

Crossroads Village Center Community Development District
219 East Livingston Street– Orlando – Florida – 32801

January 27, 2026

Haines City- City Managers Office
620 East Main Street
Haines City, Florida 33844
Attn: James R. Elensky- City Manager

Re: Crossroads Village Center Community Development District Initial Public Facilities Report

Dear Mr. Elensky;

Pursuant to Section 189.008, Florida Statutes (the "Statute"), each independent special District in Florida is required to submit an initial public facilities report (the "Report") to each local general-purpose government in which it is located within the first year of establishment. Enclosed to comply with the requirements of the Statute is the Report for the Crossroads Village Center Community Development District (the "District"), dated January 26, 2026.

It is my understanding that the next "Special District's due date for filing the Report with the Local General-Purpose Government" for Haines City, Florida is January 1, 2031 (the "Submittal Date"). The District will send annual update letter identifying any changes to the Report prior to the next Submittal Date when a fully updated Report will be submitted.

Should you have any questions or comments, please feel free to contact me at cadams@gmstnn.com or phone (865) 250-1617.

Sincerely,

Chris Adams
Compliance Administrator

cc: District Manager
District Counsel
District Engineer

Exhibit A
Public Facilities Report

**CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
INITIAL PUBLIC FACILITIES REPORT – DATED JANUARY 26, 2026**

I. PURPOSE AND SCOPE

This Initial Public Facilities Report attached as **Exhibit A**, is provided for the Crossroads Village Center Community Development District (the “**District**”) to comply with the requirement of Section 189.08, *Florida Statutes*, regarding the preparation and filing of a Special District Public Facilities Report.

II. PUBLIC FACILITIES

The District may currently own, operate or maintain certain of the public improvements comprising a portion of the District’s “**Capital Improvement Plan**,” as described in the District’s *Engineer’s Report for the Crossroads Village Center Community Development District* dated February 16, 2022, (the “**Engineer’s Report**”), a copy of which is attached hereto as **Exhibit B**. The public improvements are located within the District (or adjacent thereto) and are intended to have the capacity necessary to provide services to the planned units listed in the Engineer’s Report.

III. PROPOSED EXPANSIONS (7 YEAR HORIZON)

The District does not have plans to build, improve, or expand public improvements or community facilities within the District over the next seven years. Provided however, the district may construct or acquire components of the Capital Improvement Plan within the District’s boundaries.

IV. REPLACEMENT OF FACILITIES (10 YEAR HORIZON)

The District does not propose to replace any public facilities within the next 10 years.

V. CHAPTER 189, FLORIDA STATUTES

Attached as Exhibit C is a copy of Section 189.08, Florida Statutes for reference purposes only.

Exhibit B
Engineer's Report

**MASTER ENGINEER'S REPORT
FOR CAPITAL IMPROVEMENTS**

Prepared for:

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**DAVE SCHMITT ENGINEERING, INC
12301 LAKE UNDERHILL ROAD
ORLANDO, FL 32828**

Revised February 16, 2022

**CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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MASTER ENGINEER'S REPORT

CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

I. INTRODUCTION

The Crossroads Village Center Community Development District (the “District” or the “CDD”) is located Southwest of the intersection of Highway 27 and Highway 17-92W, and East of Watts Dairy Road within Haines City, Florida (the “City”), in Polk County (the “County”). The District currently contains approximately 120.03 acres and is expected to consist of the following development schedule along with associated recreation/amenity areas, parks, and associated infrastructure:

Table A

Product	Units / Sq.ft.	Total Units / Sq.ft.
Single Family Units	111 Units	111 Units
Townhomes Units	106 Units	106 Units
Amenity Center	17,752 sf	17,752 sf
Gas Station Building	4,836 sf	4,836 sf
Hotel 1	140 Rooms	140 Rooms
Hotel 2 (Condo Hotel)	120 Rooms	120 Rooms
Store 1	10530 sf	75773 sf
Store 2	10530 sf	
Store 3	12008 sf	
Store 4	7584 sf	
Store 5	12008 sf	
Store 6	7584 sf	
Store 7	15529 sf	
Grocery Store	43475 sf	43475 sf
ALF/Garage Building	160 -180 beds	160 -180 beds
Retail 1	42108 sf	118508 sf
Retail 2	10400 sf	
Retail 3	14200 sf	
Retail 4	22000 sf	
Retail 5	22000 sf	
Shop 1	3900 sf	
Shop 2	3900 sf	
Restaurant 1	5616 sf	54416 sf

Restaurant 2	3900 sf
Restaurant 3	3900 sf
Restaurant 4	5750 sf
Restaurant 5	3900 sf
Restaurant 6	10450 sf
Restaurant 7	10450 sf
Restaurant 8	10450 sf

The CDD was established by City Ordinance No. 21-1767. The District is anticipated to own and operate the internal roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), Florida Department of Transportation (FDOT) and other applicable agencies with regulatory jurisdiction over the Development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of cost or fair market value. An overall estimate of probable cost of the public improvements is provided in Composite Exhibit 7 of this report.

This “Capital Improvement Plan” or “Master Engineer’s Report” reflects the present intentions of the District. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the developable land within the District. The District reserves the right to make reasonable adjustments to the Master Engineer’s Report to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the developable lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Master Engineer’s Report requires written approval from the District’s Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to

previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this Master Engineer's Report is to outline the District's master infrastructure plan and provide engineering support the financing of construction, installation, and/or acquisition of public infrastructure improvements necessary to support development within the District. This Master Engineer's Report will identify the proposed public infrastructure improvements to be constructed, installed, and/or acquired by the District, provide an opinion of probable infrastructure cost, and identify anticipated future ownership and maintenance responsibilities.

Contained within this Master Engineer's Report is a brief description of the public infrastructure improvements anticipated to be constructed, installed, and/or acquired by the District. The District will finance, construct, install, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this Master Engineer's Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the District Board

of Supervisors, including its staff and consultants.

III. THE DEVELOPMENT

The Development, as defined herein, is a mixed use planned development located Southwest of the intersection of Highway 27 and Highway 17-92W, and East of Watts Dairy Road. The property has a land use of RMU (Regional Mixed Use) and a zoning of MUPUD (Mixed Use Planned Unit Development). The Development will be constructed in three (3) phases. The Development is currently anticipated to consist of 111 single family lots, 106 townhome lots, 12 commercial lots as well as retail, restaurants, assisted living facilities, and hotels and other commercial uses along with recreation/amenity areas, parks and open space, landscaping and hardscaping, and associated infrastructure ("Development") – all as is more specifically described herein and in Table A.

IV. THE CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan ("CIP"), consists of public infrastructure improvements necessary to support the development of the various unit types and uses within Development. The primary portions of the CIP will entail master stormwater management facility construction in the mass grading and phase 1, roadways built to an "urban" typical section, water and sewer facilities, and off-site improvements required by development approvals to support development of the remaining phases of the Development (including, but not necessarily limited to, roadway improvements and extension of water and sewer mains to serve the Development). The CIP also includes stormwater management structures which will outfall into an on-site stormwater management retention pond. These stormwater management structures, and retention pond areas comprise the overall stormwater facilities of the CIP. The stormwater system in phases 2 & 3 will tie into existing stub outs from the mass grading and phase 1. There will also be master infrastructure improvements associated with the remaining phases of the Development as provided in this Master Engineer's Report.

