

Lake Deer Community Development District
219 East Livingston Street- Orlando – Florida – 32801

January 29, 2026

Polk County- Planning and Development
330 W Church Street
Bartow, Florida 33830
Attn: Benjamin J. Zizkal- Director Land Development

Re: Lake Deer Community Development District Initial Public Facilities Report

Dear Mr. Zizkal;

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 Lake Deer Community Development District (the "District"), dated January 28, 2026.

It is my understanding that the next "Special District's due date for filing the Report with the Local General-Purpose Government" for Polk County, Florida is August 1, 2030 (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

**LAKE DEER COMMUNITY DEVELOPMENT DISTRICT
INITIAL PUBLIC FACILITIES REPORT – DATED JANUARY 28, 2026**

I. PURPOSE AND SCOPE

This Initial Public Facilities Report attached as **Exhibit A**, is provided for the Lake Deer 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 Lake Deer Community Development District* dated June 21, 2021, (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



Lake Deer Community Development District

Engineer's Report

June 21, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 North Magnolia Avenue
Suite 1000
Orlando, Florida 32803
407-843-5120

TABLE OF CONTENTS

Introduction	2
Purpose and Scope	3
The Development	3
Capital Improvements	3
Stormwater Management Facilities.....	4
Public Roadways	4
Water and Wastewater Facilities	5
Off-Site Utilities	5
Amenities and Parks	5
Electric Utilities and Lighting	5
Entry Features.....	5
Miscellaneous.....	6
Permitting	6
Recommendation	6
Report Modification	6
Summary and Conclusion	7
Engineer’s Certification	7
List of Exhibits	
Aerial Location Map	Exhibit 1
Legal Description	Exhibit 2
District Boundary Map	Exhibit 3
Land Use Map	Exhibit 4
Zoning Map	Exhibit 5
Utility Location Map and Drainage Flow Pattern Map.....	Exhibit 6
Summary of District Facilities.....	Exhibit 7A
Summary of Opinion of Probable Cost	Exhibit 7B
Overall Site Plan.....	Exhibit 8

Lake Deer Improvement District

INTRODUCTION

The Lake Deer Community Development District (the "District" or "CDD") is located on the west side of Marigold Avenue. The District is located within unincorporated area of Polk County. The District currently contains approximately 160 acres and is expected to consist of 597 residential lots of various sizes for single-family lots with recreation/amenity areas, parks, and associated infrastructure for the development.

The CDD was established under County Ordinance No. 21-030, which was approved by the Polk County Commission on June 15, 2021. The District will own and operate the public roadways, utilizes systems, and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

The Master Developer ("Developer") RhiCas, LLC is based in Winter Haven, Florida. The Development is approved as a Planned Development (PD) for Residential Units and is divided into one phase. A land use summary is presented in Table 1.

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, county, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development, an overall estimate of the probable cost of the public improvements are provided in Exhibit 7 of this report.

The Capital Improvement Plan (CIP) or this Engineer's Report reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

TABLE 1	AREA
Master Stormwater System	13.02 ac
Residential Land (Single-Family and Townhomes Lots)	68.35 ac
Roadways Infrastructure & Public Facilities	18.18 ac
Open Space/Conservation Areas/Parks	60.45 ac
TOTAL	160 ac

TABLE 3 LOT TYPES		
LOT TYPE	UNITS	AREA (AC)
40-ft Lots	396	41.82 ac
50-ft Lots	201	26.53
TOTAL LOTS IN THE DISTRICT	597	68.35 ac

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on the 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 be dedicated to Toho Water Authority for ownership and maintenance upon completion.

PURPOSE AND SCOPE

The purpose of this report is to provide engineering support for the funding of the proposed improvements within the District. This report will identify the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. 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 to prepare this Engineer's Report.

THE DEVELOPMENT

The development will consist of a total of 597 residential units and associated infrastructure. The development is a planned residential community located West of Marigold Avenue and consisting of 160 acres from the northern boundary adjacent to Deer Lake and extending south to the southern boundary located along CR 542 (Lake Hatchineha Road). The District is located within Polk County. The land uses and zoning for the development are RL-4 – Residential Low and Planned unit Development. The development will be constructed in one phase.

CAPITAL IMPROVEMENTS

The CIP consists of public infrastructure in the development. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer facilities including a lift station, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP, which will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP.

Installation of the water distribution and wastewater collection system will also occur at this time as well as the lift station serving the project. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. Installation of streetlights and power within the public rights-of-way or easements will be funded by the District.

