

Public Facilities Report

ChampionsGate Community Development District

August 1, 2016

By: Governmental Management Services-Central Florida, LLC
District Manager
135 West Central Boulevard, Suite 320
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I. Purpose and Scope

This report is provided at the request of ChampionsGate Community Development District (the "District") as an obligation under Section 189.08 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 District is a local unit of special purpose government of the State of Florida (the "State") created in accordance with the Uniform Community Development District Act of 1980, Florida Statutes, as amended (the "Act"), by Ordinance No. 98-10, of Osceola County and further expanded by Ordinance 2015-11. ChampionsGate is a mixed-use master planned development located at the southern and western quadrants of the Interstate 4 and County Road 532 interchange, Osceola County, Florida. The Development is located at the nearest interstate interchange lying south of the Walt Disney World complex, being approximately three miles to the southwest. The Development is luxury tourist and commercial development which includes hotels, resort villas, time-share residential communities, rental apartments, retail stores, restaurants, offices, services, and recreation and natural amenities. The entire Development contains approximately 1,204 acres, of which 351 are within the District which has approval for 1,636 residential units, 426,000 square feet of retail development, and 4,136 hotel rooms.

III. Public Facilities

The District has constructed and/or acquired the facilities detailed in the District's Engineer's Report which is attached as Exhibit A.

IV. Proposed Expansions over the Next Ten Years

The District has no plans to expand the facilities within the next 10 years.

V. Replacement of Public Facilities

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

VI. Anticipated Completion Date

Public Facilities within the District have been completed.

Exhibit A

Engineer's Report

ENGINEER'S REPORT
FOR THE
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT

ENGINEERS:

DYER, RIDDLE, MILLS & PRECOURT
1505 EAST COLONIAL DRIVE
ORLANDO, FL 32801

FINANCIAL ADVISOR:

RIZZETTA & COMPANY
3550 BUSCHWOOD PARK DRIVE, STE. 135
TAMPA, FL 33618

NOVEMBER 1998

INTRODUCTION

ChampionsGate Community Development District (the "District") encompasses approximately 339 acres within the unincorporated area of the southwestern part of Osceola County, Florida. The District was established for the purpose of financing and managing the construction, development, maintenance and operation of a portion of the infrastructure necessary for the development within the District. The District is located at the western half of the newly opened Interstate 4/County Road 532 intersection in Sections 32 and 33, Township 25, Range 27 East. The District is currently bounded by undeveloped woods, pasture lands and City of Kissimmee rapid infiltration basins (RIB's). Exhibit 1 presents the site location of the District relative to the road system in the area.

Current approvals for the District include approximately 1,636 residential Units which may include timeshare, apartments, resort villages, conference centers, retirement residential and assisted living residential ("Residential"), 4,136 hotel rooms ("Hotel") and 426,000 square feet of retail development ("Retail"). The residential and hotel components will be located adjacent to and overlooking two eighteen (18) hole championship golf courses. Access to the District is from ChampionsGate Boulevard (the westerly extension of County Road 532), Legends Boulevard and Masters Boulevard. The master infrastructure works of improvement included in the District Capital Improvement Revenue Bonds, Series 1998 A, and District Capital Improvement Bonds Series B (collectively, the "Bonds") will be used for financing the costs of infrastructure improvements necessary to develop the Hotel, Residential, and Retail components of the master planned development known as ChampionsGate. It is currently anticipated that the Bonds will be the only issuance by the district for infrastructure improvement.

Rida Associates Limited Partnership has entered into a contract for furnishing professional services for planning and environmental permitting with Glattig Jackson, Anglin, Kercher & Lopez, and Dyer, Riddle Mills & Precourt for civil engineering, and with Universal Engineering for geotechnical services. The Developer may execute additional contracts for services necessary to construct and manage the infrastructure development prior to CDD funding. The current value of the funds expended by Rida Associates Limited Partnership to the date of this report, for management, permits and professional services of approximately \$1,200,000.

GOVERNMENTAL ACTIONS

The District was established by the Board of County Commissioners, Osceola County, Florida per the DRI, PUD and other approvals. All applicable zoning, vesting and concurrency approvals are in place, and are reflected in those approvals. Agreements for water and sewer are in place with services to be provided by the City of Kissimmee. The project will be in the City of Kissimmee Water and Wastewater Service area.

