

# **Public Facilities Report**

## **Poinciana West Community Development District**

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## **I. Purpose and Scope**

This report is provided for Poinciana West 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 community Solivita is approximately 4,187 acres and is comprised of two separate and distinct Community Development Districts, namely, Poinciana Community Development District and Poinciana West Community Development District. These districts are adjacent to each other. The Poinciana Community Development District, hereafter referred to as the "District", the subject of this report, encompasses a 3,240 acre mixed-use development located in the northeast corner of Polk County. Solivita is an active adult community consisting of villages and neighborhoods for single-family and multi-family dwellings, town center, golf courses and numerous parks and recreation facilities.

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

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

*The District owns the Stormwater Management System – See attached Engineer's Report dated September 10, 2007.*

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

*- See attached Engineer's Report dated September 10, 2007.*

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

*- See attached Engineer's Report dated September 10, 2007.*

**iv. Location**

The Development is 13 miles from Kissimmee, 25 miles to the south of Orlando, 32 miles from the Orlando International Airport, and 15 miles south of Disney World within Polk County. The major approach to the site is via Cypress Parkway, the community's northern boundary. Cypress Parkway is a four lane divided roadway, approximately 1 ¾ miles west of Pleasant Valley Road, a four lane divided roadway which leads to several major roads and arteries in the Kissimmee and Orlando areas. The project accesses Cypress Parkway via a main north/south entrance road. Secondary access to the project is provided via Marigold Avenue, a two lane roadway which connects with U.S. 27 to the south of the Development through County roads.

**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.