

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

January 27, 2026

Osceola County- Mayors Office
1 Court Square
Kissimmee, Florida 34741
Attn: Don Fisher- Mayor

Re: Crossings Community Development District Initial Public Facilities Report

Dear Mr. Fisher;

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 Crossings 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 Osceola 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

**CROSSINGS 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 Crossings 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 Crossings Community Development District* dated January 11, 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



The Crossings Community Development District

Engineer's Report

January 11, 2022

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	4
Off-Site Utilities	5
Amenities and Parks	5
Electric Utilities and Lighting	5
Entry Features.....	5
Miscellaneous.....	5
Permitting	5
Recommendation	6
Report Modification	6
Summary and Conclusion	6
Engineer’s Certification	6
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
Drainage Floodplain Map.....	Exhibit 6
Summary of District Facilities.....	Exhibit 7A
Summary of Opinion of Probable Cost	Exhibit 7B
Overall Site Plan.....	Exhibit 8

The Crossings Community Development District

INTRODUCTION

The Crossings Community Development District (the "District" or "CDD") is located north of Jones Road, east and west of Wetlands Place and Gerry Court. The District is located within unincorporated Osceola County, Florida. The District currently contains approximately 142.01 acres and is expected to consist of 614 residential lots of various sizes for single-family with recreation/amenity areas, parks, and associated infrastructure for the development.

The CDD was established under the County Ordinance No. 2022-04, which was approved by the County Commission on January 10, 2022. The District will own and operate the public roadways, utility systems, and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

The Master Developer ("Developer") is Clayton Properties Group, Inc., a Tennessee corporation doing business as Highland Homes based in Lakeland, Florida. The development is approved as a Planned Development (PD) for Residential Units and is divided into five (5) phases. 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, South Florida Water Management District (SFWMD), 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 the 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		17.89 ac
Residential Land (Single-Family and Townhomes Lots)		69.46 ac
Roadways Infrastructure & Public Facilities		32.45 ac
Open Space/Conservation Areas/Parks		22.21 ac
TOTAL		142.01 ac

TABLE 3 LOT TYPES	
LOT TYPE	UNITS
22-ft Townhome Lots	158
32-ft Bungalow Lots	137
50-ft SFR Lots	258
60-ft SFR Lots	61
TOTAL LOTS IN THE DISTRICT	614

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 county. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to City of St. Cloud 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 615 residential units and associated infrastructure. The development is a planned residential community consisting of 142.01 acres north of Jones Road, east and west of Wetlands Place and Gerry Court. The District is located within unincorporated Osceola County. The land uses and zoning for the development are LDR (low density residential). The development will be constructed in five phases.

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 infrastructure 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 undergrounding of 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/or 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 county and SFWMD. 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 in Exhibit 8.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12097C0115G, dated June 18, 2013, demonstrates that the property is located within Flood Zone A. 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 Florida Department of Environmental Protection (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 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 the City of St Cloud 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. Sewer laterals will branch off from these sewer lines to serve the development. 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 City of St. Cloud wastewater treatment facility.

The City's 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 two (2) to three (3) years. Upon completion of each phase, the improvements required inspections will be completed and final certifications of completions will be obtained from SFWMD, FDEP (water distribution and wastewater collection systems), St. Cloud Utilities, and Osceola County.

Amenities and Parks

The District will provide funding for an amenity center that is open to the residents and the public 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 undergrounding of the electric conduits, transformer/cabinet pads, and electric manholes required by Orlando Utilities Commission (OUC). Electric facilities will be owned and maintained by OUC after the dedication, with OUC 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 operated and maintained by OUC 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. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters where required as a buffer. 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 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 SFWMD ERP, FDEP, City of St. Cloud, 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	Residential Planned Unit Development (RPUD)
Preliminary Plat	To be obtained
SFWMD ERP	To be obtained
Construction Permits	To be obtained
City of St. Cloud Utilities- 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 the Osceola County and SFWMD. 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 SFWMD, FDEP, Osceola County, and St. Cloud utilities 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 entire 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.

