

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

January 27, 2026

Haines City- City Managers Office
620 East Main Street
Haines City, Florida 33844
Attn: James R. Elensky- City Manager

Re: Bradbury Community Development District Initial Public Facilities Report

Dear Mr. Elensky;

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 Bradbury 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 Haines, Florida is January 1, 2031 (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

**BRADBURY 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 Bradbury 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 Bradbury Community Development District* dated August 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

Bradbury Community Development District

Engineer's Report

AUGUST 24, 2022



SUBMITTED BY
Dewberry Engineers Inc.
800 North Magnolia Avenue
Suite 1000
Orlando, Florida 32803
407-843-5120

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INTRODUCTION

Bradbury Community Development District (the "District" or "CDD") is located entirely within the City of Haines City ("City"), Florida. It is generally located east Powerline Road, south of E Hinson Ave, and north of Bradbury Road. The District currently contains approximately 210.49 acres and is expected to consist of 811 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 City ordinance #22-2011, which was approved on August 18, 2022. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

The master developer ("Developer") is Cascara II, LLC, which is based in Winter Haven, Florida. The development is approved as a Residential Planned Unit Development (RPUD) for Residential Units to be constructed in 2 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 County, Southwest Florida Water Management District (SWFWMD), 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) set forth in 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 Land Use

LAND USE	AREA (acres)
Master Stormwater System	30.60
Residential Land (Single-Family Lots)	94.47
Roadways Infrastructure & Public Facilities	33.35
Open Space/Conservation Areas/Parks	52.07
TOTAL	210.49

Table 2 Lot Types

LOT TYPE	UNITS
42-ft SFR Lots	476
52-ft SFR Lots	335
TOTAL	811

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, along with market factors and inflation, 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 District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to the City of Haines City 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 811 residential units and associated infrastructure. The development is a planned residential community consisting of 210.49 acres east of Powerline Road, north of Bradbury Road, and south of E Hinson Ave. It is located entirely within the City of Haines City. The land uses and zoning for the development are RPUD (Residential Planned Unit Development). The development will be constructed in 2 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, reclaimed water, and sewer infrastructure, including a lift station, and off-site improvements (including extension of water, reclaimed water, and sewer mains to serve the development).

There will 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 (including lift station) are also included in the CIP. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. Installation of streetlights and the incremental cost of undergrounding of power within the public rights-of-way or easements will be funded by the District. 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 and 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, City, and SWFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C0380G, dated 12/22/2016, demonstrates that the property is located within Flood Zone A, AH, and X. The 100-year flood volumes will be compensated as 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 consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides of 24-foot roadways with 50-foot right-of-way. The proposed roadway sections 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 distribution system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The water service provider will be the City of Haines City. The water system will be designed to provide equal distribution and redundancy. The system 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 included within the 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 Haines City's wastewater treatment facility.

The City of Haines City 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 and other areas determined to need 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, to be owned by Polk County, at the development entrances. The site construction activities associated with the CIP are anticipated to be completed in two years. Upon completion, the required inspections will be performed, and final certifications of completion will be obtained from the County, SWFWMD, and FDEP (water distribution and wastewater collection systems).

Amenities and Parks

The District will provide funding for an amenity center that is open to the residents and the public, consistent with rates, rules and policies to be adopted by the District, and to include the following: parking areas, restroom facilities, pool, all-purpose playfields, and walking trails 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 the incremental cost of undergrounding of the electric conduits, transformer/cabinet pads, and electric manholes required by Duke Energy, with Duke Energy 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. District will retain ownership of the electric distribution system and streetlights and electrical service will be provided by Duke Energy.

Entry Feature

Landscaping, irrigation, entry features, and walls where required as a buffer 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 such that all components of the CIP are interrelated and benefit all land uses within the District.

Permitting

Construction permits for all phases are required and include the County, SWFWMD ERP, FDEP. Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District:

Table 3 Permits/Approvals

Permits/Approvals	Approval/Expected Date
Zoning Approval	Residential Planned Unit Development (RPUD)
Preliminary Plat	To be obtained
SWFWMD ERP	To be obtained
Construction Permits	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 City, County, SWFWMD, and FDEP. 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 County, SWFWMD, and FDEP 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.

