

Ridgecrest Community Development District
219 E. Livingston Street- Orlando – Florida – 32801

January 16, 2026

City of Lake Wales- City Managers Office
201 W. Central Ave
Lake Wales, Florida 33853
Attn: James Slaton- City Manager

Re: Ridgecrest Community Development District Initial Public Facilities Report

Dear Mr. Slaton;

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 Ridgecrest 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 Lake Wales, Florida is June 1, 2026 (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

**RIDGECREST 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 Ridgecrest 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 Ridgecrest Community Development District* dated October 9, 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



***RIDGECREST
COMMUNITY DEVELOPMENT DISTRICT***

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

Prepared For

***BOARD OF SUPERVISORS
RIDGECREST
COMMUNITY DEVELOPMENT DISTRICT***

Prepared by:

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

October 9, 2024

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

**RIDGECREST
COMMUNITY DEVELOPMENT DISTRICT**

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**ENGINEER'S REPORT
RIDGECREST
COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Ridgecrest Community Development District (the "District" or the "CDD") is generally located east of US Hwy 27 and north of Hunt Brothers Rd, within the city limits of Lake Wales, Florida (the "City"). The District currently contains approximately 311.36 acres and is expected to consist of 1,020 single family lots, recreational areas, and associated infrastructure. The CDD was established by City Ordinance No. 2021-17, which was approved by the City Commission on August 6, 2024.

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 818 single family (detached) lots, 202 townhome lots, and associated infrastructure (“Development”). The Development is a planned residential community generally located on the east side of US Hwy 27 and on the north side of Hunt Brothers Road within the city limits of Lake Wales. The property has Future Land Use designation of LDR (Low Density Residential) and a zoning designation of R-1A. An Opinion of Costs for the development of the entire project is provided in Exhibit 8 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, onsite roadways built to an "urban" typical section, water, sewer & reuse facilities, recreational facilities, landscaping, irrigation, and off-site roadway improvements (including turn lane improvements along US Highway 27 and at the intersection of Hwy 60 and 1st Street, as well as a new traffic signal at the Development’s main entrance on US Highway 27).

The CIP also includes stormwater related structures and conveyance pipes which will discharge into the on-site retention ponds. These structures and pond areas comprise the overall stormwater management system. Installation of the water and reuse distribution systems as well as the 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. These public District improvements will be designed and constructed to conform to applicable regulatory criteria of the City, the Southwest Florida Water Management District (SWFWMD), the Florida Department of Transportation (FDOT), and other applicable agencies with regulatory jurisdiction over the Development. 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 8 of this report.

This report and the CIP 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 the best available information, which includes but is not limited to our 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 onsite roadway systems, as well as the storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds), landscaping, irrigation, signage, & recreational amenities within the Development will be owned and maintained by the District. Potable water & reuse 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 the FDOT.

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 wet detention, 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. There are multiple isolated surface waters within the Development that will receive stormwater discharge from the onsite stormwater ponds. On the eastern project boundary, portions of the proposed stormwater management system will also discharge to Lake Belle and Tractor Lake, both of which extend offsite.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0565H and 12105C-0730G demonstrate that the property is located predominantly within Flood Zone X with certain limited areas 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 24 ft. wide 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. The proposed roadway section will consist of stabilized subgrade, lime rock 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, 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 Lake Wales. These facilities will be installed within the proposed public rights-of-ways and permanent public utility easements 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 Lake Wales. 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 include three new public lift stations and associated force mains, which will all be owned and maintained by the City of Lake Wales.

A reuse water distribution system is also proposed and the provider will be the City of Lake Wales. The reuse water mains will primarily consist of 6" diameter PVC. The mainlines will be placed primarily inside the proposed public rights-of-ways, adjacent to the proposed paved roadways. Branching off from these mainlines will be laterals to serve the individual lots. Any water, sewer, or reuse water lines placed on private property will not be publicly funded unless included within a permanent public utility easement.

Off-Site Improvements

The District will provide funding for the anticipated offsite roadway improvements (turn lanes, drainage improvements, & signalization) at the Development's main entrance on US Hwy 27 as well as further offsite at the intersection of Highway 60 and 1st Street South (turn lane improvements). 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 2027. Upon completion of the improvements, inspections will occur and certifications will be obtained from the City, the SWFWMD, the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the FDOT.

Amenities, Parks and Passive Recreational Areas

The District will provide funding for an amenity center to include parking areas, a clubhouse/cabana with restroom facilities, pool, a tot lot and other recreational features. Additional park areas and walking trails are also provided at various locations throughout the Development. All proposed recreational facilities within the Development will be made available to the general public.

Electric and Lighting

The electrical distribution system serving the Development is currently planned to be underground. The District presently intends to fund the incremental cost of undergrounding the electrical conduit,

transformer/cabinet pads, and associated manholes that are required. The District shall only fund the differential cost of undergrounding the electric system versus installing it overhead.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, and entry features will be provided by the District. The irrigation source will be the public reuse water system referenced above. Downstream irrigation systems for the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping and irrigation 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. The CDD will not fund, own or maintain the landscaping on privately owned lots.

Required Soft Costs

The CIP additionally includes certain required fees and professional costs. Local governments and regulatory agencies impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, architecture, and other professional services are needed for the various improvements listed herein.

Miscellaneous

The capital improvements and soft costs necessary for the Development, are being financed by the District with the intention for benefiting all of the developable real property within the District. The design, permitting, 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), City of Lake Wales Site Development Permit, Polk County Health Department, Florida Department of Environmental Protection (FDEP), and the FDOT (Access & Drainage Permits).

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
Planned Development Project (PDP) (City)	Approved
City Site Development Permit	Pending
SWFWMD ERP	Approved
FDOT Access & Drainage	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, the SWFWMD, the FDOT, 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, SWFWMD & FDOT 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 to the plans. However, if any necessary modifications 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

