

Lake Mattie Preserve Community Development District
219 East Livingston Street- Orlando – Florida – 32801

January 27, 2026

City of Auburndale- City Managers Office
1 Bobby Green Plaza
Auburndale, Florida 33823
Attn: Amy Palmer- Assistant City Manager

Re: Lake Mattie Preserve Community Development District Initial Public Facilities Report


Dear Ms. Palmer;

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 Lake Mattie Preserve 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 Auburndale, Florida is November 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

**LAKE MATTIE PRESERVE 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 Lake Mattie Preserve 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 Lake Mattie Preserve Community Development District* dated September, 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**



***LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT***

***ENGINEER'S REPORT
OF CAPITAL IMPROVEMENTS***

Prepared For

***BOARD OF SUPERVISORS
LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT***

Prepared by:

***Hunter Engineering, Inc.
4900 Dundee Road
Winter Haven, FL 33884
863-676-7770***

September, 2022

**Bryan Hunter, P.E.
FL Registration No. 53168
FL CA No. 8394**

**LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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**ENGINEER'S REPORT
LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Lake Mattie Preserve Community Development District (the "District" or the "CDD") is generally located east of Hwy 559 and north of Lake Mattie Rd, within the city limits of the City of Auburndale, Florida (the "City"). The District currently contains approximately 234.16 acres and is expected to consist of 824 single family lots, recreation & amenity areas, and associated infrastructure.

The CDD was established by City Ordinance **No. 1711**, which was approved by the City Commission on **September 8, 2022**. The District will own and operate the stormwater management facilities as well as the landscape, irrigation, signage, and recreational facilities within the Development. The roadway system will be owned and operated by the District except for offsite roadway improvements at the two project entrances which will be owned and operated by Polk County.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to applicable regulatory criteria of the City, Polk County, Florida (the "County"), the Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the Development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of the actual cost of construction or the fair market value. An estimate of the probable cost of the public improvements is provided in Exhibit 7 of this report.

This report and the Capital Improvement Plan (as herein defined) included herein, reflect the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications, if any, are not expected to diminish the benefits received by the developable land within the District. The District reserves the right to make

reasonable adjustments to this report to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the developable lands served by the public improvements.

Implementation of any proposed facilities or public improvements outlined in this report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs may differ from the estimates due to a wide variety of factors having the potential to affect construction costs.

All roadways, including sidewalks, as well as the storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds), landscaping, irrigation (and associated well), signage, & recreational amenities within the Development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations), will upon completion, be dedicated to the City for ownership and maintenance. All offsite roadway improvements will be owned and maintained by Polk County.

II. PURPOSE AND SCOPE

The purpose of this report is to provide engineering support to fund improvements in the District. This report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct and/or acquire, operate, and maintain specific portions of the proposed public infrastructure. Any capital financing not funded by bonds will be funded by the developer. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this report.

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 public improvements. We have considered, and in specific instances have relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, and the District Board of Supervisors, including its staff and consultants.

III. THE DEVELOPMENT

The Development will consist of 734 single family (detached) lots, 90 townhome lots, and associated infrastructure ("Development"). The Development is a planned residential community generally located on the east side of Hwy 559 and north side of Lake Mattie Rd within the city limits of Auburndale. The property has Future Land Use designation of LDMU (Lakes District Mixed Use) and a zoning designation of RN (Residential Neighborhood). An Opinion of Costs for the development of the entire project is provided in Exhibit 7 of this report.

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the "CIP"), consists of public infrastructure for the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities, recreational facilities, landscape, irrigation, off-site roadway improvements (including turn lanes along Hwy 559 and Lake Mattie Rd) and off-site utility extensions.

There will also be stormwater structures and conveyance pipes within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will occur as required. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with an electric service provider for the street light poles and lighting service. Only the differential cost of undergrounding of wire in the public right-of-way or on District land is included.

As a part of the recreational component of the CIP, an amenity center and other public parks will be constructed within the Development. The public parks and amenity center will be accessed by the proposed public roadways and sidewalks and will be available for use by the general public.

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.

V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital Improvement Plan includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater will be conveyed via roadway curb and gutter to 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 effluent filtration to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the SWFWMD. The only surface waters within the Development is Lake Mattie, which lies on the northeastern border of the Development.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0195G and 12105C-0335G demonstrate that the property is located within Flood Zones X with certain portions along the southwestern and northeastern boundary lying in Zone AE. No floodplain impacts are proposed.

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 Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP has been prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient

side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public right of ways within the Development are primarily 50 feet in width with wider sections along certain internal roadways. The roadways will primarily consist of varying widths (15', 22', and 24') of asphalt pavement and Miami curb or Type F curb and gutter on each side. Concrete sidewalks of 5' widths are proposed on both sides on internal roadways, and 10' sidewalks along both sides of the main boulevard. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. All roadways within the District will be open to the general public.