Installation of the water distribution and wastewater collection system will occur as needed in each phase. Below ground installation of telecommunications and cable TV will occur but will

not be funded by the District. Installation of streetlights and power conduits within the right of way or easements is anticipated to be funded by the District. Only undergrounding of wire within right-of-way areas and on District land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed within the Development. The public park/amenity center will have connectivity to each of the other phases via sidewalks to the other portions of sidewalk and will be accessible by both sidewalks as well as roadways within the District.

V. CAPITAL IMPROVEMENT PLAN INFRASTRUCTURE COMPONENTS

The Capital Improvement Plan includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will runoff via roadway curb and gutter to storm inlets and then convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize wet detention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, SWFWMD and FDOT. There are no known natural surface waters within the Development other than the on-site wetlands. The project site is in the Peace Creek basin.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0357G effective 12/22/2016, demonstrates that more than half of the property is located within Flood Zone AE (BFE's: 124.6 & 125 FT) while the rest is in Zone X and a small portion in the 500-year floodplain. Based on this information and the site topography, floodplain compensation will be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to

depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Internal Roadways and Parking Facility

The proposed internal roadway sections vary in the project site.

- 48' & 50' rights-of-way with 24' of asphalt and Miami curb and gutter on both sides for the single family and townhome residential units.
- 100' right-of-way with 48' of asphalt, a 24' median and Type F curb and gutter on both sides for the main streets.

The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. Parking facilities, including surface lots and a parking garage, are anticipated to be constructed as well. As stated above, the District's anticipated funding of roadway construction will be limited only to those internal roadways within the Development which will be accessible for use by the public (i.e. any portions of roadway which may be constructed behind hard-gates will not be financed by the District).

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the development. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District. Phase 1 will tie into the existing 16" WM on HWY 27. Phase 2 will have a new connection and tie into the

12" WM on HWY 17-92. Phase 4 will have a new connection on Watt's Dairy Road with an 8" WM. Reclaimed water is not available for this site. A connection to the potable water system is anticipated to be constructed and funded by the District and to be installed onsite to provide irrigation within the right of way or irrigation water service shall be provided as part of the domestic water system design.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual residential and commercial lots. Phase 1 lift station will serve Phase 1 & future phase 4. The 6" force main ("FM") will tie into an existing 6" FM on Florida Avenue. Phase 2 lift station will serve phases 2,3 & 5. The 6" FM will tie into an existing 6" FM exiting the City's LS#11 on Moss Ave. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District anticipates providing financing for the HWY 27 and HWY 17-92 roadway improvements, associated signals, Watts Dairy drainage improvements and the off-site water and sewer improvements currently planned. The site construction activities associated with the CIP are anticipated for completion in Phase 1 & 2 and are anticipated to include 2 driveway connections on HWY 27 and HWY 17-92. Upon completion of these improvements, inspection/certifications will be obtained from the FDOT, SWFWMD, the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection), and the City/County.

There are 2 proposed FM's to be built in Phase 1 & 2. The first FM will tie into an existing City's FM on Florida Ave and will cross under HWY 27. The second FM will also tie into an existing City's FM on Moss Ave and will cross under HWY 17-92. At this time, there are no impact fee credits associated with the beforementioned off-site improvements; however, the developer is currently in negotiation with various governmental entities for said credits. Should improvements give rise to impact fees at a later date, this report will be amended accordingly or will be addressed under separate financing documents.

Amenities and Parks

The District currently plans to provide funding for an Amenity Center anticipated to include the following: parking area, clubhouse and pavilion with restroom facilities, pool, tot lot, all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center, and passive parks throughout the Development which will include benches and walking trails. All paths, parks, etc. discussed in this paragraph and anticipated to be financed by the District will be available to the general public.

Electric and Lighting

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by DUKE. Electric facilities which are funded by the District will be owned and maintained by the District, with DUKE providing underground electrical service to the Development. The CDD presently intends to purchase and install the street lighting along the internal roadways within the CDD or enter into a lease with DUKE. These lights will either be owned, operated and maintained by the District or if leased by DUKE after dedication, with the District financing the differential cost of undergrounding of the electric utilities.

Entry Features, Landscaping, Hardscaping, and Irrigation

Landscaping, irrigation, and hardscaping, including entry features and walls at the entrances and along the outside boundary of the Development are planned to be provided by the District. The irrigation system will connect to the potable water system. The irrigation watermain to the various phases of the Development are anticipated to be financed and constructed or acquired by the District and to be operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the Development. Perimeter fencing will be provided at the site entrances and perimeters. These items are also anticipated to be funded, owned and maintained by the District.

Wetland Mitigation

Wetland impacts within the District currently require 50.0 +/- acres of wetlands and uplands to be preserved via a conservation easement as set forth in the application for the SWFWMD

permit for the development. Final approval of the wetland mitigation plan by the SWFWMD and the United States Army Corps of Engineers & FDEP may require modification to the mitigation plan.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are currently planned to be financed by the District with the intention of benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the Development for the intended mixed residential and commercial uses. The costs included in this Master Engineer’s Report include professional services necessary for completing the infrastructure described herein, including (i) engineering, surveying, and other professional fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are necessary for design, permitting, construction, and acceptance of the public improvements.

VI. PERMITTING

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Health Department, Florida Department of Environmental Protection (FDEP), Army Corps of Engineer Permit (ACOE), and City construction plan approval.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

Overall

Permits / Approvals	Approval / Expected Date
City Zoning Approval	TBD
City Preliminary Plat	TBD
City Master Utility	TBD
City Master Drainage	TBD
SWFWMD ERP (Mass Grading)	TBD
ACOE	TBD

PHASE 1

Permits / Approvals	Approval / Expected Date
SWFWMD ERP (Phase 1 MOD)	TBD
Construction Plans Haines City (Phase 1)	TBD
Construction Plans Haines City (Off-Site)	TBD
Construction Plans Polk County (R/W)	TBD
Polk County Health Department Water (Phase 1)	TBD
Polk County Health Department Water (Off-Site)	TBD
FDEP Sewer (Phase 1)	TBD
FDEP Sewer (Off-Site)	TBD
NPDES (FDEP NOI)	TBD
FDOT Utility, Driveway & Drainage	TBD

PHASE 2

Permits / Approvals	Approval / Expected Date
SWFWMD ERP Phase 2 (MOD)	TBD
Construction Plans Haines City (Phase 2)	TBD
Polk County Health Department Water (Phase 2)	TBD
Polk County Health Department Water (Offsite)	TBD
FDEP Sewer (Phase 2)	TBD
FDEP Sewer (Off-Site)	TBD
NPDES (FDEP NOI)	TBD
FDOT Utility, Driveway & Drainage	TBD

