

**Crosswinds East Community Development District**  
**219 East Livingston Street– Orlando – Florida – 32801**

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January 27, 2026

Polk County- Planning and Development  
330 W. Church Street  
Bartow, Florida 33830  
Attn: Benjamin J. Zizkal- Director of Land Development

Re: Crosswinds East Community Development District Initial Public Facilities Report

Dear Mr. Zizkal;

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 Crosswinds East 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 Polk County, Florida is August 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](mailto: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**

**CROSSWINDS EAST 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 Crosswinds East 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 Crosswinds East Community Development District* dated July 12, 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**

# Crosswinds East Community Development District

Engineer's Report

JULY 12, 2022



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

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Land Use Map .....	Exhibit 4
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## INTRODUCTION

Crosswinds East Community Development District (the "District" or "CDD") is located partially within unincorporated Polk County ("County"), and partially within Haines City ("City"), Florida. It is generally located east of US 17-92, south of Adair Road, and north of E Johnson Ave. The District currently contains approximately 753 acres and is expected to consist of 3,732 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 County ordinance #2022-051, which was approved by the Board of County Commissioners on July 5, 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 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 three (3) 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	194.20
Residential Land (Single-Family Lots)	392.70
Roadways Infrastructure & Public Facilities	127.76
Open Space/Conservation Areas/Parks	194.20
<b>TOTAL</b>	<b>752.59</b>

Table 2 Lot Types

LOT TYPE	UNITS
50-ft SFR Lots	1,239
40-ft SFR Lots	2,185
Townhome Lots	308
<b>TOTAL</b>	<b>3,732</b>

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 3,732 residential units and associated infrastructure. The development is a planned residential community consisting of 753 acres, located east of US 17-92, south of Adair Road, and north of E Johnson Ave. It is located partially within unincorporated Polk County and partially within Haines City. The current land use of the property is tree crops, pastureland/cropland, and other rural open lands. The development is zoned for LDR (low density residential) and A/RR (agricultural/rural residential). The development will be constructed in three (3) 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, and sewer infrastructure including a lift station, and off-site improvements (including turn lanes and extension of 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 stations) 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 and SWFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C0240G, dated 12/22/2016, demonstrates that the property is located within Flood Zone A. 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. After construction is complete, the district will be responsible for the ownership and maintenance of the stormwater management facilities.

### **Public Roadways**

The proposed public roadway sections consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides of 22-foot roadways with 50-foot right-of-way, 40-foot roadways (entrance streets) with 80-foot right-of-way, and 24-foot roadways with 110-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 is anticipated to own, operate, and maintain all roadways within the District, including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds).

### **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 four 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, subject to the 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, City, SWFWMD ERP, and 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 City and 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 City, 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.

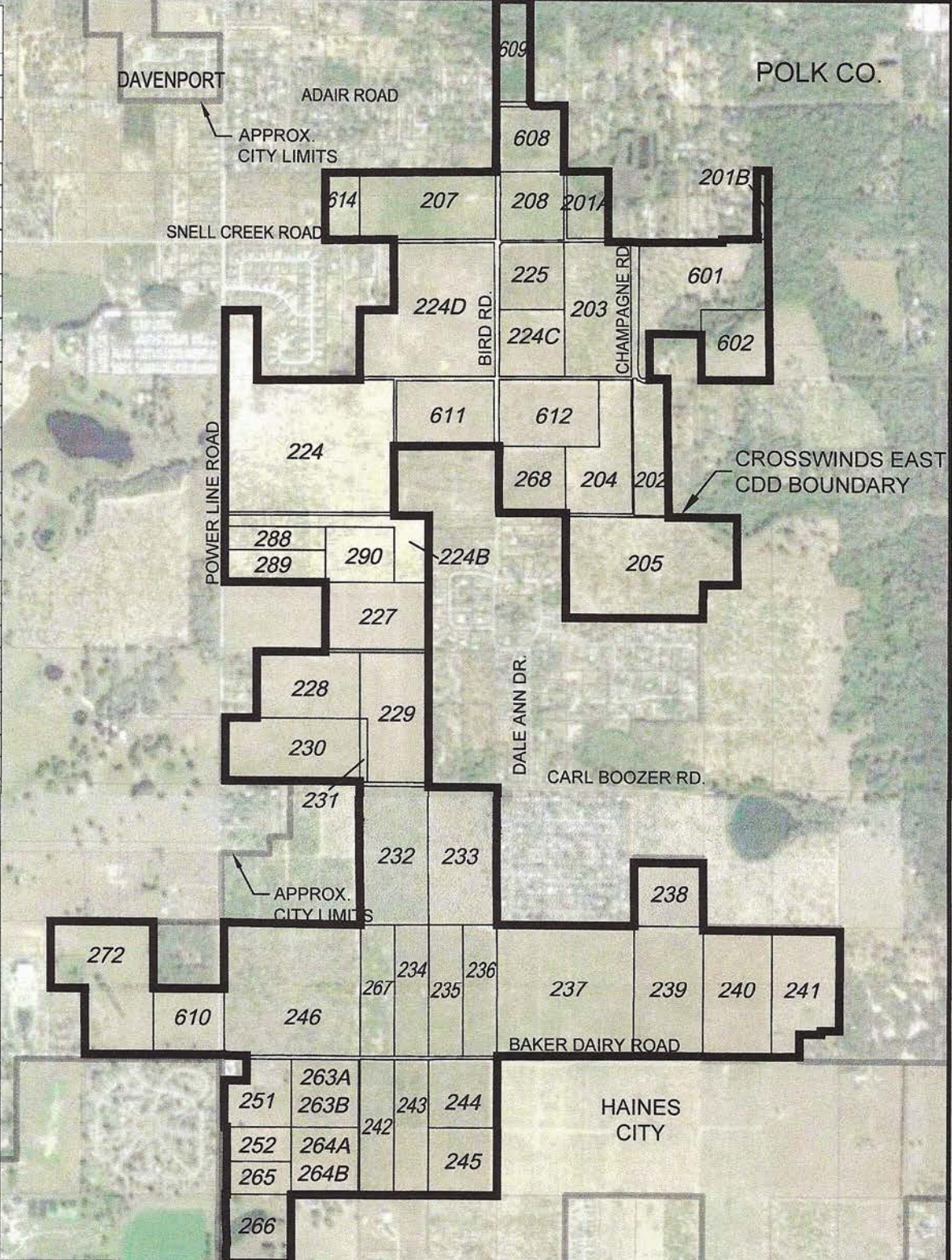
I hereby certify that the foregoing is a true and correct copy of the engineer's report for Crosswinds East Community Development District.




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

Parcel ID	Map ID
272711-000000-022140	201A
272711-000000-022140B	201B
272714-000000-012040	202
272714-739000-010030	203
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272714-739000-040041	290
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272722-757000-010250	610

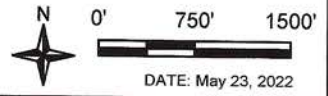


LEGEND  
 CROSSWINDS EAST CDD  
 PARCELS

SECTS 11, 14, 22, 23 & 24,  
T27S, R27E

APPROX. CDD BOUNDARY  
AREA - 752.59± AC.