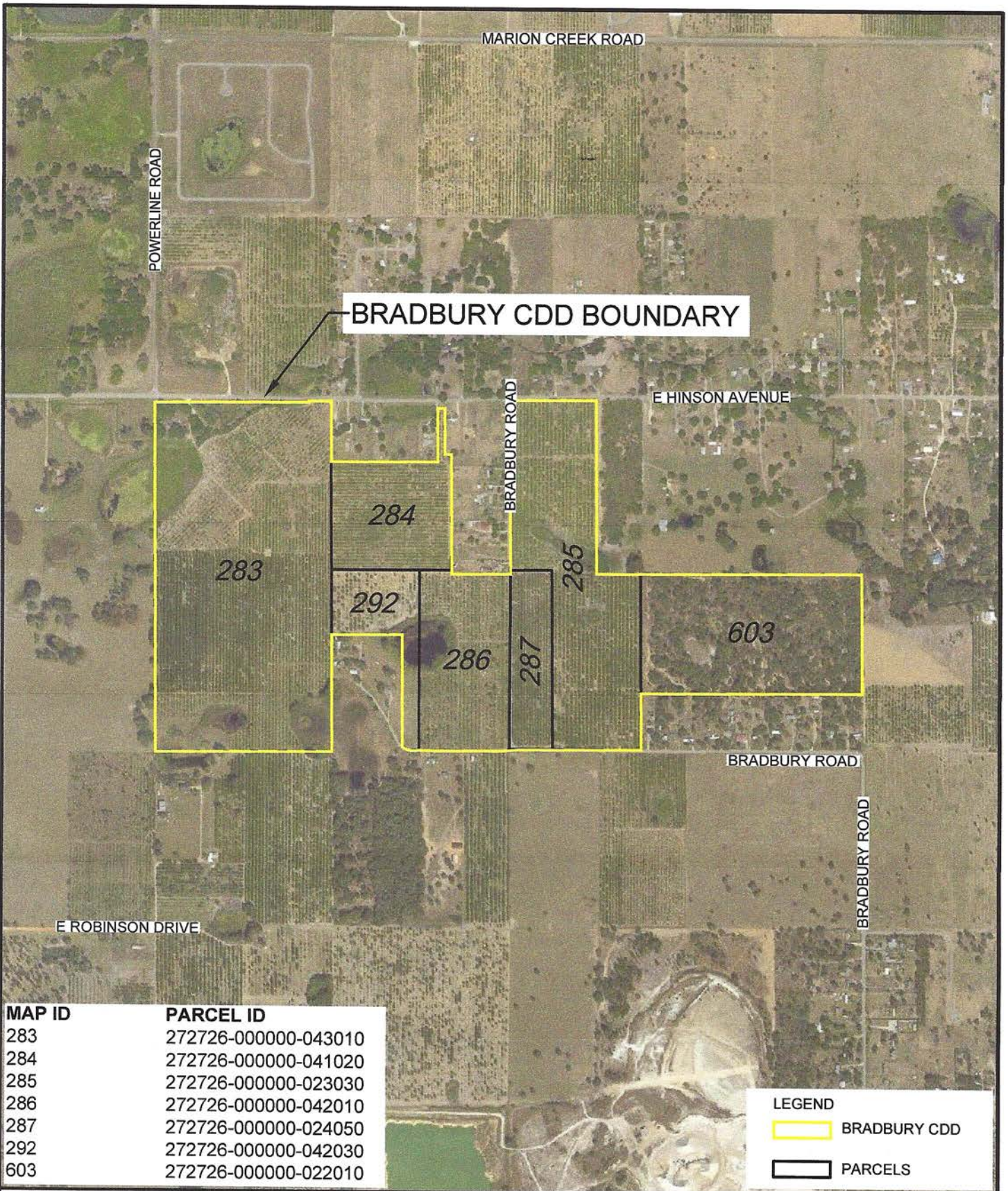
The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the county. However, labor market, future costs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



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



MAP ID	PARCEL ID
283	272726-000000-043010
284	272726-000000-041020
285	272726-000000-023030
286	272726-000000-042010
287	272726-000000-024050
292	272726-000000-042030
603	272726-000000-022010

LEGEND

BRADBURY CDD

PARCELS

SECT 26, T27S, R27E

EXHIBIT 1 - LOCATION AND BOUNDARY MAP BRADBURY CDD

APPROX. CDD BOUNDARY
AREA - 210.49 ± AC.



