes 15 seconds West along the East boundary of said Northwest 1/4 of the Southeast 1/4 of Section 8, a distance of 50.00 feet to a point on the South right of way line of Ruskin Wimauma Road (State Road No. 674); run thence North 89 degrees 59 minutes 30 seconds West along said South right of way line, parallel to and 50.0 feet South of, the North boundary of said Northwest 1/4 of the Southeast 1/4 of Section 8, a distance of 352.12 feet, run thence South 280.04 feet to a point of beginning; run thence South 100 feet, thence West 50 feet, thence North 100 feet and thence East 50 feet to the point of beginning.

SUBJECT to easements, restrictions and reservations of record and subject to taxes for 2011 and subsequent years.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and
Delivered in Our Presence:

WES INVESTMENTS OF HILLSBOROUGH, LLC
f/k/a Wes Investments of Hillsborough, Inc.

Donna M. Fullard

Print Name: DONNA FULLARD

Tony Leung
By: TONY LEUNG
Its: Managing Member

Lilian Naranjo

Print Name: Lilian Naranjo

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, TONY LEUNG, of WES INVESTMENTS OF HILLSBOROUGH, LLC, f/k/a Wes Investments of Hillsborough, Inc., who is personally known to me or provided _____ for identification, who executed the foregoing instrument and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Tampa, County of Hillsborough, and State of Florida, this 17 day of November, 2011.



Donna M. Fullard
COMMISSION # 00899612
EXPIRES: JUN. 16, 2013
WWW.AARONNOTARY.COM

Donna M. Fullard

Notary Public

My Commission Expires: June 16, 2013

ATTACHMENT D

ORDINANCE NO. 22-__

AN ORDINANCE AMENDING ORDINANCE NO. 13-21, AS AMENDED BY ORDINANCE NO. 14-24, OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; CONTRACTING THE BOUNDARIES OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE CONTRACTED BOUNDARIES OF THE DISTRICT; PROVIDING THAT THE TIME FOR GENERAL ELECTION OF SUPERVISORS SHALL BE CALCULATED FROM THE DATE OF THE INITIAL APPOINTMENT OF SUPERVISORS; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE NO. 13-21, AS AMENDED BY ORDINANCE NO. 14-24, SHALL REMAIN IN EFFECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hidden Creek Community Development District was created by Hillsborough County Ordinance No. 13-21, approved by the Hillsborough County Board of County Commissioners on July 23, 2013 (effective date July 25, 2013), as amended by Hillsborough County Ordinance No. 14-24, approved by the Hillsborough County Board of County Commissioners on August 12, 2014 (effective date August 13, 2014), and encompasses 415.38 acres, more or less; and

WHEREAS, Hidden Creek Community Development District (the "**District**"), has petitioned the Board of County Commissioners of Hillsborough County (the "**County**") to adopt an ordinance contracting the District pursuant to Chapter 190, Florida Statutes, to remove approximately 16.43 acres from the District; and

WHEREAS, the real property constituting the approximately 16.43 acres is described in the attached **Exhibit "A"**; and

WHEREAS, the owners of the approximately 16.43 acres to be removed from the District, as described in Exhibit "A," have consented in writing to the removal of such property from the boundaries of the District; and

WHEREAS, the petition seeks, by way of removing the real property described per parcel in Exhibit "A", to designate all of the real property described in **Exhibit "B"** as land within the District, for which the District is authorized to manage and finance basic service delivery;

WHEREAS, the contracted District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit "B", which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.046(1)(a), Fla. Stats.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 18TH DAY OF APRIL, 2022 AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the contraction of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. the area of land within the contracted District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;
5. the contraction of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. the contracted community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. the area that will be served by the contracted District is amenable to separate, special district government; and

8. the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and

9. upon adoption of this Ordinance, all provisions of County Ordinance No. 13-21, as amended by County Ordinance No. 14-24, will continue to be effective, except as modified herein.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

2. The County has jurisdiction pursuant to Sections 190.005(2) and 190.046(1)(a), Fla. Stats.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stats.

SECTION 3. BOUNDARY CONTRACTION. The area of land described in the attached Exhibit "A" is hereby removed from the geographical boundaries of the District. Accordingly, all of the real property identified in Exhibit "B," encompassing 398.95 acres, more or less, is now designated as land within the District. Contraction of the boundaries shall not affect the time for transition to the general election of supervisors by qualified electors of the District, in accordance with Section 190.006(3)(a)2, Florida Statutes, which time shall be calculated from the date of the initial appointment of the supervisors.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State. Except as modified herein, all provisions of previously adopted County Ordinance No. 13-21, as amended by County Ordinance No. 14-24, shall remain in effect.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, CINDY STUART, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of April 18, 2022, as the same appears of record in Minute Book _____ of the PublicRecords of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of April, 2022.

CINDY STUART, CLERK

BY: _____

Deputy Clerk

**APPROVED BY COUNTY ATTORNEY AS
TO FORM AND LEGAL SUFFICIENCY**

BY: _____

Nancy Y. Takemori

Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF AREA TO BE CONTRACTED FROM THE DISTRICT