As a part of the recreational component of the CIP, there are conservation areas that can serve as passive parks within the development that are available to the public for utilization of the facilities. The recreational areas will have connectivity via sidewalks to the other portions of the District. The recreational areas will be accessed by the public roadways and sidewalks.

CAPITAL IMPROVEMENT PLAN COMPONENTS

The CIP for the District includes the following:

Stormwater Management Facilities

Stormwater Management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the city, the county, and SWFWMD. There are various conservation areas throughout the District and will be preserved in the existing condition and these will accept stormwater discharges from our ponds as shown on Exhibit 6.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C_12105C demonstrates that the property is located within Flood Zones A and X. Based on this information and the site topography, it appears that 100-year compensation will be done in areas where we will impact existing depressions throughout the development and the 100-year flood volumes will be compensated as it is required the county and FEMA.

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 the FDEP as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections include a 24-foot roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 40-foot right-of-way. The proposed roadway section will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement, and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As

stated above, the District's funding of roadway construction will occur for all public roadways.

Water and Wastewater Facilities

A potable drinking water system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed for the District. The water service provider will be Toho Water Authority a Public Utilities. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Laterals will branch off from these sewer lines to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main that will pump to an existing force main that will connect to the TWA water treatment facility.

TWA Public Utilities will provide the reclaimed water to be used for all irrigation within the CDD. The reclaimed water will be funded by the District and installed onsite within the roadways to provide for irrigation within the public right-of-way or any areas needing irrigation. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances. The site construction activities associated with the CIP are anticipated to be completed in the next two (2) to three (3) years. Upon completion of each phase, the improvements will be through the required inspections as well as final certifications of completions will be obtained from SWFWMD, Polk County Health Department (water distribution system), FDEP (wastewater collection), Toho Water Authority (TWA), and the county.

Amenities and Parks

The District will provide funding for an amenity center to include the following: parking areas, pavilion with restroom facilities, pool, all-purpose playfields, and walking trails between the phases and villages to provide connectivity to the various amenity centers within the CDD. In addition, there will be passive parks throughout the development, which will include benches and walking trails.

Electric Utilities and Lighting

The electric distribution system thru the District 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 Energy (Duke). Electric facilities will be owned and maintained by Duke after the dedication, with Duke providing underground electrical service to the Development. The CDD presently intends to fund the cost to purchase and install the street lighting along the internal roadways within the CDD. These lights will be owned, operated, and maintained by Duke after the dedication, with the District funding maintenance services.

Entry Feature

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation water mains to the various phases of the development will be constructed and acquired by the CDD with District funds and operated

and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned, and maintained by the CDD.

Miscellaneous

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

Permitting

Construction permits for all phases are required and include the SWFWMD ERP, Polk County Health Department, FDEP, and county construction plan approval.

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

Phase 1	
Permits/Approvals	Approval/Expected Date
Zoning Approval	Planned Unit Development (PUD)
Preliminary Plat	To be obtained
SWFWMD ERP	To be obtained
Construction Permits	To be obtained
Toho Water Authority- Water/Sewer	To be obtained
FDEP Sanitary Sewer General Permit	To be obtained
FDEP Water Distribution General Permit	To be obtained
FDEP NOI	To be obtained

RECOMMENDATION

As previously explained within this report, the public infrastructure, as described, is necessary for the development and functional operation as required by the County. The site planning, engineering design, and construction plans for the infrastructure are in accordance with the applicable requirements of Polk County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation are 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 the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD, Polk County, and the TWA regulations.

REPORT MODIFICATION

During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall

primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

SUMMARY AND CONCLUSION

The improvements as outlined are necessary for the functional development of the Project. The Project is being designed in accordance with current government regulatory requirements. The Project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

ENGINEER'S CERTIFICATION

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 and the value is at least the same as the costs for said improvements.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the county and city. 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 opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for the Lake Deer Community Development District.



Reinardo Malavé, P.E.
Florida License No. 31588



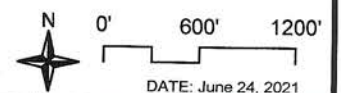
ID NO.	COUNTY PARCEL ID
1	28-28-22-935710-000001
2	28-28-22-935710-000002
3	28-28-14-935310-000003

LEGEND	
	LAKE DEER CDD
	PARCELS

SECT 14 & 22, T28S, R28E

EXHIBIT 1 - LOCATION MAP LAKE DEER CDD

APPROX. CDD BOUNDARY
AREA - 160.0 ± AC.



