

Weiberg Road Community Development District
219 E. Livingston Street– Orlando– Florida – 32801

January 16, 2026

Town of Dundee- Town Managers Office
202 E. Main Street
Dundee, Florida 33838
Attn: Kenneth Cassel- Town Manager

Re: Weiberg Road Community Development District Initial Public Facilities Report

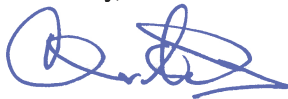
Dear Mr. Cassel;

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 Weiberg Road Community Development District (the “District”), dated January 16, 2026.

It is my understanding that the next “Special District’s due date for filing the Report with the Local General-Purpose Government” for the Town of Dundee, Florida is October 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

**WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
INITIAL PUBLIC FACILITIES REPORT – DATED JANUARY 16, 2026**

I. PURPOSE AND SCOPE

This Initial Public Facilities Report attached as **Exhibit A**, is provided for the Weiberg Road 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 Weiberg Road Community Development District* dated February 28, 2024, (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

REFERENCE NO. 50158254

.....

WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Engineer's Report

FEBRUARY 28, 2024



ORIGINAL

SUBMITTED BY
Dewberry Engineers Inc.
800 North Magnolia Avenue
Orlando, Florida 32803
407.843.5120

SUBMITTED TO
Weiberg Road
Community Development District
219 East Livingston Street
Orlando, Florida 32801
407.841.5524

Engineer's Report

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1. Introduction

Weiberg Road Community Development District (the “District” or “CDD”) is located entirely within the Town of Dundee (“Town”), Florida in Polk County (“County”), Florida. It is generally located along Weiberg Road, east and west of Detour Road and south of Lake Hatchineha Road. The District currently contains approximately 298.28 acres and consists of 713 residential lots. The impending boundary amendment to the District will include an additional 70 acres and 243 residential lots for a combined total of 366.81 acres and 956 single-family residential (SFR) lots with recreation/amenity areas, parks, and associated infrastructure for the development.

The CDD was established under the Town’s ordinance O-22-27, which was approved by the Town Council on September 13, 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 expansion of the CDD was established under Town ordinance O-23-18 which was approved by the Town Council on January 12, 2024, 2023. 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 expansion.

The master developer (“Developer”) is GLK Real Estate, LLC, which is based in Winter Haven, Florida. The development is approved as a Planned Development (PD) for residential units to be constructed in four (4) phases over an estimated five (5) year period. A land use summary is presented in Table 1.1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the Town, 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 1.1 Land Use Summary

LAND USE SUMMARY		
LAND USE	EXISTING DISTRICT AREA (AC)	BOUNDARY AMENDMENT AREA (AC)
Master Stormwater System	45.32	9.86
Residential Land (Single-Family Lots)	112.67	40.24
Roadways Infrastructure & Public Facilities	50.24	15.23
Open Space/Conservation Areas/Parks	123.85	4.68
TOTAL	332.07	70

Table 1.2 Lot Types

LAND USE SUMMARY	
LOT WIDTH	NUMBER OF LOTS
55-ft SRF Lots	921
64-ft SFR Lots	35
TOTAL	956

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 as 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 will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to the Town of Dundee for ownership and maintenance upon completion.

2. 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 identifies 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 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.

3. The Development

The development will consist of 956 single-family residential units and associated infrastructure. The overall development is a planned residential community consisting of 366.81 acres along Weiberg Road, East of North Scenic Hwy (State Road 17). It is located entirely within the Town of Dundee. The zoning for the development is RSF-3 (moderate-density single family residential) and AL (limited agricultural). The future land use of the development is LDR (low density residential). The development will be constructed in multiple phases.

4. 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, and sewer facilities including three lift stations, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

Stormwater structures and conveyance culverts will be constructed 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 stations) will also occur at this time. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. The incremental cost of undergrounding power within the public rights-of-way or easements will be funded by the District.

As a part of the recreational component of the CIP, conservation areas will serve as passive parks within the development that are available to the public for utilization of the facilities. The recreational areas will have connectivity via sidewalks to the other portions of the District. The recreational areas will be open to the public and accessible by public roadways and sidewalks.

5. Capital improvement Plan Components

The CIP for the District includes the following:

5.1 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 retention 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 Town, County, and SWFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel Number 12105C0390G, dated December 22, 2016, demonstrates that the property is located within Flood Zones AE and X. Based on this information and the site topography, it appears that 100-year compensation will be located in areas where existing depressions will be impacted throughout the development and the 100-year flood volumes will be compensated as it is required by 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 reports 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.

5.2 Public Roadways

The proposed public roadway sections include a 24-foot roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 60-foot right-of-way. The proposed roadway section 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 signage 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 will fund roadway construction for all public roadways.