SKETCH & DESCRIPTION – NOT A SURVEY

EXHIBIT "AA"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 8 AND SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHWEST CORNER OF TRACT L OF FOREST BROOK ACTIVE ADULT PHASES 1A, 1B AND COLLECTOR ROAD 1ST EXTENSION AS RECORDED IN PLAT BOOK 130, PAGE 148, OF THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND PROCEED S 09°11'50" W, A DISTANCE OF 28.78 FEET; THENCE S 21°35'21" W, A DISTANCE OF 660.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1087.00 FEET AND A CHORD WHICH BEARS S 22°14'13" W, A DISTANCE OF 24.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 24.58 FEET; THENCE S 89°37'58" W, A DISTANCE OF 103.35 FEET; THENCE N 22°22'41" W, A DISTANCE OF 16.32 FEET; THENCE S 89°06'13" W, A DISTANCE OF 22.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 961.00 FEET AND A CHORD WHICH BEARS N 23°22'36" E, A DISTANCE OF 59.96 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 59.97 FEET; THENCE N 15°40'46" E, A DISTANCE OF 0.00 FEET; THENCE N 21°34'41" E, A DISTANCE OF 8.37 FEET; THENCE N 23°24'59" W, A DISTANCE OF 7.07 FEET; THENCE N 68°24'39" W, A DISTANCE OF 39.01 FEET; THENCE N 18°36'31" W, A DISTANCE OF 22.31 FEET; THENCE N 68°24'39" W, A DISTANCE OF 78.67 FEET; THENCE N 21°31'12" E, A DISTANCE OF 26.54 FEET; THENCE N 18°22'33" W, A DISTANCE OF 85.23 FEET; THENCE N 85°44'44" W, A DISTANCE OF 204.76 FEET; THENCE N 76°46'53" W, A DISTANCE OF 146.06 FEET; THENCE N 20°48'57" W, A DISTANCE OF 133.10 FEET; THENCE N 25°27'48" E, A DISTANCE OF 102.47 FEET; THENCE N 63°09'15" E, A DISTANCE OF 169.28 FEET; THENCE N 26°01'22" E, A DISTANCE OF 156.17 FEET; THENCE N 51°53'17" E, A DISTANCE OF 154.70 FEET; THENCE N 12°00'53" E, A DISTANCE OF 174.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 184.83 FEET AND A CHORD WHICH BEARS N 04°17'33" E, A DISTANCE OF 101.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 102.90 FEET; THENCE N 04°17'33" E, A DISTANCE OF 43.67 FEET; THENCE N 56°58'15" E, A DISTANCE OF 89.06 FEET; THENCE N 00°00'00" E, A DISTANCE OF 129.83 FEET; THENCE N 90°00'00" E, A DISTANCE OF 65.48 FEET; THENCE N 00°00'00" W, A DISTANCE OF 16.86 FEET; THENCE N 90°00'00" E, A DISTANCE OF 260.67 FEET; THENCE N 89°27'12" E, A DISTANCE OF 10.99 FEET; THENCE N 72°12'02" E, A DISTANCE OF 55.55 FEET; THENCE S 15°55'06" E, A DISTANCE OF 55.24 FEET; THENCE S 52°32'20" E, A DISTANCE OF 20.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1087.00 FEET AND A CHORD WHICH BEARS S 00°36'25" W, A DISTANCE OF 547.70 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 553.67 FEET; THENCE S 36°00'11" W, A DISTANCE OF 16.03 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT L; THENCE S 17°50'51" W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 715,827 SQUARE FEET, OR 16.43 ACRES, MORE OR LESS.

Aaron J. Murphy, PSM

FLORIDA LICENSE NO. PSM#6768

CERTIFICATE OF AUTHORIZATION LB #7013

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

Signature Date



HAMILTON
ENGINEERING & SURVEYING, INC.