See Appendix A for tabulation of permit status

It is my opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District as presented in the summary of statutory items of the estimated project cost subject to the Developers continued compliance with all conditions of this development plan approval and permit issuance.

STORM WATER MANAGEMENT

The SFWMD and Osceola County regulate the design criteria for the District's stormwater management system. The pre-development site runoff and water management conditions have been designed to meet the criteria of all the concerned regulatory agencies. Osceola County, ECFRPC, SFWMD and Army Corps of Engineers have delineated the existing onsite natural occurring wetlands.

The stormwater plan for the district focuses on utilizing newly constructed ponds for stormwater treatment in conjunction with the natural occurring wetlands. The natural occurring wetlands on site are approximately 25% of the District's land area.

The primary objectives of the stormwater management system, for the District are:

1. To provide a stormwater conveyance and storage system which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory defined rainfall events.
3. To maintain wetland hydro periods.
4. To insure that adverse stormwater impacts do not occur upstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which naturally drain through the District.

6. Preserve the function of the floodplain storage during the 100-year storm event.
7. To provide the soil material from the stormwater management ponds to mass grade the development area.

The stormwater collection and outfall systems will be a combination of pipe culverts and open waterways. Wetland hydro periods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The stormwater management system for development parcels will be installed as each parcel is developed.

WASTEWATER COLLECTION

The District is within the unincorporated limits of Osceola County. Wastewater treatment for the District will be provided by the City of Kissimmee. The City's sanitary sewer system will be extended to the District from its present limits, approximately 6 miles north and west of the site. The cost of extending the sanitary sewer system to service the District will be funded jointly by the City of Kissimmee and the District.

The District's onsite sanitary sewer system will consist of 8" through 27" gravity sewer lines with appurtenant manholes and 2 pumping stations. The District will install approximately 200 feet of 20" forcemain from Pump Station No. 2 to a connection point with an existing 12" and 16" City of Kissimmee forcemain system within the I-4 and CR 532 Interchange roadway corridor. Additionally, the District will install approximately 2,726' of 12" force main within the roadway corridor of the internal road system from Pump Station No. 1 to a 16" forcemain system, and approximately 2,323' of 16" forcemain within the ChampionsGate Roadway corridor to the gravity system connection to Pump Station No. 2.

WATER DISTRIBUTION SYSTEM

The District lies within the unincorporated area of Osceola County with water service to be provided by the City of Kissimmee. The city's water system will be extended to the District from its present limits approximately 6 miles to the north of the District. The District will be serviced from approximately 3,150' of 20" watermain, installed by the District, within the roadway corridor of ChampionsGate Blvd. Residential water distribution systems will consist of 20", 16" and 12" water mains with appurtenant valves and fire hydrants.

ROADWAYS

Vehicular access to the District is provided primarily from ChampionsGate Boulevard, the eastward extension of County Road 532, which will intersect with Interstate 4. Vehicles traveling either eastbound or westbound on Interstate 4 will exit at County Road 532, enjoying immediate access to the District. The Developer shall provide for seven access points on ChampionsGate Blvd./CR 532 in order to provide the necessary ingress and egress to the site. Secondary access to the site will also be provided along Goodman Road, an existing two-lane street that will be upgraded, via Legends Blvd., and Master Blvd., boulevard roads to be installed by the Developer.

The internal road design for the District complies with the Osceola County transportation road design criteria. Entrance signage and landscaping are part of the initial portion of each of the internal roads intersecting with ChampionsGate Blvd. The entrance roadways and internal streets have been designed as urban sections with curb and gutter. Landscape buffer areas are located along the roadways in strategic locations. Construction of ChampionsGate Blvd. and the internal road systems will be funded by proceeds from the Bonds.

UNDERGROUND AND STREET LIGHTING ELECTRICAL SYSTEM

The District lies within the area served by the Florida Power service area. Florida Power will provide electric service to the site from lines to be located within the public right-of-way of ChampionsGate Blvd. The District's internal electrical distribution system will be constructed with proceeds funded by the Bonds and will consist of underground cable with appurtenant transformers, service pedestals and streetlights.

PROJECT COSTS

The summary of statutory Items Estimated Project Costs attached hereto outlines the anticipated costs associated with the Construction of the District. Professional service fees include project management; legal, planning, engineering and surveying associated with the District's development.

