

**Auburn Lakes Community Development District**  
**219 E. Livingston Street– Orlando – Florida – 32801**

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January 16, 2026

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

Re: Auburn Lakes 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 Auburn Lakes Community Development District (the “District”), dated January 16, 2026.

It is my understanding that the next “Special District’s due date for filing the Report with the Local General-Purpose Government” for the City of 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](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**

**AUBURN LAKES COMMUNITY DEVELOPMENT DISTRICT  
INITIAL PUBLIC FACILITIES REPORT – DATED JANUARY 16, 2026**

**I. PURPOSE AND SCOPE**

This Initial Public Facilities Report attached as **Exhibit A**, is provided for the Auburn Lakes 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 Auburn Lakes Community Development District* dated May 23, 2024, (the “**Engineer’s Report**”), a copy of which is attached hereto as **Exhibit B**. The public improvements are located within the District (or adjacent thereto) and are intended to have the capacity necessary to provide services to the planned units listed in the Engineer’s Report.

**III. PROPOSED EXPANSIONS (7 YEAR HORIZON)**

The District does not have plans to build, improve, or expand public improvements or community facilities within the District over the next seven years. Provided however, the district may construct or acquire components of the Capital Improvement Plan within the District’s boundaries.

**IV. REPLACEMENT OF FACILITIES (10 YEAR HORIZON)**

The District does not propose to replace any public facilities within the next 10 years.

**V. CHAPTER 189, FLORIDA STATUTES**

Attached as Exhibit C is a copy of Section 189.08, Florida Statutes for reference purposes only.

**Exhibit B**  
**Engineer's Report**



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## **ENGINEER'S REPORT**

**PREPARED FOR:**

**BOARD OF SUPERVISORS  
AUBURN LAKES COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER:**

**LANDMARK ENGINEERING & SURVEYING CORPORATION  
8515 Palm River Road – Tampa, FL 33619**

**May 23, 2024**

# AUBURN LAKES COMMUNITY DEVELOPMENT DISTRICT

## ENGINEER'S REPORT

### 1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("CIP"), and estimated costs of the CIP, for the Auburn Lakes Community Development District ("District").

### 2. GENERAL SITE DESCRIPTION

The proposed District is located entirely within Auburndale, Florida and covers approximately 255.05 acres of land, more or less. The site is generally located south of Old Dixie Road, west of SR-570, and east of Cochran Lane.

### 3. PROPOSED CAPITAL IMPROVEMENT PLAN

The CIP is intended to provide public infrastructure improvements for the lands within the District, which are planned for 233 single-family homes, 266 townhomes, 312 multi-family units, and one hotel with approximately 85 rooms. The following tables shows the planned product types and land uses for the District:

#### PRODUCT TYPES

Product Type	Total Units
Single Family (60' lots)	233
Townhomes	266
Multi-family	312
Hotel	85
<b>TOTAL</b>	<b>896</b>

#### LAND USE

Land Use	Acreage
Lot Development	88.83
Roads	20.82
Common Areas	73.28
Stormwater Ponds	16.75
Conservation Areas	55.37
<b>TOTAL</b>	<b>255.05</b>

The CIP infrastructure includes:

**Roadway Improvements:**

The CIP includes subdivision roads within the District. Generally, all internal neighborhood roads will be 2-lane un-divided roads. The spine roads, or internal collector roads, will be 2-lane divided. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with applicable City standards.

All internal roadways may be financed by the District and dedicated to the City or the District for ownership, operation, and maintenance. Alternatively, the developer may elect to finance the internal roads, gate them, and turn them over to a homeowner's association for ownership, operation, and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation, and stormwater improvements behind such gated areas).

**Stormwater Management System:**

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the criteria established by the SFWMD and the City for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception that the City will own, operate, and maintain the inlets and storm sewer systems within City right-of-way.

**Water, Wastewater and Reclaim Utilities:**

As part of the CIP, the District intends to construct and/or acquire water, wastewater and reclaim infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection.

