

Schaller Preserve Community Development District
219 East Livingston Street– Orlando – Florida – 32801

January 27, 2026

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

Re: Schaller Preserve 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 Schaller Preserve 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 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

**SCHALLER PRESERVE 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 Schaller Preserve 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 Schaller Preserve Community Development District* dated May 24, 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

**SCHALLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT
FOR CAPITAL IMPROVEMENTS**

Prepared for:

**BOARD OF SUPERVISORS
SCHALLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**GADD & ASSOCIATES, LLC
4685 E. COUNTY ROAD 540A
LAKELAND, FL 33813
PH: 863-940-9979**

May 24, 2022

**SCHALLER PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	INTRODUCTION	4
II.	PURPOSE AND SCOPE	5
III.	THE DEVELOPMENT	6
IV.	THE CAPITAL IMPROVEMENTS	6
V.	CAPITAL IMPROVEMENT PLAN COMPONENTS	7
	Stormwater Management Facilities	7
	Public Roadways	8
	Water, Reclaim, and Wastewater Facilities	9
	Off-site Improvements	10
	Amenities and Parks	10
	Electric and Lighting	10
	Entry Features, Landscaping, & Irrigation	11
	Miscellaneous	11
VI.	PERMITTING	11
VII.	RECOMMENDATION	13
VIII.	REPORT MODIFICATION	13
IX.	CONCLUSION	14

LIST OF EXHIBITS

EXHIBIT 1- Location Map

EXHIBIT 2- Legal Description

EXHIBIT 3- Zoning Map

EXHIBIT 4- Drainage Flow Pattern Map

EXHIBIT 5 - Utility Extension Map

EXHIBIT 6 - Summary of Opinion of Probable Costs

EXHIBIT 7 - Summary of Proposed District Facilities

EXHIBIT 8 - Overall Site Plan

**ENGINEER'S REPORT
SCHALLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Schaller Preserve Community Development District (the "District" or "CDD") is generally located on the north side of Saddle Creek Rd., approximately three miles east of its intersection with Combee Rd., within Lakeland, Florida (the "City"). The District currently contains approximately 203.0 acres and is expected to consist of approximately 415 single family lots, recreation/amenity areas, and associated public infrastructure.

The CDD was established by City Ordinance No. 2022-037 which was approved by the City Commission on May 17, 2022. The District will own and operate the onsite public 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 of Auburndale Water & Sewer Utilities, Polk County, Florida (the "County"), Southwest Florida Water Management District (SWFWMD), 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 actual cost of construction or fair market value. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This "Engineer's Report for Capital Improvements" or "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 received by the developable land within the District. The District reserves the right to make reasonable adjustments to this 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 Report requires 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, with the exception of all improvements to be included within the Saddle Creek Rd. right-of-way, will be maintained by the District. Water distribution, wastewater collection systems (gravity lines, force mains, and non-private lift stations), and all improvements within Saddle Creek right-of-way will, upon completion, be dedicated to the City of Auburndale/Polk County for ownership and maintenance.

II. PURPOSE AND SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

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, 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 will consist of 415 single family homes and associated infrastructure. The development is a planned residential community located east of Combee Rd. and north of Saddle Creek within the City. The property has a Polk County land use designation of RS (Residential Suburban) and will have a zoning of SPD (Suburban Planned Development). The development is anticipated to be constructed in two phases.

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the "CIP"), consists of public infrastructure necessary to support residential development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes / intersection improvements 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 on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will occur as needed. Below ground installation of telecommunications and cable TV will occur but will not be funded by the District.

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 via sidewalks to each portion of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

V. CAPITAL IMPROVEMENT PLAN 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. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize a combination of wet and dry retention 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, and the SWFWMD. There are existing jurisdictional wetlands within the District.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C0530G demonstrates that the property is located within Flood Zone X and AE. Based on this information and the site topography, floodplain compensation may be required.

During the construction of stormwater management facilities, utilities and roadway improvements, the District or its contractors 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

Public Roadways

The "internal" proposed public roadway sections are to be 40' rights-of-way with 20' of asphalt and Miami curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock/crushed concrete 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 also to provide stormwater runoff conveyance to the proposed stormwater inlets.