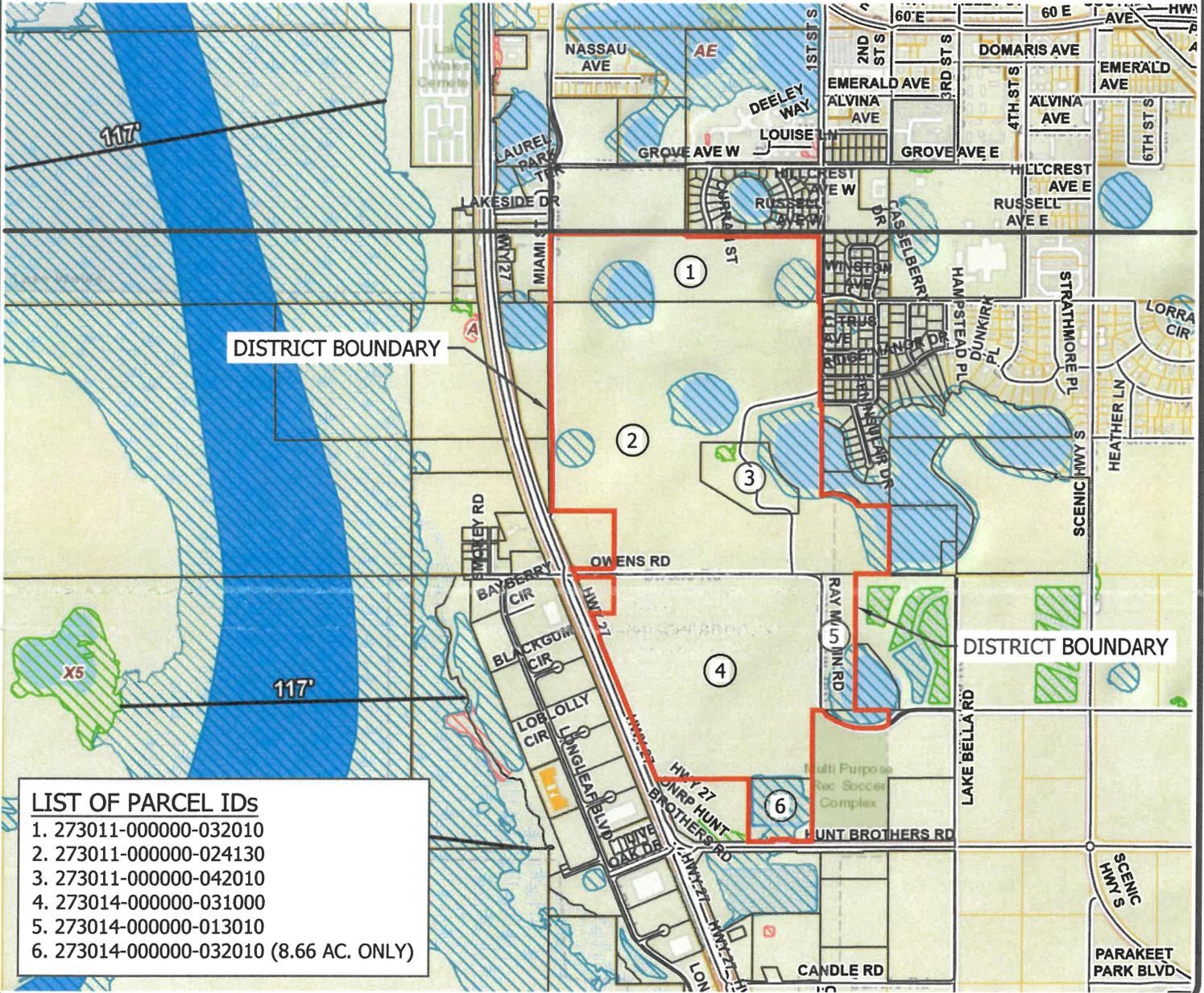
It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at 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.



NO SCALE



- LIST OF PARCEL IDs**
1. 273011-000000-032010
 2. 273011-000000-024130
 3. 273011-000000-042010
 4. 273014-000000-031000
 5. 273014-000000-013010
 6. 273014-000000-032010 (8.66 AC. ONLY)

**DISTRICT BOUNDARY &
LOCATION MAP**

**RIDGECREST
COMMUNITY DEVELOPMENT
DISTRICT**



LEGEND

— COMMUNITY DEVELOPMENT DISTRICT BOUNDARY

PARCEL ID:
273011-000000-032010 PARCEL ID NUMBER

Date: September 19, 2024

Exhibit 1

Composite Exhibit 2

SKETCH OF DESCRIPTION RIDGECREST COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST
& SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST

DESCRIPTION

AREA ABOVE RESERVED FOR RECORDING INFORMATION

A PARCEL OF LAND LYING IN THE NORTHWEST, SOUTHWEST, AND SOUTHEAST QUARTER (1/4) OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST AND THE NORTHEAST AND NORTHWEST QUARTER (1/4) OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (1/4) CORNER OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (1/4) OF SECTION 14, RUN S89°45'03"W, A DISTANCE OF 2,654.55 FEET TO A POINT MARKING THE CENTER OF SECTION 14; THENCE, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 14, RUN S89°30'42"W, A DISTANCE OF 85.00 FEET; THENCE RUN N00°12'04"W, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HUNT BROTHERS ROAD, BEING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND THE **POINT OF BEGINNING**; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN S89°30'42"W, A DISTANCE OF 37.27 FEET; THENCE RUN S00°29'18"E, A DISTANCE OF 5.00 FEET; THENCE RUN S89°30'42"W, A DISTANCE OF 150.00 FEET; THENCE RUN N00°29'18"W, A DISTANCE OF 20.00 FEET; THENCE RUN S89°30'42"W, A DISTANCE OF 200.00 FEET; THENCE RUN S00°29'18"E, A DISTANCE OF 20.00 FEET; THENCE RUN S89°30'42"W, A DISTANCE OF 235.91 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER TO LANDS DESCRIBED IN THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA KNOWN AS OFFICIAL RECORDS BOOK 9651, PAGE 1314; THENCE, ALONG THE EASTERLY LINE OF SAID LANDS, RUN N00°28'00"E, A DISTANCE OF 615.81 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, RUN S89°30'38"W, A DISTANCE OF 907.16 FEET TO A POINT MARKING THE INTERSECTION OF THE NORTHERLY LINE OF SAID LANDS AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, RUN N22°22'55"W, A DISTANCE OF 1,448.28 FEET; THENCE RUN N16°40'17"W, A DISTANCE OF 201.00 FEET; THENCE RUN N22°22'55"W, A DISTANCE OF 99.98 FEET; THENCE, DEPARTING SAID SAID RIGHT-OF-WAY LINE, RUN N90°00'00"E, A DISTANCE OF 219.69 FEET; THENCE RUN N00°00'00"E, A DISTANCE OF 330.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AND A CHORD LENGTH OF 35.36 FEET WHICH BEARS N45°00'00"W; THENCE, ALONG THE ARC OF SAID CURVE, RUN A DISTANCE OF 39.27 FEET; THENCE RUN N90°00'00"W, A DISTANCE OF 293.07 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 115°14'39", AND A CHORD LENGTH OF 59.12 FEET WHICH BEARS S32°22'40"W; THENCE, ALONG THE ARC OF SAID CURVE, RUN A DISTANCE OF 70.40 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE, ALONG SAID LINE, NON-TANGENT TO SAID CURVE, RUN N25°14'40"W, A DISTANCE OF 18.44 FEET; THENCE, CONTINUING ALONG THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE, RUN N22°22'55"W, A DISTANCE OF 155.96 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 67°37'05", AND A CHORD LENGTH OF 55.64 FEET WHICH BEARS S56°11'28"E;

(SEE SHEET 2 OF 7)

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 7 PAGES NOT FULL OR COMPLETE WITHOUT ALL.
5. BEARINGS SHOWN HEREON ARE BASED ON EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27, WHICH BEARS NORTH 22°22'55" WEST, ASSUMED.
6. THIS IS **NOT** A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 7
SHEET 2 OF 7 FOR CONTINUATION OF DESCRIPTION.
SEE SHEET 3 THROUGH 5 OF 7 FOR SKETCH.
SEE SHEETS 6 THROUGH 7 OF 7 FOR LINE & CURVE TABLES.

THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION

RIDGECREST
COMMUNITY DEVELOPMENT DISTRICT
A PORTION OF SECTION 11, TOWNSHIP 30 SOUTH,
RANGE 27 EAST & SECTION 14, TOWNSHIP
30 SOUTH, RANGE 27 EAST

POLK COUNTY, FLORIDA

JOB NO.:	220250	DATE	REVISIONS	TECH
SCALE:	1"=500'			
FIELD DATE:				
FIELD BY:				
DRAWN BY:	EGW			
APPROVED BY:	----			
DRAWING FILE #				
220250_RIDGECREST.DWG				

AS&M

AMERICAN
SURVEYING
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. GLENN TURNER, PSM #5643

DATE: _____

Composite Exhibit 2

SKETCH OF DESCRIPTION RIDGECREST COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST
& SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST

DESCRIPTION CONTINUED

AREA ABOVE RESERVED FOR RECORDING INFORMATION

THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, RUN A DISTANCE OF 59.01 FEET; THENCE RUN N90°00'00"E, A DISTANCE OF 345.74 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AND A CHORD LENGTH OF 35.36 FEET WHICH BEARS N45°00'00"E; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, RUN A DISTANCE OF 39.27 FEET; THENCE RUN N00°00'00"E, A DISTANCE OF 540.00 FEET; THENCE RUN N90°00'00"W, A DISTANCE OF 607.19 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MIAMI STREET, A COUNTY MAINTAINED, VARIABLE WIDTH, PUBLIC RIGHT-OF-WAY; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWENTY (20) COURSES, (1) RUN N00°38'22"W, A DISTANCE OF 12.57 FEET; (2) THENCE RUN N02°51'00"E, A DISTANCE OF 82.15 FEET; (3) THENCE RUN N00°30'23"E, A DISTANCE OF 100.02 FEET; (4) THENCE RUN N01°12'45"W, A DISTANCE OF 200.01 FEET; (5) THENCE RUN N00°30'23"E, A DISTANCE OF 100.02 FEET; (6) THENCE RUN N00°38'22"W, A DISTANCE OF 200.00 FEET; (7) THENCE RUN N01°47'07"W, A DISTANCE OF 100.02 FEET; (8) THENCE RUN N02°55'48"W, A DISTANCE OF 100.08 FEET; (9) THENCE RUN N00°38'22"W, A DISTANCE OF 700.00 FEET; (10) THENCE RUN N00°03'59"W, A DISTANCE OF 100.00 FEET; (11) THENCE RUN N01°12'45"W, A DISTANCE OF 100.00 FEET; (12) THENCE RUN N00°03'59"W, A DISTANCE OF 100.00 FEET; (13) THENCE RUN N00°38'22"W, A DISTANCE OF 100.00 FEET; (14) THENCE RUN N00°47'44"W, A DISTANCE OF 99.80 FEET; (15) THENCE RUN N01°36'28"W, A DISTANCE OF 100.04 FEET; (16) THENCE RUN N00°27'45"W, A DISTANCE OF 100.00 FEET; (17) THENCE RUN N00°06'38"E, A DISTANCE OF 100.00 FEET; (18) THENCE RUN N00°27'45"W, A DISTANCE OF 100.00 FEET; (19) THENCE RUN N01°02'07"W, A DISTANCE OF 100.02 FEET; (20) THENCE RUN N00°27'45"W, A DISTANCE OF 82.37 FEET; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF MIAMI STREET, RUN N89°45'24"E, A DISTANCE OF 2,616.52 FEET TO A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RUSSEL AVENUE, A SIXTY (60) FEET WIDE PUBLIC RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY LINE OF FIRST STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FIRST STREET, RUN S00°10'04"E, A DISTANCE OF 635.69 FEET; THENCE RUN N89°41'01"E, A DISTANCE OF 15.00 FEET; THENCE RUN S00°20'21"E, A DISTANCE OF 1,015.00 FEET; THENCE, DEPARTING THE WESTERLY RIGHT-OF-WAY OF FIRST STREET, RUN N89°41'01"E, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE, ALONG SAID EAST LINE, RUN S00°20'21"E, A DISTANCE OF 883.28 FEET; THENCE, DEPARTING SAID EAST LINE, RUN S89°52'31"E, A DISTANCE OF 11.81 FEET; THENCE RUN N77°33'45"E, A DISTANCE OF 101.90 FEET; THENCE RUN S75°47'51"E, A DISTANCE OF 115.22 FEET; THENCE RUN S63°47'25"E, A DISTANCE OF 102.05 FEET; THENCE RUN S36°41'16"E, A DISTANCE OF 59.83 FEET; THENCE RUN N89°40'45"E, A DISTANCE OF 314.14 FEET; THENCE RUN S00°19'47"E, A DISTANCE OF 666.53 FEET; THENCE RUN S89°40'40"W, A DISTANCE OF 331.88 FEET; THENCE RUN S00°11'59"E, A DISTANCE OF 1,331.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE, RUN N89°42'52"E, A DISTANCE OF 331.85 FEET; THENCE, DEPARTING SAID SOUTH LINE, RUN S00°11'54"E, A DISTANCE OF 140.32 FEET; THENCE RUN S59°48'12"W, A DISTANCE OF 47.25 FEET; THENCE RUN S72°30'58"W, A DISTANCE OF 30.36 FEET; THENCE RUN S85°25'03"W, A DISTANCE OF 67.27 FEET; THENCE RUN S88°53'00"W, A DISTANCE OF 100.40 FEET; THENCE RUN N87°07'11"W, A DISTANCE OF 100.02 FEET; THENCE RUN N72°54'20"W, A DISTANCE OF 100.84 FEET; THENCE RUN N65°06'44"W, A DISTANCE OF 43.18 FEET; THENCE RUN N68°16'21"W, A DISTANCE OF 56.52 FEET; THENCE RUN N59°32'52"W, A DISTANCE OF 100.32 FEET; THENCE RUN N37°53'18"W, A DISTANCE OF 66.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF AFOREMENTIONED SECTION 14; THENCE, ALONG SAID SOUTH LINE, RUN S89°42'52"W, A DISTANCE OF 96.52 FEET; THENCE, DEPARTING SAID SOUTH LINE, RUN S00°12'04"E, A DISTANCE OF 1,276.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,562,947 SQUARE FEET OR 311.362 ACRES, MORE OR LESS.

SHEET 2 OF 7 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 7 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEETS 3 THROUGH 5 OF 7 FOR SKETCH.
SEE SHEETS 6 THROUGH 7 OF 7 FOR LINE & CURVE TABLES.