LAKE DEER CDD
EXHIBIT 2 - LEGAL DESCRIPTION

Parcel No 1 (Tax ID 282822-935710-000001)

POINCIANA OFFICE & INDUSTRIAL PARK VII PB 61 PGS 4 & 5 TRACTS ALL LESS TRACTS E & F FOR PROPOSED POINCIANA FIRE STATION SITE.
RIGHT-OF-WAY WITHIN PARCEL NO 1 AS SHOWN ON PLAT BOOK 61, PAGE 4 – TOTAL ACREAGE 14.1 AC.

Along with

Parcel No. 2 (Tax ID 282822-935710-000002)

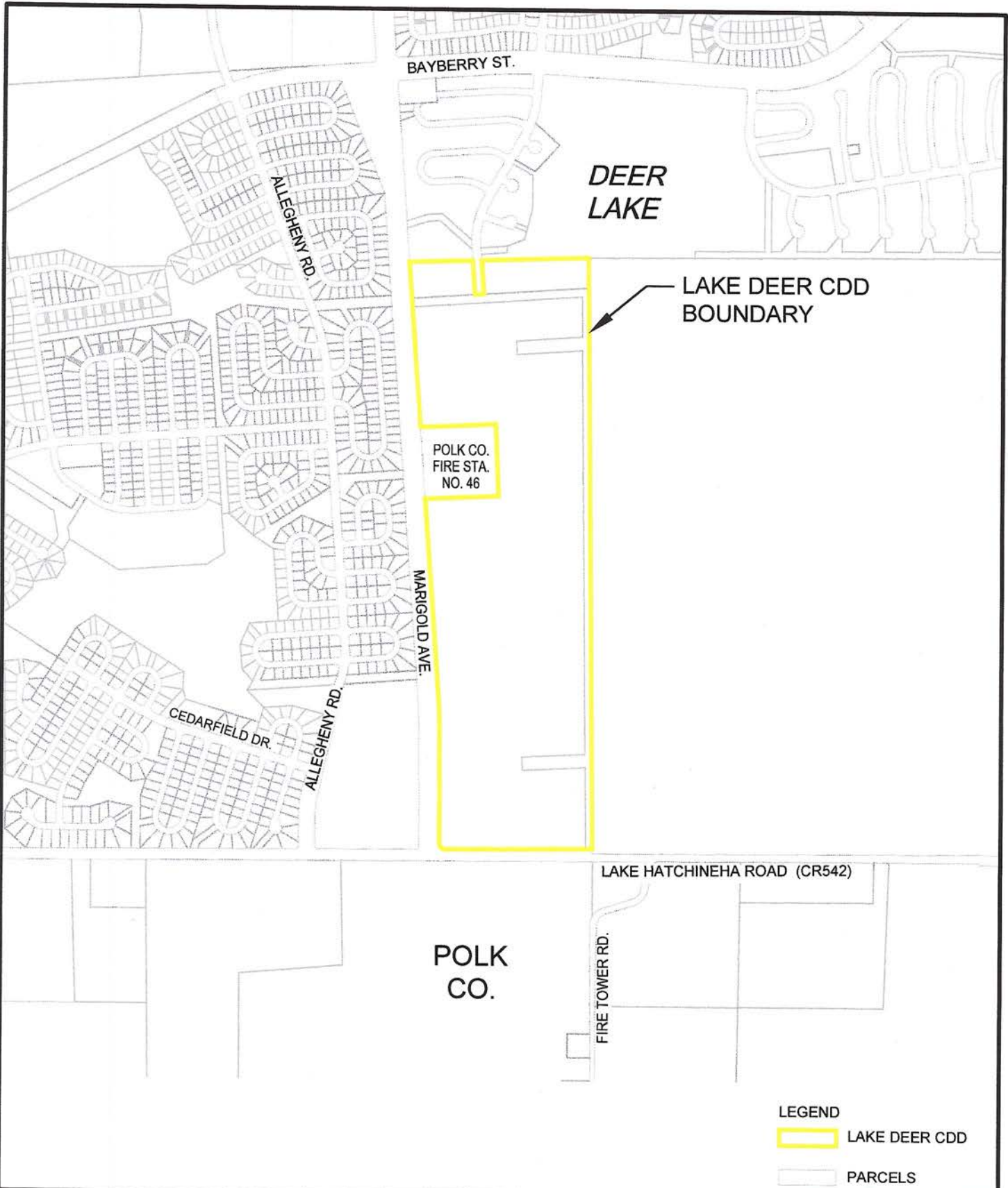
POINCIANA OFFICE & INDUSTRIAL PARK VII PB 61 PGS 4 & 5 GREENWAYS ALL.