# EXHIBIT 1 - LOCATION MAP CROSSWINDS EAST CDD



CROSSWINDS EAST CDD

**272714-739000-010150 Northeast Polk Land Investments, LLC (PER OR BK 10536 PGS 1555-1559)**

TRACTS 6 THROUGH 12 (INCLUSIVE), TRACTS 16 THROUGH 21 (INCLUSIVE), AND TRACTS 28 THROUGH 32 (INCLUSIVE) IN THE NW 1/4; TRACTS 15 AND 16 IN THE NE 1/4; AND TRACTS 1 THROUGH 6 (INCLUSIVE) IN THE SW 1/4, ALL IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS A STRIP OF LAND OFF THE WEST SIDE OF SAID TRACTS 16, 17, AND 32 IN THE NW 1/4 AND OFF THE WEST SIDE OF SAID TRACT 1 IN THE SW 1/4, AS DESCRIBED IN WARRANTY DEED FROM JULIA A. GLASS, JOINED BY HER HUSBAND, KNOX GLASS, JR., TO POLK COUNTY, A POLITICAL SUBDIVISION, DATED JULY 23, 1970, FILED AUGUST 14, 1970, RECORDED IN O.R. BOOK 1303, PAGE 928, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**Parcel 272714-739000-010010 Cassidy Holdings, LLC (PER OR BK 10573 PGS 0152-0153)**

TRACTS 1 AND 2 IN THE NE 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**Parcel 272714-739000-010030 Amelia Groves, LLC (PER OR BK 08843 PGS 1135-1137)**

TRACTS 3, 4, 13 AND 14, IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**Parcel 272714-739000-010310 Cassidy Holdings Group, Inc. (PER OR BK 11107 PGS 2226-2227)**

TRACTS 31 AND 32, LYING IN THE NE 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

**Parcel 272714-739000-010200 Amelia Groves, LLC (PER OR BK 08843 PGS 1135-1137)**

TRACTS 20, 29 AND 30, IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**Parcel 272714-000000-012040 Amelia Groves, LLC (PER OR BK 08843 PGS 1135-1137)**

THE WEST ONE-FOURTH OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; LESS PLATTED ROAD RIGHT OF WAY AND SUBJECT TO MAINTAINED ROAD RIGHT OF WAY FOR CHAMPAGNE ROAD.

**Parcel 272714-739000-020030 Amelia Groves, LLC (PER OR BK 08843 PGS 1135-1137)**

TRACTS 3, 4, 5, 6 AND 7, AND THE NORTH ONE-HALF OF TRACTS 11, 12, 13 AND 14, IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**Parcel 272714-739000-040110 Cassidy Holdings, LLC (PER OR BK 11159 PGS 2263-2267)**

TRACTS 11,12, 13, FLORIDA DEVELOPMENT CO. TRACT, IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PORTION OF THE SAME PROPERTY AS SHOWN ON THAT CERTAIN SURVEY FOR HIGHLAND CASSIDY, LLC - POWERLINE ROAD #3, PREPARED BY MCVAY-WOOD ASSOCIATES, DATED JUNE 27, 2005.

**PARCEL 272714-739000-040180 SLC IRA, LLC & GWC IRA, LLC (PER OR BK 11159 PG 2251-2254)**

TRACTS 18, 19, AND 20 IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PORTION OF THE SAME PROPERTY AS SHOWN ON THAT CERTAIN SURVEY FOR HIGHLAND CASSIDY, LLC - POWERLINE ROAD 2, PREPARED BY MCVAY-WOOD ENGINEERING, LLC, DATED JANUARY 17, 2006.

**PARCEL 272714-739000-040210 SLC IRA, LLC & GWC IRA, LLC (PER OR BK 11159 PG 2251-2254)**

TRACTS 21, 22, 27, AND 28 IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE SOUTH 40 FEET OF TRACTS 27 AND 28 FOR CARL BOOZER ROAD AND LESS THE WEST 73 FEET OF TRACT 28, BEING A PORTION OF THE SAME PROPERTY AS SHOWN ON THAT CERTAIN SURVEY FOR HIGHLAND CASSIDY, LLC - POWERLINE ROAD #3, PREPARED BY MCVAY-WOOD ASSOCIATES, DATED JUNE 27, 2005.

**PARCEL 272714-739000-040281 AND 272714-739000-040290 (PER OR BK 11159 PG 2255-2258)**

THE WEST 73 FEET OF TRACT 28, AND TRACTS 29, 30, 31 AND 32, LESS THE WEST 30 FEET OF LOT 32 AND LESS THE SOUTH 40 FEET OF LOTS 29, 30, 31, AND 32 , ALL LYING IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING A PORTION OF THE SAME PROPERTY AS SHOWN ON THAT CERTAIN SURVEY FOR HIGHLAND CASSIDY, LLC - POWERLINE ROAD 2, PREPARED BY MCVAY-WOOD ENGINEERING, LLC, DATED JANUARY 17, 2006

**PARCEL 272723-000000-031002 (PER OR BK 11159 PGS 2255-2258)**

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR CARL BOOZER ROAD.

**PARCEL 272723-000000-031001 (PER OR BK 1159 PGS 2263-2267)**

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

**PARCEL 272723-000000-034000 - (PER OR BK 11083 PGS 473-575)** THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 20 FEET FOR POWERLINE ROAD RIGHT OF WAY AS RECORDED IN OR BOOK 1280, PAGE 232, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR BAKER DAIRY ROAD AS RECORDED IN MAP BOOK 18, PAGES 6-21 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**PARCEL 272723-000000-032004 - (PER OR BK 9908 PGS 0263-0266)**

THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR BAKER DAIRY ROAD.

SECTS 11, 14, 22, 23 & 24,  
T27S, R27E

APPROX. CDD BOUNDARY  
AREA - 752.59± AC.

**EXHIBIT 2 - LEGAL DESCRIPTION - 1**  
**CROSSWINDS EAST CDD**



**PARCEL 272723-000000-032003 (PER OR BK 11159 PGS 2255-2258)**

THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

**PARCEL 272723-000000-032002 (PER OR BK 1159 PGS 2263-2267)**

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

**PARCEL 272723-000000-032001 (PER OR BK 1159 PGS 2263-2267)**

THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

**PARCEL 272723-000000-014000 (PER OR BK 1159 PGS 2263-2267)**

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

**PARCEL 272723-000000-011003 (PER OR BK 1159 PGS 2263-2267)**

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE NORTH 50.00 FEET.

**PARCEL 272723-000000-012002 (PER OR BK 1159 PGS 2263-2267)**

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

**PARCEL 272723-000000-012001 (PER OR BK 1159 PGS 2263-2267)**

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET, AND LESS ROADWAYS OF RECORD AND/OR IN USE.