3406 W. LEMON STREET
Tampa, FL 33609

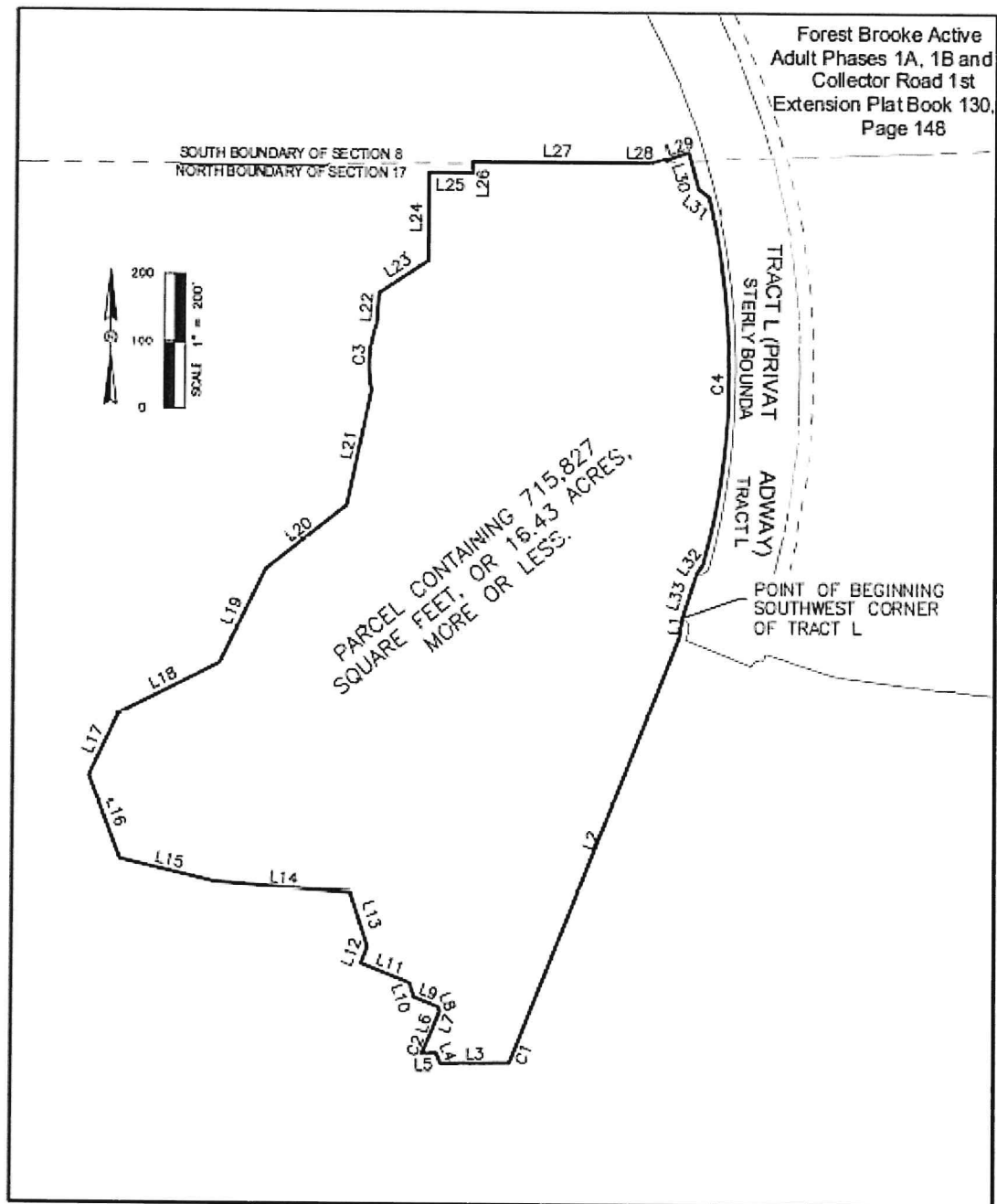
LB#7013

Tel (813) 250-3535
Fax (813) 250-3636

Hidden Creek Contraction Parcel

SEC W/PRICE	JOB NUMBER	SCALE	DATE	SHEET
8&17-32-20	03145.0012	AS SHOWN	07/26/2021	1/3

SKETCH & DESCRIPTION – NOT A SURVEY



HAMILTON
ENGINEERING & SURVEYING, INC.

3406 W. LEMON STREET
Tampa, FL 33609

LB#7013

Tel (813) 250-3535
Fax (813) 250-3636

Hidden Creek Contraction Parcel

SEC TWP RGE
8&17-32-20

JOB NUMBER
03145.0012

SCALE
AS SHOWN

DATE
07/26/2021

SHEET
2/3

SKETCH & DESCRIPTION – NOT A SURVEY

LINE	BEARING	DISTANCE
L1	S 09°11'50" W	28.78'
L2	S 21°35'21" W	660.66'
L3	S 89°37'58" W	103.35'
L4	N 22°22'41" W	16.32'
L5	S 89°06'13" W	22.09'
L6	N 15°40'46" E	0.00'
L7	N 21°34'41" E	8.37'
L8	N 23°24'59" W	7.07'
L9	N 68°24'39" W	39.01'
L10	N 18°36'31" W	22.31'
L11	N 68°24'39" W	78.67'
L12	N 21°31'12" E	26.54'
L13	N 18°22'33" W	85.23'
L14	N 85°44'44" W	204.76'
L15	N 76°46'53" W	146.06'
L16	N 20°48'57" W	133.10'
L17	N 25°27'48" E	102.47'
L18	N 63°09'15" E	169.28'
L19	N 26°01'22" E	156.17'
L20	N 51°53'17" E	154.70'
L21	N 12°00'53" E	174.74'
L22	N 04°17'33" E	43.67'
L23	N 56°58'15" E	89.06'
L24	N 00°00'00" E	128.83'
L25	N 90°00'00" E	65.48'
L26	N 00°00'00" W	16.86'
L27	N 90°00'00" E	260.67'
L28	N 89°27'12" E	10.99'
L29	N 72°12'02" E	55.55'
L30	S 15°55'06" E	55.24'
L31	S 52°32'20" E	20.40'
L32	S 36°00'11" W	16.03'
L33	S 17°50'51" W	70.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1087.00'	24.58'	24.58'	S 22°14'13" W	1°17'44"
C2	961.00'	59.97'	59.96'	N 23°22'36" E	3°34'31"
C3	184.83'	102.90'	101.58'	N 04°17'33" E	31°53'51"
C4	1087.00'	553.67'	547.70'	S 00°36'25" W	29°11'02"



HAMILTON
ENGINEERING & SURVEYING, INC.

3406 W. LEMON STREET
Tampa, FL 33609

LB#7013

Tel (813) 250-3635
Fax (813) 250-3636

Hidden Creek Contraction Parcel

SEC TWP RGE
8&17-32-20

JOB NUMBER
03145.0012

SCALE
AS SHOWN

DATE
07/26/2021

SHEET
3/3

LEGAL DESCRIPTION OF AREA REMAINING WITHIN THE DISTRICT

SKETCH AND DESCRIPTION - NOT A SURVEY

1977 of the Public Records of Massachusetts, and later dated that being the DATE of INCORPORATION, these dates and dates are as follows: 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517,

STUDIES IN THE LINE IN SECTION 9 AND SECTION 10, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HILDEBRAND COUNTY, FLORIDA, WERE PARTICULARLY DEEMED AS FOLLOWS:

[illegible]

LINE ABOVE PANEL CONTAINS SERIAL NUMBER, VOTE ON LEFT.

[illegible][illegible]