AND

Parcel No. 3 (Tax ID 282814-935310-000003)

POINCIANA NEIGHBORHOOD 3 WEST VILLAGE 8 PB 53 PGS 44/49 ALL TRACTS THAT PART LYING IN SEC 22-28-28.

CONTAINING: 160.0 ACRES MORE OR LESS.



BAYBERRY ST.

DEER
LAKE

LAKE DEER CDD
BOUNDARY

POLK CO.
FIRE STA.
NO. 46

MARGOLD AVE.

CEDARFIELD DR.

ALLEGHENY RD.

LAKE HATCHINEHA ROAD (CR542)

POLK
CO.

FIRE TOWER RD.

LEGEND

- LAKE DEER CDD
- PARCELS

SECT 14 & 22, T28S, R28E

APPROX. CDD BOUNDARY
AREA - 160.0 ± AC.

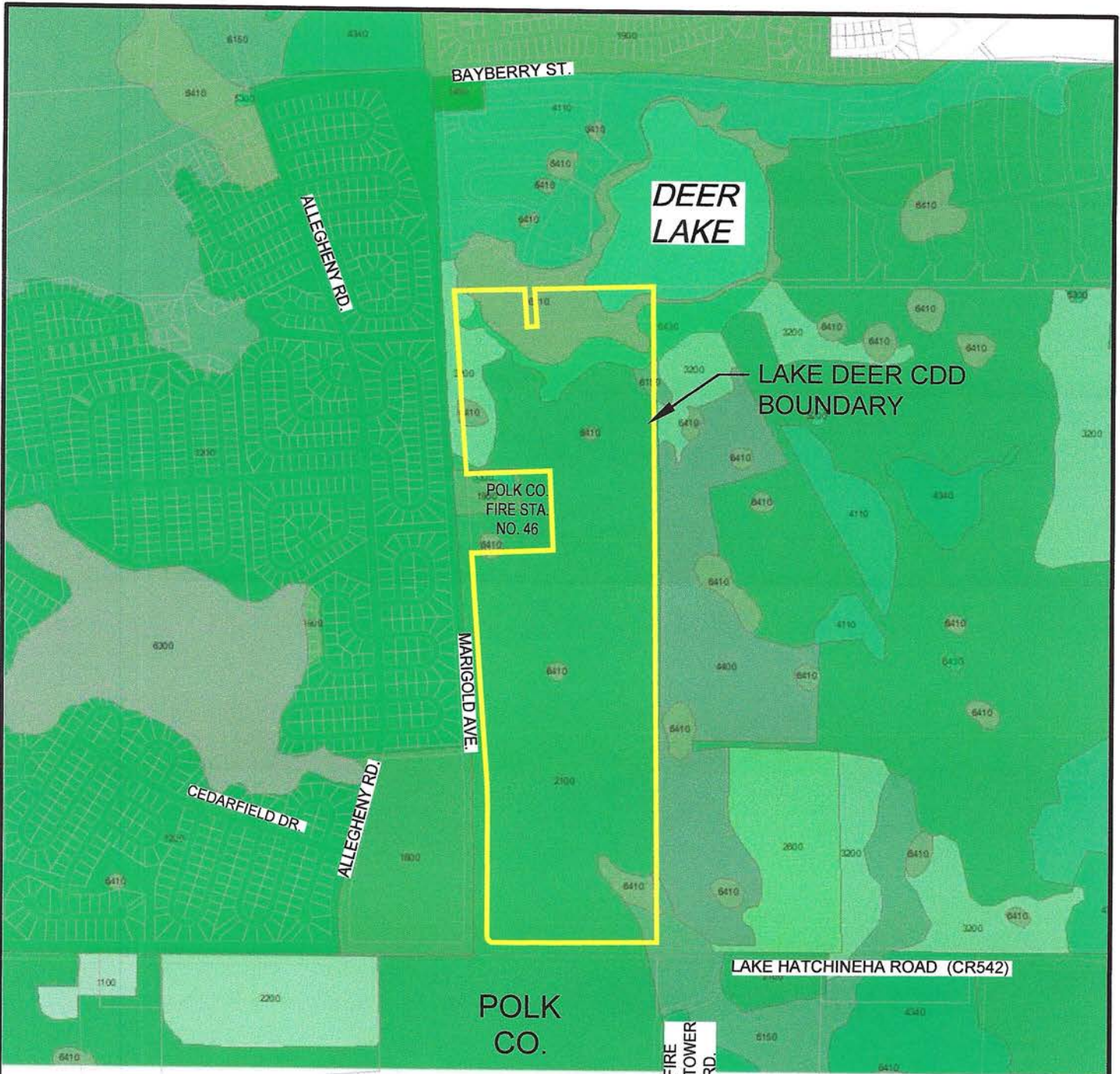
EXHIBIT 3 - BOUNDARY MAP LAKE DEER CDD



N

0' 600' 1200'

DATE: June 24, 2021



LAND USE LEGEND

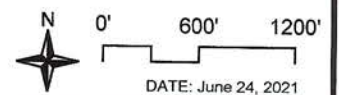
- 1900, OPEN LAND
- 2100, CROPLAND AND PASTURELAND
- 3200, SHRUB AND BRUSHLAND
- 4400, TREE PLANTATION
- 6150, STREAM AND LAKE SWAMPS (BOTTOMLAND)
- 6410, FRESHWATER MARSHES
- 6430, WET PRAIRIES