**PARCEL 272724-000000-034010 (PER OR BK 1159 PGS 2263-2267)**

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE NORTH 35.00 FEET, AND LESS BEGINNING 270 FEET EAST AND 25 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, RUN NORTH 233.71 FEET, EAST 208.71 FEET, NORTH 35.29 FEET, EAST 179.04 FEET, SOUTH 269 FEET, WEST 387.75 FEET TO THE POINT OF BEGINNING, ALL LYING IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

**PARCEL 272723-757500-040011 (PER OR BK 11083 PGS 473-575)**

TRACTS 1 AND 2 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, LESS AND EXCEPT POWER LINE ROAD RIGHT-OF-WAY AND LESS BAKER DAIRY ROAD RIGHT-OF-WAY AND LESS THE NORTH 200 FEET OF THE WEST 215 FEET OF TRACT 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**PARCEL 272723-757500-040030 (PER OR BK 10741 PGS 0492-0494)**

TRACTS 3 AND 4 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 3, PAGE 60 TO 63.

**PARCEL 272723-000000-041004 (PER OR BK 1159 PGS 2263-2267)**

THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

**PARCEL 272723-000000-041003 (PER OR BK 1159 PGS 2263-2267)**

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

**PARCEL 272723-000000-041001 (PER OR BK 1159 PGS 2263-2267)**

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS BAKER DAIRY ROAD RIGHT OF WAY.

**PARCEL 272723-000000-041002 (PER OR BK 1159 PGS 2263-2267)**

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

**PARCEL 272723-757500-040130 (PER OR BK 10741 PGS 0492-0494)**

TRACTS 13 AND 14 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 60 TO 63.

**PARCEL 272723-757500-040152 (PER OR BK 11083 PGS 473-575)**

THE NORTH 331.83 FEET OF TRACTS 15 AND 16 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**PARCEL 272723-757500-040151 (PER OR BK 10741 PGS 0492-0494)**

TRACTS 15 AND 16 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT COMPANY RECORDED IN PLAT BOOK 3, PAGES 60 TO 63, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID TRACTS EQUIVALENT TO THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, LESS ROADWAYS, AS BY ORDER OF TAKING FILED SEPTEMBER 29, 1970 AND RECORDED IN O.R. BOOK 1311, PAGE 975 OF SAID PUBLIC RECORDS, ALSO LESS AND EXCEPT THE NORTH 331.83 FEET OF TRACTS 15 AND 16 IN SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 3, PAGES 60 TO 63.

**PARCEL 272723-757500-040170 (PER OR BK 10741 PGS 0492-0494)**

TRACTS 17 AND 18 IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO MAP OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 60 TO 63; LESS ROADWAYS AS BY ORDER OF TAKING FILED SEPTEMBER 29, 1970 AND RECORDED IN OR BOOK 1311, PAGE 975 OF SAID PUBLIC RECORDS.

SECTS 11, 14, 22, 23 & 24,  
T27S, R27E

APPROX. CDD BOUNDARY  
AREA - 752.59± AC.

**EXHIBIT 2 - LEGAL DESCRIPTION - 2  
CROSSWINDS EAST CDD**



**PARCEL 272711-000000-022140 (PER OR BK 11787 PGS 2142-2143)**

S1/2 OF SE1/4 OF SE1/4 LESS W 1210 FT & SE1/4 OF SW1/4 OF SE1/4 LESS W 30 FT & LESS E 230 FT & LESS S 15 FT FOR RD R/W SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272711-734500-042500 (PER OR BK 10988 PGS 1417-1418)**

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 25 THRU 28 IN SW1/4 & VACATED 15 FOOT R/W LYING E OF TRACT 25 LESS SNELL CREEK RD SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272711-000000-024020 (PER OR BK 10988 PGS 1417-1418)**

SW1/4 OF SW1/4 OF SE1/4 LESS R/W FOR BIRD RD AS DESC IN OR 9594-1580 SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272714-739000-040011 (PER OR BK 11083 PGS 473-475)**

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 PT TRACTS 1 THRU 3 IN SW1/4 DESC AS BEG W1/4 COR OF SEC N89- 47-05E 20 FT TO NLY EXT OF E R/W LINE OF POWERLINE RD PER OR 1303 PG 928 S 120.73 FT ALONG NLY EXT & E R/W LINE TO N LINE OF S 532.55 FT OF TRACTS 1 THRU 3 BEING POB N89-54-10E 981.23 FT ALONG N LINE TO E LINE OF TRACT 3 S00-03-58E 222 FT ALONG E LINE TO N LINE OF S 310.55 FT OF TRACTS 1 THRU 3 S89-54-10W 981.48 FT ALONG N LINE TO E R/W LINE N 222 FT ALONG E R/W LINE TO POB SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272714-739000-040012 (PER OR BK 11906 PGS 0850-0852)**

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 PT TRACTS 1 THRU 3 IN SW1/4 DESC AS COM W1/4 COR OF SEC N89- 47-05E 20 FT TO NLY EXT OF E R/W LINE OF POWERLINE RD PER OR 1303 PG 928 S 342.73 FT ALONG NLY EXT & E R/W LINE TO N LINE OF S 310.55 FT OF TRACTS 1 THRU 3 BEING POB N89-54-10E 981.48 FT ALONG N LINE TO E LINE OF TRACT 3 S00-03-58E 310.55 FT ALONG E LINE TO SE COR TRACT 3 S89-54-10W 981.84 FT ALONG S LINE OF TRACTS 1 THRU 3 TO E R/W LINE N 310.55 FT ALONG E R/W LINE TO POB SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272714-739000-040041 (PER OR BK 11907 PGS 0228-0230)**

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 PT TRACTS 4 & 5 IN SW1/4 DESC AS COM W1/4 COR OF SEC N89-47- 05E 1001.09 FT TO NLY EXT OF W LINE OF TRACT 4 S00-03-58E 125.45 FT ALONG NLY EXT & W LINE TO N LINE OF S 529.85 FT OF TRACTS 4 & 5 BEING POB N89- 54-10E 657.49 FT ALONG N LINE TO E LINE OF TRACT 5 S00-06-35E 529.85 FT ALONG E LINE TO SE COR TRACT 5 S89-54-10W 657.89 FT ALONG S LINE OF TRACTS 4 & 5 TO SW COR LOT 4 N00-03-58W 529.85 FT ALONG W LINE TRACT 4 TO POB SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272714-000000-011010 (PER OR BK 08730 PGS 0241-0243)**

NE1/4 OF NE1/4 LESS SE1/4 OF NE1/4 OF NE1/4 & LESS BEG NW COR OF NE1/4 OF NE1/4 RUN S 1328.77 FT E 35.52 FT N-01 DEG 05 MIN 45 SEC E 1329.02 FT W 59.22 FT TO POB LESS MAINT R/W & LESS S 430 FT OF E 500 FT OF SW1/4 OF NE1/4 OF NE1/4 & LESS ADDNL R/W PER MB 15 PGS 44-50 SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272714-000000-011040 (PER OR BK 08730 PGS 0241-0243)**