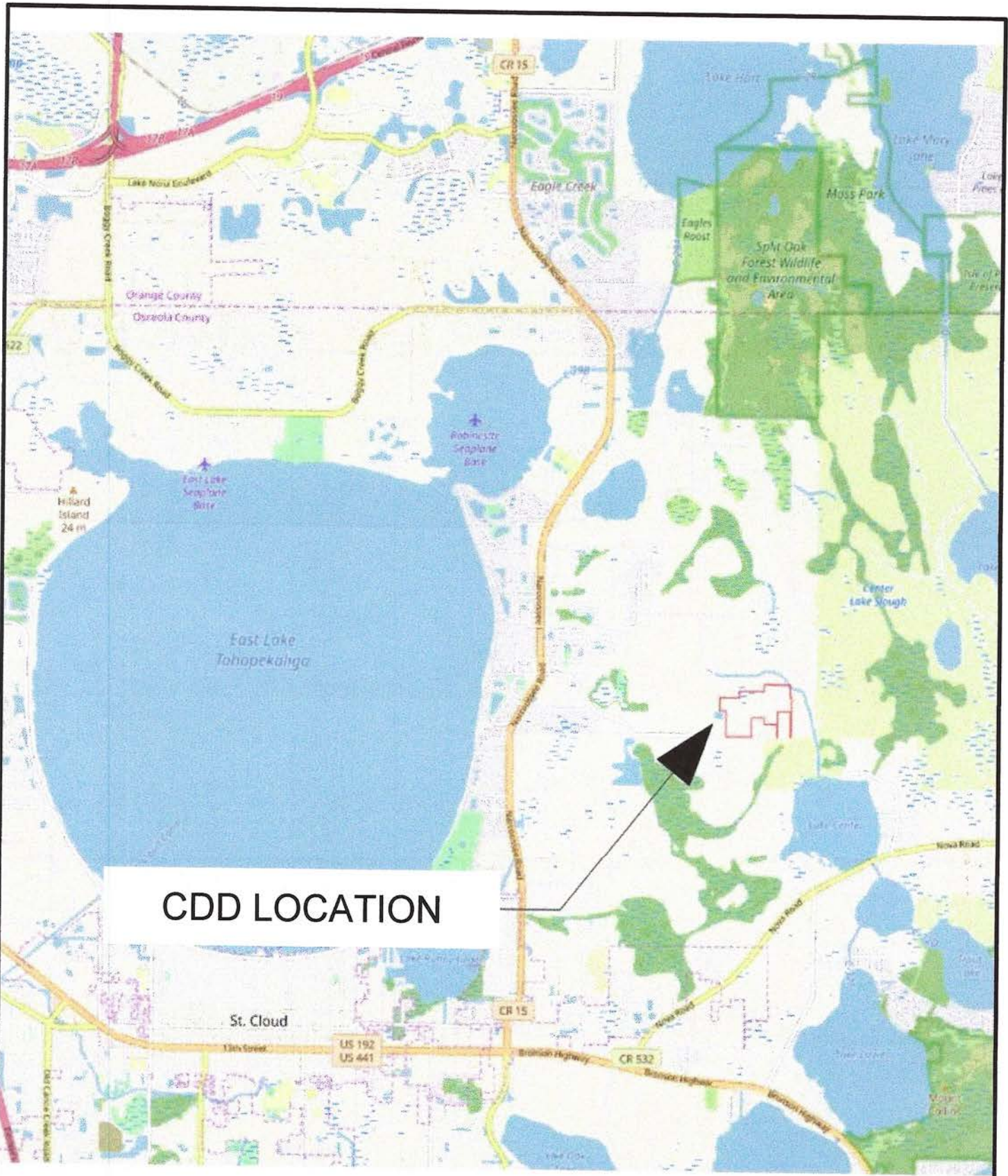
The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the county and city. However; labor market, future 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 Crossings Community Development District.