5.3 Water and Wastewater Facilities

A potable drinking water system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The water service provider will be the Town of Dundee. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities 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. Three lift stations are anticipated for this CIP. Flow from the lift stations shall be connected to a proposed force main that will pump to an existing force main that will connect to the Town's or Haines City's wastewater treatment facility. No water or sewer laterals will be placed within private lots or private property.

5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances, which will be owned by the Town of Dundee and Polk County. Upon completion, the required inspections as well as final certifications of completions for the improvements will be obtained from the Town, County, SWFWMD, and FDEP (water distribution and wastewater collection systems).

5.5 Amenities and Parks

The District will provide funding for an amenity center to include the following: parking areas, pavilion with 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. The amenities and parks will be open to the public.

5.6 Electric Utilities and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund and construct the incremental cost of undergrounding of the electric conduits, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke). Electric facilities will be maintained by Duke after the dedication to The District, with Duke providing underground electrical service to the development.

5.7 Entry Feature

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. The development will not be gated. The irrigation system will use an irrigation well. The well and irrigation water mains for the development's various phases will be constructed and acquired by the CDD with District funds and operated and maintained by the CDD. 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, which will be funded, owned, and maintained by the CDD.

5.8 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.

5.9 Permitting

Construction permits for all phases are required and include the Town, County, SWFWMD, FDEP.

Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District.

Table 5.1 Permit Status

PERMIT STATUS				
PERMITS/APPROVALS	LANDINGS AT LAKE TRASK PHASE 1	LANDINGS AT LAKE TRASK PHASE 2	EAGLE LANDING	ALFORD RIDGE
Zoning Approval	Residential Planned Unit Development (RPUD)	Residential Planned Unit Development (RPUD)	Residential Planned Unit Development (RPUD)	Residential Planned Unit Development (RPUD)
Preliminary Plat	Approved	Approved	Approved	To be obtained
SWFWMD ERP	Approved	Approved	Approved	To be obtained
Construction Permits	Approved	Approved	Approved	To be obtained
FDEP Sanitary Sewer General Permit	Approved	To be obtained	Approved	To be obtained
FDEP Water Distribution General Permit	Approved	To be obtained	Approved	To be obtained
NOI	Approved – Polk County ROW	Approved – Polk County ROW	To be obtained – FDOT Access Drainage and Utility	To be obtained – Polk County ROW

6. Recommendation

As previously described, the public infrastructure is necessary for the development and functional operation as required by the Town. The site planning, engineering design, and construction plans for the infrastructure are in accordance with the applicable requirements of the Town, SWFWMD, and FDEP. It should be noted that the infrastructure will provide its intended use and function provided the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs of this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD, Polk County, and the Town regulations.

7. 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.

8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the CDD. The CDD is being designed in accordance with current government regulatory requirements. The development will serve its intended function provided the construction is in substantial compliance with the design. Construction of the development is based upon current development plans.

9. 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. Assets will be purchased by the District at the lesser of fair market value or actual cost. All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