SE1/4 OF NE1/4 OF NE1/4 LESS MAINT R/W PER MB 15 PGS 44-50 & BEG NE COR SE1/4 OF NE1/4 RUN W 165.63 FT S TO N R/W ROAD E ALONG R/W 165.63 FT N TO BEG LESS ADDNL R/W PER MB 15 PGS 44-50 & BEG 165.63 FT W OF NE COR OF SE1/4 OF NE1/4 RUN W 165.59 FT S TO N R/W ROAD E ALONG RD R/W 165.59 FT N TO BEG LESS ADDNL R/W PER MB 15 PGS 44-50 & BEG 331.26 FT W OF NE COR OF SE1/4 OF NE1/4 RUN W 331.27 FT S 16.2 FT TO N R/W ROAD RUN E TO PT 20 FT S OF BEG N 20 FT TO POB LESS SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272711-000000-024010 (PER OR BK 12103 PGS 1756-1757)**

NW1/4 OF SW1/4 OF SE1/4 LESS RD R/W PER MB 4 PG 275-276 & MB 26 PG 1-7 SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272711-000000-023030 (PER OR BK 12103 PGS 1756-1757)**

W1/4 OF NW1/4 OF SE1/4 SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272714-739006-000010 (PER OR BK 11905 PGS 0999-1001)**

REPLAT OF LAKEWOOD HEIGHTS PB 26 PG 15 LOTS 1 THRU 3 ALSO DESC AS FLA DEVELOPMENT CO SUB PB 3 PB 60 TO 63 TRACTS 22 THRU 24 IN NW1/4 SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272714-739000-010170 (PER OR BK 11843 PGS 0999-1000)**

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 17 THRU 19 IN NE1/4 LESS RD R/W PER MB 26 PG 1-7 SECTION 14, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272711-734500-042900 (PER OR BK 11834 PGS 1145-1146)**

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACT 29 IN SW1/4 SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272722-757000-010200 (PER OR BK 11670 PGS 931-933)**

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 20 THRU 22 & 27 & 28 LESS S 10 FT FOR R/W IN NE1/4 & LESS POWER LINE RD R/W MORE PART DESC AS: COMM E1/4 COR OF SEC RUN N00-12-03W ALONG E BNDRY OF NE1/4 OF SEC 25 FT S89-53-51W 807.76 FT TO POB CONT S89-53-51W 519.49 FT N00-08-42W 635.94 FT S89-56-07W 330.21 FT N00-20-07W 646.15 FT N89-58-19E 997.08 FT S0-14- 11W 645.51 FT S89-53-51W 213.21 FT S0-06-09E 460.51 FT N89-53-51E 72.75 FT S0-06-09E 175 FT SECTION 22, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

**PARCEL 272722-757000-010250 (PER OR BK 11670 PGS 934-936)**

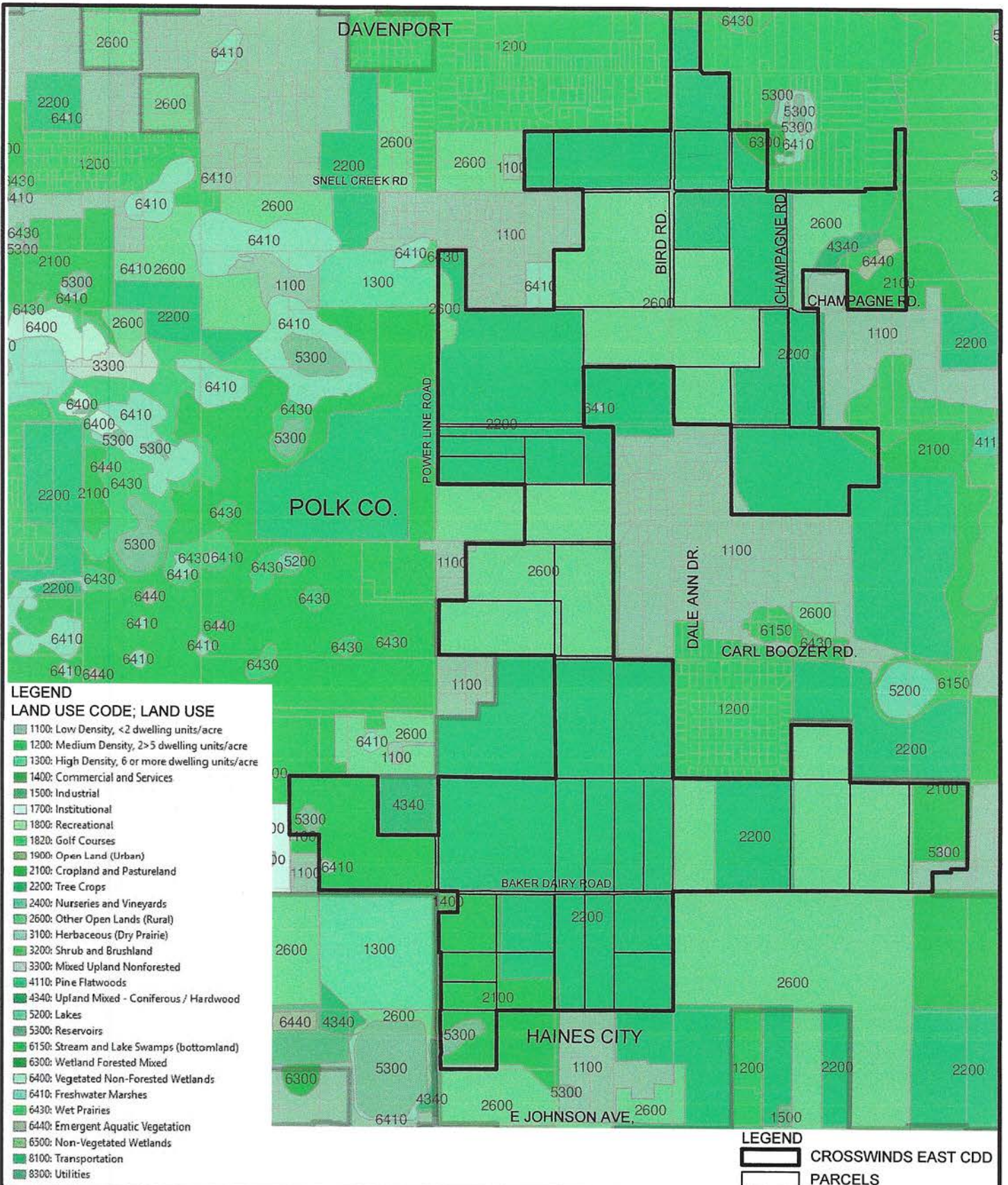
FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 25 THRU 27 LESS S 10 FT FOR R/W IN NE1/4 & LESS POWER LINE RD R/W & LESS THAT PT LYING WITHIN FOLL DESC: COMM E1/4 COR OF SEC RUN N00-12-03W ALONG E BNDRY OF NE1/4 OF SEC 25 FT S89-53-51W 807.76 FT TO POB CONT S89-53-51W 519.49 FT N00-08-42W 635.94 FT S89-56-07W 330.21 FT N00-20-07W 646.15 FT N89-58-19E 997.08 FT S0-14- 11W 645.51 FT S89-53-51W 213.21 FT S0-06-09E 460.51 FT N89-53-51E 72.75 FT S00-06-09E 175 FT SECTION 22, TOWNSHIP 27 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA.