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 Auburndale Utilities. These facilities will be installed within the proposed public rights-of-way within the District and within existing public right-of-ways adjacent to the District. This water will provide potable (domestic) and fire protection services which will serve the lands within the 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 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. A lift station or lift stations will transport wastewater flow from the lift stations, via an anticipated 6" force main to connect to the existing system along Saddle Creek Rd.

Off-Site Improvements

The District will provide funding for the anticipated turn lane(s) and offsite roadway improvements necessary at the development entrance. Anticipated improvements include a left and right turn lane at the project's entrance. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

Amenities and Parks

The District will provide funding for an Amenity Center to include the following: parking area, amenity building with restrooms, pool, and walking trails. All paths, parks, etc. discussed in this paragraph are 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 TECO/City of Lakeland

Electric to underground such systems on public right of way. Electric facilities funded by the District will be owned and maintained by the District, with TECO/City of Lakeland Electric 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. These lights are presently anticipated to be owned, operated, and maintained by the District. Alternatively, the District may fund and install the necessary electrical conduit and enter into an agreement with TECO/City of Lakeland Electric for the street lights.

Entry Feature, Landscaping, and Irrigation

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 utilize potable water or wells. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the development. 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 with the intention for 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 use as a single-family planned development.

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), Polk County Level II, and City of Auburndale water and sewer construction plan approval.

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

Permits / Approvals	Approval / Expected Date
Zoning Approval	September 2021
SWFWMD ERP	September 2022
Construction Permits (City)	September 2022
Polk County Health Department Water	September 2022
FDEP Sewer	September 2022
FDEP NOI	October 2022

VII. RECOMMENDATION

As previously described within this Report, the public infrastructure as described is necessary for the development and functional operation as required by Polk County and other applicable local governments/regulatory agencies. The site planning, engineering design, and construction plans for the infrastructure are to be in accordance with the applicable requirements of Polk County, City of Auburndale, 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 anticipated improvements to be necessary for this development to meet the most current SWFWMD, Polk County, and the City of Auburndale 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 in order 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.

LEGAL DESCRIPTION
(by GeoPoint Surveying, Inc)

A parcel of land lying in Section 1, Township 28 South, Range 24 East and Section 6, Township 28 South, Range 25 East, Polk County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of said Section 1, also being the Northwest corner of said Section 6; thence along the East line of said Section 1, also being the West line of said Section 6, S 00°42'51" W, a distance of 874.00 feet; thence leaving said Section line, N 89°42'46" E, a distance of 655.99 feet; thence S 00°17'14" E, a distance of 750.10 feet; thence N 89°42'46" E, a distance of 661.31 feet to the East line of the West 1/4 of Said Section 6; thence along said East line of the West 1/4, S 00°14'05" W, a distance of 1050.93 feet; thence S 00°11'48" W, a distance of 1282.25 feet to the North right-of-way line of Saddle Creek Road (70' Public right-of-way) as recorded in Map Book 2, Page 82 of the Public Records of Polk County, Florida; thence along said North right-of-way line, S 89°59'34" W, a distance of 2649.77 feet; thence leaving said North right-of-way line, along the West line of the East 1/4 of said Section 1, N 00°01'50" E, a distance of 3946.93 feet to the North line of said Section 1; thence along the North line of said Section 1, N 89°49'50" E, a distance of 1346.23 feet to the POINT OF BEGINNING.

Containing 203.000 acres,



**GADD
& ASSOCIATES**
CIVIL ENGINEERING & CONSULTING
1925 US HWY 98 S, SUITE 201
LAKELAND, FL 33801
PHONE: (863) 940-9979
Certificate of Authorization #30194
www.GaddCivil.com