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

ORB	OFFICIAL RECORDS BOOK	PNT	POINT OF NON-TANGENCY
PC	POINT OF CURVATURE	POB	POINT OF BEGINNING
PG	PAGE(S)	POC	POINT OF COMMENCEMENT



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SURVEYING
& MAPPING INC.
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

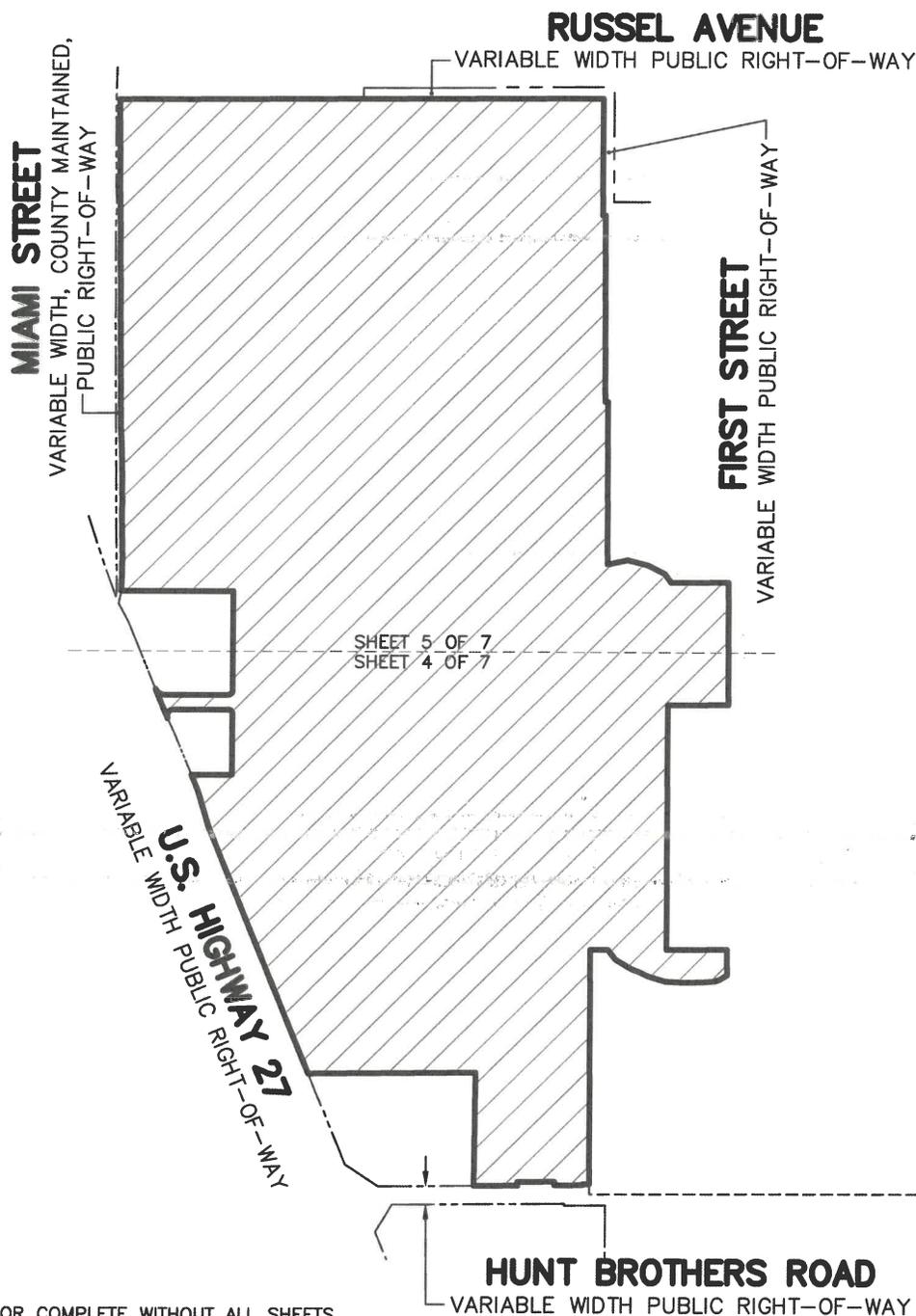
Composite Exhibit 2

SKETCH OF DESCRIPTION RIDGECREST COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST
& SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST

KEY MAP

AREA ABOVE RESERVED FOR RECORDING INFORMATION



SHEET 3 OF 7 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 & 2 OF 7 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEETS 3 THROUGH 5 OF 7 FOR SKETCH.
SEE SHEETS 6 THROUGH 7 OF 7 FOR LINE & CURVE TABLES.

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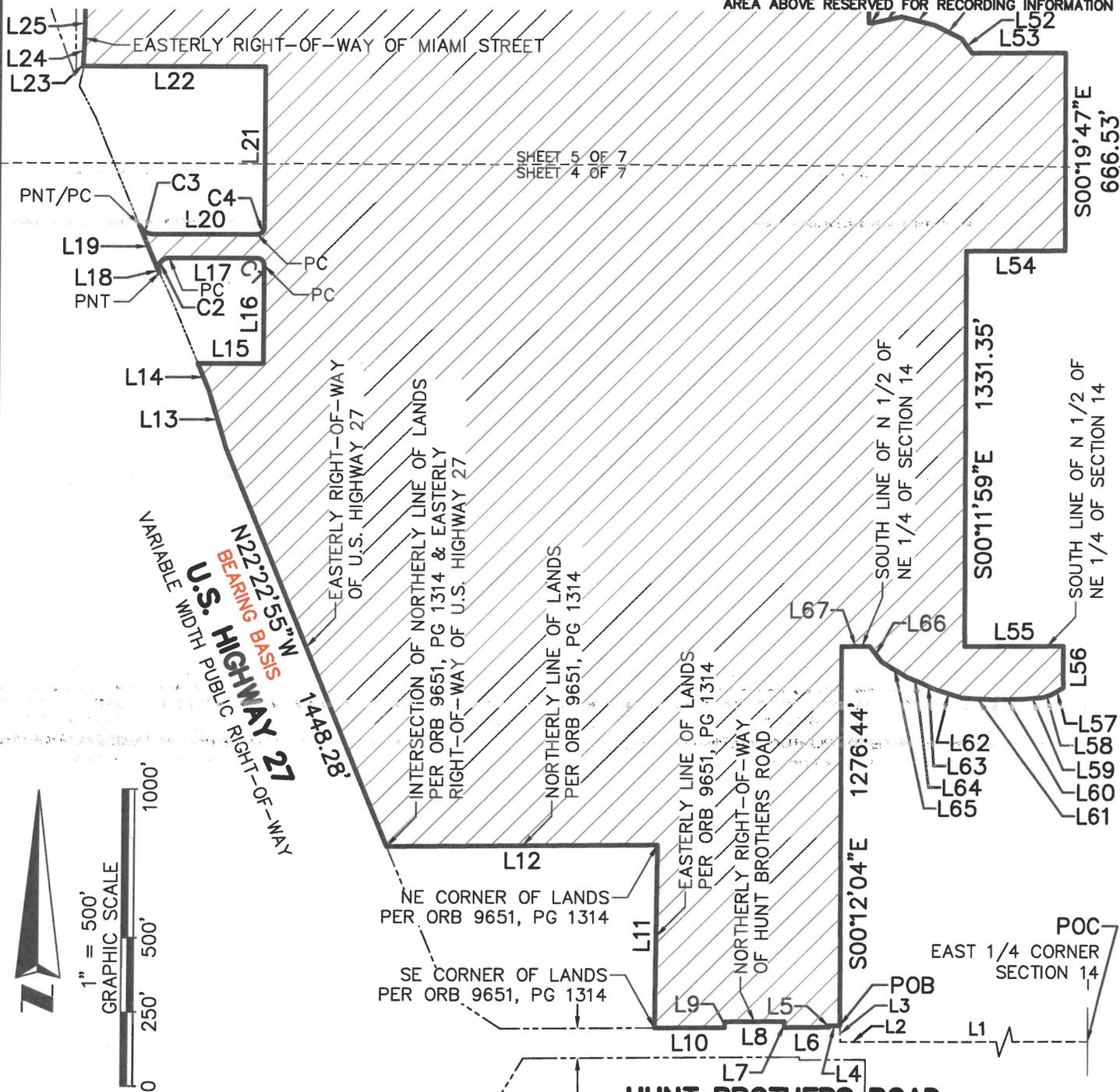
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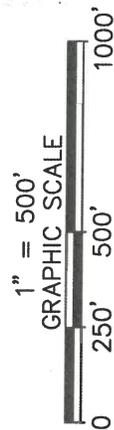
SKETCH OF DESCRIPTION RIDGECREST COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST
& SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION



SHEET 5 OF 7
SHEET 4 OF 7



SHEET 4 OF 7 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 & 2 OF 7 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEETS 3 THROUGH 5 OF 7 FOR SKETCH.