DATE: August 22, 2022

DESCRIPTION: (Per Title Commitment)

A parcel of land lying in the South 1/2 of Section 26, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 26, run thence along the East line of the Northeast 1/4 of said Section 26, S 00°22'49" E, a distance of 2650.58 feet to the East 1/4 corner of said Section 26; thence along the East line of the Southeast 1/4 of said Section 26, S 00°26'32" E, a distance of 1323.79 feet to the POINT OF BEGINNING; thence continue along said East line, S 00°26'32" E, a distance of 887.79 feet to the North line of the South 436.00 feet of said Southeast 1/4; thence along said North line, S 89°41'33" W, a distance of 1661.58 feet to the West line of the East 1/4 of the Southwest 1/4 of said Southeast 1/4; thence along said West line, S 00°21'28" E, a distance of 424.79 feet to the Northerly Maintained Right of Way of Bradbury Road, according to said Map Book 5, Pages 223 through 229; thence along said Northerly Maintained Right of Way the following ten (10) courses: 1) N 89°44'05" W, a distance of 78.93 feet; 2) S 89°41'33" W, a distance of 100.00 feet; 3) N 89°44'05" W, a distance of 100.00 feet; 4) S 89°07'10" W, a distance of 100.00 feet; 5) N 89°44'05" W, a distance of 100.00 feet; 6) S 89°41'33" W, a distance of 100.00 feet; 7) S 89°07'10" W, a distance of 100.00 feet; 8) S 89°41'33" W, a distance of 100.00 feet; 9) N 89°44'05" W, a distance of 100.00 feet; 10) S 89°41'33" W, a distance of 50.00 feet; thence departing said Northerly Maintained Right of Way and traversing across said Bradbury Road into the Southwest 1/4 of said Section 26, S 84°53'40" W, a distance of 108.79 feet to the Northerly Maintained Right of Way of East Robinson Drive, according to the Polk County Maintained Right of Way Map of East Robinson Drive, recorded in Map Book 1, Page 218 of said Public Records; thence along said Northerly Maintained Right of Way the following eight (8) courses: 1) S 85°50'06" W, a distance of 37.44 feet; 2) N 89°11'44" W, a distance of 100.02 feet; 3) N 89°46'07" W, a distance of 100.00 feet; 4) S 89°05'08" W, a distance of 100.00 feet; 5) S 89°39'31" W, a distance of 100.00 feet; 6) N 89°11'44" W, a distance of 100.02 feet; 7) N 88°03'03" W, a distance of 100.08 feet; 8) Westerly, 126.81 feet along the arc of a non-tangent curve to the right having a radius of 131.53 feet and a central angle of 55°14'16" (chord bearing N 79°26'43" W, 121.95 feet) to the East line of the West 529.63 feet of the Southeast 1/4 of said Southwest 1/4; thence along said East line, thence N 00°18'10" W, a distance of 841.64 feet to the North line of the South 875.63 feet of the Southeast 1/4 of said Southwest 1/4; thence along said North line, S 89°33'00" W, a distance of 529.63 feet to the West line of the Southeast 1/4 of said Southwest 1/4; thence along said West line, S 00°18'10" E, a distance of 875.63 feet to the South line of said Southwest 1/4; thence along said South line, S 89°33'00" W, a distance of 1326.78 feet to the Southwest corner of said Section 26; thence along the West line of said Southwest 1/4, N 00°17'55" W, a distance of 2616.51 feet to the Southerly Right of Way of Hinson Avenue, according to Official Records Book 936, Page 374 of said Public Records; thence along said Southerly Right