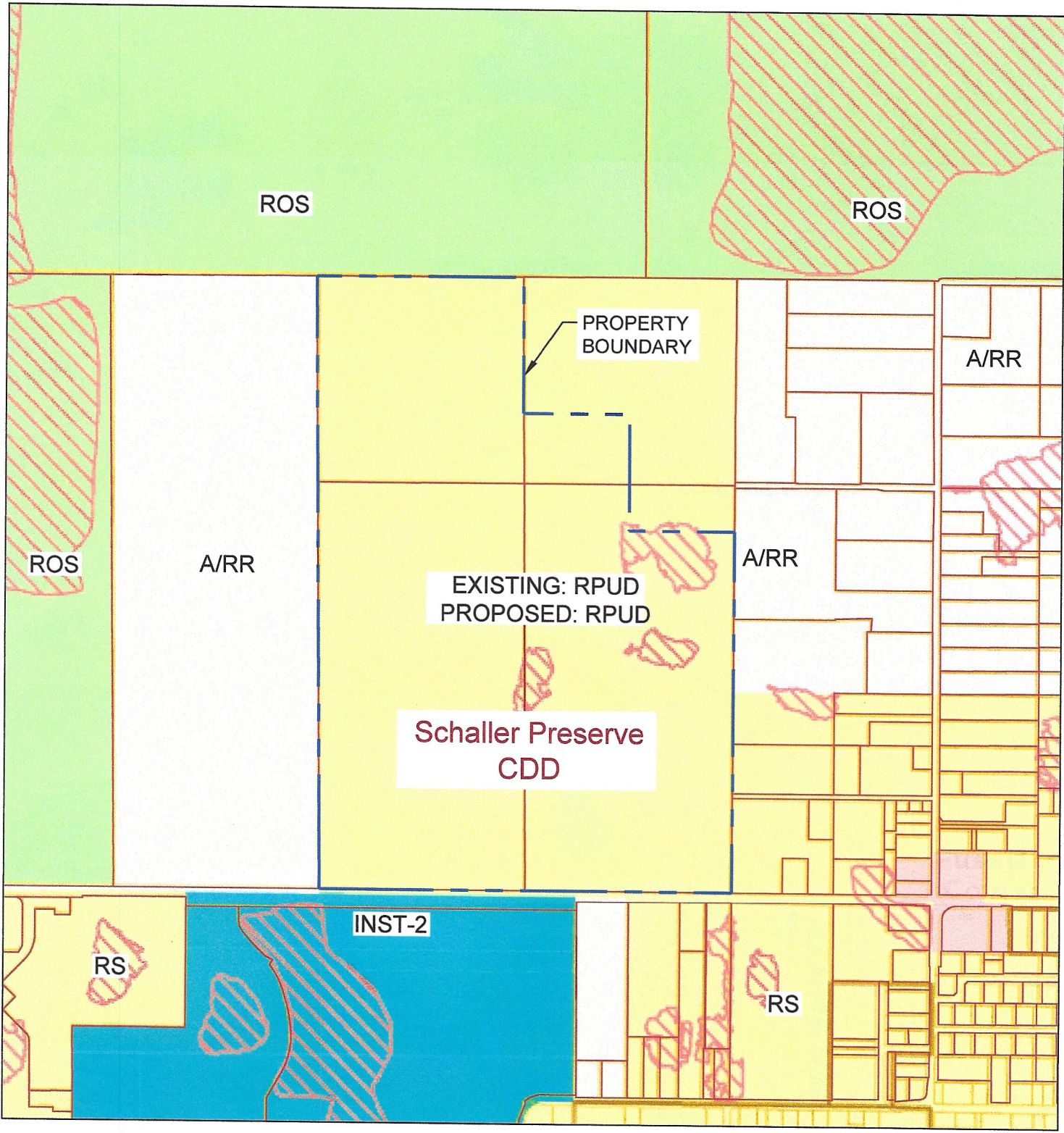
SCHALLER PRESERVE

SADDLE CREEK ROAD
LAKELAND, FL

Legal Description

Exhibit 2

X:\PROJECTS\1177.01 - LANDMARK - Saddle Creek\DRAWINGS\ENGINEERING\1177.01 - CDD Exhibits..dwg



GADD & ASSOCIATES
 CIVIL ENGINEERING & CONSULTING
 1925 US HWY 98 S, SUITE 201
 LAKELAND, FL 33801
 PHONE: (863) 940-9979
 Certificate of Authorization #30194
 www.GaddCivil.com