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

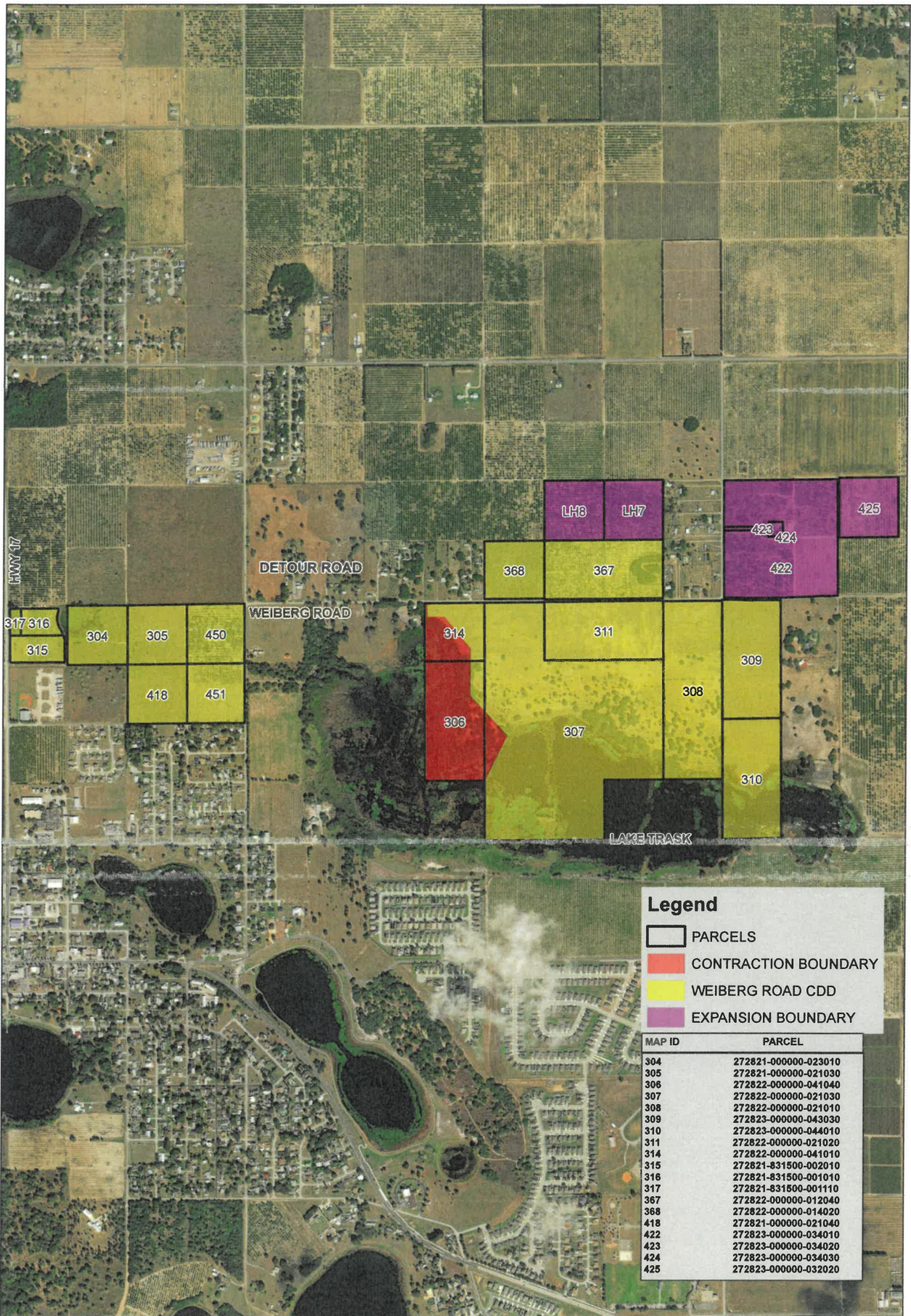
Weiberg Road Community Development District

experience with ongoing and similar projects and basis in the county and the Town. 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 the Weiberg Road Community Development District.

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



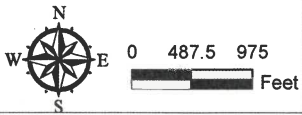
Legend

- PARCELS
- CONTRACTION BOUNDARY
- WEIBERG ROAD CDD
- EXPANSION BOUNDARY

MAP ID	PARCEL
304	272821-000000-023010
305	272821-000000-021030
306	272822-000000-041040
307	272822-000000-021030
308	272822-000000-021010
309	272823-000000-043030
310	272823-000000-044010
311	272822-000000-021020
314	272822-000000-041010
315	272821-831500-002010
316	272821-831500-001010
317	272821-831500-001110
367	272822-000000-012040
368	272822-000000-014020
418	272821-000000-021040
422	272823-000000-034010
423	272823-000000-034020
424	272823-000000-034030
425	272823-000000-032020

TOWN OF DUNDEE

EXHIBIT 1 - BOUNDARY MAP WEIBERG ROAD CDD



LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS
CONTAINING 60 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°21'03"E, A DISTANCE OF 1983.52 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°27'54"E, ALONG SAID EAST LINE, A DISTANCE OF 669.60 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE N89°12'18"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG SAID SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG SAID EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG SAID NORTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG SAID EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG SAID WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'50"W, ALONG SAID WEST LINE, A DISTANCE OF 2000.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS
CONTAINING 358.98 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

--OF--

WEIBERG ROAD DD

SECTIONS 22 & 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: WS
CHECKED BY: WPH

TOWN OF DUNDEE

**EXHIBIT 2 - LEGAL DESCRIPTION
WEIBERG RD CDD**



Drawing name: C:\Users\jasonm\OneDrive\Work\temp\MapPublic\50201\5015... 23 2:23pm D:\arabatch\Weiberg Road_CDD.dwg DEV desc. & sketch Sheet 3 Sp

EXHIBIT 3A - CONTRACTION PARCEL

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, RUN THENCE ALONG THE WEST LINE THEREOF, S.00°18'53"E, A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY OF WEIBERG ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N.89°18'34"E, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG SAID PARALLEL LINE, S.00°18'53"E, A DISTANCE OF 102.98 FEET; THENCE N.90°00'00"E., A DISTANCE OF 179.27 FEET; THENCE S.36°19'39"E., A DISTANCE OF 524.37 FEET; THENCE S.00°30'16"E., A DISTANCE OF 479.56 FEET; THENCE S.41°56'49"E., A DISTANCE OF 589.78 FEET; THENCE S.26°37'41"W., A DISTANCE OF 593.81 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE THEREOF, S.89°30'28"W, A DISTANCE OF 661.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, N.00°18'53"W, A DISTANCE OF 1979.58 FEET TO THE POINT OF BEGINNING. CONTAINING 26.915 ACRES, MORE OR LESS.