SECTS 11, 14, 22, 23 & 24,  
T27S, R27E

APPROX. CDD BOUNDARY  
AREA - 752.59± AC.

**EXHIBIT 2 - LEGAL DESCRIPTION - 3  
CROSSWINDS EAST CDD**

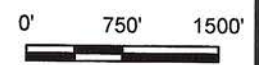




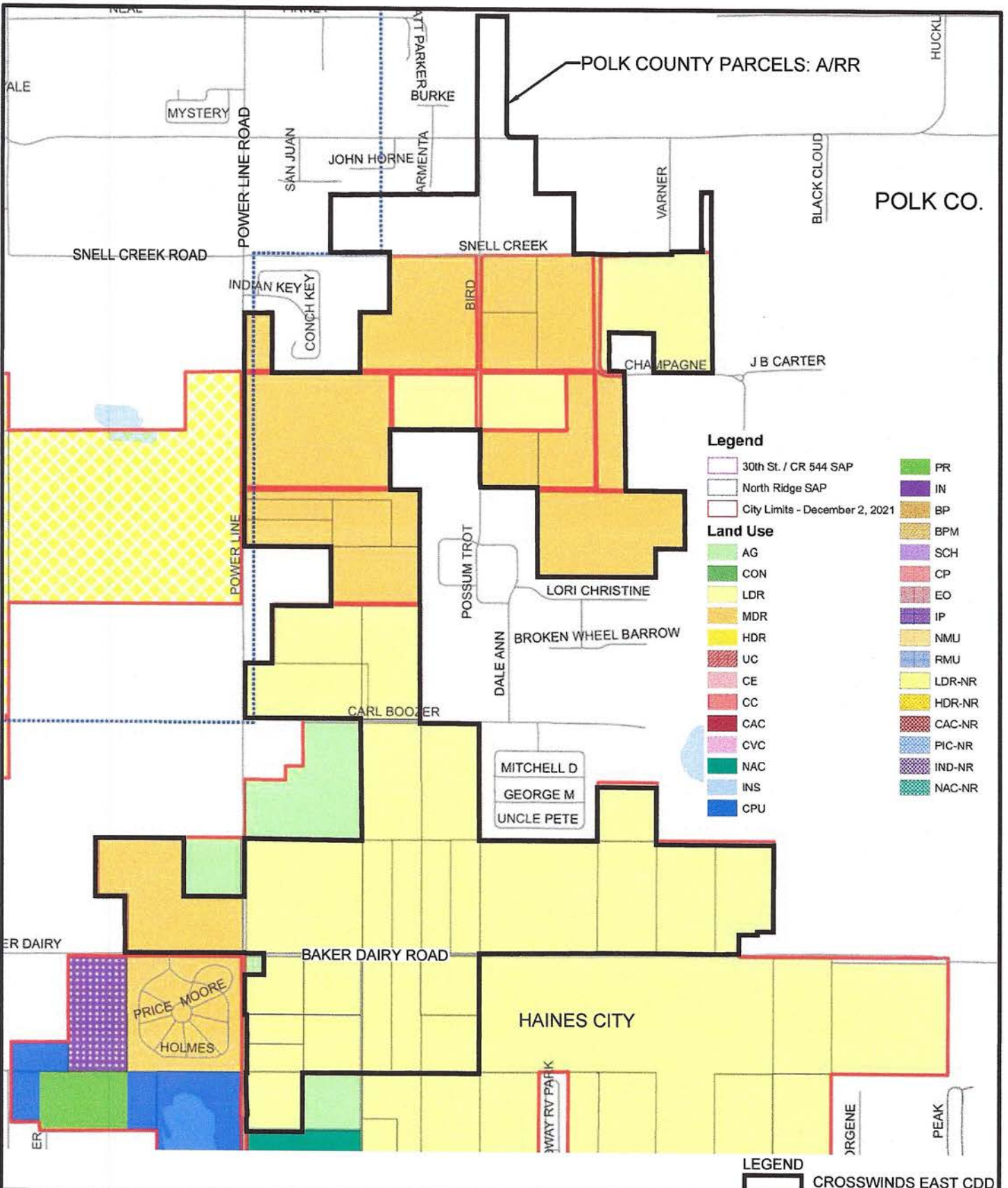
SECTS 11, 14, 22, 23 & 24,  
T27S, R27E

APPROX. CDD BOUNDARY  
AREA - 752.59± AC.