SCHALLER PRESERVE

SADDLE CREEK ROAD
 LAKELAND, FL

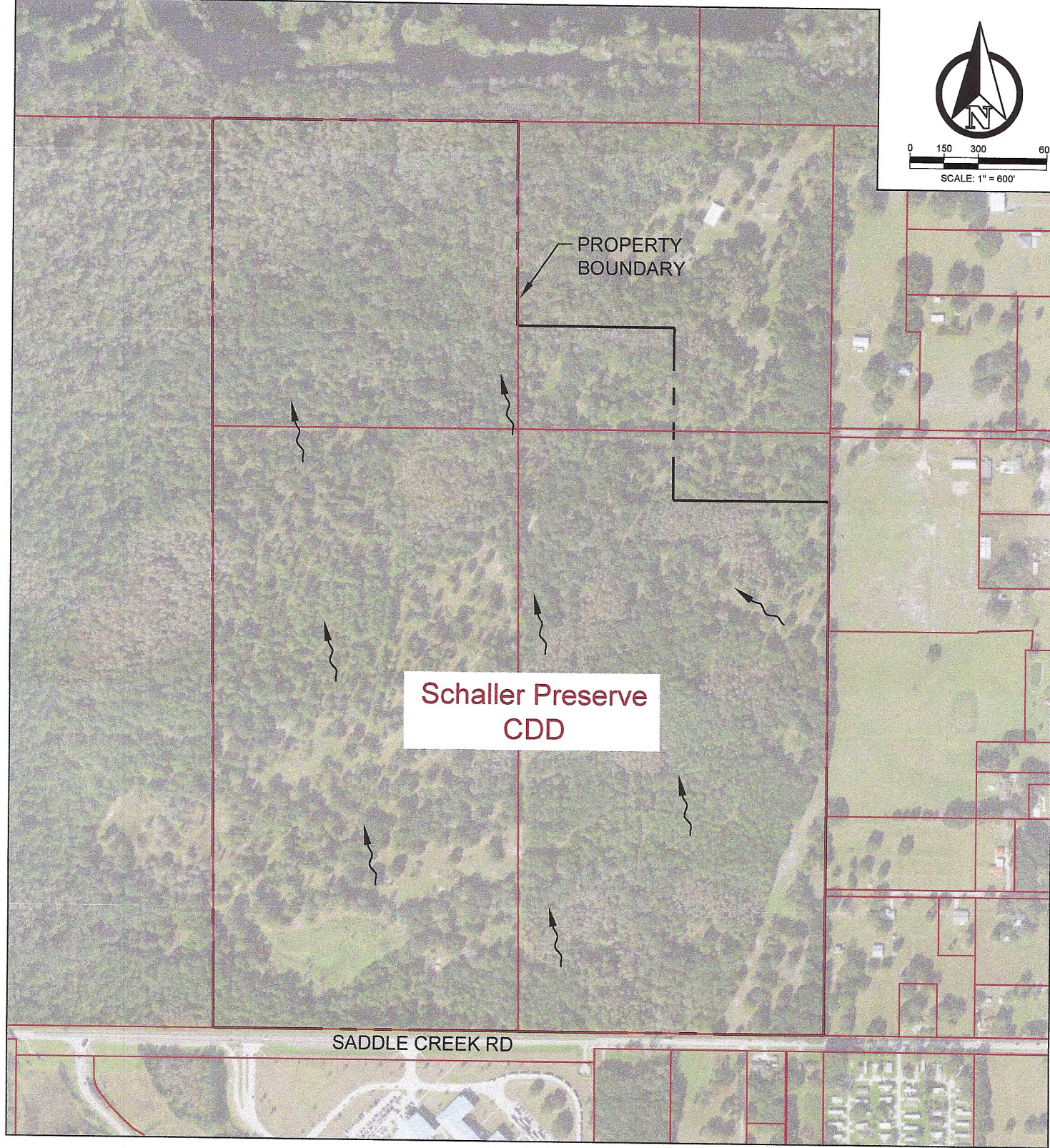
Land Use Map

Exhibit 3



0 150 300 600

SCALE: 1" = 600'



Schaller Preserve
CDD

SADDLE CREEK RD

X:\PROJECTS\1177.01 - LANDMARK - Saddle Creek\DRAWINGS\ENGINEERING\1177.01 - CDD Exhibits.dwg



**GADD
& ASSOCIATES**
CIVIL ENGINEERING & CONSULTING
1925 US HWY 98 S, SUITE 201
LAKELAND, FL 33801
PHONE: (863) 940-9979
Certificate of Authorization #30194
www.GaddCivil.com