of Way the following three (3) courses: 1) along a line 35.00 feet South of and parallel with the North line of said Southwest 1/4, N 89°40'02" E, a distance of 1156.58 feet to a line 170.00 feet West of and parallel with the East line of the Northwest 1/4 of said Southwest 1/4; 2) along said parallel line, N 00°18'10" W, a distance of 10.00 feet to a line 25.00 feet South of and parallel with said North line; 3) along said parallel line, N 89°40'02" E, a distance of 170.00 feet to said East line of the Northwest 1/4 of said Southwest 1/4; thence departing said South Right of Way and along said East line, S 00°18'10" E, a distance of 455.00 feet to a line 480.00 feet South of and parallel with said North line; thence along said parallel line, N 89°40'02" E, a distance of 800.00 feet to a line 800.00 feet East of and parallel with said East line; thence along said parallel line, N 00°18'10" W, a distance of 400.00 feet to the Southerly Right of Way of Hinson Avenue, according to Official Records Book 902, Page 134 of said Public Records; thence along said Southerly Right of Way, being 80.00 feet South of and parallel with said North line, N 89°40'02" E, a distance of 52.08 feet to a line 474.50 feet West of and parallel with the East line of said Southwest 1/4; thence along said parallel line, S 00°18'25" E, a distance of 345.00 feet to a line 425.00 feet South of and parallel with said North line; thence along said parallel line, N 89°40'02" E, a distance of 49.50 feet to a line 425.00 feet West of and parallel with said East line; thence along said parallel line, S 00°18'25" E, a distance of 898.47 feet to the South line of the North 1/2 of said Southwest 1/4; thence N 89°36'31" E, a distance of 425.00 feet to said East line; thence along the South line of the North 1/2 of aforesaid Southeast 1/4, N 89°39'30" E, a distance of 17.41 feet to the Easterly Maintained Right of Way of Bradbury Road, according to said Map Book 5, Pages 223 through 229; thence along said Easterly Maintained Right of Way the following eleven (11) courses: 1) N 00°15'57" E, a distance of 58.91 feet; 2) N 00°18'25" W, a distance of 200.00 feet; 3) N 00°52'48" W, a distance of 100.00 feet; 4) N 00°18'25" W, a distance of 100.00 feet; 5) N 00°52'48" W, a distance of 200.01 feet; 6) N 00°18'25" W, a distance of 100.00 feet; 7) N 00°52'48" W, a distance of 100.00 feet; 8) N 00°18'25" W, a distance of 100.00 feet; 9) N 00°52'48" W, a distance of 100.00 feet; 10) N 00°18'25" W, a distance of 100.00 feet; 11) N 00°45'55" W, a distance of 144.13 feet to the South Right of Way of Hinson Avenue, according to Official Records Book 1434, Page 257; thence along said South Right of Way, being a line 20.00 feet South of and parallel with the North line of said Southeast 1/4, N 89°39'37" E, a distance of 651.49 feet to the East line of the West 1/2 of the Northwest 1/4 of said Southeast 1/4; thence along said East line, S 00°20'27" E, a distance of 1303.23 feet to aforesaid South line of the North 1/2 of the Southeast 1/4 of Section 26; thence along said South line, N 89°40'35" E, a distance of 1992.32 feet to the POINT OF BEGINNING.

LESS AND EXCEPT existing road rights-of-way.

Altogether containing 210.491± acres.

SECT 26, T27S, R27E

APPROX. CDD BOUNDARY
AREA - 210.49 ± AC.

