

# **Public Facilities Report**

## **Stoneybrook South at ChampionsGate Community Development District**

August 1, 2019

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Orlando, Florida 32801

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## **I. Purpose and Scope**

This report is provided for Southbrook South at ChampionsGate Community Development District (the "District") as an obligation under Section 189.415, Florida Statutes regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next 10 years. The Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on the District's website. 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.

## **II. Introduction**

The District is an approximately 438 acres located in unincorporated Osceola County, Florida, that is being developed under the name LEN-CG South, LLC. The District is located adjacent to the Stoneybrook South Community Development District which contains approximately 1,695 residential units. The District, along with the Baxter Parcel, Parcel B, and SBS CDD form the larger "ChampionsGate" development.

## **III. Public Facilities (189.08)(2)(a)**

### **i. A description of existing public facilities owned or operated by the special district.**

*See the attached Engineer's Report dated April 1, 2019 - Section 8.0.*

### **ii. Current Capacity of Facility**

*- See the attached Engineer's Report dated April 1, 2019*

### **iii. Current demands placed on it**

*- See the attached Engineer's Report dated April 1, 2019*

### **iv. Location**

*The Master Development is located on US Highway 27, immediately North of Interstate 4, one of the major transportation arteries through Orlando. Interstate 4 provides access to downtown Orlando which is approximately 20 miles away and the Orlando International Airport and Orange County Convention Center are approximately 10 miles away. Additionally, Central Florida's major tourist attractions, including Walt*

*Disney World, MGM Studios, Epcot Center, Animal Kingdom, Sea World and Universal Studios are all within 10 miles of the Development.*

**IV. Proposed Expansions over the 7 years (189.08)(2)(b)**

*- See the attached Engineer's Report dated April 1, 2019*

**V. Replacement of Public Facilities over next 10 years (189.08)(2)©**

-There are currently no plans to replace the District's public facilities.