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



CDD LOCATION

SECT 22, T25S, R31E

**EXHIBIT 1 - LOCATION MAP
CROSSINGS CDD**

APPROX. CDD BOUNDARY
AREA - 142.01± AC.



N.T.S.

DATE: September 30, 2021

LEGAL DESCRIPTION:

A PORTION OF THE NEW MAP OF NARCOOSSEE, LYING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 58, OF SAID SECTION 22, NEW MAP OF NARCOOSSEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF JONES ROAD; THENCE RUN S 89° 56' 53" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1319.29 FEET TO THE SOUTHEAST CORNER OF LOT 59, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN N 00° 06' 54" E, ALONG THE EAST LINE OF LOTS 59 AND 54, OF SAID NEW MAP OF NARCOOSSEE, A DISTANCE OF 975.21 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 53, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 89° 57' 57" E, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 53, AND THE EXTENSION THEREOF, A DISTANCE OF 676.44 FEET TO A POINT ON THE WEST LINE OF LOT 52, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 07' 22" W, ALONG SAID WEST LINE, A DISTANCE OF 321.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 52; THENCE RUN S 89° 57' 03" E, A DISTANCE OF 660.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52; THENCE RUN N 00° 05' 45" E, A DISTANCE OF 655.88 FEET, TO THE NORTHEAST CORNER OF SAID LOT 52; THENCE RUN N 89° 59' 21" E, A DISTANCE OF 696.44 FEET; THENCE RUN S 00° 04' 40" W, A DISTANCE OF 1310.20 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFORESAID JONES ROAD; THENCE RUN S 89° 56' 53" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET; THENCE RUN N 00° 04' 40" E, A DISTANCE OF 1965.47 FEET; THENCE RUN S 89° 59' 17" W, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 22; THENCE RUN N 00° 04' 40" E, ALONG SAID EAST LINE, A DISTANCE OF 655.54 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN S 89° 57' 05" W, ALONG THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 1351.64 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE RUN S 00° 07' 22" W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 326.90 FEET; THENCE RUN S 89° 57' 05" W, A DISTANCE OF 1320.69 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE RUN S 00° 06' 12" W, ALONG SAID EAST LINE, A DISTANCE OF 327.83 FEET; THENCE RUN N 89° 57' 56" W, A DISTANCE OF 981.38 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF LOT 41 OF AFORESAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 06' 11" W, A DISTANCE OF 653.37 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 41; THENCE RUN S 89° 51' 41" E, A DISTANCE OF 321.61 FEET TO THE NORTHWEST CORNER OF LOT 55, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 04' 40" W, ALONG THE WEST LINE OF LOTS 55 AND 58, A DISTANCE OF 1307.37 FEET TO THE POINT OF BEGINNING.

