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August 18, 2025

Sent via Electronic Mail to Brian.Lamb@inframark.com

Brian K Lamb
Inframark LLC
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

RE: Office of General Counsel Final Report
On the Petition to Establish Kings Creek II Community Development District

Greetings Mr. Lamb:

The Office of General Counsel ("Counsel"), pursuant to Section 92.07, *Ordinance Code*, has completed its review of the Revised (Second) Petition to Establish the Kings Creek II Community Development District (the "Petition"), submitted July 28, 2025. Counsel has determined that the Petition is sufficient and complete to permit the fair and informed consideration of the matter by the City Council.

This Final Report will be forwarded to the Planning and Development Department for their use in drafting a Department report and recommendation. All statements contained in the Petition not intended to be disposed of by the Department report and recommendation appear true and correct, and the Petition is not contrary to any provision of applicable general or special law or the City Charter.

In the Petition you have requested consent for the Kings Creek II Community Development District to exercise special powers regarding recreational, cultural, and educational facilities, as described in Section 190.012(2)(a), Florida Statutes. This request will be included in the legislation regarding the Petition.

I anticipate that the legislation to move the Petition forward will be introduced at the City Council meeting on **August 26, 2025**. The committee of reference that will be introducing the bill is the Transportation, Energy & Utilities ("TEU") Committee which will take up the bill as part of its public meetings on September 3, 2025 (no-action; "1st read"), September 16, 2025 (no-action; defer), October 7, 2025 (action on recommendation report).

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We will know the Committees to which the legislation is referred after introduction to City Council. However, following precedent, it may be expected that in addition to TEU (October 7) the legislation will be heard at Neighborhoods, Community Services, Public Health and Safety Committee and at Rules Committee (both on October 6). You are not required to include these committee public meetings in your notice, but you are encouraged to attend the committee meetings on **October 6 and 7, 2025**, to answer any questions of the committee members.

As, this is an establishment petition, Sec. 92.11, *Ordinance Code*, requires a four-week newspaper advertisement to give notice of the public hearing. Pursuant to Sec. 92.11, *Ordinance Code*, this public hearing is to occur at the full City Council meeting held after the Council Committee(s) report their findings to the Council. In your notice regarding the Petition, the public hearing required before the full Council should be noticed as **October 14, 2025**. The City Council vote on the bill will be taken at the third reading of Council, which barring any deferrals or postponements, is expected to occur on **October 14, 2025**, after the Public Hearing.

After reviewing and approving your form of notice, I will insert the ordinance number and provide the draft to the Legislative Services Division for publication. Please provide that office with proof of publication.

Respectfully,



SHANNON MACGILLIS
Assistant General Counsel

cc: Helena Parola, Acting Director, Planning and Development Department
Susan Kelly, Acting Chief of Community Planning, Planning and Development Department
Mary Staffopoulos, Deputy General Counsel

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