SCHALLER PRESERVE

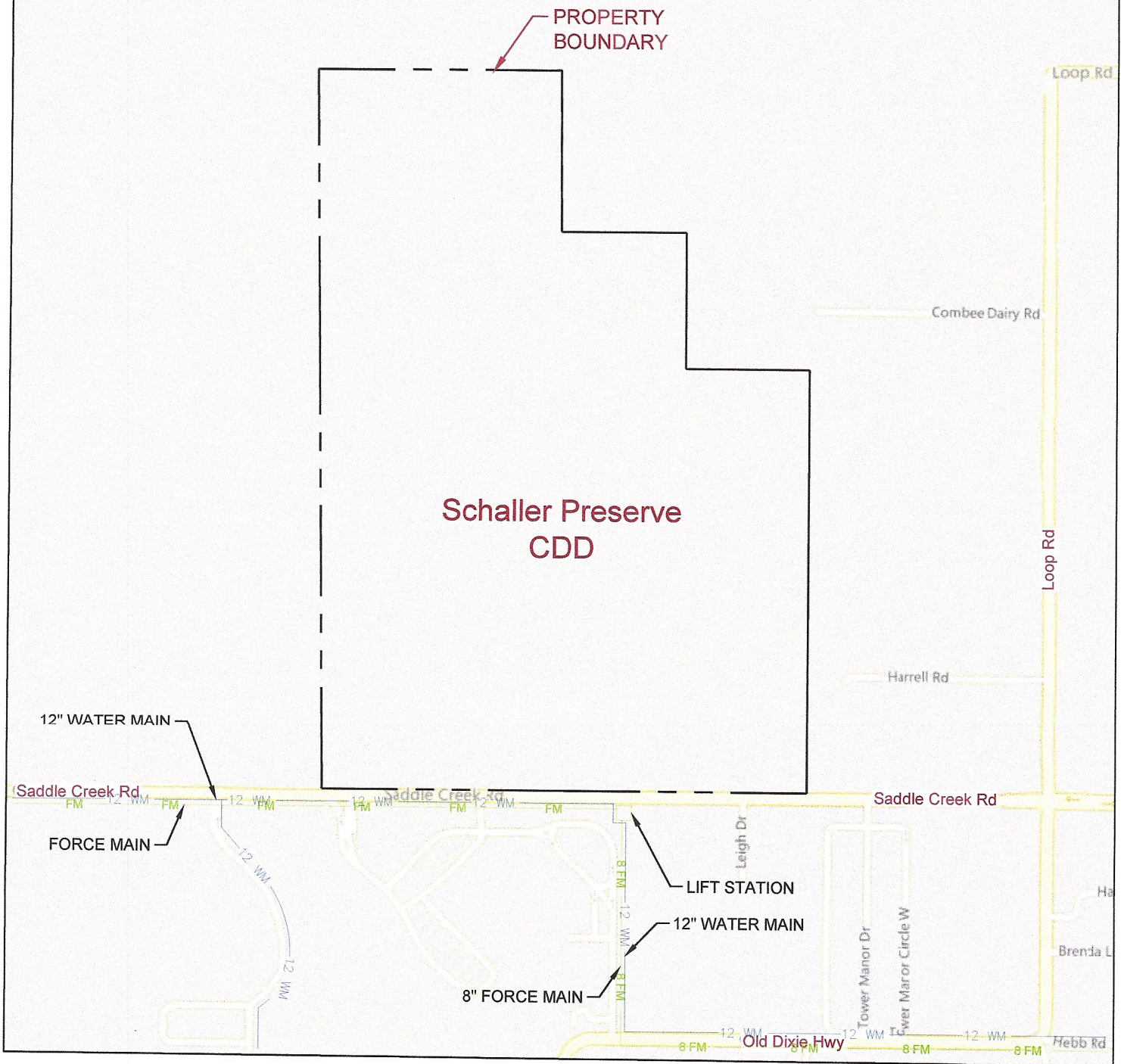
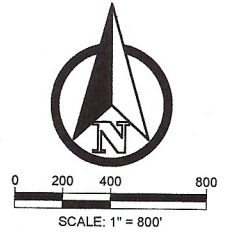
SADDLE CREEK ROAD
LAKELAND, FL