**EXHIBIT 3 -
CONTRACTION PARCELS
LEGAL DESCRIPTION
WEIBERG ROAD CDD**



LEGAL DESCRIPTION:

A PORTION OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE RUN N00°22'02"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE ALONG SAID NORTH LINE, RUN N89°25'37"E, A DISTANCE OF 661.75 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22 AND ALSO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, RUN N00°21'01"W, A DISTANCE OF 666.06 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH LINE, N89°23'16"E, A DISTANCE OF 1323.90 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST QUARTER OF SECTION 22; THENCE ALONG SAID EAST LINE, RUN S00°18'59"E, A DISTANCE OF 666.97 FEET TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE ALONG SAID SOUTH LINE, RUN S89°25'37"W, A DISTANCE OF 1323.49 TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 20 ACRES, MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

**WEIBERG ROAD DD
THE LANDING PHASE 2**

SECTION 22,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/22/2023

REV DATE:

SCALE 1" = N/A

PROJ: 50167556

DRAWN BY: AS

CHECKED BY: WPH

TOWN OF DUNDEE

COMPOSITE EXHIBIT 4 - EXPANSION PARCELS

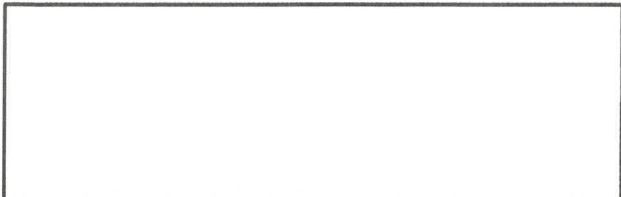
LEGAL DESCRIPTION

WEIBERG RD CDD



Dewberry

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LEGAL DESCRIPTION:

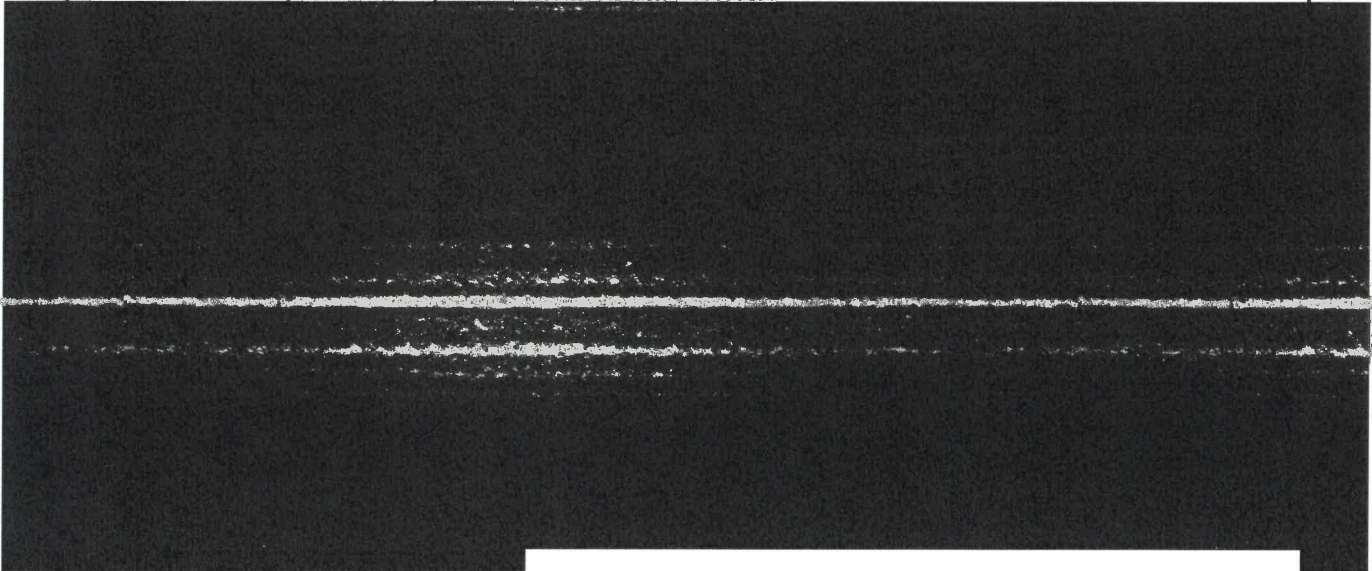
A PORTION OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE RUN N00°17'59"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, A DISTANCE OF 1334.85 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH LINE, N89°16'35"E, A DISTANCE OF 1964.64 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE ALONG SAID EAST LINE, RUN S00°23'20"E, A DISTANCE OF 666.19 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE ALONG SAID SOUTH LINE, RUN S89°14'26"W, A DISTANCE OF 655.23 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE ALONG SAID EAST LINE, RUN S00°21'33"E, A DISTANCE OF 666.60 FEET TO THE SOUTH LINE OF THE THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE ALONG SAID SOUTH LINE, RUN S89°12'18"W, A DISTANCE OF 1311.16 FEET TO THE POINT OF BEGINNING.