SUMMARY AND CONCLUSION

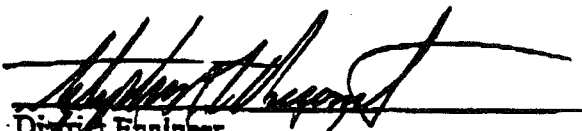
The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable general-purpose unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on current plan quantities for the Master Plan Infrastructure construction for the entire project as shown on the approved preliminary plat, drawings and development requirements, last revision.

It is my professional opinion that the infrastructure costs provide herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012 (1) and (2) of the Florida Statutes.

The estimated construction costs are only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for on going and similar items of work in Osceola County and quantities as represented on the preliminary plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond my control. Due to the inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional service for establishing the opinion of estimated construction costs are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.


District Engineer
STEPHEN L. PRECOURT, P.E.
DYER RIDGLE MILLS & PRECOURT, INC.

11.19.98
Date

SEAL

APPENDIX A

CHAMPIONSGATE PERMITS AND PLAN APPROVALS

	AGENCY	TYPE OF PERMIT/APPROVAL (CONDITIONS)
Approved Permit and Plans	Army Corps of Engineers (ACOE)	Jurisdictional Wetlands Determinations (Permit typically valid for three years. Renewal by request. Typically renew every three years. Can request an initial permit valid for up to five years. Subject to reapplication upon expiration.)
Approved Permit and Plans	East Central Florida Regional Planning Council (ECFRPC)	ADA/DRI (D.O.)
Approved Permit and Plans	Florida Department of Community Affairs (DCA)	D. O. Review
Permits and Plans In Review	Florida Department of Environmental Protection (FDEP)	Wastewater/Reuse Water & Potable Water

Permits and Plans In Review	Florida Department of Transportation (FDOT) District Five	Connection Permit <hr/> Construction Plans <hr/> Access Utilization
Approved	Governor and Cabinet	Community Development District