HUNT BROTHERS ROAD

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

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PG	PAGE(S)	POC	POINT OF COMMENCEMENT



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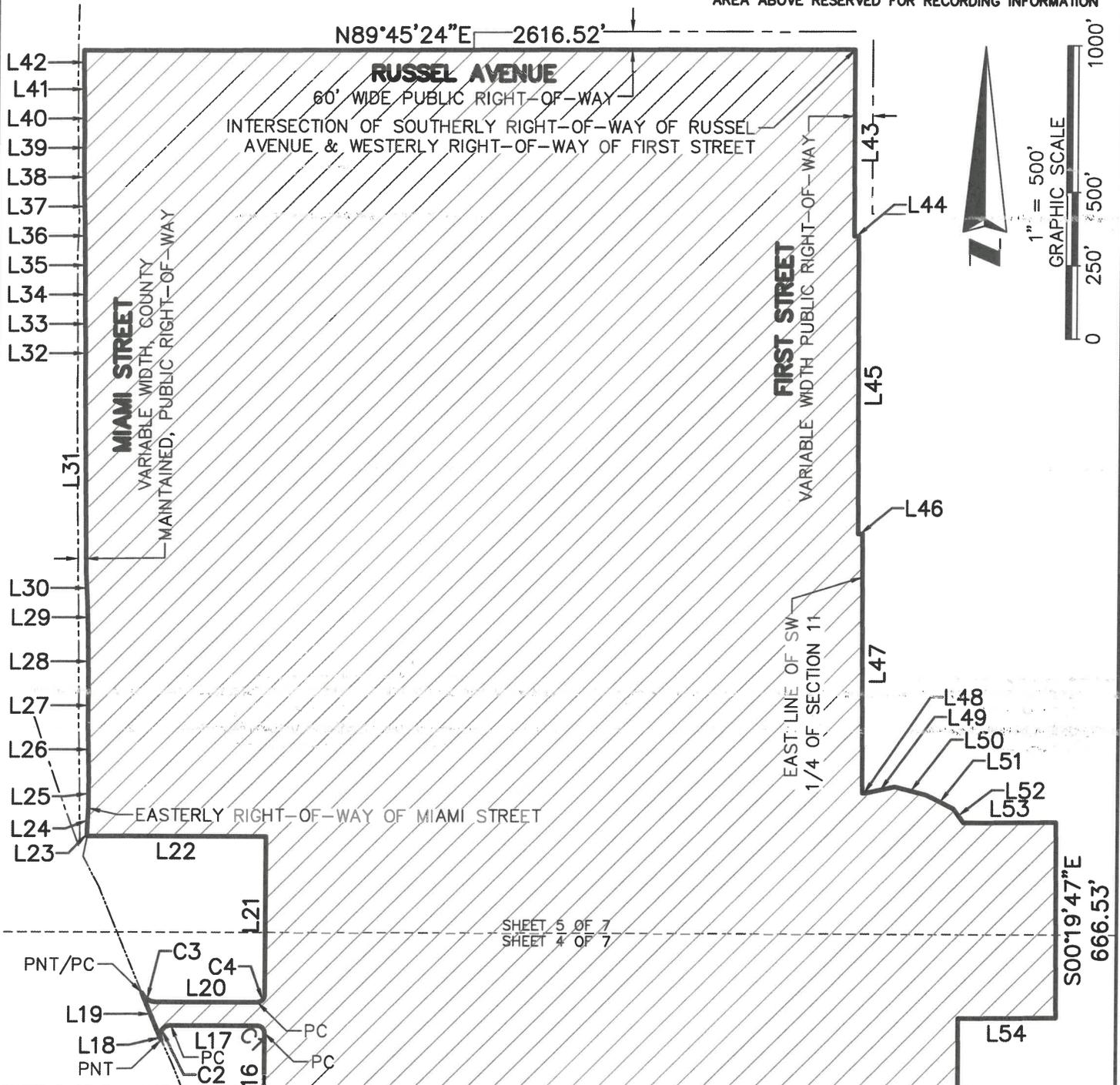
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SKETCH OF DESCRIPTION RIDGECREST COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST
& SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION



SHEET 5 OF 7
SHEET 4 OF 7

SHEET 5 OF 7 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
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SEE SHEETS 6 THROUGH 7 OF 7 FOR LINE & CURVE TABLES.

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

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SKETCH OF DESCRIPTION

RIDGECREST

COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST
& SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S89°45'03"W	2654.55'	L16	N0°00'00"E	330.00'	L31	N0°38'22"W	700.00'
L2	S89°30'42"W	85.00'	L17	N90°00'00"W	293.07'	L32	N0°03'59"W	100.00'
L3	N00°12'04"W	55.00'	L18	N25°14'40"W	18.44'	L33	N1°12'45"W	100.00'
L4	S89°30'42"W	37.27'	L19	N22°22'55"W	155.96'	L34	N0°03'59"W	100.00'
L5	S0°29'18"E	5.00'	L20	N90°00'00"E	345.74'	L35	N0°38'22"W	100.00'
L6	S89°30'42"W	150.00'	L21	N0°00'00"E	540.00'	L36	N0°47'44"W	99.80'
L7	N0°29'18"W	20.00'	L22	N90°00'00"W	607.19'	L37	N1°36'28"W	100.04'
L8	S89°30'42"W	200.00'	L23	N0°38'22"W	12.57'	L38	N0°27'45"W	100.00'
L9	S0°29'18"E	20.00'	L24	N2°51'00"E	82.15'	L39	N0°06'38"E	100.00'
L10	S89°30'42"W	235.91'	L25	N0°30'23"E	100.02'	L40	N0°27'45"W	100.00'
L11	N0°28'00"E	615.81'	L26	N1°12'45"W	200.01'	L41	N1°02'07"W	100.02'
L12	S89°30'38"W	907.16'	L27	N0°30'23"E	100.02'	L42	N0°27'45"W	82.37'
L13	N16°40'17"W	201.00'	L28	N0°38'22"W	200.00'	L43	S0°10'04"E	635.69'
L14	N22°22'55"W	99.98'	L29	N1°47'07"W	100.02'	L44	N89°41'01"E	15.00'
L15	N90°00'00"E	219.69'	L30	N2°55'48"W	100.08'	L45	S0°20'21"E	1015.00'

SHEET 6 OF 7 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
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SEE SHEETS 3 THROUGH 5 OF 7 FOR SKETCH.