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 the public. As stated above, the District's funding of roadway construction is expected to occur for all public roadways within the Development.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and associated appurtenances will be installed for the development. The water service provider will be the City of Auburndale. These facilities will be installed within the proposed public rights-of-way along Hwy 559, Lake Mattie Rd, and within the District. This water system will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The wastewater service provider will be the City of Auburndale. The gravity sanitary

sewer mains will be 8" & 10" diameter PVC. The gravity sanitary sewer lines will be placed primarily inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. This proposed gravity sewer system will connect to a newly proposed public lift station within the Development, which will be owned and maintained by the City of Auburndale.

Reclaimed water is not proposed for this project. For the irrigation of the public right of ways, common areas, and individual lots, wells will be constructed for irrigation purposes. Any water or sewer 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 at the Developments entrances on Hwy 559 and Lake Mattie Rd. At this time, there are no finalized impact fee credits or other cost-share agreements associated with the aforementioned off-site improvements.

The site construction activities associated with the CIP are anticipated for completion in 2025. Upon completion of the improvements, inspections will occur and certifications will be obtained from the SWFWMD, the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City/County.

Amenities and Parks

The District will provide funding for an amenity center to include parking areas, a clubhouse/cabana with restroom facilities, pool, and a tot lot. Additional park spaces and walking trails are also provided in various part so the Development. All paths, parks, etc. discussed in this paragraph are available to the general public.

Electric and Lighting

The electric distribution system serving the Development is currently planned to be underground. The

District presently intends to fund costs related to the electric conduit, transformer/cabinet pads, and electric manholes that are required. However, the District shall only fund the differential cost of undergrounding the electric system versus installing it overhead. Electric facilities funded by the District will be owned and maintained by the District, with an electric service provider providing underground electrical service to the Development. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a lighting agreement with the electric service provider for operation and maintenance of the street light poles and lighting service to the District. Only the differential cost of undergrounding of wire in public right-of-way on District land is included.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, and entry features will be provided by the District. It is anticipated that the irrigation system will use onsite irrigation wells. The wells and irrigation water mains will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping where provided will consist of sod, shrubs, ground cover and trees for certain common areas within the Development. These items will be funded, owned and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, the differential cost of undergrounding electrical lines, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of 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 planned development.

VI. PERMITTING

Construction permits for the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Level 2 Driveway Approval, Polk County Health Department, Florida Department of Environmental Protection (FDEP), and City of Auburndale Construction Plan Approval. The following is a summary of required permits obtained and pending for the construction

of the public infrastructure improvements for the District:

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	Pending
SWFWMD ERP	Pending
City Construction Plan Approval	Pending
Polk County Health Department Water	Pending
FDEP Sewer	Pending
ACOE	Not Applicable

VII. RECOMMENDATION

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

Items utilized in the *Summary of Probable Costs* for this report are based upon proposed planned infrastructure as shown on construction drawings incorporating the required specifications found in the most current City, County & SWFWMD regulations.

VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described herein for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

IX. CONCLUSION

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 at least equal to the costs of such improvements.

The *Summary of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the area. 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 professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the area, which we believe to be necessary in order to facilitate accuracy associated with the *Summary of Probable Costs*. Based upon the information above, it is our professional opinion that the proposed CIP can be completed at the cost as stated.

COMPOSITE EXHIBIT 2

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA; THENCE N 89°46'56" E ALONG THE NORTH LINE OF SAID SECTION, 36.19 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CONE ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°46'56" E ALONG SAID SECTION LINE, 1733.04 FEET TO REFERENCE POINT A; THENCE CONTINUE ALONG SAID SECTION LINE N 89°46'56" E, 64 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE MATTIE; THENCE SOUTHEASTERLY ALONG THE SHORELINE OF LAKE MATTIE A DISTANCE OF 1494 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S 00°24'07"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 73 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4 AND REFERENCE POINT B; SAID REFERENCE POINT B LYING S 33°21'41"E, 1589.84 FEET FROM THE AFOREMENTIONED REFERENCE POINT A; THENCE N 89°52'14"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, 72 FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF LAKE MATTIE; THENCE SOUTHEASTERLY ALONG THE SHORELINE OF LAKE MATTIE A DISTANCE OF 282 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S 00°23'53" E ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S 00°23'53" E ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S 00°23'53" E ALONG THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N 89°57'32" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 931.75 FEET TO A POINT ON THE WEST LINE OF THE EAST 65 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S 00°22'54" E ALONG THE WEST LINE OF SAID EAST 65 FEET, 1294.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LAKE MATTIE ROAD PER MAP THEREOF AS SHOWN IN POLK COUNTY MAP BOOK 2, PAGE 288 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF LAKE MATTIE ROAD THE FOLLOWING 21 CALLS: (1) S 89°54'39" W, 304.41 FEET; (2) S 89°19'17" W, 100.00 FEET; (3) S 87°02'08" W, 40.11 FEET; (4) S 89°34'39" W, 60.00 FEET; (5) N 89°50'58" W, 100.00 FEET; (6) S 89°00'17" W, 100.00 FEET; (7) S 89°34'39" W, 300.00 FEET; (8) N 89°50'58" W, 200.01 FEET; (9) S 88°49'31" W, 202.16 FEET; (10) N 89°50'30" W, 99.95 FEET; (11) S 89°35'07" W, 199.88 FEET; (12) S 87°17'35" W, 100.02 FEET; (13) S 89°00'42" W, 99.95 FEET; (14) N 89°47'58" W, 107.87 FEET; (15) N 89°16'05" W, 92.04 FEET; (16) N 87°33'03" W, 100.07 FEET; (17) N 89°50'30" W, 99.95 FEET; (18) S 89°00'42" W, 99.95 FEET; (19) S 86°43'22" W, 60.07 FEET; (20) S 84°02'22" W, 41.06 FEET; (21) S 84°33'38" W, 76.80 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N 00°11'08" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S 89°45'06" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 1293.76 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 559, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 16160-2510; THENCE N 00°25'29" W ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 559, 1664.06 FEET; THENCE N 89°48'53" E ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 559 PER RIGHT OF WAY TAKING RECORDED IN OFFICIAL RECORDS BOOK 3455, PAGE 1774 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 35.00 FEET; THENCE N 00°11'07" W ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 559, 305.53 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 754.49 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 08°56'43" W, 229.81 FEET; THENCE ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 559 230.71 FEET TO A POINT; THENCE N 00°54'22" W ALONG THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 559, 192.88 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CONE ROAD; THENCE N 01°54'13" E ALONG THE EAST RIGHT OF WAY LINE OF CONE ROAD, 271.98 FEET TO THE POINT OF BEGINNING, CONTAINING 234.157 ACRES.