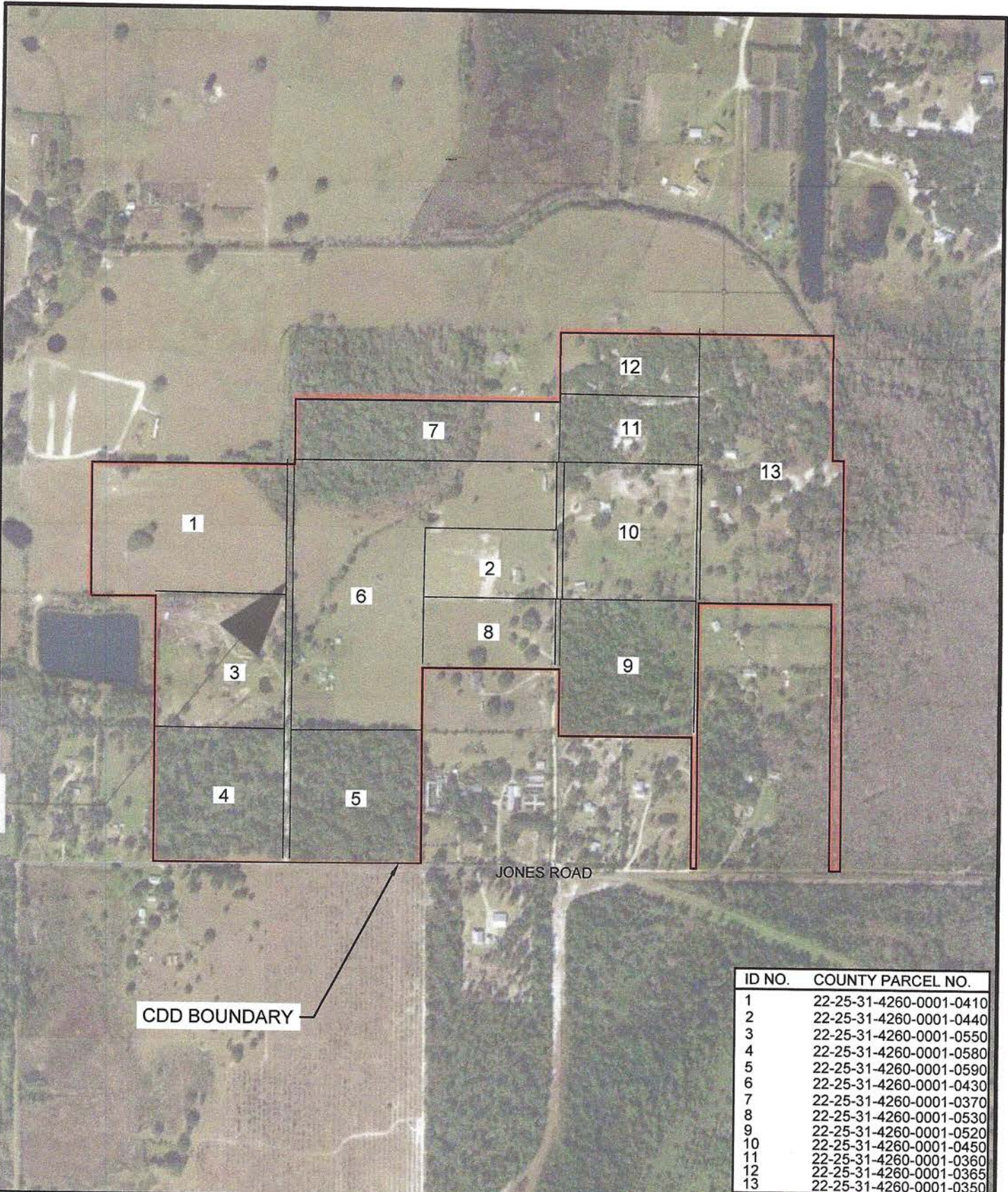
CONTAINING 142.01 ACRES, MORE OR LESS.

APPROX. CDD BOUNDARY
AREA - 142.01± AC.

EXHIBIT 2 - LEGAL DESCRIPTION CROSSINGS CDD



DATE: September 30, 2021



CDD BOUNDARY

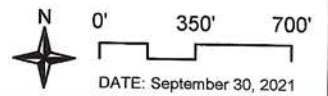
JONES ROAD

ID NO.	COUNTY PARCEL NO.
1	22-25-31-4260-0001-0410
2	22-25-31-4260-0001-0440
3	22-25-31-4260-0001-0550
4	22-25-31-4260-0001-0580
5	22-25-31-4260-0001-0590
6	22-25-31-4260-0001-0430
7	22-25-31-4260-0001-0370
8	22-25-31-4260-0001-0530
9	22-25-31-4260-0001-0520
10	22-25-31-4260-0001-0450
11	22-25-31-4260-0001-0360
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13	22-25-31-4260-0001-0350