PHASE 3

Permits / Approvals	Approval / Expected Date
SWFWMD ERP Phase 3 (MOD)	TBD
Construction Plans Haines City (Phase 3)	TBD
FDEP Sewer (Phase 3)	TBD
Polk County Health Department Water (Phase 3)	TBD
NPDES (FDEP NOI)	TBD

VII. RECOMMENDATION

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

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

VIII. REPORT MODIFICATION

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

IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the

engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

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

Composite Exhibit 7
Crossroads Village Center Community Development District
Summary of Proposed Infrastructure

<u>Infrastructure</u>	<u>Construction Entity</u>	<u>Ownership Entity</u>	<u>Capital Financing¹</u>	<u>Operation & Maintenance Entity</u>
Stormwater Management Facilities	District	District	District	District
Water and Wastewater Utilities (Lift Stations, Water, & Sewer) ²	District	City of Haines City	District	City of Haines City
Electric and Lighting Utilities (Street Lighting & Conduit) ³	District	District	District	District
Internal Roadway Improvements and Parking ⁴	District	District	District	District
Offsite Roadway Improvements ⁵	District	Applicable Governmental Entity	District	Applicable Governmental Entity
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	District	District	District	District
Amenities and Park Facilities	District	District	District	District
Offsite Utility Improvements ⁶	District	City of Haines City	District	City of Haines City

¹ Infrastructure costs not funded utilizing District bond proceeds are anticipated to be financed by the developer.
² Utility improvements constructed by the District shall be constructed in accordance with City specifications and conveyed to the City upon completion.
³ Undergrounding of conduit for streetlighting is anticipated to be financed and installed by the District; the District anticipates entering into a lighting service agreement with DUKE Energy for the lease of streetlight poles and provision of lighting service.
⁴ Internal master roadway improvements are anticipated to be financed, constructed, owned, and maintained by the District.
⁵ Offsite master roadway improvements are anticipated to be financed and constructed by the District and to be constructed, owned, and maintained in accordance with applicable development orders and/or approvals.
⁶ Offsite utility improvements are anticipated to be financed and constructed by the District and to be constructed, owned, and maintained in accordance with applicable development orders and/or approvals.

Composite Exhibit 7
Crossroads Village Center Community Development District
Summary of Probable Infrastructure Costs

<u>Infrastructure</u> ^{1,2}	<u>Mass Grading</u>	<u>Phase 1</u> <u>2022-2023</u>	<u>Phase 2</u> <u>2023-2024</u>	<u>Phase 3</u> <u>2024-2025</u>	<u>Total</u>
Stormwater Management Facilities ³	\$16,754,784.50	\$2,401,750.00	\$1,186,659.00	\$533,849.50	\$20,877,043.00
Utilities (Lift Stations, Water, Sewer, Street Lighting, & Conduit)	N/A	\$2,244,856.00	\$1,343,819.00	\$617,742.25	\$4,206,417.25
Internal Roadway Improvements and Parking ⁴	N/A	\$3,839,573.80	\$6,285,695.50	\$852,584.00	10,977,853.30
Entry Feature & Signage, Landscaping, Hardscaping, & Fencing	N/A	\$1,334,546.00	\$2,956,327.00	\$2,956,327.00	\$7,247,200.00
Amenities and Park Facilities	N/A	\$3,643,747.00	N/A	N/A	3,643,747.00
Offsite Roadway Improvements ^{5 6 7}	N/A	\$2,198,060.60	\$1,053,403.50	N/A	\$3,251,464.10

¹ Master infrastructure improvements consist of stormwater management facilities, utilities including sanitary sewer lift stations, water, sewer, electrical conduit, and streetlighting improvements, offsite utility infrastructure, internal and offsite roadway improvements, parks and recreational facilities, as well as entry features, landscaping, hardscaping, and signage.

² Infrastructure cost estimates include master and subdivision infrastructure costs as well as civil/site engineering costs; all costs are based on 2021 costs.

³ Includes mass grading and stormwater pond excavation; cost estimates do not include grading of individual lots for building pad construction or associated with the transportation and/or placement of fill on private property.

⁴ Internal roadway improvement cost estimates include sub-grade, base, asphalt paving, and curbing costs and parking areas.

⁵ External roadway improvement cost estimates include sub-grade, base, asphalt paving, and curbing costs.

⁶ \$1,000,000.00 added for Two Off-Site Signals (\$500,000.00 Each)

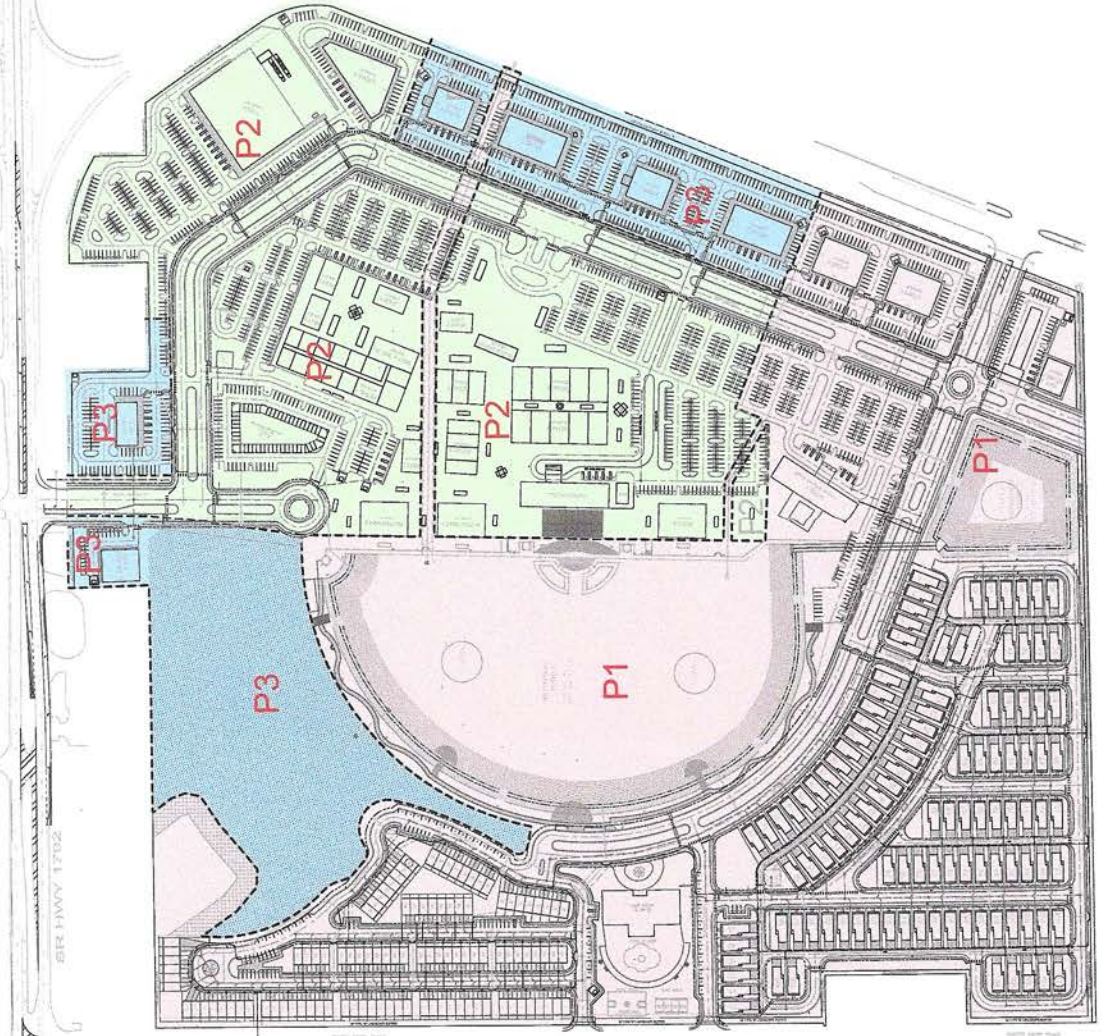
⁷ \$200,000.00 added for Off-Site Watts Dairy Drainage