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LEGEND AND ABBREVIATIONS

ORB OFFICIAL RECORDS BOOK	PNT POINT OF NON-TANGENCY
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SKETCH OF DESCRIPTION

RIDGECREST

COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST
& SECTION 14, TOWNSHIP 30 SOUTH, RANGE 27 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L46	N89°41'01"E	15.00'	L57	S59°48'12"W	47.25'
L47	S0°20'21"E	883.28'	L58	S72°30'58"W	30.36'
L48	S89°52'31"E	11.81'	L59	S85°25'03"W	67.27'
L49	N77°33'45"E	101.90'	L60	S88°53'00"W	100.40'
L50	S75°47'51"E	115.22'	L61	N87°07'11"W	100.02'
L51	S63°47'25"E	102.05'	L62	N72°54'20"W	100.84'
L52	S36°41'16"E	59.83'	L63	N65°06'44"W	43.18'
L53	N89°40'45"E	314.14'	L64	N68°16'21"W	56.52'
L54	S89°40'40"W	331.88'	L65	N59°32'52"W	100.32'
L55	N89°42'52"E	331.85'	L66	N37°53'18"W	66.75'
L56	S0°11'54"E	140.32'	L67	S89°42'52"W	96.52'

CURVE DATA					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	N45°00'00"W
C2	35.00'	115°14'39"	70.40'	59.12'	S32°22'40"W
C3	50.00'	67°37'05"	59.01'	55.64'	S56°11'28"E
C4	25.00'	90°00'00"	39.27'	35.36'	N45°00'00"E

SHEET 7 OF 7 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 & 2 OF 7 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEETS 3 THROUGH 5 OF 7 FOR SKETCH.

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

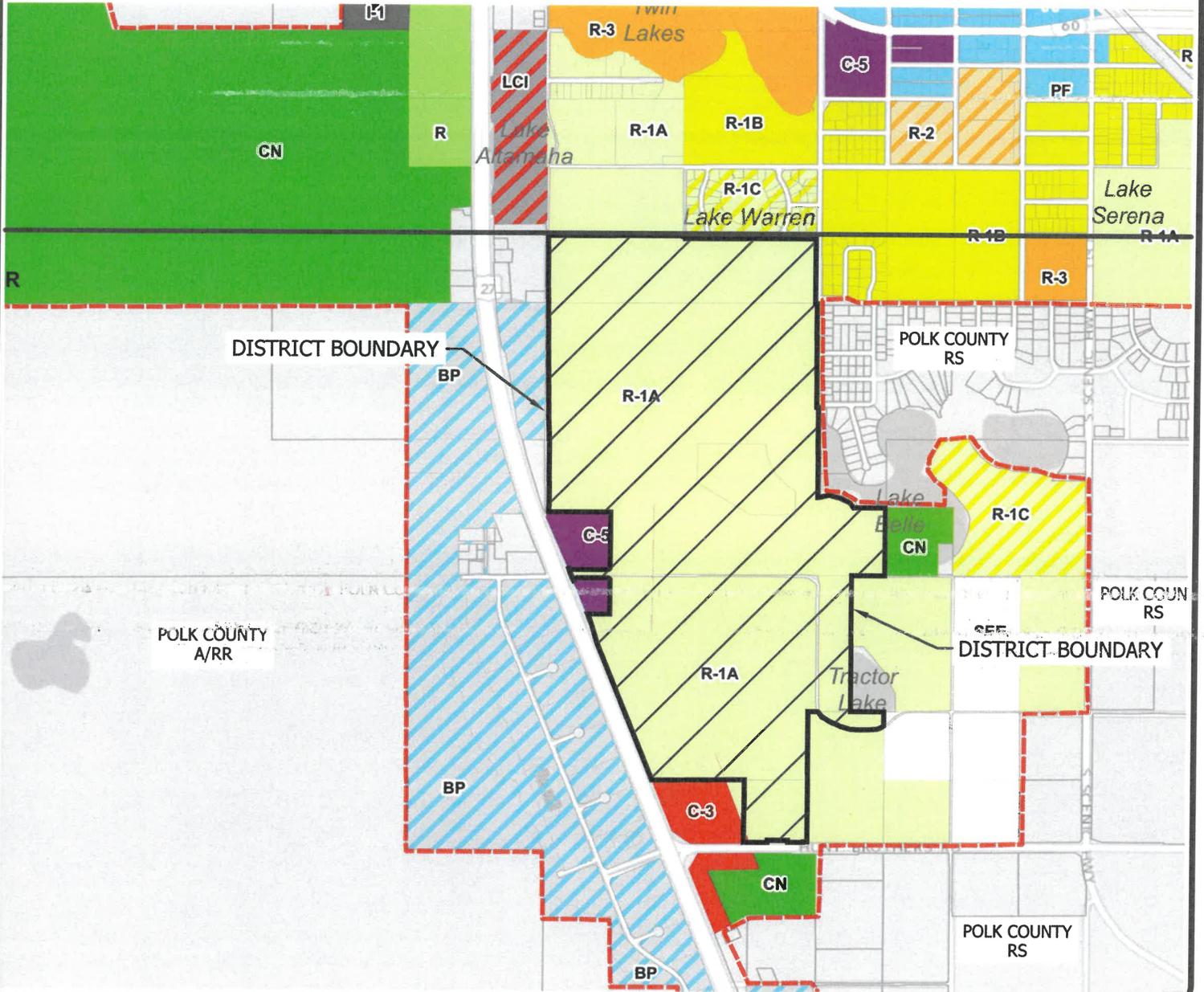
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NO SCALE



