

Public Facilities Report

Shingle Creek Community Development District

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I. Purpose and Scope

This report is provided for Shingle Creek 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 was originally comprised of approximately 699.26 acres lying north and south of Osceola Parkway in Osceola County, Florida. Following a series of boundary contractions in 2014 and 2015, the boundaries of the District encompassed approximately 505.66 gross acres, which were planned for development as 1,961 residential units. In 2015, the District issued its Series 2015 Bonds, which funded a portion of the public infrastructure for the Original District Lands. As of January 2019, 1,912 residential units out of the total 1,961 units planned for the Original District Lands have been developed and platted. The boundaries of the District were expanded in November 2018 to add approximately 73.4 gross acres, which are planned for an additional 195 residential units.

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 Section 10.0.

ii. Current Capacity of Facility

-Not Applicable

iii. Current demands placed on it

-Not Applicable

iv. Location

The District lands are included in that portion of the original Osceola Trace DRI lying south of Osceola Parkway and east of SR 535 in Osceola County in Sections 1, 2 and 12, Township 25, and Range 28. The property is bounded by Osceola Parkway on the north, Old SR 535 on the west, US 192 to the south, and Shingle Creek to the east.

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

-The District has no plans to expand the facilities within the next 7 years.

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

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