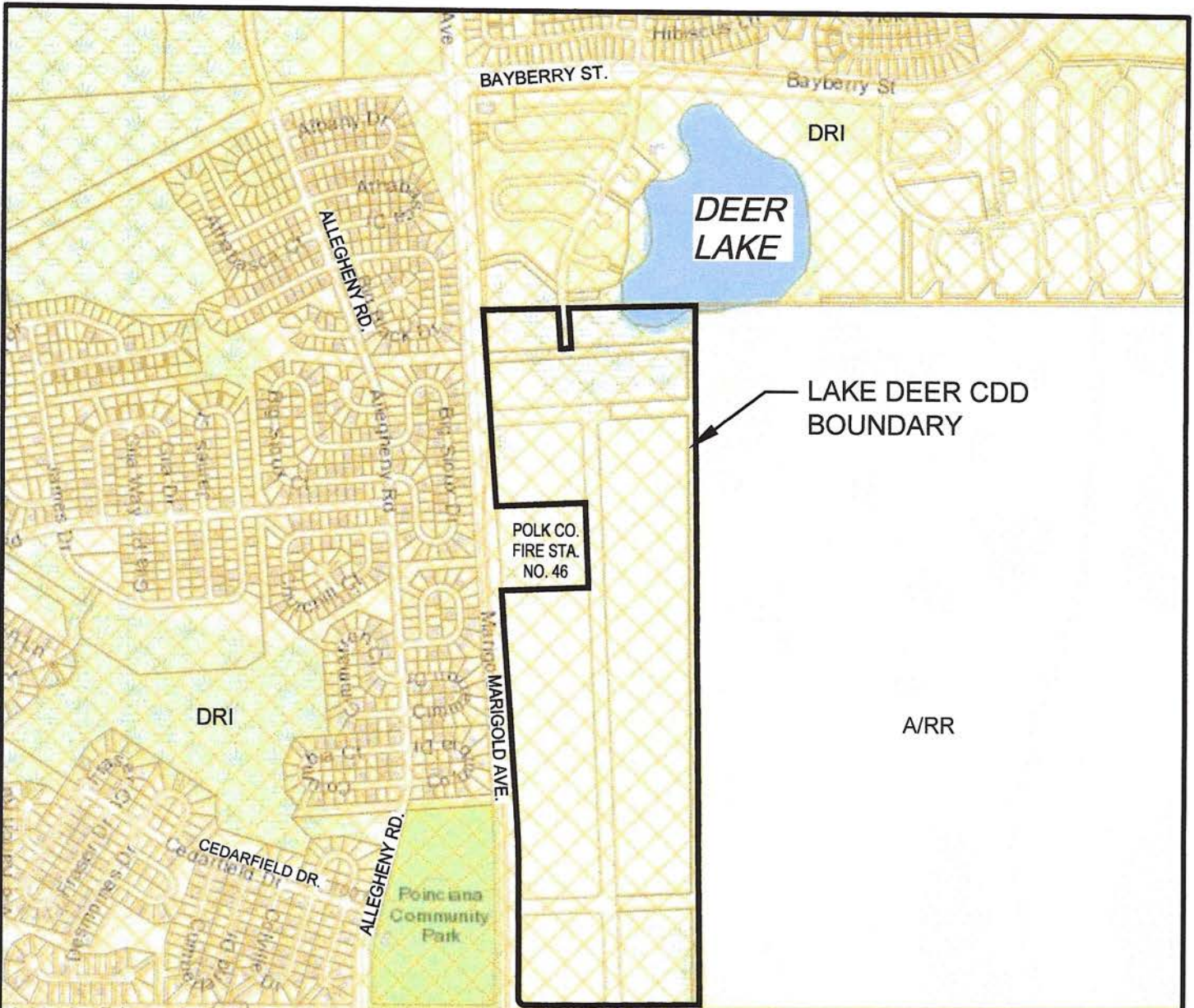
LEGEND

-  LAKE DEER CDD
-  PARCELS



SECT 22, T28S, R28E

**EXHIBIT 4 - LAND USE MAP
LAKE DEER CDD**







FUTURE LAND USE LEGEND

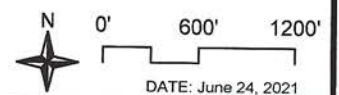
-  A/RR - AGRICULTURE/RESIDENTIAL RURAL
-  DRI - DEVELOPMENT OF REGIONAL IMPACT

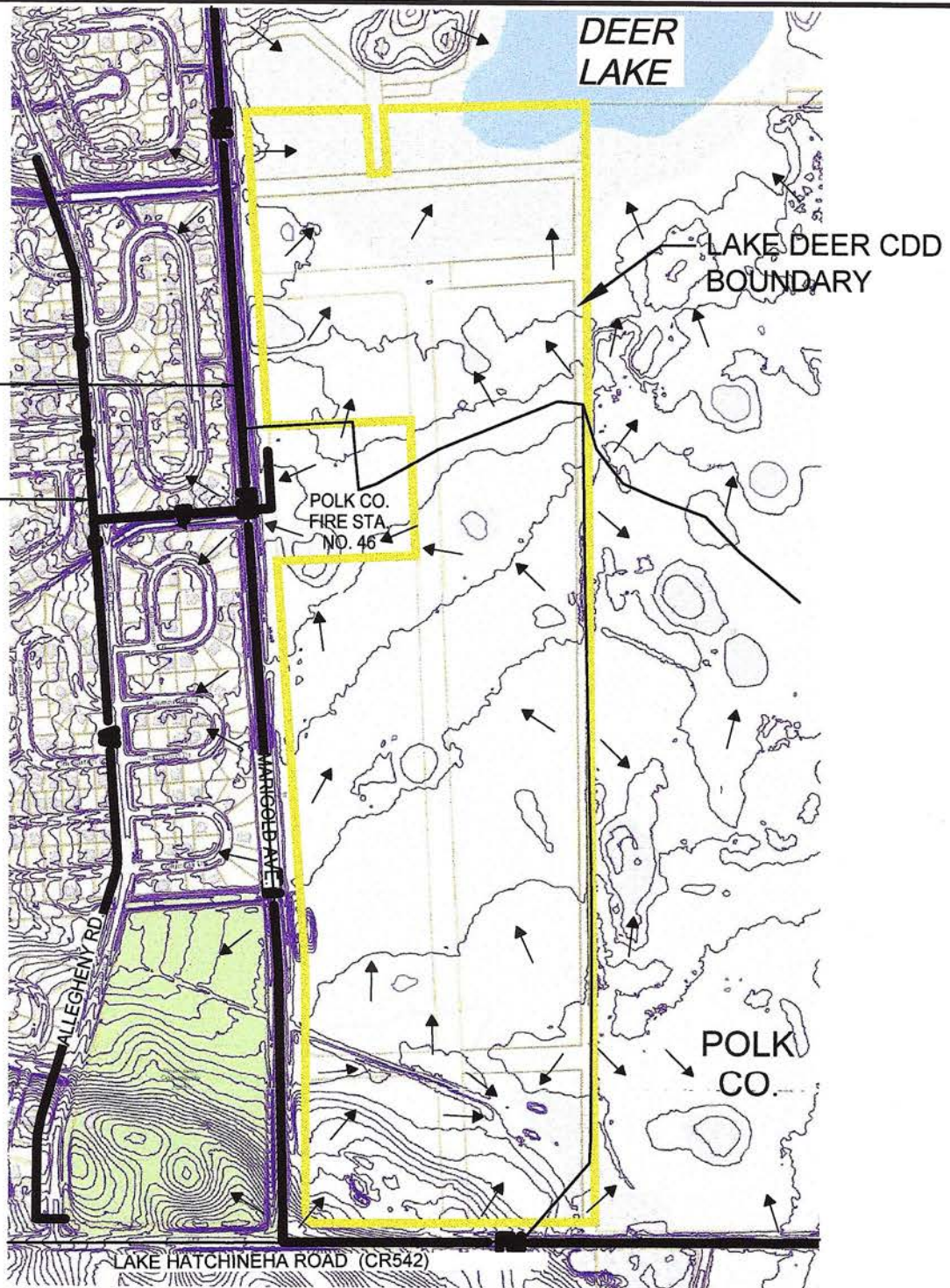
LEGEND

-  LAKE DEER CDD
-  PARCELS

SECT 22, T28S, R28E

EXHIBIT 5 - FUTURE LAND USE MAP LAKE DEER CDD





EXISTING
6" FORCE MAIN

EXISTING
10" WATER MAIN

POLK CO.
FIRE STA.
NO. 46







DEER
LAKE

LAKE DEER CDD
BOUNDARY

POLK
CO.

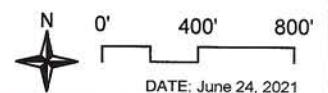
LAKE HATCHINEHA ROAD (CR542)

LEGEND

-  LAKE DEER CDD
-  PARCELS
-  DRAINAGE AREA LIMITS
-  DRAINAGE PATTERN
-  EXISTING WATER MAIN
-  EXISTING FORCE MAIN

SECT 22, T28S, R28E

EXHIBIT 6 - DRAINAGE MAP LAKE DEER CDD



Composite Exhibit 7A
 Summary of Proposed District Facilities and Summary of Probable Cost