EXISTING ZONING MAP

RIDGECREST COMMUNITY DEVELOPMENT DISTRICT



HUNTER
ENGINEERING

LEGEND

CITY OF LAKE WALES

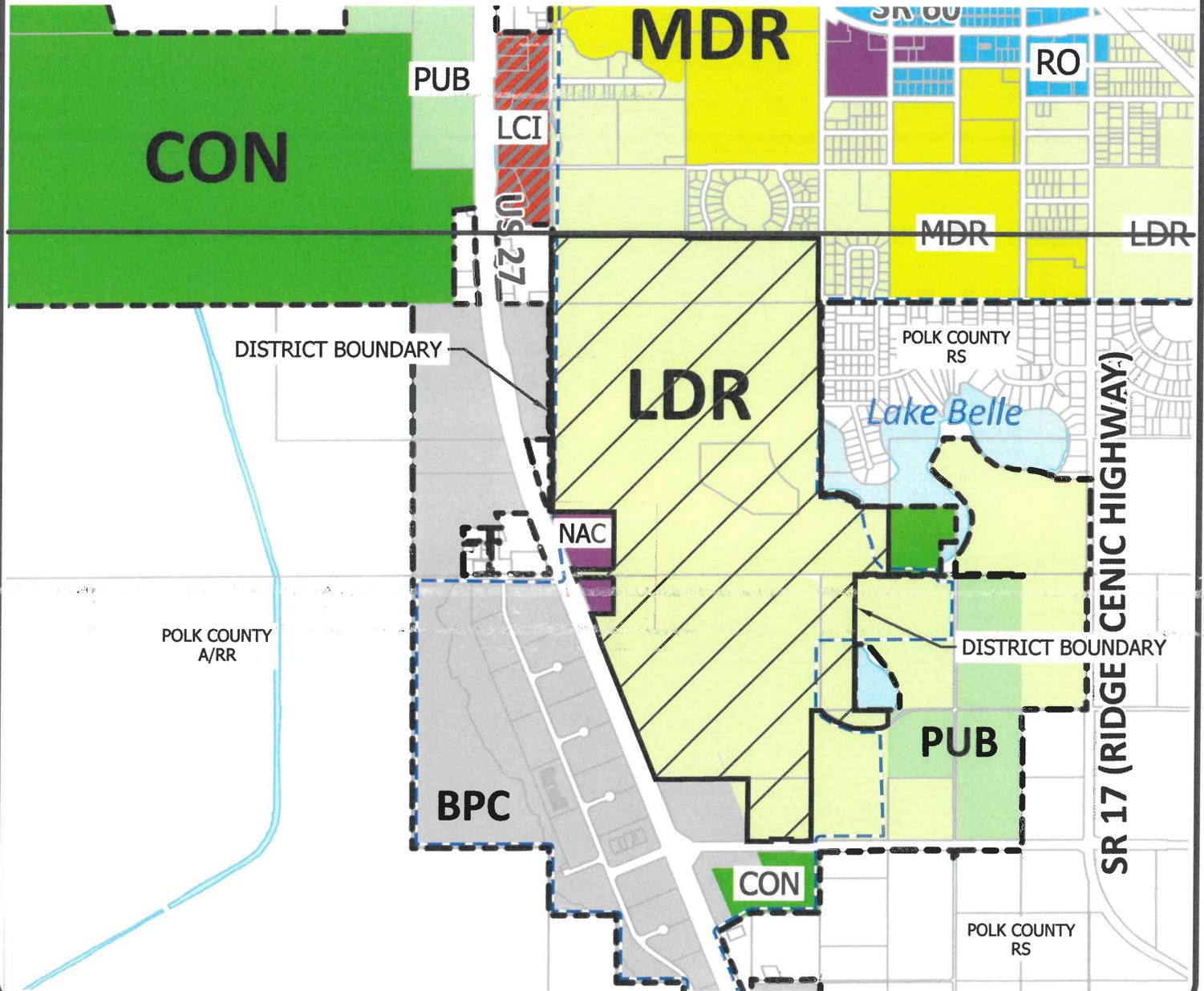
- R-1A, R-1B, R-1C, R-2, & R-3 - RESIDENTIAL
- C-3 - COMMERCIAL
- C-5 - HIGHWAY COMMERCIAL
- LCI - LIMITED COMMERCIAL-INDUSTRIAL
- PF - PROFESSIONAL
- BP - BUSINESS PARK
- R - RECREATION
- CN - CONSERVATION

Date: September 19, 2024

Exhibit 3



NO SCALE



FUTURE LAND USE MAP

RIDGECREST COMMUNITY DEVELOPMENT DISTRICT



HUNTER
ENGINEERING

LEGEND

CITY OF LAKE WALES

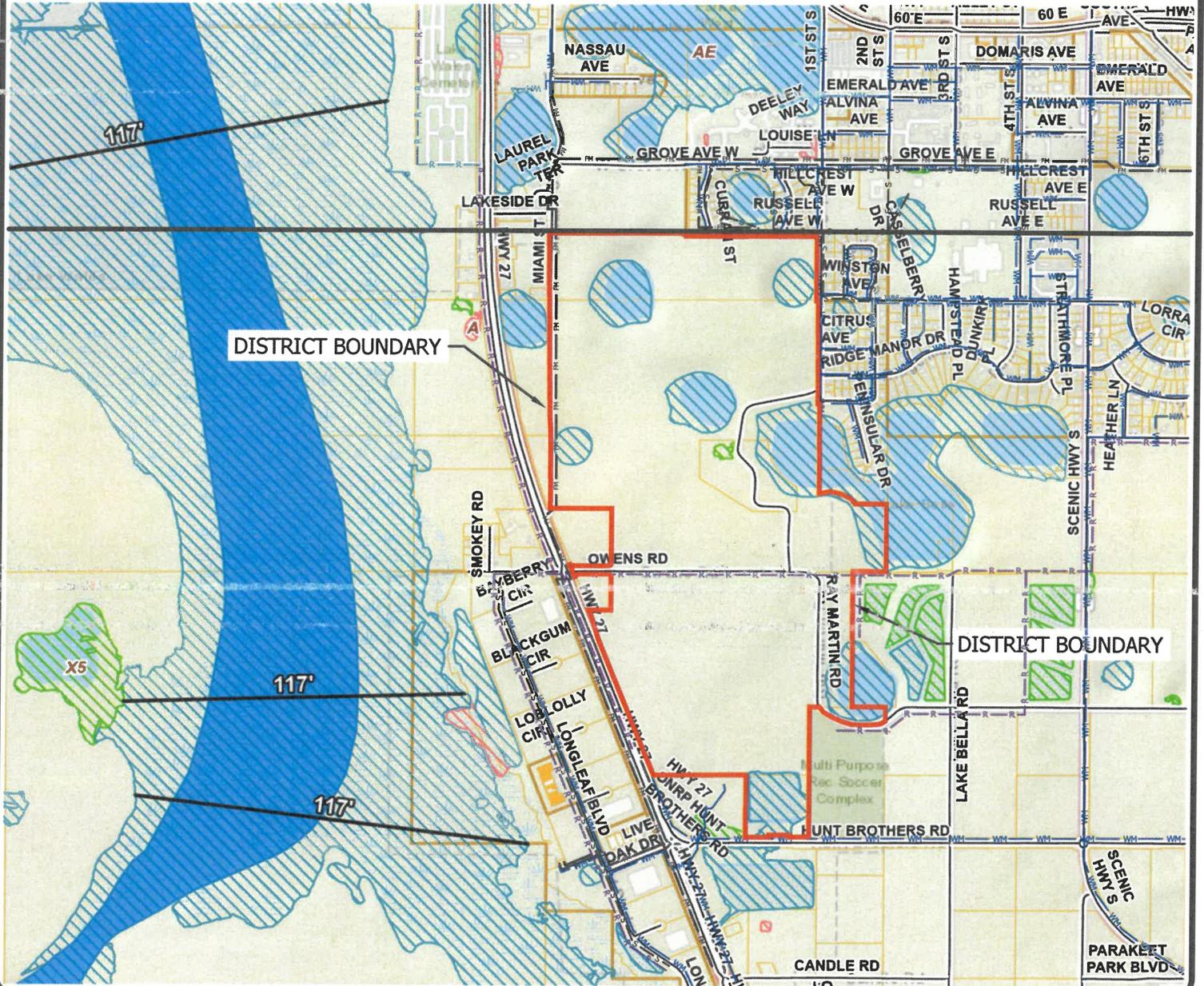
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- NAC - NEIGHBORHOOD ACTIVITY CENTER
- LCI - LIMITED COMMERCIAL-INDUSTRIAL
- RO - RESIDENTIAL OFFICE
- IND - INDUSTRIAL
- PUB - PUBLIC
- CON - CONSERVATION