ABBREVIATION LEGEND

AC	=	AIR CONDITIONER
C	=	CALCULATED
D	=	DEED OR DESCRIPTION
E	=	EASTING
FDOT	=	FLORIDA DEPARTMENT OF TRANSPORTATION
N	=	NORTHING
ORB	=	OFFICIAL RECORDS BOOK
O/A	=	OVERALL
P	=	PLATTED INFORMATION OR DIMENSION
PG	=	PAGE
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
POL	=	POINT ON LINE
R/W	=	RIGHT OF WAY
Z	=	ELEVATION

NOTES

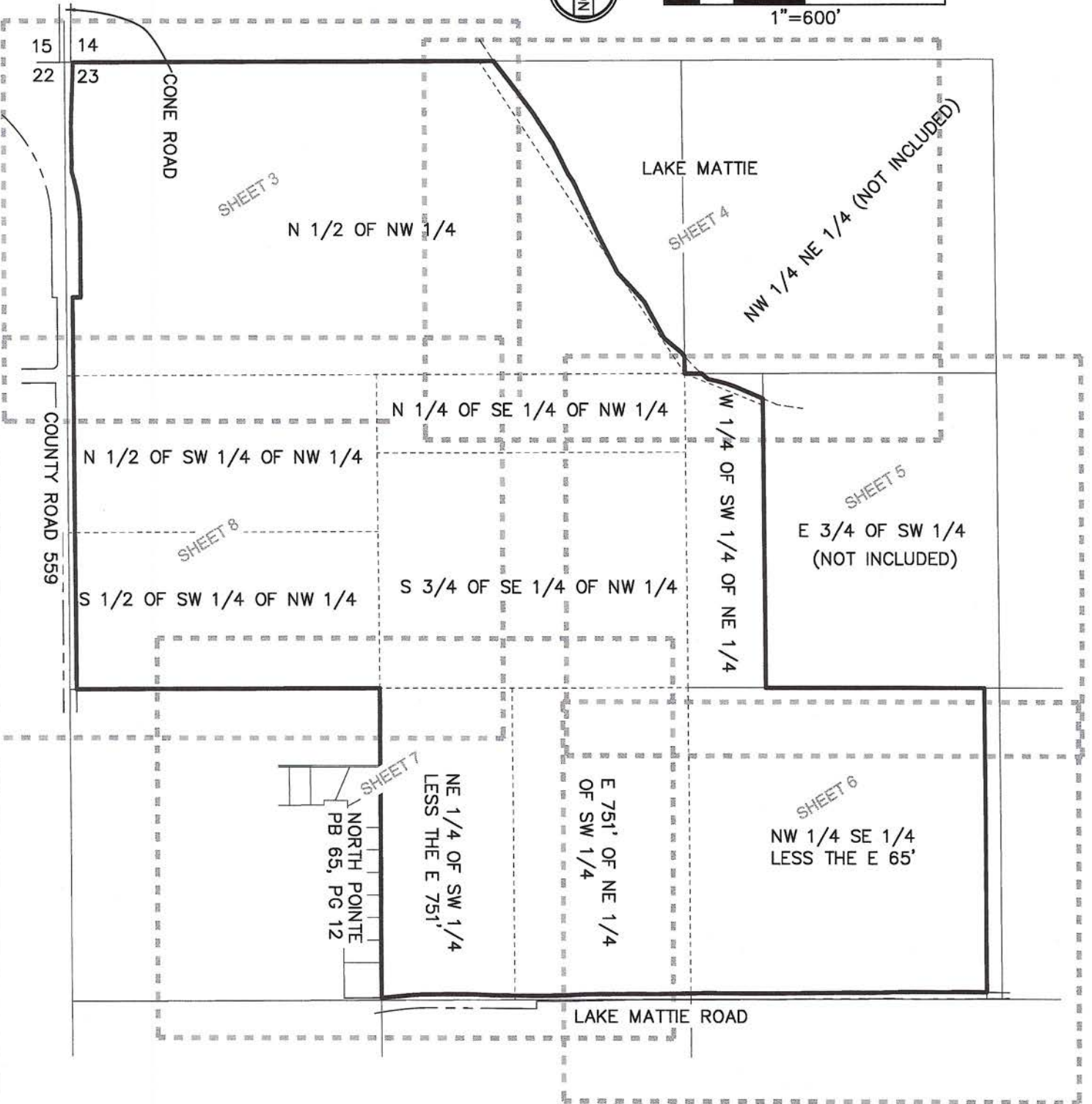
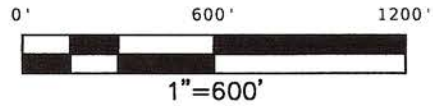
- 1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 23, BEING N 00°19'22" W, GRID BEARING REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83, 2011), PROJECTED IN THE FLORIDA STATE PLANE WEST ZONE.
- 2.) THIS IS NOT A SURVEY.
- 3.) CERTIFIED TO:
DLD DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