8-25-20
By: *mmadot*

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 50 ACRES, MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**WEIBERG ROAD DD
ALFORD RIDGE**

SECTION 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/21/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: AS
CHECKED BY: WPH

Drawing name: C:\Users\mmadot\AppData\Local\Temp\1\CP016161

TOWN OF DUNDEE

COMPOSITE EXHIBIT 4 - EXPANSION PARCELS

LEGAL DESCRIPTION

WEIBERG RD CDD



LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 60 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N89°25'37"E, ALONG THE NORTH LINE, A DISTANCE OF 661.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N00°21'01"W, ALONG THE WEST LINE, A DISTANCE OF 666.06 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°23'16"E, A DISTANCE OF 1323.90 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°18'59"E, ALONG THE EAST LINE, A DISTANCE OF 1333.94 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG THE NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE N00°17'59"W, ALONG THE WEST LINE, A DISTANCE OF 1334.85 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°16'35"E, A DISTANCE OF 1864.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S00°23'20"E, ALONG THE EAST LINE, A DISTANCE OF 666.19 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S89°14'26"W, ALONG THE SOUTH LINE, A DISTANCE OF 655.23 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S00°21'33"E, ALONG THE EAST LINE, A DISTANCE OF 666.60 FEET NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°12'18"W, ALONG THE NORTH LINE, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG THE SOUTH LINE, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG THE EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG THE EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG THE WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG THE SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'53"W, ALONG THE WEST LINE, A DISTANCE OF 102.98 FEET TO THE POINT OF BEGINNING OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG THE SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 313 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

LESS

DESCRIPTION: A parcel of land lying in Section 22, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 22, run thence along the West line thereof, S.00°18'53"E, a distance of 20.00 feet to the South Right-of-Way of Weiberg Road, said point also being the **POINT OF BEGINNING**; thence along said South Right-of-Way, N.89°18'34"E, a distance of 50.00 feet to a point on a line 50.00 feet East of and parallel with the West line of the East 1/4 of the Southwest 1/4 of said Section 22; thence along said parallel line, S.00°18'53"E, a distance of 102.98 feet; thence N.90°00'00"E., a distance of 179.27 feet; thence S.36°19'39"E., a distance of 524.37 feet; thence S.00°30'16"E., a distance of 479.56 feet; thence S.41°56'49"E., a distance of 589.78 feet; thence S.26°37'41"W., a distance of 593.81 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Said Section 22; thence along the South line thereof, S.89°30'28"W, a distance of 661.93 feet to the Southwest corner of said Northeast 1/4; thence along the West line of the East 1/4 of the Southwest 1/4 of said Section 22, N.00°18'53"W, a distance of 1979.58 feet to the **POINT OF BEGINNING**.

Containing 26.915 acres, more or less.

NEW AMMENDED DISTRICT BOUNDARY CONTAINING 346.1 ACRES MORE OR LESS

TOWN OF DUNDEE

EXHIBIT 5 - DISTRICT AS AMMENDED WEIBERG RD CDD



Exhibit 6

SUMMARY OF PROPOSED DISTRICT FACILITIES				
DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATION AND MAINTENANCE
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Town of Dundee	District Bonds	Town of Dundee
Street Lighting	District	District**	District Bonds	Duke Energy**
Road Construction	District	District	District Bonds	District
Offsite Improvements	District	Polk County/Town of Dundee	District Bonds	Polk County/Town of Dundee
Entry Feature & Signage	District	District	District Bonds	District
Recreation Facilities/Amenities	District	District	District Bonds	District