Drainage Map

Exhibit 4

LEGEND

- FM — FORCE MAIN
- 8 FM — 6" FORCE MAIN
- 12 WM — 12" WATER MAIN



X:\PROJECTS\1177.01 - LANDMARK - Saddle Creek\DRAWINGS\ENGINEERING\1177.01 - CDD Exhibits.dwg



GADD & ASSOCIATES
 CIVIL ENGINEERING & CONSULTING
 1925 US HWY 98 S, SUITE 201
 LAKELAND, FL 33801
 PHONE: (863) 940-9979
 Certificate of Authorization #30194
 www.GaddCivil.com

SCHALLER PRESERVE

SADDLE CREEK ROAD
LAKELAND, FL

Utility Map

Exhibit 5

EXHIBIT 6
SCHALLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF OPINION OF PROBABLE COSTS

Number of Lots Infrastructure ⁽¹⁾	210		205		415	
	Phase 1 (2022-2024)		Phase 2 (2022-2026)		Total	
Offsite Improvements ⁽⁶⁾⁽⁷⁾	\$ 945,000	\$	\$ 922,500	\$	\$ 1,867,500	
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁷⁾	\$ 2,625,000	\$	\$ 1,947,450	\$	\$ 4,572,450	
Utilities (Water, Sewer, Re-use & Street Lighting) ⁽⁵⁾⁽⁷⁾⁽⁹⁾	\$ 1,995,000	\$	\$ 1,948,100	\$	\$ 3,943,100	
Roadway ⁽⁴⁾⁽⁷⁾	\$ 1,155,000	\$	\$ 1,127,100	\$	\$ 2,282,100	
Entry Feature & Signage ⁽⁷⁾⁽⁸⁾	\$ 315,000	\$	\$ 205,000	\$	\$ 520,000	
Park and Recreational Facilities ⁽⁷⁾	\$ 945,000	\$	\$ 307,196	\$	\$ 1,252,196	
Contingency	\$ 945,000	\$	\$ 676,100	\$	\$ 1,621,100	
TOTAL	\$ 8,925,000	\$	\$ 7,133,446	\$	\$ 16,058,446	

Notes:

1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction and in conjunction with home construction, which will be provided by developer or homebuilder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering
5. Includes subdivision infrastructure and civil/site engineering.
6. Offsite Improvements include turn lanes/intersection improvements and extension of offsite utilities.
7. Estimates are based on 2022 costs with common costs allocated to each phase.
8. Includes entry features, signage, hardscape, landscape, irrigation and walls.
9. CDD will enter into a Lighting Agreement with Lakeland Electric for the street light poles and lighting service. Only undergrounding of wire in public right-of-way and on District land is included.
10. Estimates based on Master Infrastructure to support development of 415 lots.

Schaller Preserve Community Development District Summary of Proposed District Facilities

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Saddle Creek Rd Improvements	District	Polk County	District Bonds	Polk County
Storm water Facilities	District	District	District Bonds	District
Lift Stations / Water / Sewer	District	Auburndale	District Bonds	Auburndale
Street Lighting / Conduit	District	District**	District Bonds	District**
Onsite Road Construction	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks and Recreational Facility	District	District	District Bonds	District

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

**Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with utility provider

X:\PROJECTS\1177.01 - LANDMARK - Saddle Creek\DRAWINGS\ENGINEERING\1177.01 - CDD Exhibits..dwg