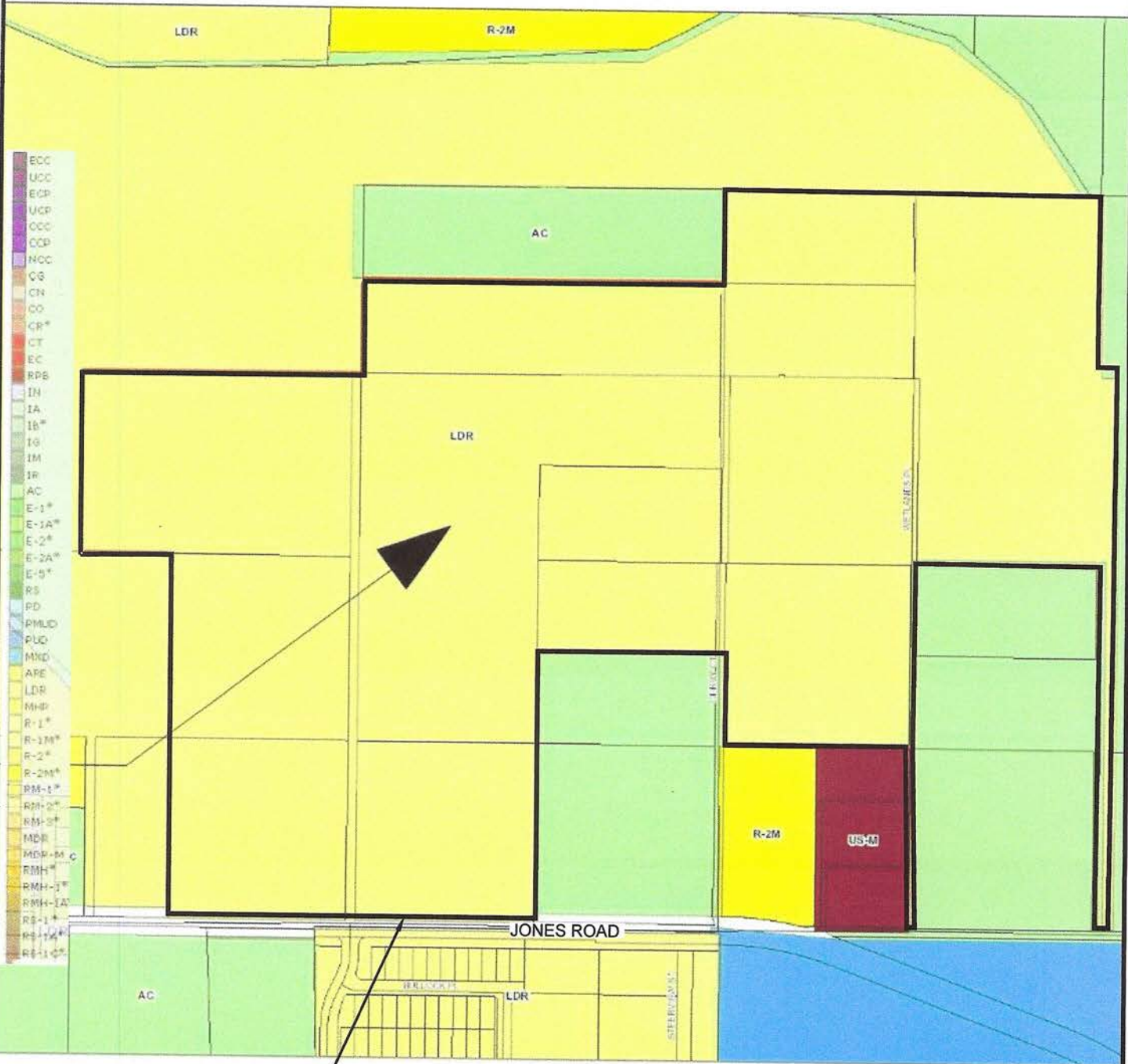
SECT 22, T25S, R31E

APPROX. CDD BOUNDARY
AREA - 142.01± AC.