# EXHIBIT 4 - EXISTING LAND USE CROSSWINDS EAST CDD



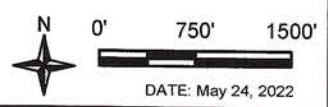
DATE: April 28, 2022

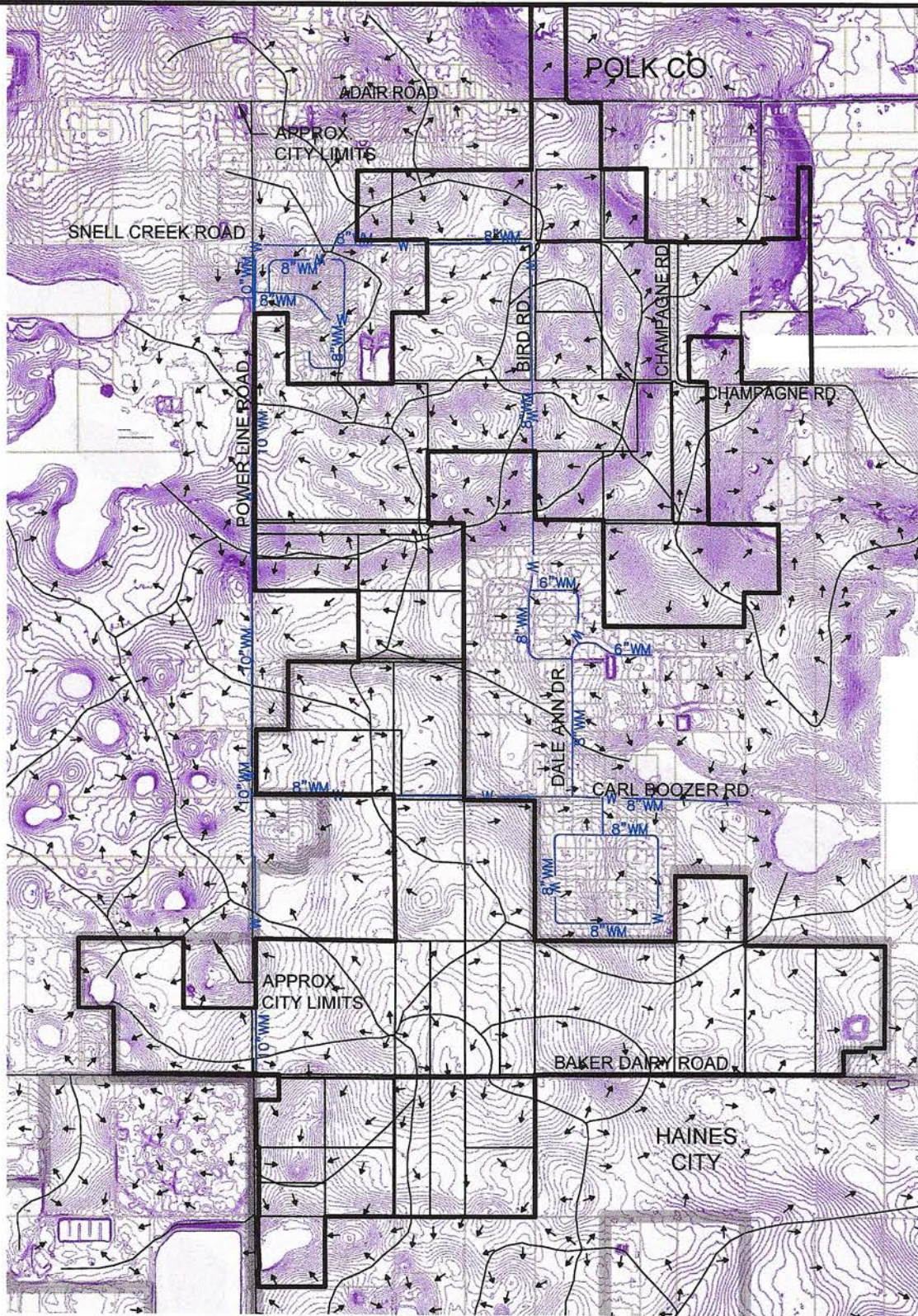


SECTS 11, 14, 22, 23 & 24,  
T27S, R27E

# EXHIBIT 5 - FUTURE LAND USE CROSSWINDS EAST CDD

**LEGEND**  
 CROSSWINDS EAST CDD  
 APPROX. CDD BOUNDARY  
 AREA - 752.59± AC.





NOTE:  
 CONTOUR INFORMATION PER POLK COUNTY  
 LIDAR GIS DATABASE.

LEGEND

- CROSSWINDS EAST CDD
- PARCELS
- DRAINAGE AREA LIMITS
- DRAINAGE PATTERN

SECTS 11, 14, 22, 23 & 24,  
 T27S, R27E

APPROX. CDD BOUNDARY  
 AREA - 752.59± AC.

# COMPOSITE EXHIBIT 6 - DRAINAGE AND UTILITIES

## CROSSWINDS EAST CDD



DATE: May 24, 2022

**Crosswinds East CDD East**

	Phase 1			Phase 2			Phase 3		
	Phase 1A	Phase 1B	Phase 1C	Phase 2A	Phase 2B	Phase 2C	Phase 2D	Phase 3	Total 3,732 Lots
<b>Infrastructure (1)</b>									
Offsite Improvements	\$3,500,128.50	\$3,081,160.50	\$2,243,224.50	\$2,077,383.00	\$907,764.00	\$1,475,116.50	\$2,670,921.00	\$820,479.00	\$ 16,776,177.00
Stormwater Management (2)(3)(6)	\$ 4,565,385.00	\$ 4,018,905.00	\$ 2,925,945.00	\$ 2,709,630.00	\$ 1,184,040.00	\$ 1,924,065.00	\$ 3,483,810.00	\$ 1,070,190.00	\$ 21,881,970.00
Mass Grading and Master Stormwater Roadway Drainage	\$1,978,333.50	\$1,741,525.50	\$1,267,909.50	\$1,174,173.00	\$513,084.00	\$833,761.50	\$1,509,651.00	\$463,749.00	
Utilities (Water, Sewer, & Reuse) (5)(7)(9)(10)	\$ 6,205,641.50	\$ 4,956,649.50	\$ 3,608,665.50	\$ 3,916,877.00	\$ 1,460,316.00	\$ 2,948,013.50	\$ 4,296,699.00	\$ 1,319,901.00	\$ 28,712,763.00
Water Reuse	\$1,673,974.50	\$1,473,598.50	\$1,072,846.50	\$993,531.00	\$434,148.00	\$705,490.50	\$1,277,397.00	\$392,403.00	
Gravity Sewer	\$1,369,615.50	\$1,205,671.50	\$877,783.50	\$812,889.00	\$355,212.00	\$577,219.50	\$1,045,143.00	\$321,057.00	
Lift Station & Force Mains	\$2,587,051.50	\$2,277,379.50	\$1,658,035.50	\$1,535,457.00	\$670,956.00	\$1,090,303.50	\$1,974,159.00	\$606,441.00	
Electrical - Underground System Only (5)(7)(9)(10)	\$575,000.00	\$ -	\$ -	\$575,000.00	\$ -	\$575,000.00	\$ -	\$ -	
Street Lighting	\$ 1,553,638.50	\$ 1,772,690.50	\$ 1,334,494.50	\$ 1,009,263.00	\$ 208,104.00	\$ 852,506.50	\$ 1,466,181.00	\$ 465,819.00	\$ 8,662,697.00
Electrical Distribution (Underground conduits only)	\$456,538.50	\$401,890.50	\$292,594.50	\$270,963.00	\$118,404.00	\$192,406.50	\$348,381.00	\$107,019.00	
Roadway (4)(5)(7)(10)	\$1,097,100.00	\$1,370,800.00	\$1,041,900.00	\$738,300.00	\$89,700.00	\$660,100.00	\$1,117,800.00	\$358,800.00	
Entry Feature (7)(8)(9)(10)	\$5,250,192.75	\$4,621,740.75	\$3,364,836.75	\$3,116,074.50	\$1,361,646.00	\$2,212,674.75	\$4,006,381.50	\$1,230,718.50	\$ 25,164,265.50
Parks and Amenities (7)(10)	\$287,500.00	\$143,750.00	\$143,750.00	\$143,750.00	\$143,750.00	\$143,750.00	\$143,750.00	\$287,500.00	\$ 1,437,500.00
<b>SUBTOTAL CONSTRUCTION</b>	\$1,371,375.00	\$1,713,500.00	\$1,302,375.00	\$922,875.00	\$112,125.00	\$825,125.00	\$1,397,250.00	\$448,500.00	\$ 8,093,125.00
<b>General Consulting (Engr &amp; Legal) @ 10%</b>	\$ 22,733,861.25	\$ 20,308,396.25	\$ 14,923,291.25	\$ 13,895,852.50	\$ 5,377,745.00	\$ 10,381,251.25	\$ 17,464,992.50	\$ 5,643,107.50	\$ 110,728,497.50
<b>Contingency @ 15%</b>	\$ 2,273,386.13	\$ 2,030,839.63	\$ 1,492,329.13	\$ 1,389,585.25	\$ 537,774.50	\$ 1,038,125.13	\$ 1,746,499.25	\$ 564,310.75	\$ 11,072,849.75
<b>TOTAL</b>	\$ 3,751,087.11	\$ 3,350,885.38	\$ 2,462,343.06	\$ 2,292,815.66	\$ 887,327.93	\$ 1,712,906.46	\$ 2,881,723.76	\$ 931,112.74	\$ 18,270,202.09
	\$ 28,758,334.48	\$ 25,690,121.26	\$ 18,877,963.43	\$ 17,578,253.41	\$ 6,802,847.43	\$ 13,132,282.83	\$ 22,093,216.51	\$ 7,138,530.99	\$ 140,071,549.34