Wastewater improvements for the CIP will include an onsite collection system, offsite and onsite force main and onsite lift stations.

Similarly, the reclaim water distribution system will be constructed to provide service for irrigation throughout the community.

The water and reclaim distribution and wastewater collection systems for all phases will be completed by the District and then dedicated to the City for operation and maintenance.

### **Hardscape, Landscape, and Irrigation:**

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. The City has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained, and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the City will be maintained pursuant to a right-of-way agreement to be entered into with the City.

### **Streetlights / Undergrounding of Electrical Utility Lines**

The District intends to lease streetlights through an agreement with TECO in which case the District would fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the incremental cost of undergrounding electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by TECO and not paid for by the District as part of the CIP.

### **Recreational Amenities:**

In conjunction with the construction of the CIP, the District intends to construct parks, trails, and other passive amenities. These improvements will be funded, owned, and maintained by the District. All such improvements will be open to the general public.

The developer may also privately construct and finance an amenity clubhouse and other amenity facilities. All such improvements will be considered common elements for the exclusive benefit of the District landowners.

### **Environmental Conservation/Mitigation**

The District will be responsible for the design, permitting, construction, maintenance, and government reporting of any on-site environmental conservation areas. The initial installation costs are minimal, but the improvements are included within the CIP.

**Professional Services**

The CIP also includes various professional services. These include: (i) engineering, surveying, and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

**Off-Site Improvements**

Offsite improvements will consist of roadway and utility extension to serve the community. An entrance roadway and turn lanes are proposed for offsite improvements.

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of a separate agreement between the applicable developer and the District. Pursuant to such an agreement, and without intending to alter the terms of such an agreement, the applicable developer may elect to retain such credits if the developer provides consideration equal to the market value of the credits in the form of work product, improvements and/or land (based on the lesser of appraised value or the developer's cost basis as it relates to land), or in the form of a cash paydown of certain debt assessments or a reduction in the acquisition cost to the District equal to the value of the credits.

**4. PERMITTING/CONSTRUCTION COMMENCEMENT**

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Agency	Permit Description	Permit Status
City of Auburndale	Site Development Plans	Not Yet Applied
SWFWMD	Environmental Resource Permit	In Review
FDEP	Water & Wastewater Permits	Not Yet Applied
FDEP	NPDES	Not Yet Applied

**5. OPINION OF PROBABLE CONSTRUCTION COSTS**

The table below presents, among other things, the cost estimate for the CIP. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

**COST ESTIMATE**

<b>Facility</b>	<b>Estimated Cost</b>
Stormwater	\$6,400,000
Roadway	\$9,200,000
Utilities (Water and Wastewater)	\$7,000,000
Undergrounding of Conduit	\$200,000
Landscape, Hardscape, & Irrigation	\$2,000,000
Amenities/Parks/Recreation	\$2,000,000
Conservation/Mitigation	\$500,000
Offsite Improvements	\$2,000,000
Professional Services (10%)	\$2,830,000
Contingency (10%)	\$3,113,000
<b>Total</b>	<b>\$35,243,000</b>

1. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
2. General conditions, site preparation and grading/earthwork are contained in the earthwork category.

**PROPOSED OPERATION AND MAINTENANCE**

<b>District Infrastructure</b>	<b>Construction</b>	<b>Ownership</b>	<b>Operation and Maintenance</b>
Stormwater Facilities	District	District	District
Roadway	District	District	District
Utilities (Water and Wastewater)	District	Auburndale	Auburndale
Undergrounding of Conduit	District	District	District
Landscape, Hardscape, and Irrigation	District	District	District
Amenities/Parks/Recreation	District	District	District
Conservation/Mitigation	District	District	District
Offsite Improvements	District	Auburndale	Auburndale

## 6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the area in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, *Florida Statutes*;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The District will pay the lesser of the actual cost of the improvements or fair market value; and
- The assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, both general, special, and peculiar to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances. The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

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Todd C. Amaden, P.E.  
FL License No. 53967

Date: \_\_\_\_\_

**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.