Parking Garage ⁸	N/A	N/A	N/A	\$8,695,000.00	N/A	\$8,695,000.00
Wetland Mitigation ⁹	\$4,000,000.00	N/A	N/A	N/A	N/A	\$4,000,000.00
Offsite Utility Improvements	N/A	\$390,105.00	\$70,810.00	\$460,915.00	N/A	\$460,915.00
15% Contingency ¹⁰	\$3,113,217.68	\$2,407,895.76	\$3,238,757.10	\$9,503,945.95	\$744,075.41	\$9,503,945.95
TOTAL	\$22,830,262.95	\$18,460,534.16	\$24,830,471.10	\$72,863,585.60	\$5,704,578.16	\$72,863,585.60

⁸ Parking Garage for Assisted Living is based on 470 parking spaces at \$18,500.00/parking space.

⁹ Wetland impacts within the District currently require 50.0 +/- acres of wetlands and uplands to be preserved via a conservation easement as set forth in the application for the SWFWMD permit for the development. Final approval of the wetland mitigation plan by the SWFWMD and the United States Army Corps of Engineers & FDEP may require modification to the mitigation plan.

¹⁰ Contingency cost estimate reflected is applicable to overall system of master infrastructure improvements and is therefore effectively shared by all phases of project development plus professional fees and any soft costs. The costs included in this Master Engineer's Report 15% contingency include professional services necessary for completing the infrastructure described herein, including (i) engineering, surveying, and other professional fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are necessary for design, permitting, construction, and acceptance of the public improvements.



LEGEND

- Phase 1
- Phase 2
- Phase 3



**DAVE SCHMITT
ENGINEERING, INC.**
12301 LINDALL ROAD
SUITE 241
ORLANDO, FL 32828
407-207-1000
CERTIFICATE OF AUTHORIZATION #24471

CONTRACTOR RESPONSIBILITY
I hereby agree that these "As-Built" plans furnished to me by the contractor shall show, if an employee under my direct supervision, that I have not altered or modified the original design in any way, and that I have not added any work not shown on the original plans. This agreement is based upon the cooperation of the contractor.
Contractor: _____
Engineer: _____
Not valid without the signature and the original sealed case of a Florida Registered Engineer.

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE W. SCHMITT
FLORIDA
NUMBER
48274

MASTER PLAN
CROSSROADS VILLAGE CENTER
HAINES CITY, FLORIDA

DATE: FEB 2021
DRAWN BY: EMS-1
CHECKED BY: BC
SCALE: 1"=40'
SHEET: 1 OF 1



SITE

FIGURES AND DIMENSIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE GROUND.

	DAVE SCHMITT ENGINEERING, INC. 12321 LAKE UNDERHILL ROAD SUITE 241 ORLANDO, FL 32828 407-207-9038 FAX 407-207-9039 Certification of Authorization # 274273	CONTRACTOR'S RESPONSIBILITY I hereby declare that these "As-Built" were furnished to me by the contractor listed below. I, or an employee under my direct supervision, have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based on the observations of the construction. Contractor: _____ Engineer: _____ Not valid without the signature and the original sealed seal of a Florida Registered Engineer.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS			DATE	BY	DESCRIPTION													DAVE M. SCHMITT FLORIDA REG. NUMBER 48274	EXHIBIT 1 - LOCATION MAP CROSSROADS VILLAGE CENTER	DATE: JUNE 2021 PROJECT NO.: BMG-1 DRAWN BY: SAM CHECKED BY: DMS SCALE: SHEET: 1
	REVISIONS																							
DATE	BY	DESCRIPTION																						

LEGAL DESCRIPTION

PROPERTY DESCRIPTION: (D.R. 10954/1095)

Parcel 2: BEGIN at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E, along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 607.56 feet; thence S21°53'00"W, 1113.22 feet to point on the South boundary of the Southwest 1/4 of said Section 30; thence N89°36'23"E, along said South boundary, 281.10 feet to the POINT OF BEGINNING; AND

Parcel 4 (Revised 1/27 /86): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof, 464.42 feet to a point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet; thence on a chord bearing of N21°22'25"E, a chord distance of 170.36 feet to the end of said curve; thence N21°53'00"E along said Westerly right-of-way line, 1554.42 feet to the POINT OF BEGINNING; thence continue N21°53'00"E, along said Westerly right-of-way line, 260.00 feet to the intersection with a curve concaved Westerly, having a radius of 260.00 feet, a chord bearing of N12°17'40"W, a chord distance of 193.82 feet; thence Northwesterly along the arc of said curve through a central angle of 43°46'02", an arc distance of 198.62 feet to the end of said curve; thence N34°10'00"W, along D.O.T. right-of-way, 347.16 feet; thence S89°47'53"W, 130.41 feet; thence 00°20'31"W, 129.00 feet to a point on a curve concaved Southwesterly, having a radius of 450.00 feet, a chord bearing of N71°56'53"W, a chord distance of 226.77 feet; thence Northwesterly along the arc of said curve through a central angle of 29°11'15", an arc distance of 229.24 feet to the end of said curve; thence S89°47'53"W, 67.91 feet; thence S00°20'31"E, 200.00 feet; thence S30°42'55"E, 755.33 feet; thence S68°07'00"E, 180.00 feet to the POINT OF BEGINNING; AND

Parcel 3: Commence at the Southeast corner of the Southwest 1/4 of Section 30, Township 27 South, Range 27 East, run thence S89°36'23"W, along the South boundary thereof, 281.10 feet to the POINT OF BEGINNING; thence N21°53'00"E, 1799.98 feet; thence N32°29'52"W, 772.19 feet; thence S89°47'53"W, 1303.07 feet to a point on the Easterly right-of-way line of Watts Dairy Road; thence S00°02'22"W, 1650.98 feet to the end of said right-of-way; thence N89°57'38"W, 6.25 feet to a point on the Westerly boundary of the East 1/2 of the Southwest 1/4; thence S00°13'47"E, 5.73 feet; thence N89°23'34"E, 125.00 feet; thence S00°13'47"E, 348.48 feet; thence S89°23'34"W, 125.00 feet; thence S00°13'47"E, 318.95 feet to the Southwest corner of the East 1/2 of the Southwest 1/4; thence N89°36'23"E, along the South boundary of said East 1/2 of the Southwest 1/4, 1051.73 feet to the POINT OF BEGINNING;