INDEX SHEET 2) KEY MAP SHEET 3-8) DETAIL SHEETS

SGIS, INC.
SURVEYING MAPPING GIS
 LICENSED BUSINESS NO. 8174
 4479 US 27 S.
 SEBRING, FL 33870
 863.402.1619
 pyle.will@gmail.com

WILLIAM M. PYLE, JR.
 FLORIDA LICENSE NO.6993

COMPOSITE EXHIBIT 2



SKETCH OF DESCRIPTION

LAKE MATTIE PRESERVE
SECTION 23, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

COMPOSITE EXHIBIT 2

SEE SHEET 4



POC

NW CORNER SEC 23

14
15
22
36.19'

CONE ROAD
VARIABLE WIDTH RIGHT OF WAY

N LINE SECTION 23

N 89°46'56" E 1733.04'

N 89°46'56" E 2634.18'(O/A 1/4 LINE)

REFERENCE POINT A

SHORELINE OF LAKE MATTIE

POB

POINT ON E R/W CONE ROAD

E R/W CONE ROAD

EXISTING R/W PER ORB 3544, PG 1774

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	754.49'	230.71'	229.81'	N 08°56'43" W	17°31'12"

N 1/2 OF NW 1/4

N 00°54'22" W 192.88'

C1

N 00°11'07" W 305.53'

COUNTY ROAD 559

N 00°25'29" W 1664.06'

N 00°19'22" W 2661.38'(O/A 1/4 SECTION)

SEE SHEET 8

SKETCH OF DESCRIPTION

SECTION 23, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

SHEET 3 OF 8

LAKE MATTIE PRESERVE

N 89°46'56" E 2634.18'(O/A 1/4 LINE)

S 89°46'56" W 1330.02

COMPOSITE EXHIBIT 2



NW 1/4 NE 1/4 (NOT INCLUDED)

REFERENCE POINT A

SHORELINE OF LAKE MATTIE

SHORELINE OF LAKE MATTIE

1494' ±

S 33°21'41" E 1589.84' (MEANDER LINE)

S 00°24'07" E

E LINE NW 1/4

LAKE MATTIE

73' ±

72' ±

27' ±

282' ±

S 68°12'20" E 359.02' (MEANDER LINE)

N 89°52'14" E 1329.56'(C)