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

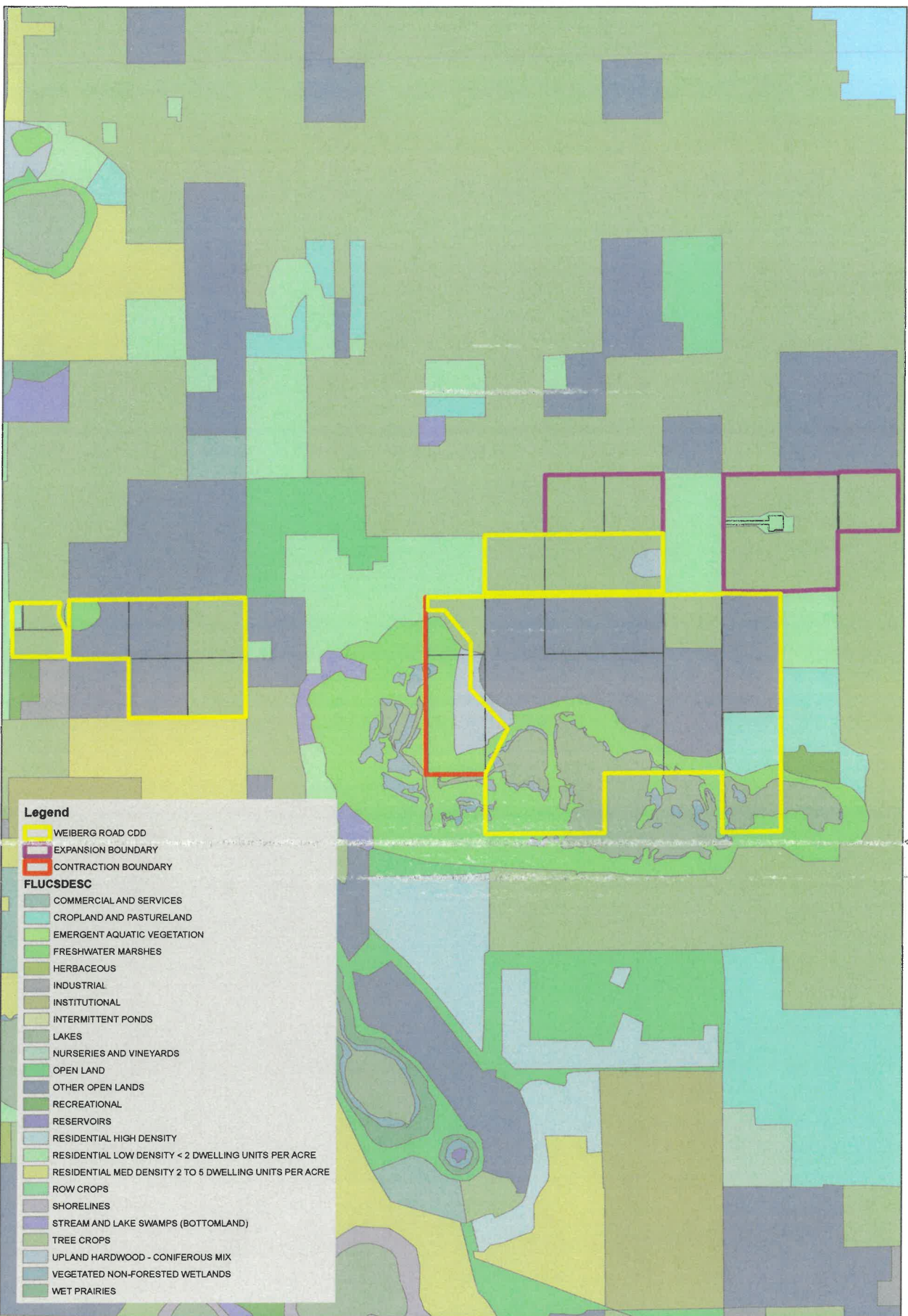
**District will fund street lighting maintenance services.

SUMMARY OF OPINION OF PROBABLE COST
EXHIBIT 7A

Infrastructure	Landing at Lake Trask Ph 1 404 Lots (Existing) 2022-2026	Landing at Lake Trask Ph 2A 103 Lots (Existing) 2022-2026	Landing at Lake Trask Ph 2B 65 Lots (Expansion) 2022-2026	Eagle Landing 206 Lots (Existing) 2022-2026	Alford Ridge 178 Lots (Expansion) 2022-2026	Total 956 Lots
Offsite Improvements (1)(5)(7)(11)	\$1,466,114.00	\$451,112.00	\$163,710.00	\$749,428.00	\$647,564.00	\$3,477,928.00
Stormwater Management (1)(2)(9)(5)(6)(7)	\$1,912,638.00	\$588,504.00	\$213,570.00	\$977,676.00	\$844,788.00	\$4,537,176.00
Utilities (Water, Sewer, & Street Lighting) (1)(5)(7) (9)(11)	\$3,327,168.00	\$1,023,992.00	\$371,610.00	\$1,701,148.00	\$1,469,924.00	\$7,893,842.00
Roadway (1)(4)(5)(7)	\$1,912,638.00	\$588,504.00	\$213,570.00	\$977,676.00	\$844,788.00	\$4,537,176.00
Entry Feature (1)(7)(8)(9)(11)	\$200,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$200,000.00	\$800,000.00
Parks and Amenities (1)(7)(11)	\$689,130.00	\$212,040.00	\$76,950.00	\$352,260.00	\$304,380.00	\$1,634,760.00
General Consulting (11)	\$950,768.80	\$296,415.20	\$113,941.00	\$495,818.80	\$431,144.40	\$2,288,088.20
Contingency (11)	\$1,045,845.68	\$326,056.72	\$125,335.10	\$545,400.68	\$474,258.84	\$2,516,897.02
TOTAL	\$11,504,302.48	\$3,586,623.92	\$1,378,686.10	\$5,999,407.48	\$5,216,847.24	\$27,685,867.22