LESS AND EXCEPT Parcel 9-A: Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 619.56 feet to the POINT OF BEGINNING; thence N21°53'00"E, 686.76 feet; thence N31°58'21"W, 244.00 feet; thence S 77°23'13"W, 296.79 feet; thence S 66°45'32"W, 177.40 feet; thence N67°20'41"W, 124.62 feet; thence S86°27'38"W, 97.19 feet; thence S45°35'56"W, 202.95 feet; thence S89°47'53"W, 31.36 feet; thence S34°26'36"W, 380.15 feet; thence S00°02'22"W, 290.60 feet; thence S34°21'54"E, 380.14 feet; thence N43°48'23" E, 135.79 feet; thence N76°17'35"E, 126.61 feet; thence N23°09'03"E, 157.70

feet; thence N88°53'15"E, 103.02 feet; thence S45°45'46"E, 199.42 feet; thence S22°44'12"E, 102.83 feet; thence N38°48'43" E, 214.22 feet; thence N68°07'00"W, 50.00 feet to the POINT OF BEGINNING; AND

LESS AND EXCEPT Parcel 2A (Revised): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.66 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 569.36 feet to the POINT OF BEGINNING; thence continue N68°07'00"W, 70.20 feet; thence N21°53'00" E, 686.76 feet; thence N31°58'21"W, 762.46 feet; thence S34°51'58"E, 820.20 feet; thence S21°53'00"W, 686.76 feet to the POINT OF BEGINNING.

PROPERTY DESCRIPTION: (D.R. 10801/452-453)

Parcel ID Number: 30-27-27-000000-023020 and 023050

LEGAL #1 (Revised 1/27 /85)

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89° 29' 23" East, along the South boundary thereof, 395.72 feet to the Point Of Beginning; thence continue North 59° 29' 23" East 68.70 feet to point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet, a chord bearing of North 21° 22' 25" East, a chord distance of 170.36 feet; thence Northeasterly along the arc of said curve, through a central angle of 00° 51' 07", an arc distance of 170.36 feet to the end of said curve; thence North 21° 53' 00" East, along said Westerly right-of-way line, 1554.42 feet; thence North 68° 07' 00" West 180.00 feet; thence North 30° 42' 55" West, 755.33 feet; thence South 89° 47' 53" West, 250.00 feet; thence North 00° 20' 31" West, 200.00 feet to a point on the Southerly right-of-way line of U.S. Highway 17-92; thence South 89° 47' 53" West along said Southerly right-of-way line, 329.07 feet; thence South 00° 37' 09" East, 200.00 feet; thence South 34° 51' 58" East, 820.20 feet; thence South 21° 53' 00" West, 686.76 feet; thence South 68° 07' 00" East, 549.36 feet; thence South 23° 07' 00" East, 26.08 feet; thence South 21° 53' 00" West, 837.46 feet to the Point of Beginning. Containing 22.66 acres MORE OR LESS.

LEGAL #2A Revised

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89° 29' 23" East, along the South boundary thereof, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 549.36 feet to the Point of Beginning; thence continue North 68° 07' 00" West, 70.20 feet; thence North 21° 53' 00" East, 686.76 feet; thence North 31° 58' 21" West, 762.46 feet; thence South34° 51' 58" East, 820.20 feet; thence South21° 53' 00" West 686.76 feet to the Point of Beginning. Containing 1.47 Acres.

Legal description for Parcel 9-A

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 21 East, Polk County, Florida; run thence North 89° 29' 23" East along the South boundary of said Southeast 1/4, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 619.56 feet to the Point of Beginning; thence North 21° 53' 00" East, 686.76 feet; thence North 31° 58' 21" West, 244.00 feet; thence South 77° 23' 13" West, 296.79 feet; thence South 66° 45' 32" West, 177.40 feet; thence North 67° 20' 41" West, 124.62 feet; thence South 86° 27' 38" West, 97.19 feet; thence South 43° 35' 56" West, 202.95 feet; thence South 89° 47' 53" West, 31.36 feet; thence South 34° 26' 36" West, 380.15 feet; thence South 00° 02' 22" West, 290.60 feet; thence South 34° 21' 54" East, 380.14 feet; thence North 43° 48' 23" East, 135.79 feet; thence North 76° 17' 35" East, 126.61 feet; thence North 23° 09' 03" East, 157.70 feet; thence North 88° 53' 15" East, 103.02 feet; thence South 45° 48' 46" East, 199.42 feet; thence South 82° 44' 12" East, 102.83 feet; thence North 38° 48' 43" East, 214.22 feet; thence North 68° 07' 00" West, 50.00 feet to the Point of Beginning. Containing 19.81 acres more or less

P:\MS\1000\018\018\018 - LEGAL DESCRIPTION.dwg, 12/17/2019 6:37:00 PM



**DAVE SCHMITT
ENGINEERING, INC.**
12001 LAKE UNDERHILL ROAD
SUITE 241
ORLANDO, FL 32828
407-207-0088 FAX 407-207-9089
Certification of Registration # 72471

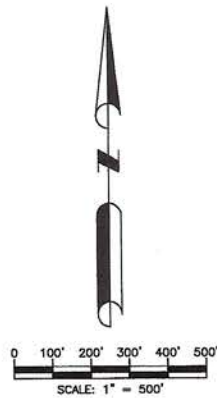
CONTRACTOR LIABILITY
I hereby declare that these "As-Built" were furnished to me by the contractor listed below. I, or an employee under my direct supervision, have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon the observations of the construction.
Contractor: _____ Registered _____
Not valid without the signature and the original seal and of a Florida Registered Engineer.

REVISIONS		DESCRIPTION
DATE	BY	

DAVE M. SCHMITT
FLORIDA REG. NUMBER
46274

**EXHIBIT 2 - LEGAL DESCRIPTION
CROSSROADS VILLAGE CENTER**

DATE: JUNE 2021
PROJECT NO.: BMS-1
DRAWN BY: SAJ
CHECKED BY: CMS
SCALE:
SHEET: 2



PROPOSED CROSSROADS VILLAGE CENTER CCD

F:\BMG1\CDD Exhibit\EXHIBIT 3 - DISTRICT BOUNDARY MAP.dwg 6/16/2021 2:52:26 PM



**DAVE SCHMITT
ENGINEERING, INC.**
12301 LAKE UNDERHILL ROAD
SUITE 341
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification # 27471