N LINE SW 1/4 NE 1/4

REFERENCE POINT B

SE CORNER N 1/2 NW 1/4

SEE SHEET 5

SEE SHEET 3

SKETCH OF DESCRIPTION

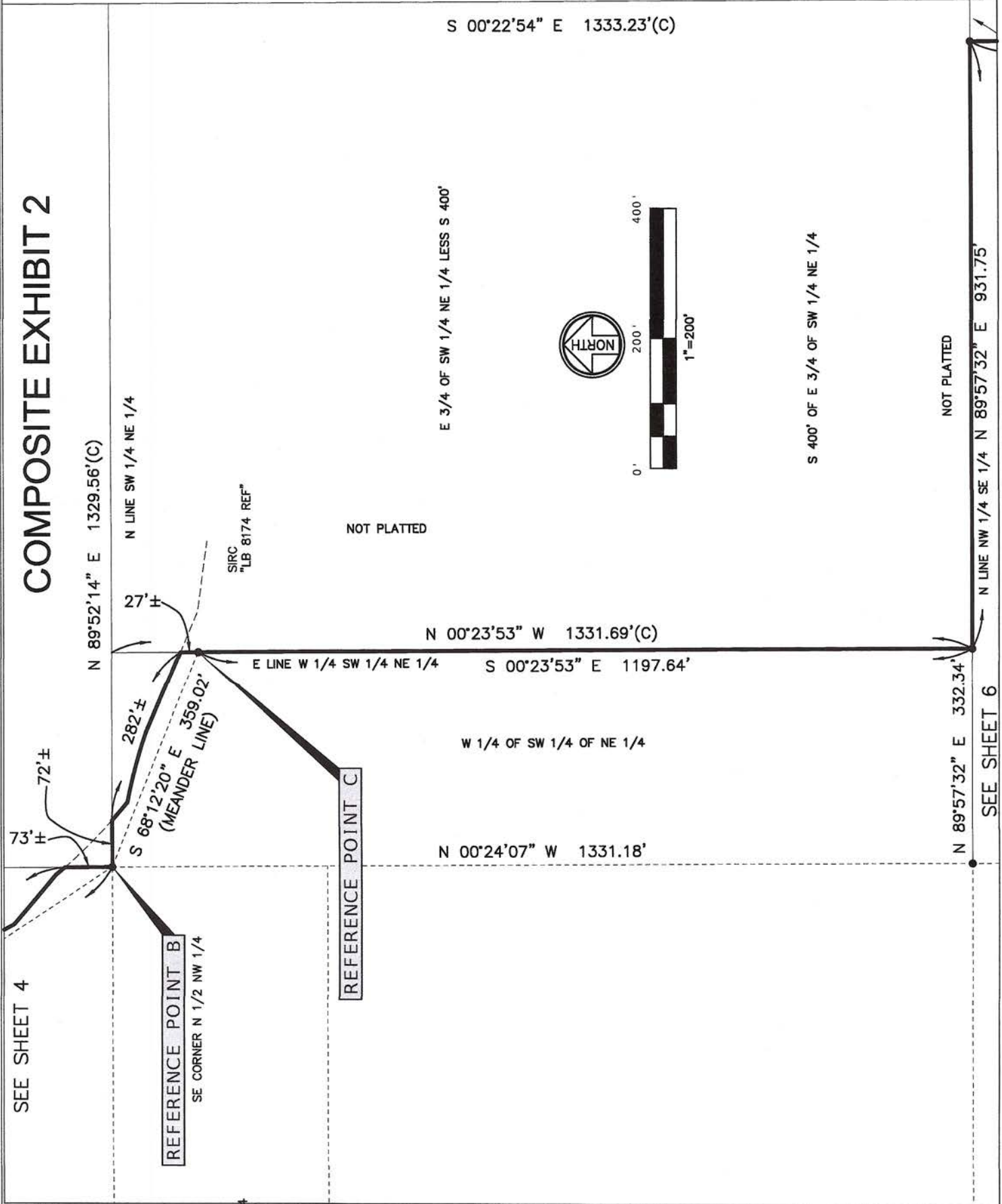
LAKE MATTIE PRESERVE
SECTION 23, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

COMPOSITE EXHIBIT 2

SEE SHEET 4

REFERENCE POINT B
SE CORNER N 1/2 NW 1/4

REFERENCE POINT C



SEE SHEET 5

COMPOSITE EXHIBIT 2



751.0'

E 751' OF NE 1/4 OF SW 1/4

SEE SHEET 7

NOT PLATTED

N 89°57'32" E 332.34'
N LINE NW 1/4 SE 1/4 N 89°57'32" E 931.75'

65.00'

W LINE E 65' NW 1/4 SE 1/4

N 00°22'54" W 1324.11'(C)
E 65' OF NW 1/4 OF SE 1/4 (NOT PLATTED)

S 00°22'54" E 1294.50'

LINE	BEARING	DISTANCE
L1	N 89°48'53" E	35.00'
L2	S 87°02'08" W	40.11'
L3	S 89°34'39" W	60.00'
L4	N 89°50'30" W	99.95'
L5	S 89°00'42" W	99.95'
L6	N 89°16'05" W	92.04'
L7	N 89°50'30" W	99.95'
L8	S 89°00'42" W	99.95'
L9	S 86°43'22" W	60.07'
L10	S 84°02'22" W	41.06'
L11	S 84°33'38" W	76.80'

NW 1/4 SE 1/4
LESS THE E 65'

S 87°17'35" W
100.02'

N 89°47'58" W
107.87'

S 89°35'07" W
199.88'

S 88°49'31" W
202.16'

N 89°50'58" W
200.01'

S 89°34'39" W
300.00'

S 89°00'17" W
100.00'

N 89°50'58" W
100.00'

S 89°19'17" W
100.00'

S 89°54'39" W
304.41'

S 89°43'10" W
1319.84'(C)