SKETCH AND DESCRIPTION

HIDDEN CREEK CDD

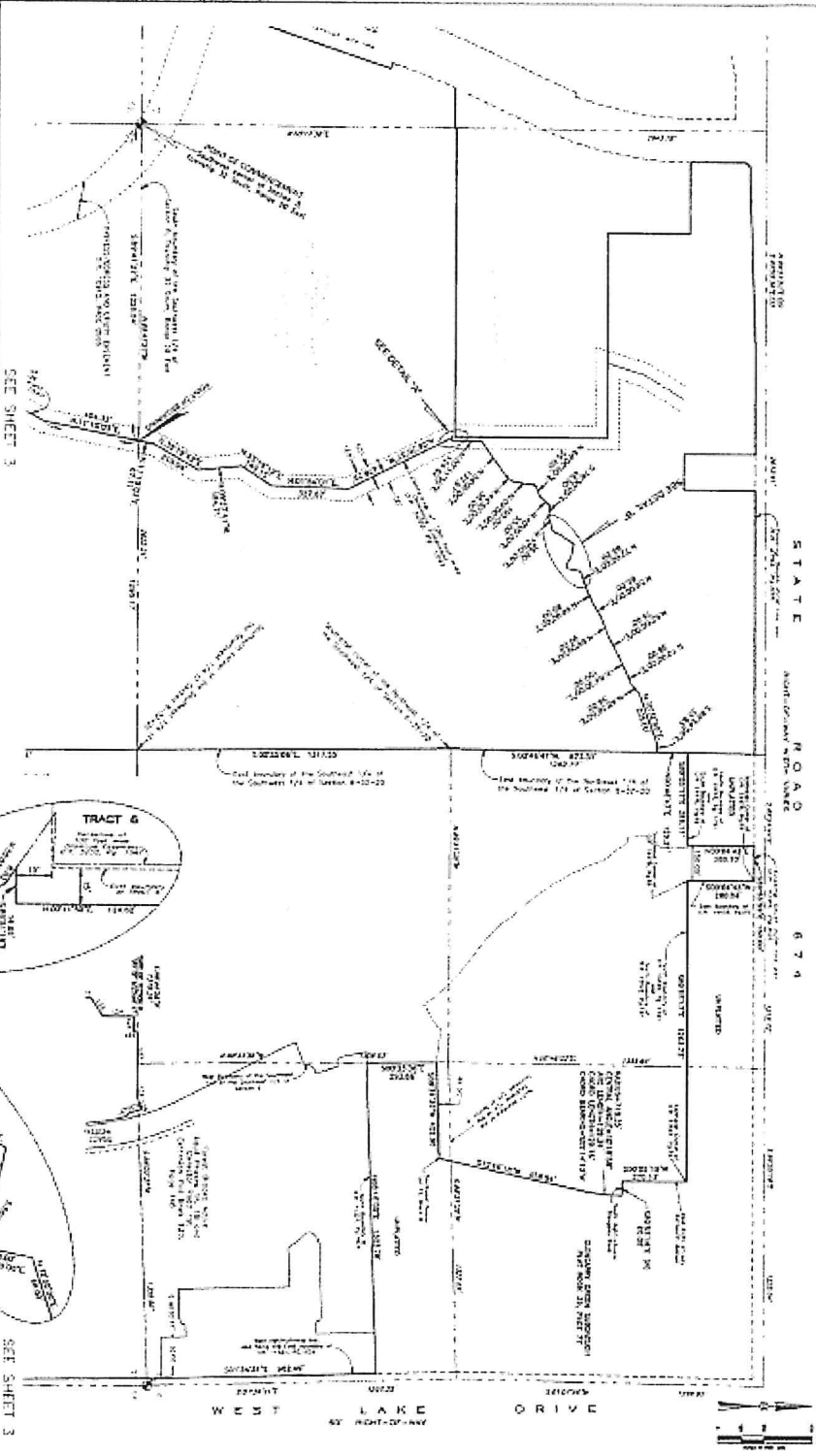
HILLSBOROUGH COUNTY



Legend

1" = 100'	1" = 200'	1" = 300'	1" = 400'	1" = 500'	1" = 600'	1" = 700'	1" = 800'	1" = 900'	1" = 1000'
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DATE	REVISION



DATE	REVISION

SKETCH AND DESCRIPTION

HIDDEN CREEK CDD

HILLSBOROUGH COUNTY

HAMILTON
ENGINEERING & SURVEYING, INC.

Legend of Symbols

1	Property Line
2	Survey Line
3	Boundary Line
4	Waterway
5	Highway
6	Other

Table with 2 columns: No. and Description

No.	Description
1	Property Line
2	Survey Line
3	Boundary Line
4	Waterway
5	Highway
6	Other