EXHIBIT 2 - LEGAL DESCRIPTION BRADBURY CDD

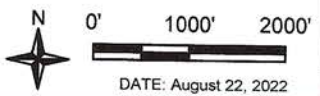


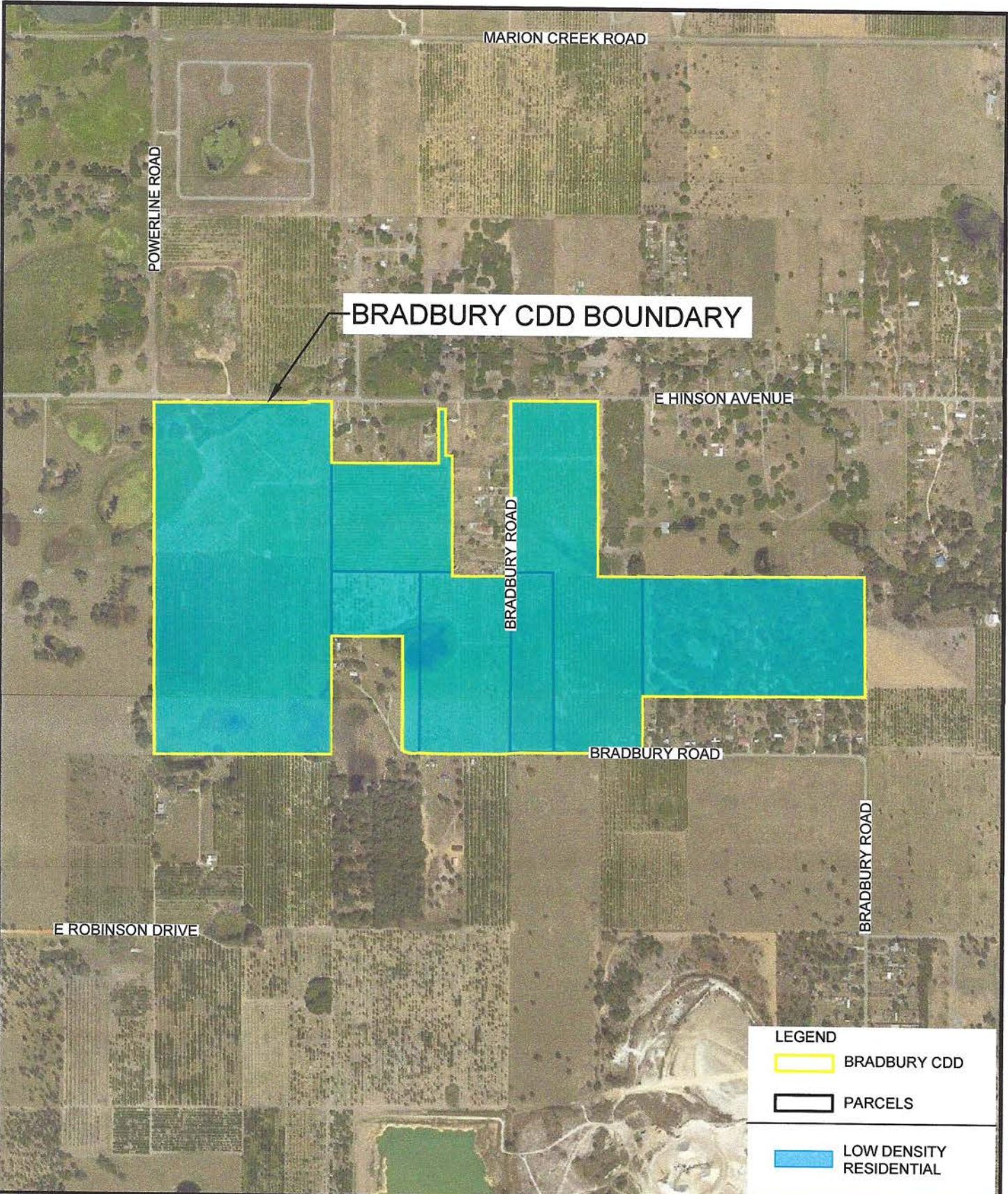


SECT 26, T27S, R27E

APPROX. CDD BOUNDARY
AREA - 210.49 ± AC.

