

Public Facilities Report

Stoneybrook South Community Development District

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I. Purpose and Scope

This report is provided for Southbrook South Community Development District (the “District”) as an obligation under Section 189.415, Florida Statutes regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next 10 years. The Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on the District’s website. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government.

II. Introduction

The development is an approximately 917 acre master-planned residential community, of which approximately 900 acres are co-extensive with the District boundaries and located in unincorporated Osceola County, Florida, and approximately 17 acres are located in unincorporated Polk County, Florida, outside of the District’s boundaries. The District has been developed into 1,695 residential units.

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

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

See the attached Engineer’s Report dated May 5, 2014 - Section 4.0.

ii. Current Capacity of Facility

- See the attached Engineer’s Report dated May 5, 2014 - Section 4.0.

iii. Current demands placed on it

- See the attached Engineer’s Report dated May 5, 2014 - Section 4.0.

iv. Location

The Development is generally located east of UD Highway 27, north and south of Tri-County Road, west of the Champions Gate golf Resort and north of Polk County Road 54. The Development is located approximately twenty miles from downtown Orlando and the Orlando International

Airport and approximately ten miles from the Orange County Convention Center, as well as Central Florida's major tourist attractions including Walt Disney World, MGM Studios, Epcot Center, Animal Kingdom, Sea World and Universal Studios. The Development is also located in close proximity to restaurants, shopping and medical facilities. The Development is being marketed for both vacation rentals to foreign nationals and traditional home buyers.

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

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

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

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