EXISTING MAINTAINED ROW PER POLK COUNTY MAP BOOK 2, PG 288

S 89°50'29" W 1328.61'(C)

LAKE MATTIE ROAD
VARIABLE WIDTH RIGHT OF WAY
POLK COUNTY MAP BOOK 2, PG 288

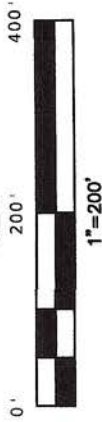
SKETCH OF DESCRIPTION

LAKE MATTIE PRESERVE
SECTION 23, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

SEE SHEET 6

N 89°57'32" E 332.34'

COMPOSITE EXHIBIT 2



751.0'

E 751' OF NE 1/4 OF SW 1/4

LINE	BEARING	DISTANCE
L1	N 89°48'53" E	35.00'
L2	S 87°02'08" W	40.11'
L3	S 89°34'39" W	60.00'
L4	N 89°50'30" W	99.95'
L5	S 89°00'42" W	99.95'
L6	N 89°16'05" W	92.04'
L7	N 89°50'30" W	99.95'
L8	S 89°00'42" W	99.95'
L9	S 86°43'22" W	60.07'
L10	S 84°02'22" W	41.06'
L11	S 84°33'38" W	76.80'

NE 1/4 OF SW 1/4
LESS THE E 751'

NW CORNER NE 1/4 SW 1/4

S LINE SW 1/4 NW 1/4

NOT PLATTED

N 00°11'08" W 1319.95'

W LINE NE 1/4 SW 1/4

S 00°11'08" E 1329.95'

NORTH POINT
PB 65, PG 12

S 87°17'35" W
100.02'

N 89°47'58" W
107.87'

N 87°33'03" W
100.07'

S 88°49'31" W N 89°50'58" W
202.16'

S 89°35'07" W
199.88'

S 89°43'10" W 1319.84'(C)

EXISTING MAINTAINED ROW PER POLK
COUNTY MAP BOOK 2, PG 288

LAKE MATTIE ROAD

SEE SHEET 8

LAKE MATTIE PRESERVE

SECTION 23, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

SHEET 7 OF 8

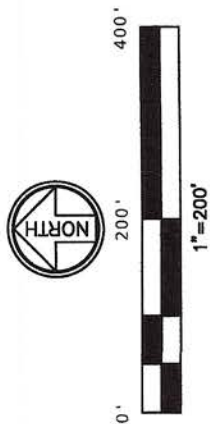
SKETCH OF DESCRIPTION

COMPOSITE EXHIBIT 2

SEE SHEET 3

SEE SHEET 7

N 00°25'29" W
1664.06'



N 1/2 OF SW 1/4 OF NW 1/4

S 1/2 OF SW 1/4 OF NW 1/4

NW CORNER NE 1/4 SW 1/4

S LINE SW 1/4 NW 1/4

S 89°45'06" W 1293.76'

S 89°45'06" W 1323.03'

W 1/4 CORNER

COUNTY ROAD 559

N 00°19'22" W 2661.38'(O/A 1/4 SECTION)

EXIST FDOT R/W PER MAP
SECTION 16160-2510

N 00°19'22" W 5322.77'(C)
(SECTON CORNER TO SECTION CORNER)

LAKE MATTIE PRESERVE

SECTION 23, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

SHEET 8 OF 8

SKETCH OF DESCRIPTION



NO SCALE



FUTURE LAND USE MAP
LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By
HUNTER ENGINEERING, INC.
Certificate of Authorization #8394
 4900 Dundee Road
 Winter Haven, FL 33884
 Telephone: 863-676-7770
 Facsimile: 863-965-0181