EXHIBIT 3 - BOUNDARY MAP CROSSINGS CDD



DATE: September 30, 2021



CDD BOUNDARY

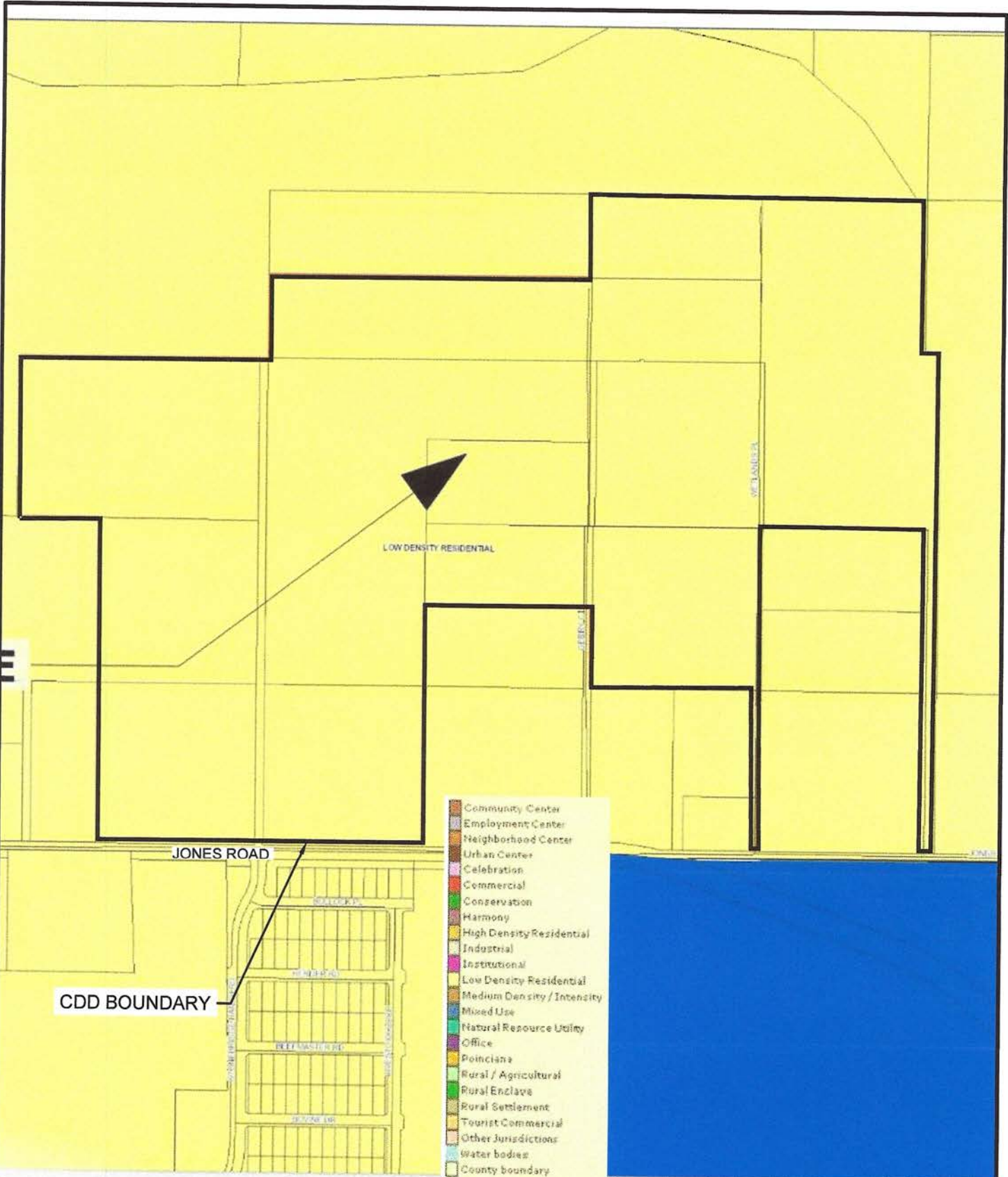
SECT 22, T25S, R31E

EXHIBIT 4 - ZONING MAP CROSSINGS CDD

APPROX. CDD BOUNDARY
AREA - 142.01± AC.