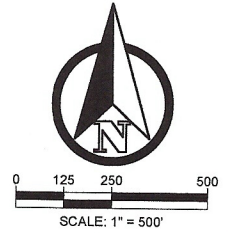
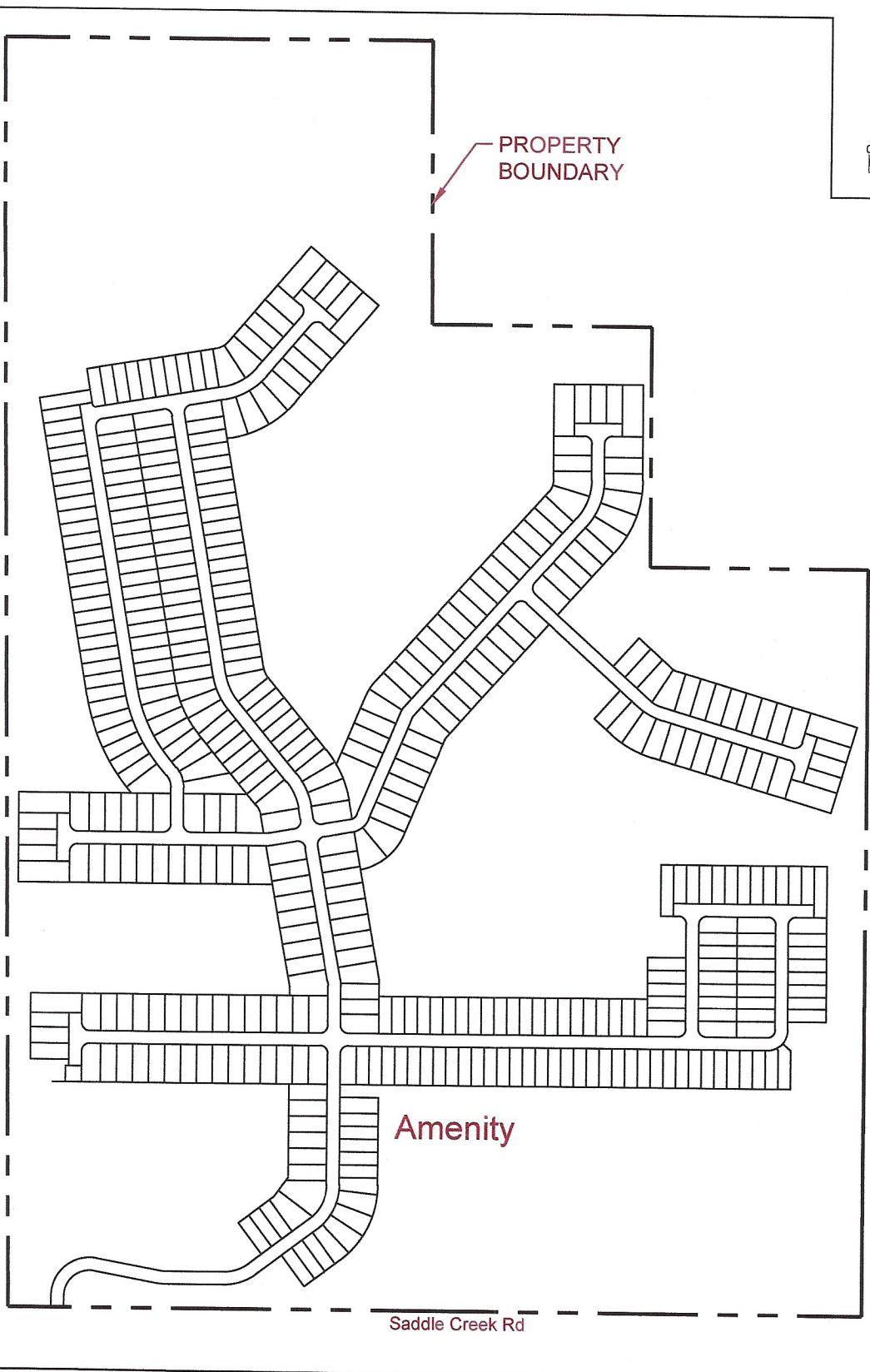
**GADD
& ASSOCIATES**
CIVIL ENGINEERING & CONSULTING
1925 US HWY 98 S, SUITE 201
LAKELAND, FL 33801
PHONE: (863) 940-9979
Certificate of Authorization #30194
www.GaddCivil.com

SCHALLER PRESERVE

SADDLE CREEK ROAD
LAKELAND, FL

Facilities

Exhibit 7



x:\PROJECTS\1177.01 - LANDMARK - Saddle Creek\DRAWINGS\ENGINEERING\1177.01 - CDD Exhibits.dwg



**GADD
& ASSOCIATES**
 CIVIL ENGINEERING & CONSULTING
 1925 US HWY 98 S, SUITE 201
 LAKELAND, FL 33801
 PHONE: (863) 940-9979
 Certificate of Authorization #30194
 www.GaddCivil.com

SCHALLER PRESERVE

SADDLE CREEK ROAD
 LAKELAND, FL

Overall Site Plan

Exhibit 8

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.