

Public Facilities Report

Highland Meadows West Community Development District

June 1, 2019

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I. Purpose and Scope

This report is provided for Highland Meadows West 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 encompasses approximately 88 acres located within unincorporated Polk County (the “County”) and partially within Haines City (the “City”). The District Lands are being developed as a planned residential community under the name Orchid Terrace. At build-out, the Development is planned to contain approximately 396 single-family homes and recreation and amenity areas, The Development is located approximately 7 miles south of Interstate 4 and approximately 0.25 miles east of Highway 27, north of Patterson Road and along either side of Orchid Drive.

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

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

The District will own and operate the Entry Feature and Signage, the Stormwater Facilities, Roadway and Sidewalks, Street Lighting/Conduit and Parks and Amenities. See attached Master Engineer’s Report dated July, 2018.

ii. Current Capacity of Facility

- Not Applicable

iii. Current demands placed on it

- Not Applicable

iv. Location

The Development is a planned residential community is located north of Patterson Road, east and west of Orchid Drive within the County and partially within the City. The majority of the property is in the County with the remainder in the City.

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

-See attached Master Engineer's Report dated July, 2018

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

-See attached Master Engineer's Report dated July, 2018