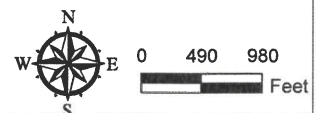
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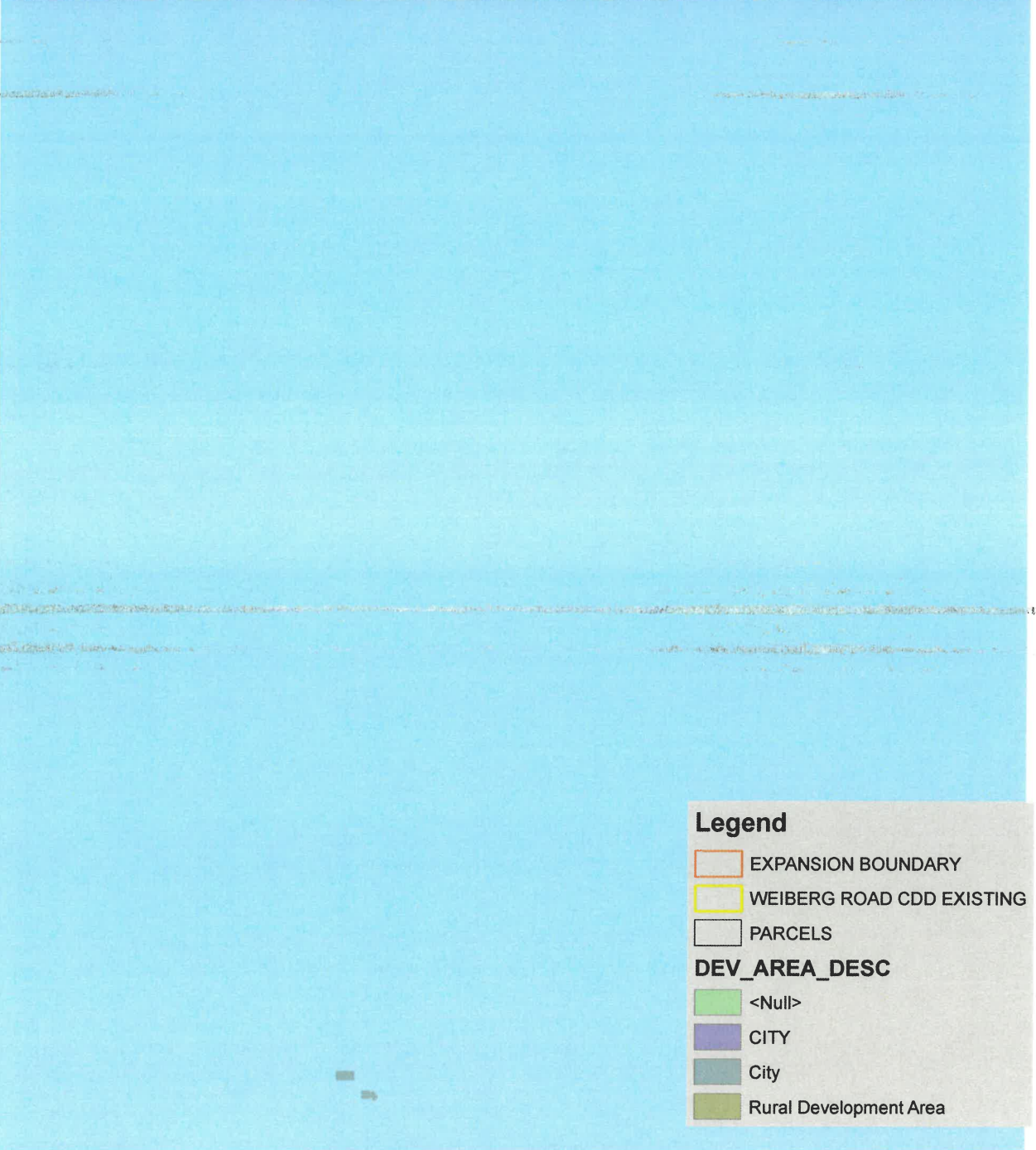
- (1) District to be constructed as four (4) phases.
- (2) Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
- (3) Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
- (4) Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
- (5) Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
- (6) Includes subdivision infrastructure and civil/site engineering.
- (7) Stormwater does not include grading associated with building pads.
- (8) Estimates are based on 2024 cost.
- (9) Includes entry features, signage, hardscape, landscape, irrigation and fencing.
- (10) CDD will enter into a Lighting Agreement with Duke Energy for the lighting service. Includes only the incremental cost of undergrounding.
- (11) Estimates based on 956 lots.
- (12) The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).