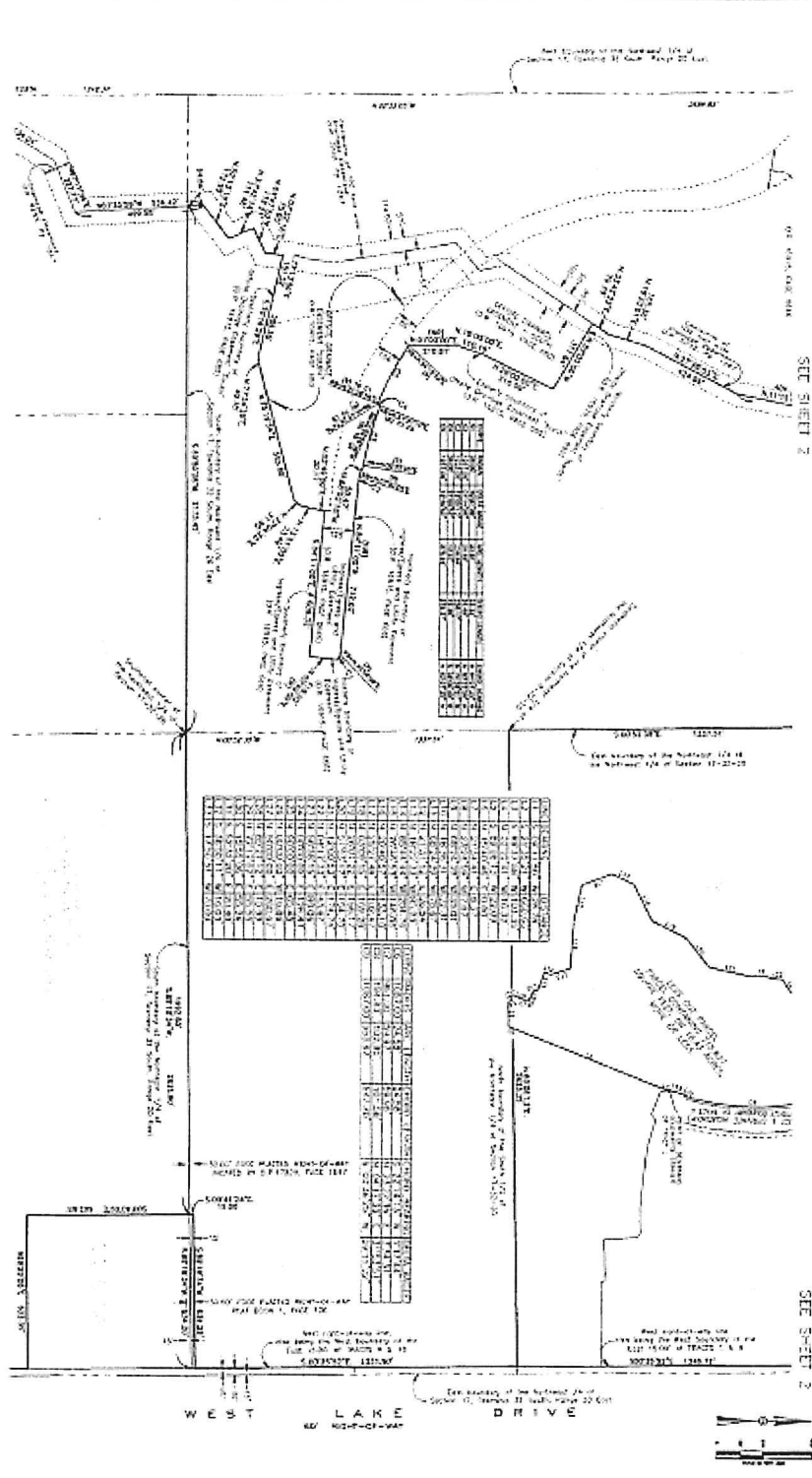


Table with 2 columns: No. and Description

No.	Description
1	Property Line
2	Survey Line
3	Boundary Line
4	Waterway
5	Highway
6	Other

SKETCH AND DESCRIPTION
HIDDEN CREEK CDD
HILLSBOROUGH COUNTY

HAMILTON
ENGINEERING & SURVEYING, INC.

ATTACHMENT C

CONSENT AND JOINDER OF LANDOWNERS TO THE BOUNDARY AMENDMENT OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

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

The undersigned understands and acknowledges that the Hidden Creek Community Development District, (the "District"), intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to be removed from the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be affected by the boundary amendment of the District.

The undersigned hereby consents to the boundary amendment of the District which will remove the Property from the lands of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary amendment of the District in substantially this form.

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

Executed this 4 day of August, 2021.

Southshore Bay Club, LLC,
a Florida limited liability company



By: _____
Name: John M. Ryan
Title: Manager

Folio #078878-0010

Exhibit A

**This Instrument Was Prepared
By And Should Be Returned To:**

Lee E. Nelson, Esq.
Shutts & Bowen LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, Florida 33607

A Portion of Parcel Id Number: 78378-0000

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed"), executed as of this 2 day of November, 2017, by **DUNE FL LAND I SUB LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607 to **SOUTHSHORE BAY CLUB, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to Grantor paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, the real property situate, lying, and being in Pasco County, Florida, and legally described in **Exhibit "A"** attached to this Deed (the "**Property**").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

And, subject to matters of record, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and, notwithstanding anything hereto to the contrary, that the Property is being conveyed to and accepted by Grantee subject to applicable zoning ordinances, taxes and assessments for the current and subsequent years, and all matters of record, but this reference is not intended to reimpose the same.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

GRANTOR:

DUNE FL LAND I SUB LLC, a Delaware limited
liability company

Delbi Gran
Signature of Witness 1

Delbi Gran
Print name of Witness 1

Kelly R
Signature of Witness 2

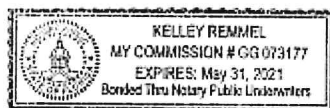
Kelly R
Print name of Witness 2

By: *J M Ryan*
John M. Ryan, Manager

STATE OF FLORIDA)
) ss.:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 8 day of November 2017, by John M. Ryan, as Manager of **DUNE FL LAND I SUB LLC**, a Delaware limited liability company, on behalf of the limited liability company, who is personally known to me or who produced _____ as identification.

[Affix Notary Seal]



Kelly R
Notary Public
Kelly R
(Print or type name)
Commission No.: _____
My Commission Expires: 5/31/21

EXHIBIT "A"

Legal Description

A parcel of land lying in Sections 8 and 17, Township 32 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of Parcel A per FOREST BROOKE PHASE 2A as recorded in Plat Book 130, page 35 of the Public Records of Hillsborough County Florida, and proceed N 90° 00' 00" E, along the South boundary thereof, a distance of 120.29 feet to the point of beginning; thence N 90° 00' 00" E, continuing along said South boundary, a distance of 211.98 feet; thence N 64° 33' 56" E, a distance of 78.19 feet; thence N 44° 21' 30" E, a distance of 61.27 feet; thence N 25° 44' 01" E, a distance of 46.56 feet; thence N 07° 06' 32" E, a distance of 61.27 feet; thence N 11° 30' 57" W, a distance of 57.51 feet; thence N 62° 53' 17" E, a distance of 11.96 feet to the West boundary of FOREST BROOKE ACTIVE ADULT PHASES 1A, 1B, AND COLLECTOR ROAD 1ST EXTENSION as recorded in Plat Book 130, page 148 of the Public Records of Hillsborough County, Florida; thence S 27° 06' 43" E, along said West boundary, a distance of 100.11 feet to a point of curvature of a curve concave Southwesterly, having a radius of 1097.00 feet and a chord which bears S 06° 59' 07" E, a distance of 754.95 feet; thence along the arc of said curve to the right, a distance of 770.71 feet to the end of said curve; thence N 72° 09' 09" W, leaving said West boundary and along a non-radial line, a distance of 168.41 feet; thence S 21° 35' 21" W, a distance of 623.14 feet; thence S 89° 03' 50" W, a distance of 304.05 feet; thence S 89° 04' 10" W, a distance of 375.95 feet; thence N 00° 00' 00" E, a distance of 124.32 feet to a point of curvature of a curve concave Southeasterly, having a radius of 55.00 feet and a chord which bears N 29° 01' 54" E, a distance of 53.38 feet; thence along the arc of said curve to the right, a distance of 55.74 feet to a point of curvature of a reverse curve concave Northwesterly, having a radius of 1160.00 feet and a chord which bears N 34° 55' 06" E, a distance of 911.89 feet; thence along the arc of said curve to the left, a distance of 937.18 feet to a point of tangency; thence N 11° 46' 25" E, a distance of 31.39 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1345.00 feet and a chord which bears N 07° 46' 22" E, a distance of 187.68 feet; thence along the arc of said curve to the left, a distance of 187.83 feet to the point of beginning.

