

# **Public Facilities Report**

## Windward Community Development District

August 1, 2019

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## **I. Purpose and Scope**

This report is provided for Windward 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, which includes the 128 acres comprising the District and is situated within the 606-acre Mystic Dunes Planned Development located in an unincorporated portion of the County. The Development is a 55+ age-restricted, resort-style community currently planned to include 557 residential units and recreational facilities. The current boundaries of the District are planned to include 469 residential units.

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

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

*See Section 6 of the attached Engineer's Report dated April 27, 2017*

### **ii. Current Capacity of Facility**

*-See attached Engineer's Report dated April 27, 2017*

### **iii. Current demands placed on it**

*- See attached Engineer's Report dated April 27, 2017*

### **iv. Location**

*The main entrance to the Development is accessed by Formosa Gardens Boulevard, and the Development is generally located east of the State*

*Road 429, north of Sand Hill Road and west of Old Lake Wilson Road. State Road 429 exits onto Sinclair Road approximately one mile south of the Development's main entrance. State Road 429 also exits onto Interstate 4 approximately two miles south and U.S. 192 approximately four miles north of the Development.*

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

*- See attached Engineer's Report dated April 27, 2017*

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

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