EXHIBIT 4 - ZONING MAP BRADBURY CDD



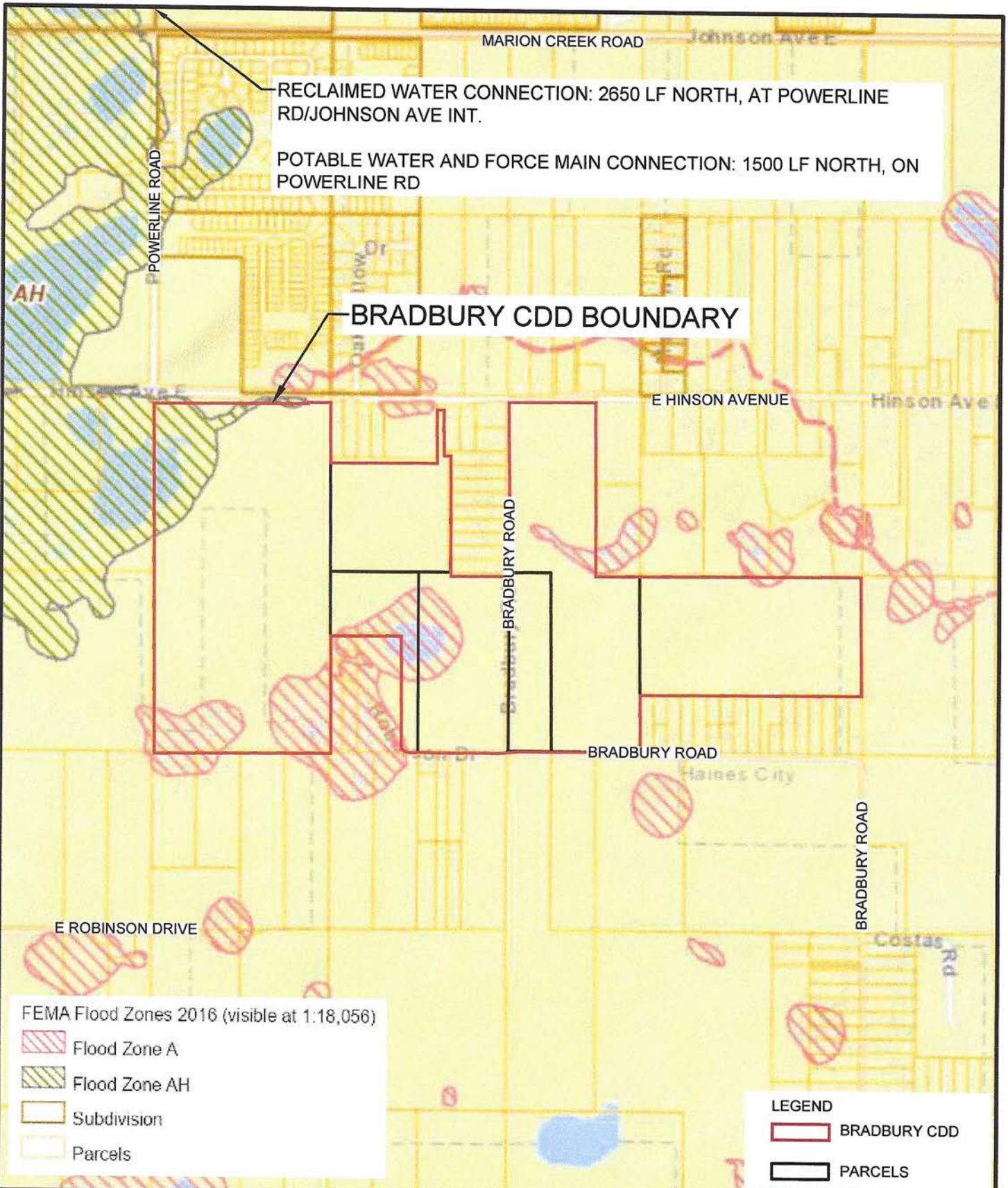


SECT 26, T27S, R27E

EXHIBIT 5 - FUTURE LAND USE MAP BRADBURY CDD

APPROX. CDD BOUNDARY
AREA - 210.49 ± AC.





RECLAIMED WATER CONNECTION: 2650 LF NORTH, AT POWERLINE RD/JOHNSON AVE INT.