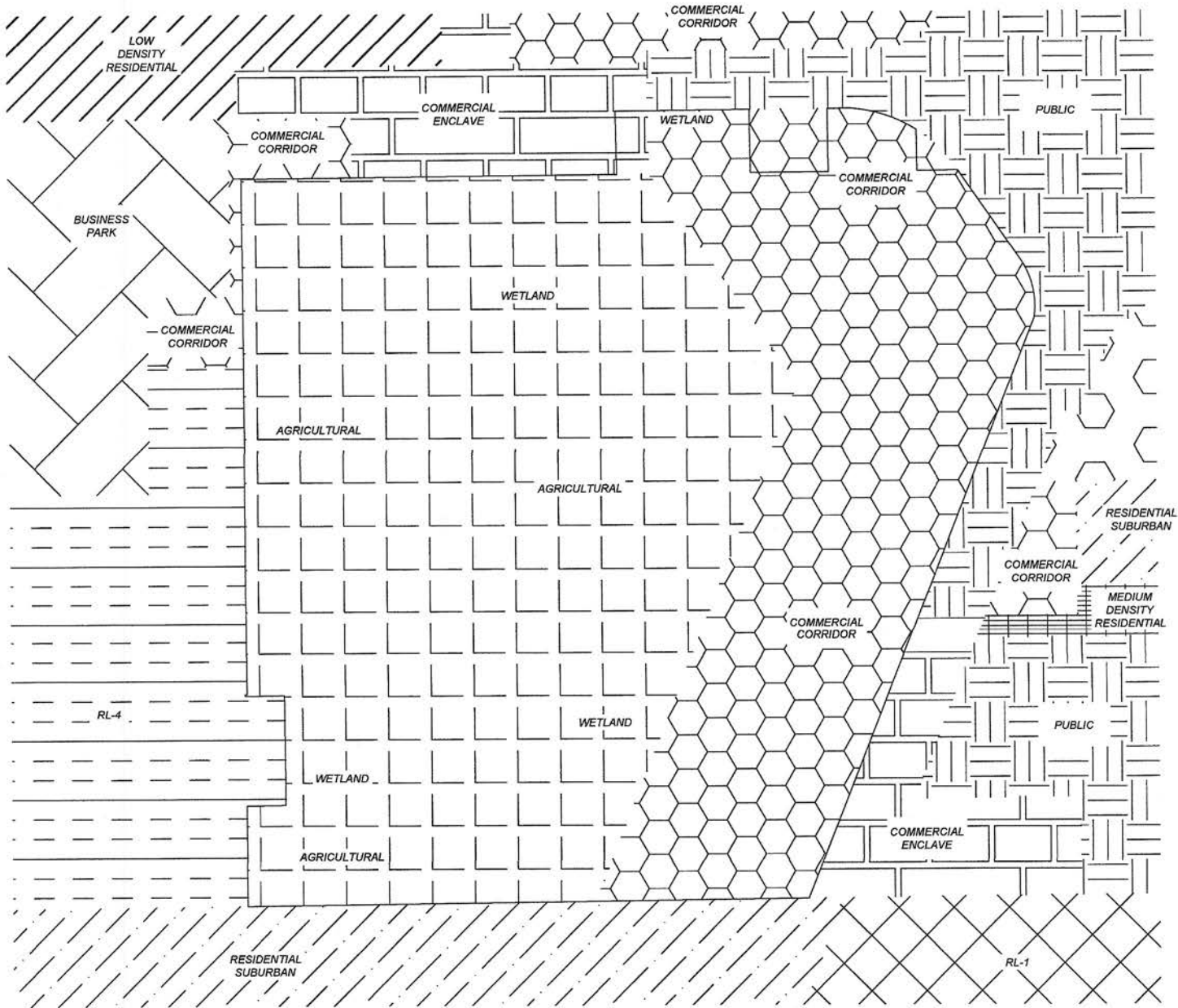
CONTRACTOR: NS-068-17P
I hereby state that these "As-Built" were furnished to me by the contractor listed below, I, or an employee under my direct supervision have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon the observations of the construction.
Contractor: _____ Engineer: _____
Not valid without the signature and the original red seal of a Florida Registered Engineer.

REVISIONS		DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
49274

EXHIBIT 3 - DISTRICT BOUNDARY MAP CROSSROADS VILLAGE CENTER CDD

DATE: JUNE 2021
PROJECT NO: BMG-1
DRAWN BY: DLS
CHECKED BY: DMS
SCALE:
SHEET: 3



F:\BNG\ICDD\BNG\BNG\EXHIBIT - 4 - FUTURE LAND USE MAP.dwg, 6/17/2021, 3:38:47 PM



**DAVE SCHMITT
ENGINEERING, INC.**
12501 LAKE UNDERHILL ROAD
SUITE 341
ORLANDO, FL 32826
407-207-9000 FAX 407-207-9000
Certification of Authorization # 27477

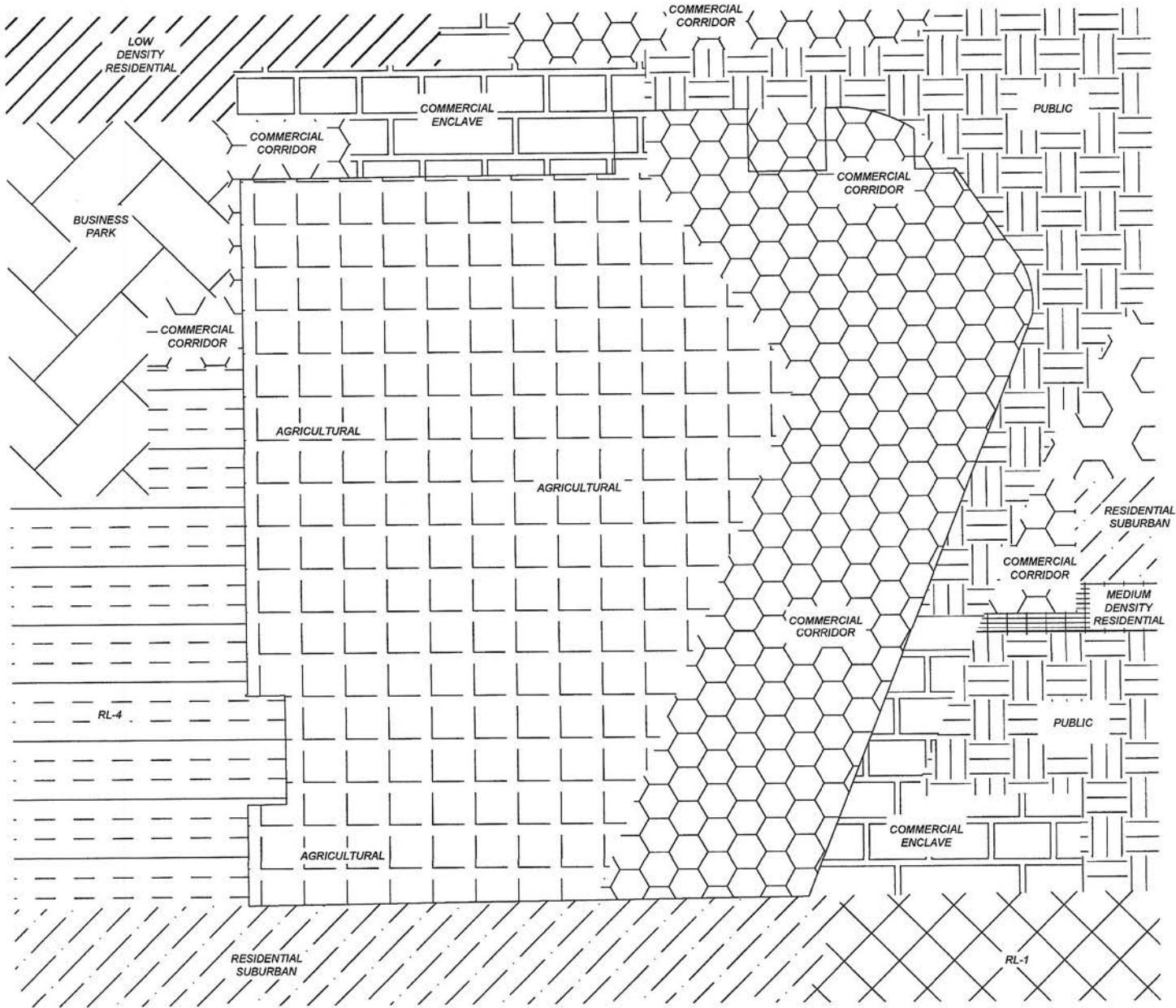
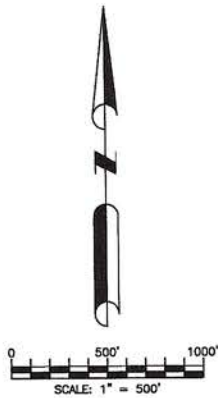
CONTRACTOR'S DECLARATION
I hereby declare that these "Final Plans" were furnished to me by the architect/artist/draftsman. As an engineer/contractor my direct responsibility is limited to the construction of the structures shown. This statement is based upon the cooperation of the architect/artist/draftsman.
Contractor: _____ Engineer: _____
Not valid without the signature and the original seal and stamp of a Florida Registered Engineer.