**CONSENT AND JOINDER OF LANDOWNERS TO THE
BOUNDARY AMENDMENT OF THE
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that the Hidden Creek Community Development District, (the "District"), intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to be removed from the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be affected by the boundary amendment of the District.


The undersigned hereby consents to the boundary amendment of the District which will remove the Property from the lands of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary amendment of the District in substantially this form.

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

Executed this 4 day of August, 2021.

DUNE FL LAND I SUB LLC
a Delaware limited liability company

By: 

John M. Ryan, Manager

Folio #078878-0000

Exhibit A

This instrument was prepared
by and return to:

STROHAUER, MANNION & SON, P.A.
1150 Cleveland Street, Suite 300
Clearwater, FL 33755

This Deed was prepared without the benefit of a title search.

QUIT CLAIM DEED

THIS INDENTURE, made this 14 day of November, 2011, between WES INVESTMENTS OF HILLSBOROUGH, LLC, successor by conversion to Wes Investments of Hillsborough, Inc., whose address is 2801 East Hillsborough Ave., Tampa, FL 33680, Grantor, and DUNE FL LAND I SUB LLC, whose address is 2502 North Rocky Point Drive, Suite 1050, Tampa FL 33607, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Hillsborough, State of Florida, to-wit:

From the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 32 South, Range 20 East, run South 0 degrees 41 minutes 15 seconds West along the East boundary of said Northwest 1/4 of the Southeast 1/4 of Section 8, a distance of 50.00 feet to a point on the South right of way line of Ruskin Wimauma Road (State Road No. 674); run thence North 89 degrees 59 minutes 30 seconds West along said South right of way line, parallel to and 50.0 feet South of, the North boundary of said Northwest 1/4 of the Southeast 1/4 of Section 8, a distance of 352.12 feet, run thence South 280.04 feet to a point of beginning; run thence South 100 feet, thence West 50 feet, thence North 100 feet and thence East 50 feet to the point of beginning.

SUBJECT to easements, restrictions and reservations of record and subject to taxes for 2011 and subsequent years.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and
Delivered in Our Presence:

WES INVESTMENTS OF HILLSBOROUGH, LLC
f/k/a Wes Investments of Hillsborough, Inc.

Donna M. Fullard

Print Name: DONNA FULLARD

Tony Leung
By: TONY LEUNG
Its: Managing Member

Lilian Naranjo

Print Name: Lilian Naranjo

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, TONY LEUNG, of WES INVESTMENTS OF HILLSBOROUGH, LLC, f/k/a Wes Investments of Hillsborough, Inc., who is personally known to me or provided _____ for identification, who executed the foregoing instrument and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Tampa, County of Hillsborough, and State of Florida, this 17 day of November, 2011.



Donna M. Fullard
COMMISSION # 00899612
EXPIRES: JUN. 16, 2013
WWW.AARONNOTARY.COM

Donna M. Fullard

Notary Public

My Commission Expires: June 16, 2013

ATTACHMENT D

ORDINANCE NO. 22-__

AN ORDINANCE AMENDING ORDINANCE NO. 13-21, AS AMENDED BY ORDINANCE NO. 14-24, OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; CONTRACTING THE BOUNDARIES OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE CONTRACTED BOUNDARIES OF THE DISTRICT; PROVIDING THAT THE TIME FOR GENERAL ELECTION OF SUPERVISORS SHALL BE CALCULATED FROM THE DATE OF THE INITIAL APPOINTMENT OF SUPERVISORS; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE NO. 13-21, AS AMENDED BY ORDINANCE NO. 14-24, SHALL REMAIN IN EFFECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hidden Creek Community Development District was created by Hillsborough County Ordinance No. 13-21, approved by the Hillsborough County Board of County Commissioners on July 23, 2013 (effective date July 25, 2013), as amended by Hillsborough County Ordinance No. 14-24, approved by the Hillsborough County Board of County Commissioners on August 12, 2014 (effective date August 13, 2014), and encompasses 415.38 acres, more or less; and

WHEREAS, Hidden Creek Community Development District (the "**District**"), has petitioned the Board of County Commissioners of Hillsborough County (the "**County**") to adopt an ordinance contracting the District pursuant to Chapter 190, Florida Statutes, to remove approximately 16.43 acres from the District; and

WHEREAS, the real property constituting the approximately 16.43 acres is described in the attached **Exhibit "A"**; and

WHEREAS, the owners of the approximately 16.43 acres to be removed from the District, as described in Exhibit "A," have consented in writing to the removal of such property from the boundaries of the District; and

WHEREAS, the petition seeks, by way of removing the real property described per parcel in Exhibit "A", to designate all of the real property described in **Exhibit "B"** as land within the District, for which the District is authorized to manage and finance basic service delivery;

WHEREAS, the contracted District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit "B", which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.046(1)(a), Fla. Stats.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 18TH DAY OF APRIL, 2022 AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the contraction of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. the area of land within the contracted District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;
5. the contraction of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. the contracted community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. the area that will be served by the contracted District is amenable to separate, special district government; and

8. the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and

9. upon adoption of this Ordinance, all provisions of County Ordinance No. 13-21, as amended by County Ordinance No. 14-24, will continue to be effective, except as modified herein.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

2. The County has jurisdiction pursuant to Sections 190.005(2) and 190.046(1)(a), Fla. Stats.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stats.

SECTION 3. BOUNDARY CONTRACTION. The area of land described in the attached Exhibit "A" is hereby removed from the geographical boundaries of the District. Accordingly, all of the real property identified in Exhibit "B," encompassing 398.95 acres, more or less, is now designated as land within the District. Contraction of the boundaries shall not affect the time for transition to the general election of supervisors by qualified electors of the District, in accordance with Section 190.006(3)(a)2, Florida Statutes, which time shall be calculated from the date of the initial appointment of the supervisors.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State. Except as modified herein, all provisions of previously adopted County Ordinance No. 13-21, as amended by County Ordinance No. 14-24, shall remain in effect.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, CINDY STUART, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of April 18, 2022, as the same appears of record in Minute Book _____ of the PublicRecords of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of April, 2022.