Agreement Executed Permits and Plans In Review	Kissimmee Utilities—Signed Agreement for extension of Water and Sewer service	Water and Sewer • Collection/Distribution Plans <hr/> Re-use – Distribution Plans
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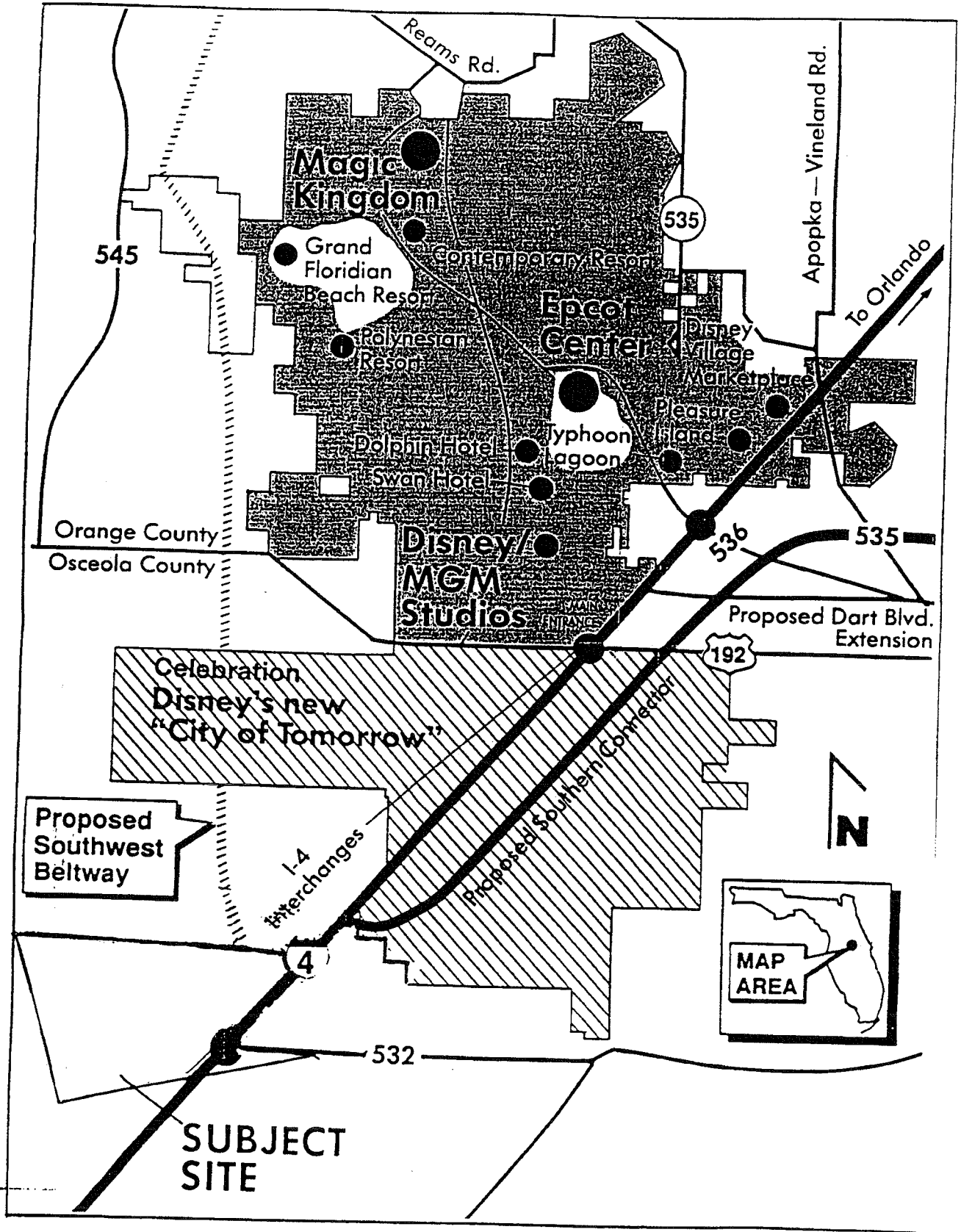
Osceola County	Comprehensive Plan – Approved Permit and Plans <hr/> Conceptual Master Plan– Approved Permit and Plans <hr/> Development Agreement – Approved Permit and Plans <hr/> Impact Fee Agreement – Approved Permit and Plans <hr/> CDD Authorization – Approved Permit and Plans <hr/> ADA/DRI – Approved Permit and Plans <hr/> Preliminary Subdivision Plans – Approved Permit and Plans <hr/> Final Engineering Plans/Plans – Permits and Plans in Review <hr/> Access Utilization – Permits and Plans in Review
South Florida Water Management District (SFWMD) - ERP Southwest Florida Water Management District (SWFWMD)-ERP	Conceptual Permit – Approved Permit and Plans Construction Permit – Approved Permit and Plans <hr/> Construction Permit – Permits and Plans in Review

<u>Other:</u> Power Telephone Cable	Transmission and Distribution – Plans in Review
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Exhibits

1. Site Location
2. Summary of Statutory Items Estimated Project Costs
3. District Boundaries
4. Metes and Bounds Description



**CHAMPIONSGATE CDD
SUMMARY OF STATUTORY ITEMS
ESTIMATED PROJECT COSTS**

ITEM	DESCRIPTION	TOTAL SERIES 98A COSTS	TOTAL SERIES 98B COSTS	LESS REIMBURSABLE COSTS	REMAINING SERIES A&E COSTS
1	DISTRICT ROADS	\$3,205,590		\$0	\$3,205,590
2	WATER MANAGEMENT CONTROL	\$3,500,000	\$620,194	\$0	\$4,120,194
3	SEWER & WASTEWATER MGMT	\$900,000	\$381,962	\$0	\$1,281,962
4	WATER SUPPLY	\$952,500		\$0	\$952,500
5	SITE AMENITIES & STREET LIGHTS	\$915,824		\$0	\$915,824
6	I-4 INTERSECTION ENTRY		\$500,315	\$0	\$500,315
7	OFF SITE SEWER & WATER UTILITY EXTENSION		\$2,600,000	\$0	\$2,600,000
8	ELECTRICAL POWER		\$300,000	\$0	\$300,000
9	PREPAID TRAFFIC IMPACT FEES		\$303,000	\$0	\$303,000
10	PROFESSIONAL SERVICES	\$1,200,000	\$1,000,000	\$1,200,000	\$1,000,000
11	CONTINGENCY	\$326,086	\$294,529	\$0	\$620,615
TOTAL:		\$11,000,000	\$6,000,000	\$1,200,000	\$15,800,000