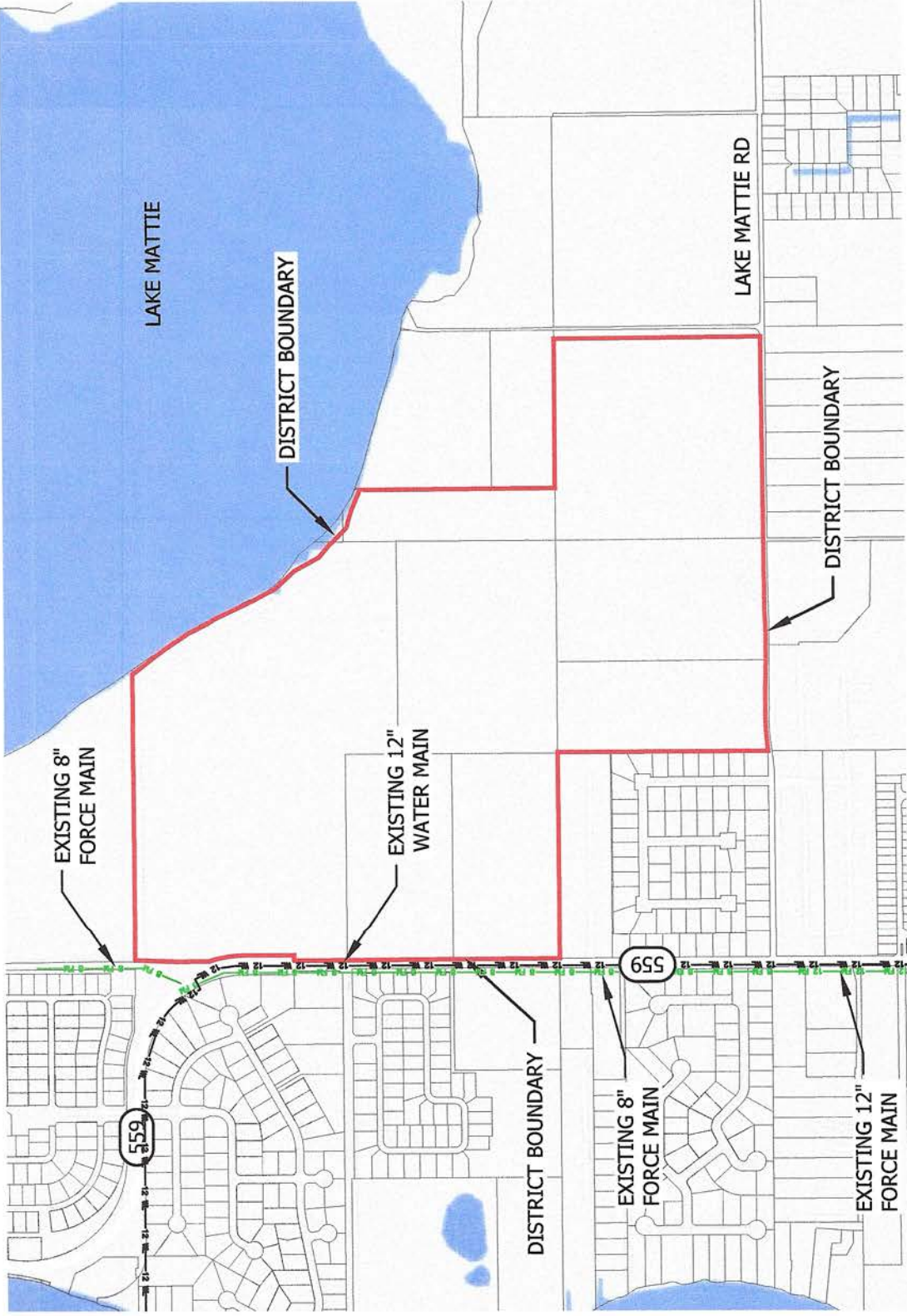


Date: September, 2022

Exhibit 3



NO SCALE



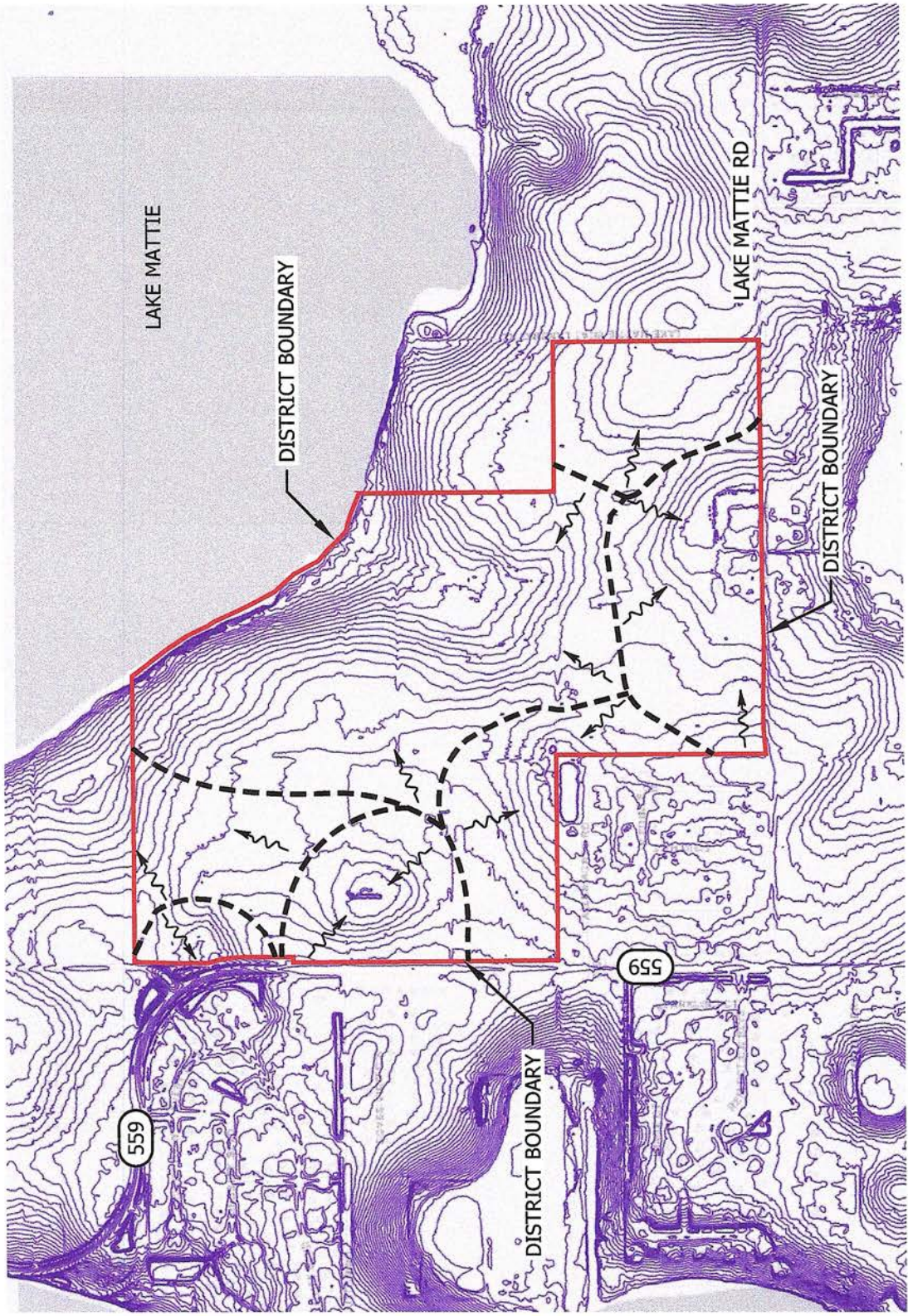
UTILITY LOCATION
 LAKE MATTIE PRESERVE
 COMMUNITY DEVELOPMENT
 DISTRICT

Prepared By
HUNTER ENGINEERING, INC.
Certificate of Authorization #8394
 4900 Dundee Road
 Winter Haven, FL 33884
 Telephone: 863-676-7770
 Facsimile: 863-965-0181

LEGEND
 — W — W — PROPOSED WATER MAIN
 — P — PROPOSED FORCE MAIN

Date: September, 2022

Exhibit 4



NO SCALE

DRAINAGE MAP

**LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Prepared By

HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884
Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

— FLOW DIRECTION

- - - DRAINAGE BASIN

Date: September 2022

Exhibit 5

Exhibit 6
Lake Mattie Preserve
Community Development District
Summary of Proposed District Facilities

District Infrastructure	Construction	Ownership	Capital Financing ⁽¹⁾	Operation & Maintenance
Offsite Improvements	District	County (Roadways) City of Auburndale (Utilities)	District Bonds	County (Roadways) City of Auburndale (Utilities)
Stormwater Facilities	District	District	District Bonds	District
Water, Sewer, Lift Stations	District	City of Auburndale	District Bonds	City of Auburndale
Street Lighting / Conduit ⁽²⁾	District ⁽²⁾	TECO	District Bonds ⁽²⁾	TECO
Roadways & Parking Areas	District	District	District Bonds	District
Entry Feature & Signage	District	District	District Bonds	District
Parks & Recreational Facilities	District	District	District Bonds	District

Notes:

1. Costs not funded by bonds will be funded by the developer.
2. The District shall enter into a lease with Duke Energy for the installation, maintenance and use of the street lighting within the Development. However, the underground conduit for the electrical lines will be installed by the District and the District will fund the differential cost of undergrounding the electrical lines, which includes the conduit.