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	TOHO Water Authority****	District Bonds	TOHO Water Authority****
Street Lighting/Conduit	District	Duke/District**	District Bonds	Duke/District***
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	Polk County	District Bonds	Polk County

*Costs not funded by bonds will be funded by the developer

** District will fund undergrounding of electrical conduit

*** District will fund street lighting maintenance services

**** TOHO WATER Authority will own and maintain the water and sewer infrastructure

Lake Deer CDD - Exhibit 7B

Infrastructure					
Number of Lots				597	
LF Roadway	LF Cost	Lot Cost	Misc	19800	
Roadway Length in Miles				3.75	
				Category Subtotals	Category Totals
Offsite Improvements	\$ 115.00				\$ 2,277,000.00
Stormwater Management					\$ 2,970,000.00
Mass Grading and Master Stormwater Drainage	\$ 65.00			\$ 1,287,000.00	
Roadway Drainage	\$ 85.00			\$ 1,683,000.00	
Utilities (Water, Sewer, & Reuse)					\$ 4,063,000.00
Water	\$ 55.00			\$ 1,089,000.00	
Reuse	\$ 45.00			\$ 891,000.00	
Gravity Sewer	\$ 85.00			\$ 1,683,000.00	
Lift Station & Force mains			\$ 400,000.00	\$ 400,000.00	
Electrical					\$ 1,252,200.00
Street Lighting	\$ 15.00			\$ 297,000.00	
Electrical Distribution		\$ 1,600.00		\$ 955,200.00	
Roadway	\$ 150.00				\$ 2,970,000.00
Entry Feature			\$ 200,000.00		\$ 200,000.00
Parks and Amenities		\$ 2,000.00			\$ 1,194,000.00
SUBTOTAL CONSTRUCTION					\$ 14,926,200.00
General Consulting (Engr & Legal) @ 10%					\$ 1,492,620.00
Contingency @ 10% (Construction Subtotal and General Consulting)					\$ 1,641,882.00
TOTAL					\$ 18,060,702.00



Dewberry Engineers Inc.
 10155 W. MANOVAL AVENUE
 SUITE 200
 FT. LAUDERDALE, FL 33314
 PH: (954) 444-1200
 FAX: (954) 444-1201
 ENGINEERING NOTICE: 8/14