Date: September 19, 2024

Exhibit 4



NO SCALE



UTILITY MAP

RIDGECREST
COMMUNITY DEVELOPMENT
DISTRICT



LEGEND

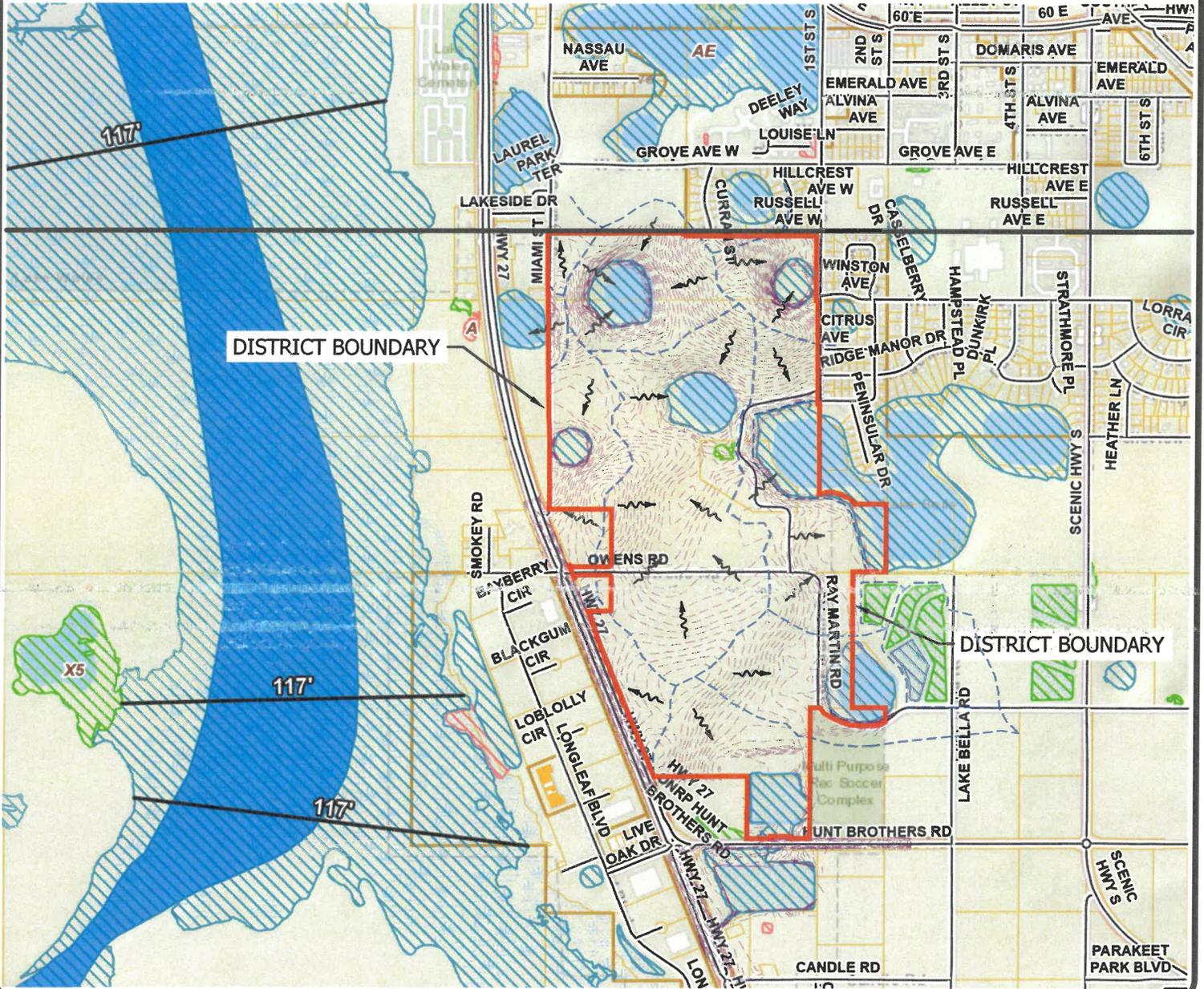
	WATER LINE
	GRAVITY SANITARY
	FORCE MAIN
	REUSE MAIN

Date: September 19, 2024

Exhibit 5



NO SCALE



DRAINAGE MAP

RIDGECREST COMMUNITY DEVELOPMENT DISTRICT



HUNTER
ENGINEERING

LEGEND

-  COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
-  FLOW DIRECTION
-  DRAINAGE BASIN

Date: September 19, 2024

Exhibit 6

Exhibit 7
Ridgecrest
Community Development District
Summary of Proposed District Facilities

<i>District Infrastructure</i>	<i>Construction</i>	<i>Ownership</i>	<i>Capital Financing ⁽¹⁾</i>	<i>Operation & Maintenance</i>
Offsite Improvements	<i>District</i>	<i>FDOT & City of Lake Wales (Roadways) City of Lake Wales (Utilities)</i>	<i>District Bonds</i>	<i>FDOT & City of Lake Wales (Roadways) City of Lake Wales (Utilities)</i>
Stormwater Facilities	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Utilities (Water, Sewer, Reuse)	<i>District</i>	<i>City of Lake Wales</i>	<i>District Bonds</i>	<i>\$5,700,000</i>
Conduit for Electrical & Street Lighting ⁽²⁾	<i>District ⁽²⁾</i>	<i>Duke Energy/District ⁽²⁾</i>	<i>District Bonds ⁽²⁾</i>	<i>\$500,000</i>
Roadways & Parking Areas	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Entry Feature, Signage & Landscaping	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Parks & Recreational Facilities	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>

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.*

Exhibit 8
Ridgecrest
Community Development District
Summary of Probable Costs

<i>Infrastructure</i> ⁽¹⁾⁽⁹⁾	Phase 1 409 Lots ⁽¹⁰⁾ 2025	Phase 2 409 Lots ⁽¹¹⁾ 2026	Phase 3 202 Lots ⁽¹²⁾ 2027	Total 1020 Lots ⁽¹³⁾ 2025-2027
Offsite Improvements ⁽⁶⁾	\$3,200,000	\$420,000	\$0	\$3,620,000
Stormwater Facilities ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$10,200,000	\$3,000,000	\$1,500,000	\$14,700,000
Utilities (Water, Sewer, Reuse) ⁽⁵⁾⁽⁶⁾	\$5,700,000	\$5,770,000	\$2,640,000	\$14,110,000
Conduit for Electrical & Street Lighting ⁽⁶⁾	\$500,000	\$500,000	\$250,000	\$1,250,000
Roadways & Parking Areas ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$4,000,000	\$2,300,000	\$1,100,000	\$7,400,000
Entry Features, Signage & Landscaping ⁽⁶⁾⁽⁷⁾	\$2,650,000	\$600,000	\$200,000	\$3,450,000
Parks & Recreational Facilities ⁽⁶⁾	\$2,000,000	\$350,000	\$200,000	\$2,550,000
Soft Costs (Consulting & Permit Related Fees)	\$1,600,000	\$150,000	\$75,000	\$1,825,000
Contingency (15%)	\$4,237,500	\$1,941,000	\$883,500	\$7,062,000
Totals	\$34,087,500	\$15,031,000	\$6,848,500	\$55,967,000

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 2024 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into an agreement with Duke Energy for the street light poles and lighting service. Only the differential cost of undergrounding of conduit in public right-of-way and on District land is included.
9. Estimates based on infrastructure to support development of 1020 lots, phased as shown.
10. 409 front entry single family lots.
11. 409 front entry single family lots.
12. 202 front entry townhome lots.
13. 818 front entry single family lots and 202 front 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.