**DATE: 5/5/2022**  
**UPDATED: 7/12/2022**

- (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. Does not include the cost of transportation of fill for use of private lots.
- (3) Includes stormwater pond excavation.
- (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 buffer fencing.
- (9) CDD will enter into a Lighting Agreement with Duke Energy for the lighting service. Includes only the incremental cost of undergrounding and installation of streetlights.
- (10) The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).

**Composite Exhibit 7 - Crosswinds East CDD  
 Summary of Proposed District Facilities and Summary of Probable Cost**

<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	Haines City	District Bonds	Haines City
Street Lighting/Conduit	District	Duke/District**	District Bonds	Duke/District***
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	Haines City	District Bonds	Haines City

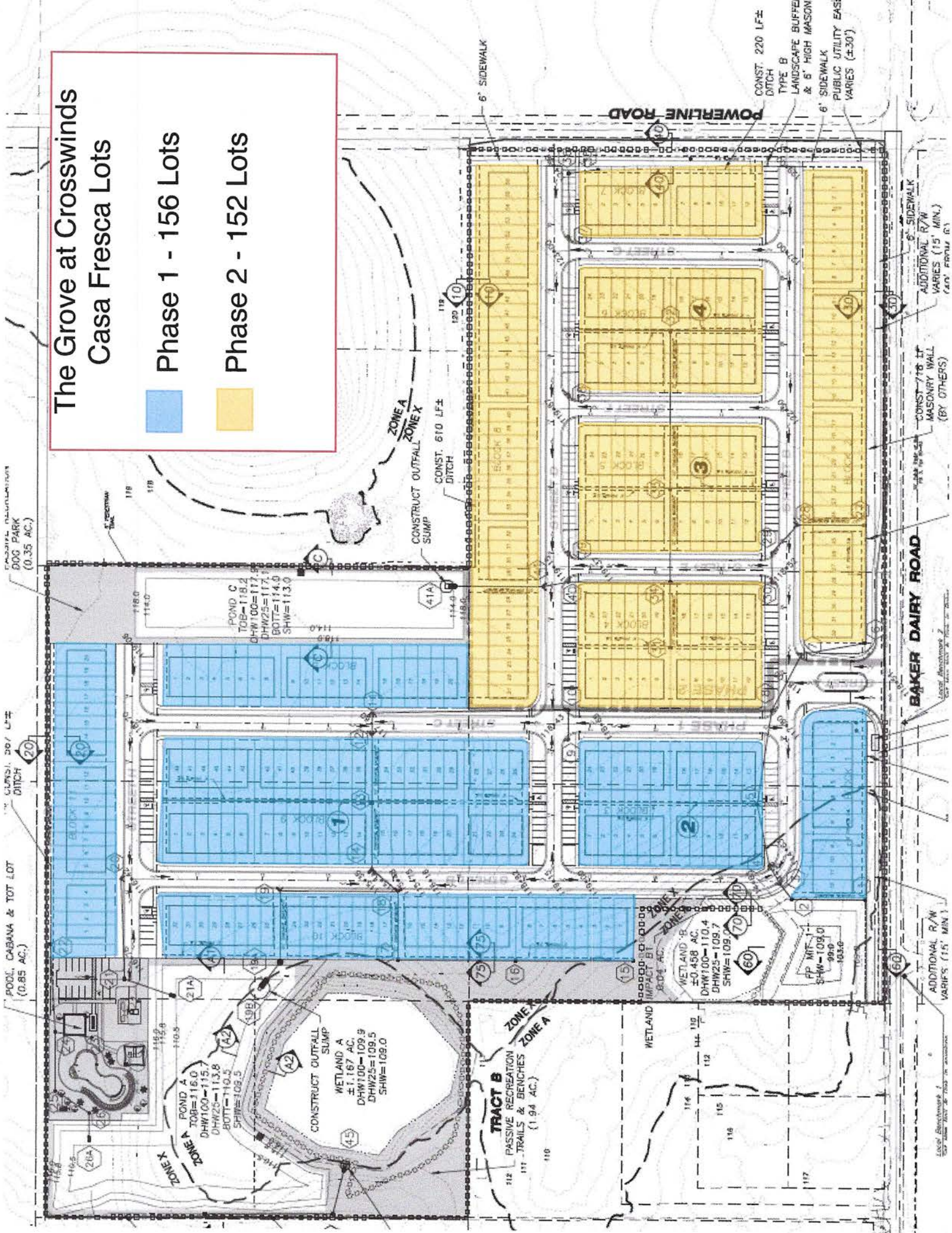
\*Costs not funded by bonds will be funded by the developer

\*\* District will fund undergrounding of electrical conduit

\*\*\*District will fund street lighting maintenance services

# The Grove at Crosswinds Casa Fresca Lots

- Phase 1 - 156 Lots
- Phase 2 - 152 Lots



DOG PARK (0.35 AC.)

CONST. 220 LF ± DITCH

POOL, CABANA & TOT LOT (0.85 AC.)

POND C  
TOP=118.2  
DHW100=117.9  
DHW25=117.5  
BOT=114.0  
SHW=113.0

POND A  
TOP=116.0  
DHW100=115.7  
DHW25=113.8  
BOT=110.5  
SHW=109.5

WETLAND A  
±1.167 AC.  
DHW100=109.9  
DHW25=109.5  
SHW=109.0

WETLAND B  
±0.458 AC.  
DHW100=110.4  
DHW25=109.7  
SHW=109.0

TRACT B  
PASSIVE RECREATION  
TRAILS & BENCHES  
(1.94 AC.)