CINDY STUART, CLERK

BY: _____

Deputy Clerk

**APPROVED BY COUNTY ATTORNEY AS
TO FORM AND LEGAL SUFFICIENCY**

BY: _____

Nancy Y. Takemori

Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF AREA TO BE CONTRACTED FROM THE DISTRICT

SKETCH & DESCRIPTION – NOT A SURVEY

EXHIBIT "AA"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 8 AND SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHWEST CORNER OF TRACT L OF FOREST BROOK ACTIVE ADULT PHASES 1A, 1B AND COLLECTOR ROAD 1ST EXTENSION AS RECORDED IN PLAT BOOK 130, PAGE 148, OF THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND PROCEED S 09°11'50" W, A DISTANCE OF 28.78 FEET; THENCE S 21°35'21" W, A DISTANCE OF 660.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1087.00 FEET AND A CHORD WHICH BEARS S 22°14'13" W, A DISTANCE OF 24.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 24.58 FEET; THENCE S 89°37'58" W, A DISTANCE OF 103.35 FEET; THENCE N 22°22'41" W, A DISTANCE OF 16.32 FEET; THENCE S 89°06'13" W, A DISTANCE OF 22.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 961.00 FEET AND A CHORD WHICH BEARS N 23°22'36" E, A DISTANCE OF 59.96 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 59.97 FEET; THENCE N 15°40'46" E, A DISTANCE OF 0.00 FEET; THENCE N 21°34'41" E, A DISTANCE OF 8.37 FEET; THENCE N 23°24'59" W, A DISTANCE OF 7.07 FEET; THENCE N 68°24'39" W, A DISTANCE OF 39.01 FEET; THENCE N 18°36'31" W, A DISTANCE OF 22.31 FEET; THENCE N 68°24'39" W, A DISTANCE OF 78.67 FEET; THENCE N 21°31'12" E, A DISTANCE OF 26.54 FEET; THENCE N 18°22'33" W, A DISTANCE OF 85.23 FEET; THENCE N 85°44'44" W, A DISTANCE OF 204.76 FEET; THENCE N 76°46'53" W, A DISTANCE OF 146.06 FEET; THENCE N 20°48'57" W, A DISTANCE OF 133.10 FEET; THENCE N 25°27'48" E, A DISTANCE OF 102.47 FEET; THENCE N 63°09'15" E, A DISTANCE OF 169.28 FEET; THENCE N 26°01'22" E, A DISTANCE OF 156.17 FEET; THENCE N 51°53'17" E, A DISTANCE OF 154.70 FEET; THENCE N 12°00'53" E, A DISTANCE OF 174.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 184.83 FEET AND A CHORD WHICH BEARS N 04°17'33" E, A DISTANCE OF 101.58 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 102.90 FEET; THENCE N 04°17'33" E, A DISTANCE OF 43.67 FEET; THENCE N 56°58'15" E, A DISTANCE OF 89.06 FEET; THENCE N 00°00'00" E, A DISTANCE OF 129.83 FEET; THENCE N 90°00'00" E, A DISTANCE OF 65.48 FEET; THENCE N 00°00'00" W, A DISTANCE OF 16.86 FEET; THENCE N 90°00'00" E, A DISTANCE OF 260.67 FEET; THENCE N 89°27'12" E, A DISTANCE OF 10.99 FEET; THENCE N 72°12'02" E, A DISTANCE OF 55.55 FEET; THENCE S 15°55'06" E, A DISTANCE OF 55.24 FEET; THENCE S 52°32'20" E, A DISTANCE OF 20.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1087.00 FEET AND A CHORD WHICH BEARS S 00°36'25" W, A DISTANCE OF 547.70 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 553.67 FEET; THENCE S 36°00'11" W, A DISTANCE OF 16.03 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT L; THENCE S 17°50'51" W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 715,827 SQUARE FEET, OR 16.43 ACRES, MORE OR LESS.

Aaron J. Murphy, PSM

FLORIDA LICENSE NO. PSM#6768

CERTIFICATE OF AUTHORIZATION LB #7013

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

Signature Date



HAMILTON
ENGINEERING & SURVEYING, INC.