N.T.S.
DATE: September 30, 2021



- Community Center
- Employment Center
- Neighborhood Center
- Urban Center
- Celebration
- Commercial
- Conservation
- Harmony
- High Density Residential
- Industrial
- Institutional
- Low Density Residential
- Medium Density / Intensity
- Mixed Use
- Natural Resource Utility
- Office
- Poinciana
- Rural / Agricultural
- Rural Enclave
- Rural Settlement
- Tourist Commercial
- Other Jurisdictions
- Water bodies
- County boundary

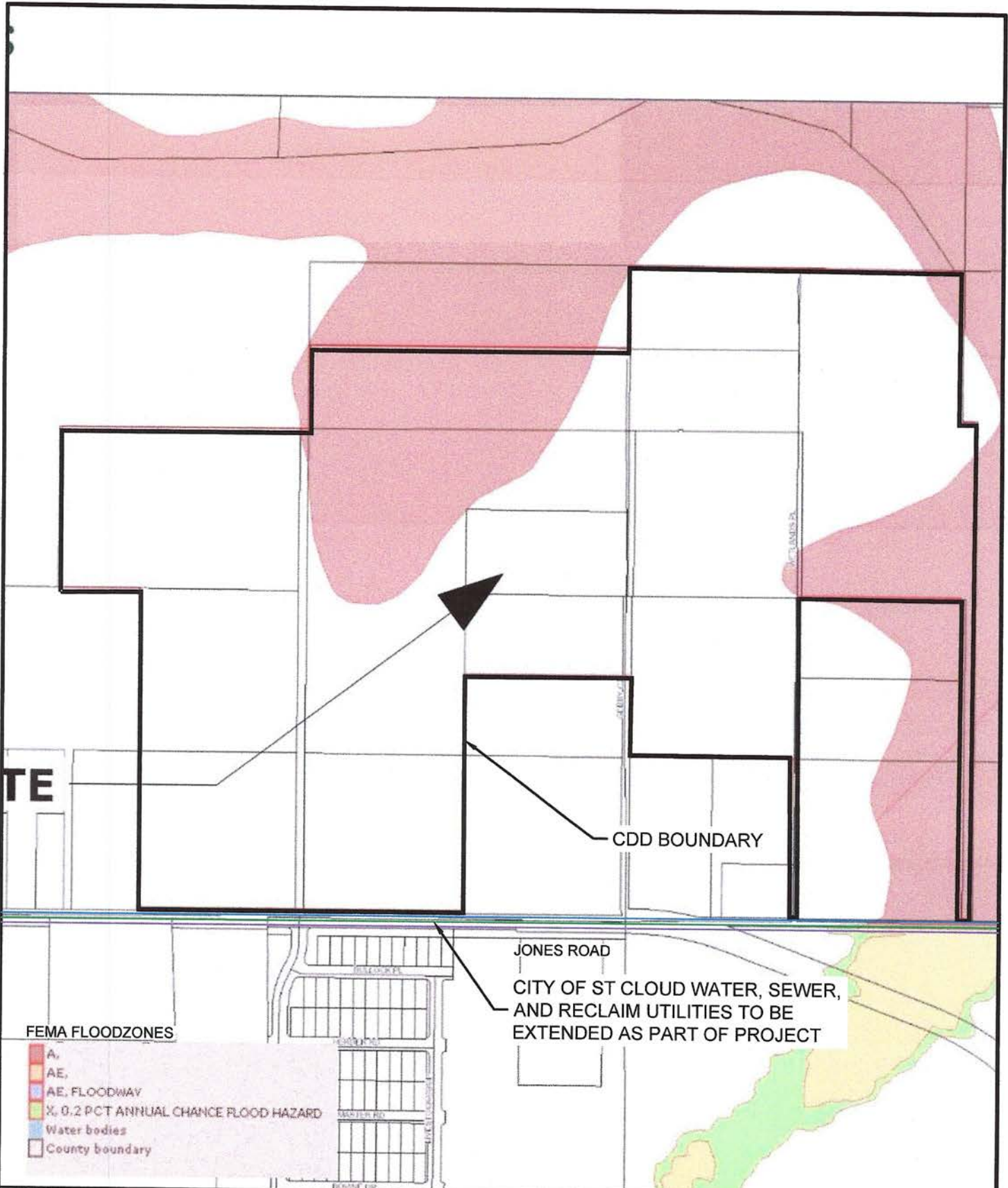
SECT 22, T25S, R31E

APPROX. CDD BOUNDARY
AREA - 142.01± AC.