**LAKE DEER CDD
 MASTER SITE PLAN**
 POLK COUNTY, FL

SCALE

KEY PLAN

SCALE NORTH

NO.	DATE	BY	DESCRIPTION

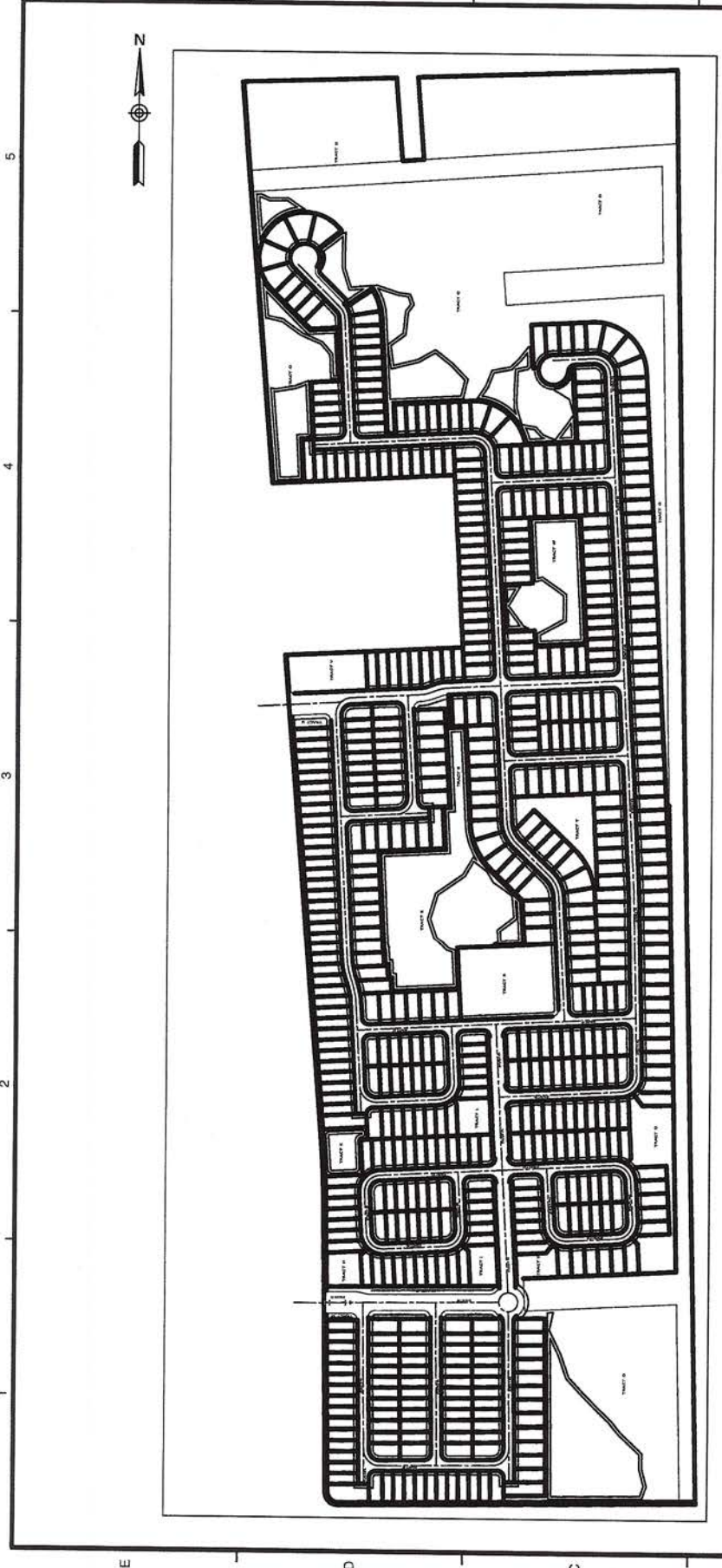
DESIGNED BY: M.S.
 APPROVED BY: P.M.
 CHECKED BY: P.M.
 DATE: 06-19-2021

**MASTER SITE
 PLAN**

PROJECT NO. 50137606

1 OF 1

SHEET NO.



40 FT LOTS: 396
 50 FT LOTS: 201
 597 LOTS TOTAL

TRACT USAGE TABLE

TRACTS A, B & C ARE BUFFER AREAS / OPEN SPACE, AND WALL/FENCE/LANDSCAPE/SIGN AREAS, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT R IS AN OPEN SPACE, DRAINAGE, WETLAND PRESERVATION, UPLAND BUFFER, DRAINAGE/RETENTION, RECREATION AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACTS D AND E ARE AN OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

5
 4
 3
 2
 1

E
 D
 C
 B
 A

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.