

# **Public Facilities Report**

## **Windsor at Westside Community Development District**

August 1, 2019

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## **I. Purpose and Scope**

This report is provided for Windsor at Westside 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. 2014-156 enacted by the Board of County Commissioners of Osceola County, Florida on October 20, 2014 and effective on October 22, 2014. The boundaries of the District include approximately 106.25 acres of land located in an unincorporated area in northwestern Osceola County. The District lands are being developed as a residential community know as Windsor at Westside. The Development is being developed as a residential planned development in two phases and planned to contain approximately 600 residential units.

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

- i. A description of existing public facilities owned or operated by the special district.**
  - *See the attached Engineers Report dated November 2014*
  
- ii. Current Capacity of Facility**
  - *See the attached Engineers Report dated November 2014*

**iii. Current demands placed on it**

- *See the attached Engineers Report dated November 2014*

**iv. Location**

The Development lies entirely within an unincorporated portion of Osceola County near the region known as "Four Corners" (the convergence of the Counties of lake, Orange, Osceola and Polk). The Development is located east of Westside Boulevard and south of N. Goodman Road and includes approximately 160.25 acres of land.

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

-The District has no plans to expand the facilities within the next 7 years.

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

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