POTABLE WATER AND FORCE MAIN CONNECTION: 1500 LF NORTH, ON POWERLINE RD

BRADBURY CDD BOUNDARY

FEMA Flood Zones 2016 (visible at 1:18,056)

- Flood Zone A
- Flood Zone AH
- Subdivision
- Parcels

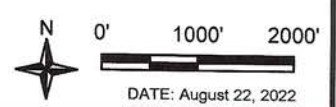
LEGEND

- BRADBURY CDD
- PARCELS

SECT 26, T27S, R27E

EXHIBIT 6 - DRAINAGE AND UTILITIES BRADBURY CDD

APPROX. CDD BOUNDARY AREA - 210.49 ± AC.



**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 Haines City	District Bonds	City of Haines City
Street Lighting/Conduit	District	District	District Bonds	Duke Energy
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	Polk County	District Bonds	Polk County

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

** District will fund undergrounding of electrical conduit

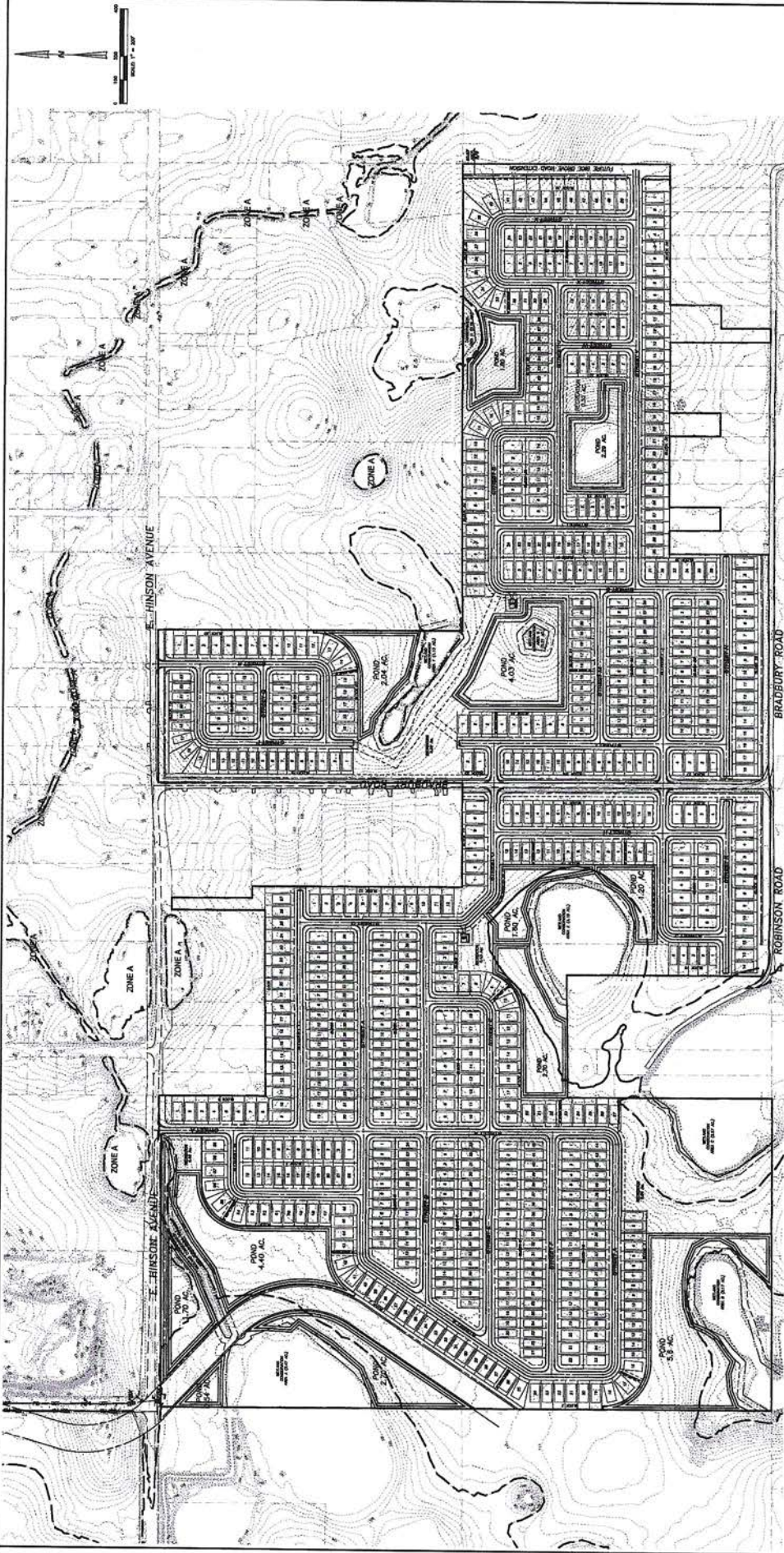
***District will fund street lighting maintenance services