REVISIONS		
DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

**EXHIBIT 4 - FUTURE LAND USE
CROSSROADS VILLAGE CENTER CDD**

DATE: JUNE 2021
PROJECT NO: BMG-1
DRAWN BY: SAAH
CHECKED BY: DMS
SCALE: 1"=500'
SHEET: 4



F:\PROJECTS\CDD\Exhibit\EXHIBIT 5 - ZONING MAP.dwg, 12/3/2019 6:38:27 PM



DAVE SCHMITT ENGINEERING, INC.
 12301 LAKE LINDSHELL ROAD
 SUITE 241
 ORLANDO, FL 32828
 407-207-0005 FAX 407-207-9009
 Certification of Authorization # 22471

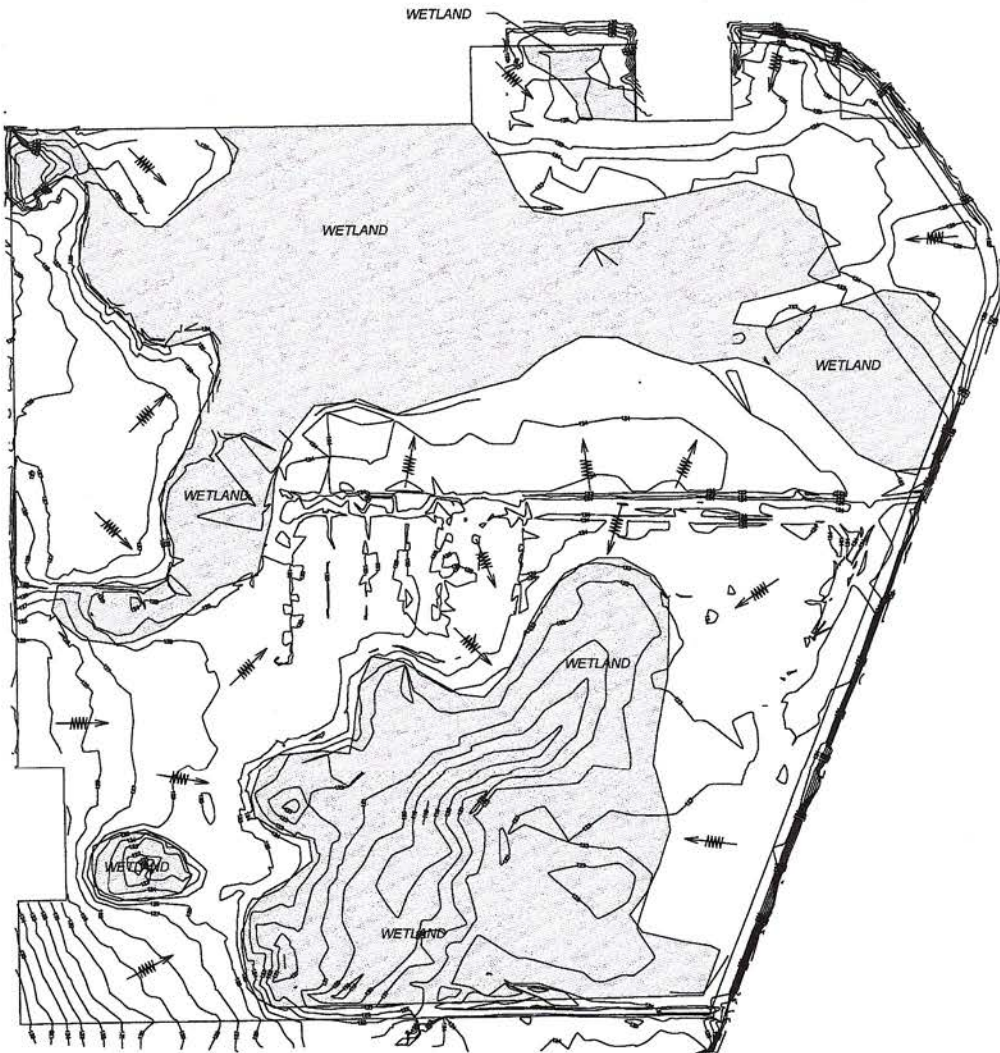
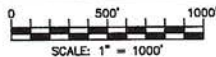
CONTRACTOR'S LIABILITY
 I hereby state that I am "The Public" as defined herein by the contractor listed below, I, or an employee under my direct supervision have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon the observations of the construction.
 Contractor: _____ Engineer: _____
 Not valid without the signature and the original red seal of a Florida Registered Engineer.