CONST. 220 LF ± DITCH

CONST. 610 LF ± DITCH

CONST. 716 LF MASONRY WALL (BY OTHERS)

CONST. 220 LF ± DITCH

CONST. 220 LF ± DITCH

CONST. 220 LF ± DITCH

TYPE B LANDSCAPE BUFFER & 6' HIGH MASONRY PUBLIC UTILITY EASE VARIES (±30')

ADDITIONAL R/W VARIES (15' MIN.) (BY OTHERS)

ADDITIONAL R/W VARIES (15' MIN.) (BY OTHERS)

ADDITIONAL R/W VARIES (15' MIN.) (BY OTHERS)

ADDITIONAL R/W VARIES (15' MIN.) (BY OTHERS)

ADDITIONAL R/W VARIES (15' MIN.) (BY OTHERS)

6' SIDEWALK

6' SIDEWALK

6' SIDEWALK

6' SIDEWALK

6' SIDEWALK

6' SIDEWALK

POWERLINE ROAD

BAKER DAIRY ROAD

DOG PARK

DOG PARK

DOG PARK

LOCAL BENCHMARK 1

LOCAL BENCHMARK 2

LOCAL BENCHMARK 3

LOCAL BENCHMARK 4

LOCAL BENCHMARK 5

LOCAL BENCHMARK 6

LOCAL BENCHMARK 7

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 EB 9814

**CROSSWINDS EAST**  
 Preliminary Plat  
 HAWES CITY, FLORIDA

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Scale: AS SHOWN  
 Date: 05-10-2022  
 Checked: JAM  
 Design: MD  
 Drawn: JAM

**C-100**

**CROSSWINDS EAST**  
 PHASING AND LOT PLAN

- LEGEND**
- CROSSWINDS EAST PHASE 1 BOUNDARY
  - CROSSWINDS EAST PHASE 2 BOUNDARY
  - CROSSWINDS EAST PHASE 3 BOUNDARY
  - RIGHT OF WAY
  - CONSERVATION AREA
  - RECREATION AREA
  - LANDSCAPE BUFFER/ OPEN SPACE AREA
  - DEDICATED RIGHT OF WAY
  - \* 50' LOT (50'x110')
  - o 40' LOT (40'x110')

**UNIT COUNT (EAST)**

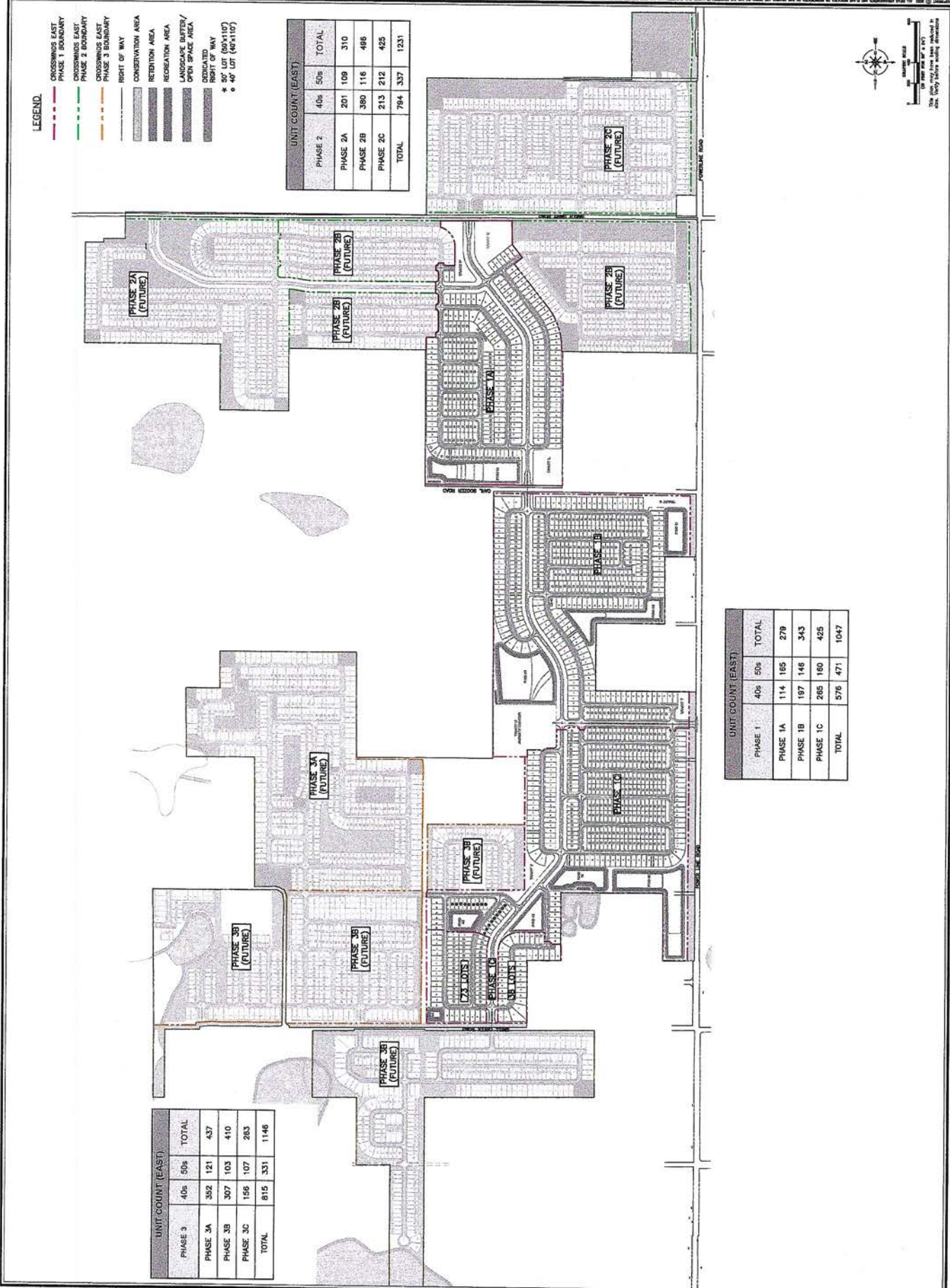
PHASE 2	40s	50s	TOTAL
PHASE 2A	201	109	310
PHASE 2B	380	116	496
PHASE 2C	213	212	425
<b>TOTAL</b>	<b>794</b>	<b>337</b>	<b>1231</b>

**UNIT COUNT (EAST)**

PHASE 1	40s	50s	TOTAL
PHASE 1A	114	165	279
PHASE 1B	197	146	343
PHASE 1C	265	160	425
<b>TOTAL</b>	<b>576</b>	<b>471</b>	<b>1047</b>

**UNIT COUNT (EAST)**

PHASE 3	40s	50s	TOTAL
PHASE 3A	352	121	473
PHASE 3B	307	103	410
PHASE 3C	156	107	263
<b>TOTAL</b>	<b>815</b>	<b>331</b>	<b>1146</b>



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**Exhibit C**

**Section 189, Florida  
Statutes**

## The 2025 Florida Statutes

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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.