Bradbury CDD - Exhibit 7B					
Infrastructure (1)					Subtotals
Construction Timeline: 2022-2023					
Number of Lots				811	
LF Roadway	LF Cost	Lot Cost	Misc	28966	
Roadway Length in Miles				5.49	
Offsite Improvements (5)(7)(10)	\$ 115.00				\$ 3,331,090.00
Stormwater Management (2)(3)(5)(6)(7)(10)					\$ 4,344,900.00
Mass Grading and Master Stormwater Drainage	\$ 65.00			\$ 1,882,790.00	
Roadway Drainage	\$ 85.00			\$ 2,462,110.00	
Utilities (Water, Sewer, & Reuse) (5)(7)(9)(10)					\$ 5,758,710.00
Water	\$ 55.00			\$ 1,593,130.00	
Reuse	\$ 45.00			\$ 1,303,470.00	
Gravity Sewer	\$ 85.00			\$ 2,462,110.00	
Lift Station & Forcemains			\$ 400,000.00	\$ 400,000.00	
Electrical (5)(7)(9)(10)					\$ 1,732,090.00
Street Lighting	\$ 15.00			\$ 434,490.00	
Electrical Distribution		\$ 1,600.00		\$ 1,297,600.00	
Roadway (4)(5)(7)(10)	\$ 150.00				\$ 4,344,900.00
Entry Feature (7)(8)(9)(10)			\$ 200,000.00		\$ 200,000.00
Parks and Amenities (7)(10)		\$ 2,000.00			\$ 1,622,000.00
SUBTOTAL CONSTRUCTION					\$ 21,333,690.00
General Consulting (Engr & Legal) @ 10%					\$ 2,133,369.00
Contingency @ 10%					\$ 2,346,705.90
TOTAL					\$ 25,813,764.90

8/24/2022

Notes:

- (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 2022 cost.
- (8) Includes entry features, signage, hardscape, landscape, irrigation and fencing.
- (9) CDD will enter into a Lighting Agreement with Duke Energy for the lighting service. Includes only the incremental cost of undergrounding.
- (10) Estimates based on 811 lots.
- (11) The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).



SONS SUBDIVISION LOT SUMMARY			
PHASE	LOT WIDTH	LOT WIDTH	TOTAL
PHASE 1	42	62	60
PHASE 2	264	222	486
TOTAL	212	113	325
TOTAL	476	336	811

EXHIBIT 8

SONS BRADBURY
 HAINES CITY, POLK COUNTY, FLORIDA

CONCEPTUAL SITE PLAN
 SHT. NO. 1 OF 1

ABSOLUTE ENGINEERING, INC.
 8133 241-1416 TEL
 813 244-1161 FAX
 1000 N. ASSELTINE DRIVE, SUITE 805
 TAMPA, FLORIDA 33602
 C.A. NO. 280048

NO.	DATE	REVISION	BY

DATE: November 2, 2011 JOB #: 0004A.0004

1. 11/2/2011 08:54:33 - Home\Water\Vision\Temporary\2011-0112\11-02-2011\11-02-2011 - 813.dwg

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.