EXHIBIT 5 - FUTURE LAND USE CROSSINGS CDD



N.T.S.
DATE: September 30, 2021



TE

CDD BOUNDARY

JONES ROAD
 CITY OF ST CLOUD WATER, SEWER,
 AND RECLAIM UTILITIES TO BE
 EXTENDED AS PART OF PROJECT

FEMA FLOODZONES

- A,
- AE,
- AE, FLOODWAY
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Water bodies
- County boundary

SECT 22, T25S, R31E

APPROX. CDD BOUNDARY
 AREA - 142.01± AC.

EXHIBIT 6 - DRAINAGE AND FLOODPLAIN MAP CROSSINGS CDD



N.T.S.
 DATE: September 30, 2021

**Exhibit 7A
Summary of Proposed District Facilities**

<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	City of St. Cloud	District Bonds	City of St. Cloud
Street Lighting/Conduit	District	Osceola County	District Bonds	OUC***
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	Osceola County	District Bonds	Osceola 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

Crossings CDD - Exhibit 7B - Summary of Opinion of Probable Cost

<u>Infrastructure</u>				<u>Crossings CDD</u> <u>Total: 614 Lots</u>
Number of Lots				614
LF Roadway	LF Cost	Lot Cost	Misc	29092.8
Roadway Length in Miles				5.51
Timeline				2022 - 2025
Offsite Improvements (1)(5)(7)(10)	\$ 115.00			\$ 3,345,672.00
Stormwater Management (1)(2)(3)(5)(6)(7)(10)				\$ 4,363,920.00
Mass Grading and Master Stormwater Drainage	\$ 65.00			\$ 1,891,032.00
Roadway Drainage	\$ 85.00			\$ 2,472,888.00
Utilities (Water, Sewer, & Reuse) (1)(5)(7)(9)(10)				\$ 5,782,168.00
Water	\$ 55.00			\$ 1,600,104.00
Reuse	\$ 45.00			\$ 1,309,176.00
Gravity Sewer	\$ 85.00			\$ 2,472,888.00
Lift Station & Forcemains			\$ 400,000.00	\$ 400,000.00
Electrical (1)(5)(7)(9)(10)				\$ 1,418,792.00
Street Lighting	\$ 15.00			\$ 436,392.00
Electrical Distribution		\$ 1,600.00		\$ 982,400.00
Roadway (1)(4)(5)(7)(10)	\$ 150.00			\$ 4,363,920.00
Entry Feature (1)(7)(8)(9)(10)			\$ 100,000.00	\$ 100,000.00
Parks and Amenities (1)(7)(10)		\$ 2,000.00		\$ 1,228,000.00
SUBTOTAL (CONSTRUCTION)				\$ 20,602,472.00
General Consulting (Engr & Legal) @ 10%				\$ 2,060,247.20
Contingency @ 20% (10)				\$ 4,120,494.40
TOTAL				\$ 26,783,213.60

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2021 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation and fencing
9. CDD will enter into a Lighting Agreement with OUC for the streetlight poles and lighting service. Includes only the cost of undergrounding and installation of streetlights.
10. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).

Exhibit 8



This preliminary concept was prepared from available information to advance of engineering plans and demonstrates scope, nature and layout of the proposed project. It is subject to refinements for engineering, environmental, and other disciplines. The final design and construction of the project evolves from concept to final design. Residential products, if shown, demonstrate product type variety as required by the Land Development Code and are subject to performance based design. Landscaping is shown at maturity to demonstrate conceptual massing rather than specificity of species and is subject to requirements of the Land Development Code based on final architectural design.

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.