REVISIONS		
DATE	BY	DESCRIPTION

DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 46274

**EXHIBIT 5 - ZONING MAP
 CROSSROADS VILLAGE CENTER CDD**

DATE: JULY 2019
 PROJECT NO.: BMG-1
 DRAWN BY: SAM
 CHECKED BY: DMS
 SCALE: 1"=500'
 SHEET: 5



P:\BNC\LCD\Bnbs\DRIBBT 6 - DRAINAGE MAP.dwg, 6/17/2021, 3:46:00 PM



**DAVE SCHMITT
ENGINEERING, INC.**
12001 LAKE UNDERHILL ROAD
SUITE 241
ORLANDO, FL 32828
407-207-8688 FAX 407-207-8680
Certification of Approval # 27471

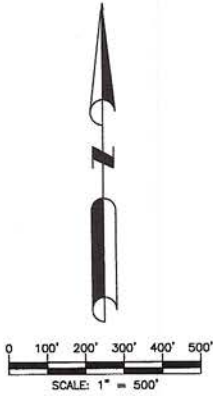
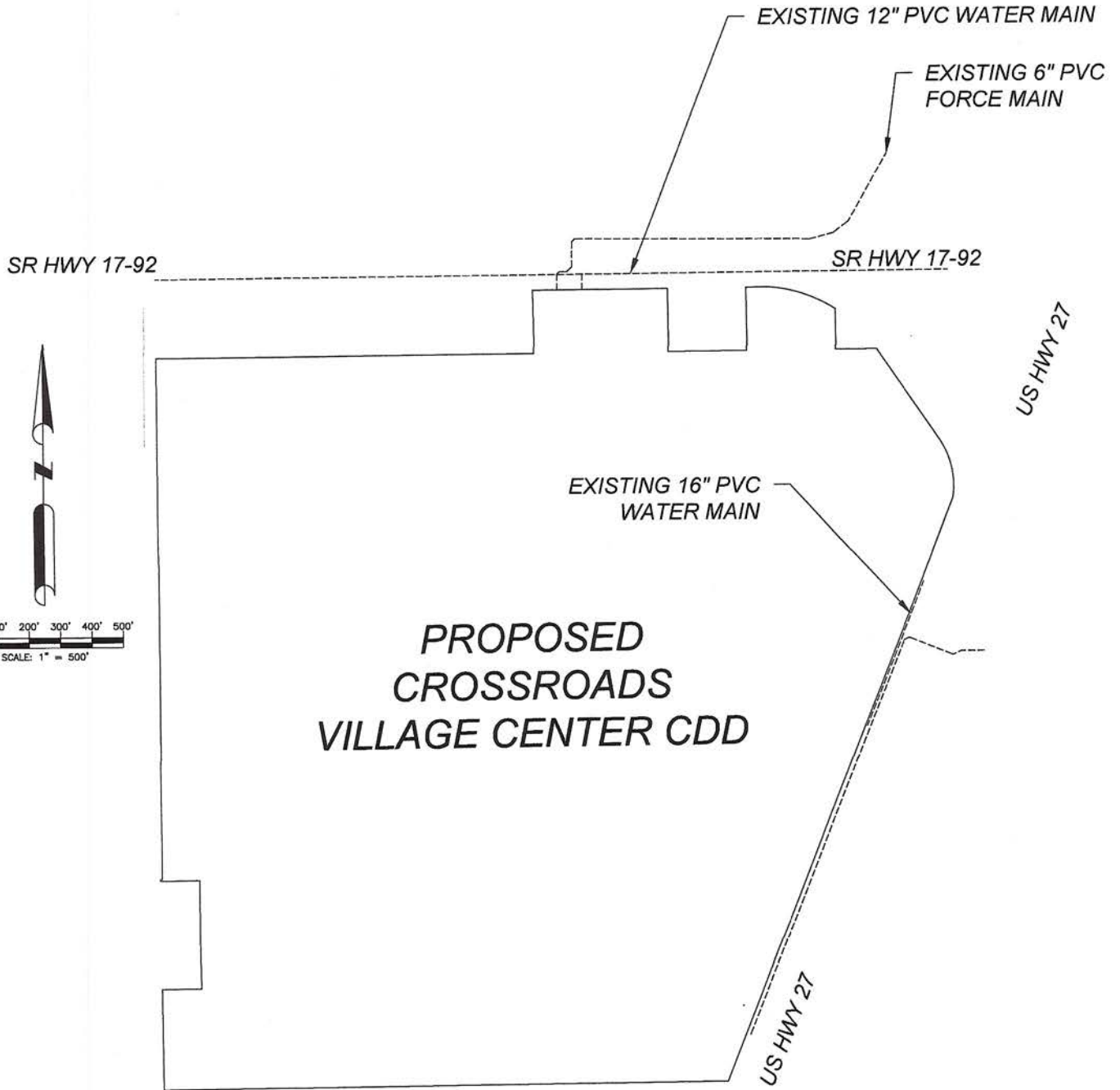
CONTRACTOR'S WARRANTY
I hereby state that these "As-Built" were furnished to me by the contractor listed below, I or an employee under my direct supervision have examined these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon the observation of the construction.
Contractor _____ Engineer _____
Not valid without the signature and the original stamp seal of a Florida Registered Engineer.

REVISIONS		
DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

**EXHIBIT 6 - DRAINAGE FLOW PATTERN
MAP
CROSSROADS VILLAGE CENTER CDD**

DATE: JUNE 2021
PROJECT NO.: 58K5-1
DRAWN BY: SAM
CHECKED BY: DMS
SCALE:
SHEET: 6



**PROPOSED
CROSSROADS
VILLAGE CENTER CDD**

P:\BNG\1\CCD\BNG\6\EXHIBIT 6 - SEWER & WATER Map.dwg, 6/17/2011 1:36:15 PM



**DAVE SCHMITT
ENGINEERING, INC.**
12301 LAKE UNDERHILL ROAD
SUITE 241
ORLANDO, FL 32828
407-297-9068 FAX 407-297-9069
Certification of Authorization # 27471

CONTRACTOR'S WARRANTY
I hereby certify that these "As-Built" were furnished to me by the contractor listed below. I, or an employee under my direct supervision, have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon the observations of the construction.
Contractor: _____ Engineer: _____
Not valid without the signature and the original red seal of a Florida Registered Engineer.

REVISIONS	
DATE	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

**EXHIBIT 6 - UTILITY LOCATION MAP
CROSSROADS VILLAGE CENTER CDD**

DATE: JUNE 2021
PROJECT NO.: BMSG-1
DRAWN BY: SAM
CHECKED BY: DMS
SCALE:
SHEET: 6

Exhibit C

**Section 189, Florida
Statutes**

The 2025 Florida Statutes

Title XIII
PLANNING AND
DEVELOPMENT

Chapter 189
UNIFORM SPECIAL DISTRICT ACCOUNTABILITY
ACT

View Entire
Chapter

189.08 Special district public facilities report. —

(1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Community Planning Act, pursuant to part II of chapter 163.

(2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:

(a) A description of existing public facilities owned or operated by the special district, and each public facility that is operated by another entity, except a local general-purpose government, through a lease or other agreement with the special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government required by s. 163.3191. The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. 163.3191(6), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.

(b) A description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.

(c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.

(d) The anticipated time the construction, improvement, or expansion of each facility will be completed.

(e) The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.

(3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans either in its 7-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. 408.039.

(4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. 380.06 may use the most recent local government report required by s. 380.06(6) and submitted by the developer, to the extent the annual report provides the information required by subsection (2).

(5) The facilities report shall be prepared and submitted within 1 year after the district's creation.

(6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. 163.3161, a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.

(7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).

(8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. 190.013, which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.

(9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).

(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

History.—s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8; s. 38, ch. 2011-139; s. 15, ch. 2012-99; s. 35, ch. 2014-22; s. 9, ch. 2018-158; s. 6, ch. 2023-31.

Note.—Former s. 189.415.