TOWN OF DUNDEE

COMPOSITE EXHIBIT 8 - EXISTING LAND USE MAP WEIBERG ROAD CDD





Legend

- EXPANSION BOUNDARY
- WEIBERG ROAD CDD EXISTING
- PARCELS

DEV_AREA_DESC

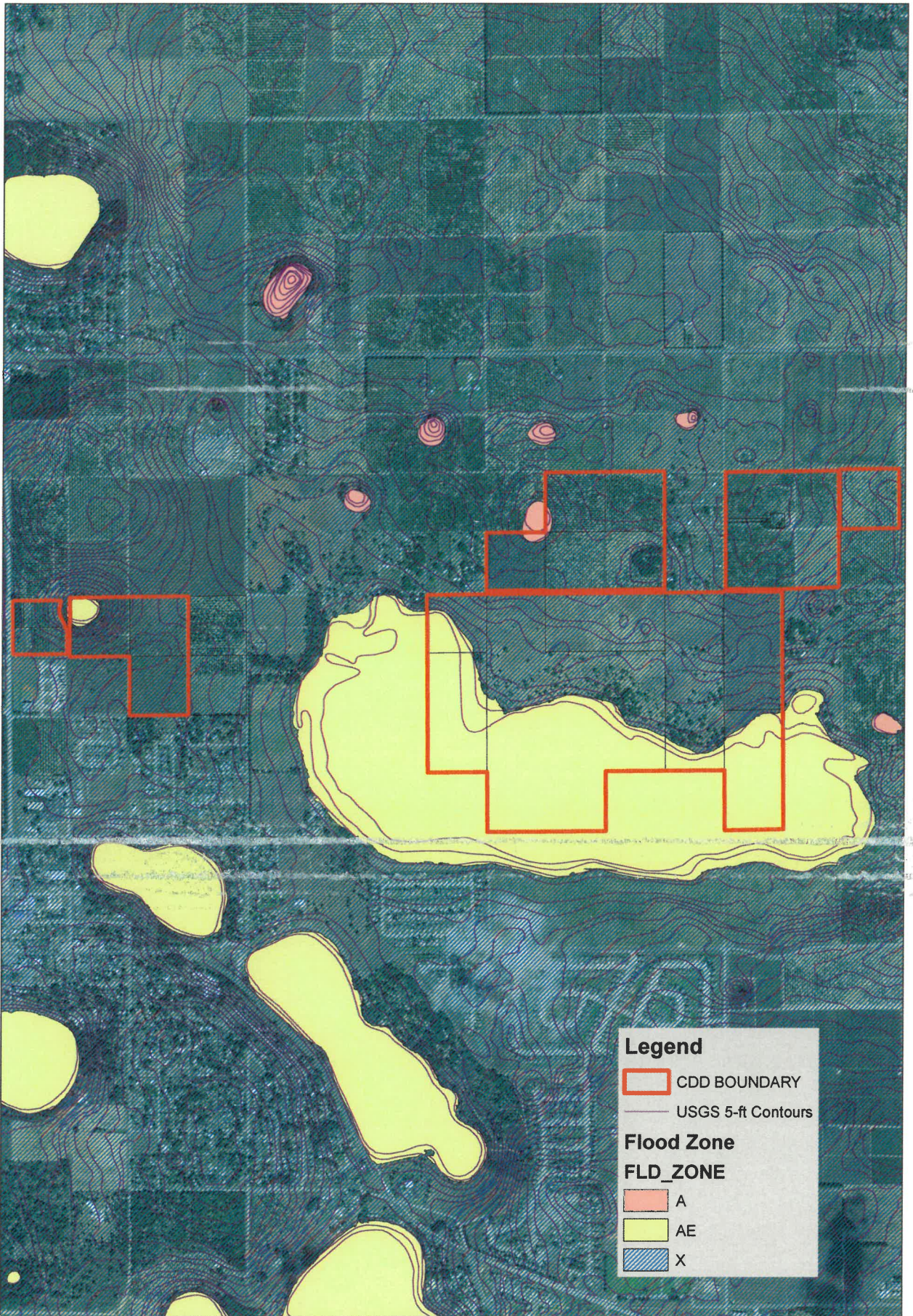
- <Null>
- CITY
- City
- Rural Development Area

TOWN OF DUNDEE

COMPOSITE EXHIBIT 8 - FUTURE LAND USE MAP WEIBERG ROAD CDD



487.5 975
Feet



TOWN OF DUNDEE

EXHIBIT 9 - DRAINAGE AND UTILITIES WEIBERG ROAD CDD

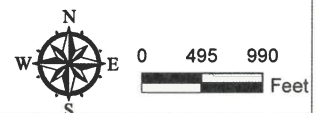


Exhibit C
Section 189, Florida
Statutes

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.