3406 W. LEMON STREET
Tampa, FL 33609

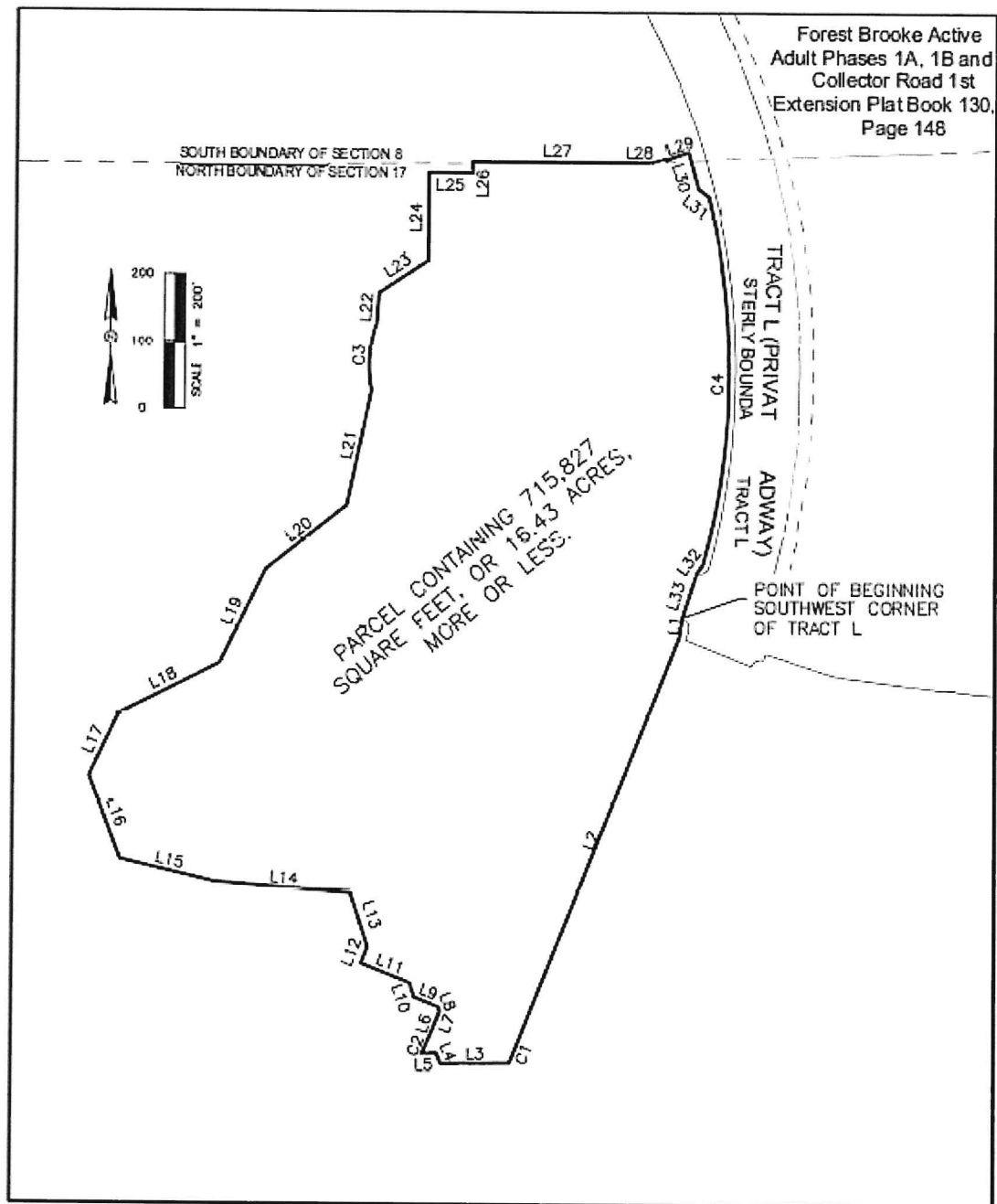
LB#7013

Tel (813) 250-3535
Fax (813) 250-3636

Hidden Creek Contraction Parcel

SEC W/P PRICE	JOB NUMBER	SCALE	DATE	SHEET
8&17-32-20	03145.0012	AS SHOWN	07/26/2021	1/3

SKETCH & DESCRIPTION – NOT A SURVEY



HAMILTON
ENGINEERING & SURVEYING, INC.

3406 W. LEMON STREET
Tampa, FL 33609

LB#7013

Tel (813) 250-3535
Fax (813) 250-3636

Hidden Creek Contraction Parcel

SEC TWP RGE
8&17-32-20

JOB NUMBER
03145.0012

SCALE
AS SHOWN

DATE
07/26/2021

SHEET
2/3

SKETCH & DESCRIPTION – NOT A SURVEY

LINE	BEARING	DISTANCE
L1	S 09°11'50" W	28.78'
L2	S 21°35'21" W	660.66'
L3	S 89°37'58" W	103.35'
L4	N 22°22'41" W	16.32'
L5	S 89°06'13" W	22.09'
L6	N 15°40'46" E	0.00'
L7	N 21°34'41" E	8.37'
L8	N 23°24'59" W	7.07'
L9	N 68°24'39" W	39.01'
L10	N 18°36'31" W	22.31'
L11	N 68°24'39" W	78.67'
L12	N 21°31'12" E	26.54'
L13	N 18°22'33" W	85.23'
L14	N 85°44'44" W	204.76'
L15	N 76°46'53" W	146.06'
L16	N 20°48'57" W	133.10'
L17	N 25°27'48" E	102.47'
L18	N 63°09'15" E	169.28'
L19	N 26°01'22" E	156.17'
L20	N 51°53'17" E	154.70'
L21	N 12°00'53" E	174.74'
L22	N 04°17'33" E	43.67'
L23	N 56°58'15" E	89.06'
L24	N 00°00'00" E	128.83'
L25	N 90°00'00" E	65.48'
L26	N 00°00'00" W	16.86'
L27	N 90°00'00" E	260.67'
L28	N 89°27'12" E	10.99'
L29	N 72°12'02" E	55.55'
L30	S 15°55'06" E	55.24'
L31	S 52°32'20" E	20.40'
L32	S 36°00'11" W	16.03'
L33	S 17°50'51" W	70.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1087.00'	24.58'	24.58'	S 22°14'13" W	1°17'44"
C2	961.00'	59.97'	59.96'	N 23°22'36" E	3°34'31"
C3	184.83'	102.90'	101.58'	N 04°17'33" E	31°53'51"
C4	1087.00'	553.67'	547.70'	S 00°36'25" W	29°11'02"



HAMILTON
ENGINEERING & SURVEYING, INC.

3406 W. LEMON STREET
Tampa, FL 33609

LB#7013

Tel (813) 250-3635
Fax (813) 250-3636

Hidden Creek Contraction Parcel

SHEET NUMBER
8&17-32-20

JOB NUMBER
03145.0012

SCALE
AS SHOWN

DATE
07/26/2021

SHEET
3/3

LEGAL DESCRIPTION OF AREA REMAINING WITHIN THE DISTRICT

SKETCH AND DESCRIPTION - NOT A SURVEY

[illegible]

STUDIES IN THE LINE IN SECTION 9 AND SECTION 10, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HILDEBRAND COUNTY, FLORIDA, WERE PARTICULARLY DEEMED AS FOLLOWS:

[illegible]

THE ABOVE PANEL CONTAINS 2015 ACRES, MORE OR LESS.

[illegible][illegible]

HILLSBOROUGH COUNTY