Exhibit 7
Lake Mattie Preserve
Community Development District
Summary of Probable Costs

<i>Infrastructure</i> ⁽¹⁾⁽⁹⁾	Phase 1 & 2 824 Lots ⁽¹⁰⁾ 2022 - 2023
Offsite Improvements ⁽⁶⁾	\$1,000,000
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$7,004,000
Utilities (Water, Sewer, Reclaim, & Street Lighting) ⁽⁵⁾⁽⁶⁾⁽⁸⁾	\$10,300,000
Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$7,004,000
Entry Features ⁽⁶⁾⁽⁷⁾	\$500,000
Parks & Recreational Facilities ⁽⁶⁾	\$5,064,000
Contingency (10%)	\$3,087,200
Totals	\$33,959,200

Notes:

1. *Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.*
2. *Excludes grading of each lot for initial pad construction and lot finishing in conjunction with home construction, both of which will be provided by developer or homebuilder. The cost of transporting any fill to the private lots will not be financed by the District.*
3. *Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.*
4. *Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.*
5. *Includes subdivision infrastructure and civil/site engineering.*
6. *Estimates are based on 2022 cost.*
7. *Includes entry features, signage, hardscape, landscape, irrigation and fencing.*
8. *CDD will enter into a Lighting Agreement with the Local Electric Utility Provider for the street light poles and lighting service. Only the differential cost of undergrounding of wire in public right-of-way and on District land is included.*
9. *Estimates based on Master Infrastructure to support development of 824 lots.*
10. *268 rear entry single family lots, 466 front entry single family lots, and 90 rear entry townhome lots*

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.