

PURPOSE AND SCOPE

This report is submitted at the request of the Connerton West Community Development District (the District) to comply with the requirements of 189.08, Florida Statutes, regarding the submittal of a Special District Public Facilities Report. The intent of this report is to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion or replacement programs within the next five years.

GENERAL INFORMATION

The Connerton West Community Development District (the District), located in Sections 22, 23, 24, 25, 26, 27, and 35, Township 25 South, Range 18 East and Sections 19 and 30, Township 25 South, Range 19 East, Pasco County Florida, provides on-site management of stormwater facilities and wetlands, monumentation of main and neighborhood entryways, landscaping of collector roads and common areas, neighborhood parks, trails and recreational amenity areas. Other infrastructure improvements funded by the District have been dedicated to Pasco County and accepted for operation and maintenance. The District encompasses approximately 1,599.89 acres in central Pasco County and consists of two of the five villages of Connerton. Specifically, the District encompasses Villages One and Two of the Connerton Development of Regional Impact (DRI). Villages One and Two are each mixed-use villages within the DRI, consisting of both residential and non-residential uses. Exhibit 1 provides a Vicinity Map and the District boundaries are shown on Exhibit 2.

The District consists of the above noted mixed-use communities totaling approximately 874 platted residential lots and 72,046 square feet of commercial square footage that were constructed in multiple phases. All of the retail square footage is located in Village One, and of the 874 platted residential lots, 264 are located in Village One and the remaining 610 are located in Village 2. It should be noted that an additional 176 residential units are currently in the plat review process. The three plats encompassing these 176 lots are known as Village Two Parcel 213 Phase 1C-1, Village Two Parcel 213 Phase 1C-2, and Village Two Parcel 213 Phase 1C-3. It is expected that these three plats will go to the Board of County Commissioners in June, bringing the total number of platted lots in the District to 1,050.

As of the date of this report, not all of the infrastructure improvements contemplated in the Capital Improvement Plan described in the approved Engineer's Report (*Connerton West Community Development District Revision to the Amended and Restated Engineer's Report* as published in the Limited Offering Memorandum for the Series 2007B Capital Improvement Revenue Bonds) have been completed. Master Roadway and Stormwater Infrastructure to support the eastward and northward extension of Pleasant Plains Parkway to the northern limits of the District, the eastward extension of Connerton Boulevard to the eastern limits of the District, and Flourish Drive to the northern limits of the District are still pending, along with subdivision infrastructure to support Village Two Phase 1C (Parcels 212 and 213) and Village Two Phases 3 and 4. Construction of

subdivision infrastructure for Village Two Phase 1C is underway as part of the 2015 Project. A specific project or timeframe for subdivision improvements supporting Village Two Phases 3 and 4 and remaining master infrastructure has not been identified at present. Exhibit 2 illustrates the location of the existing facilities, the 2015 Project, and future development areas within the District Boundaries.

GOVERNMENTAL ACTIONS

Pasco County granted a Development Order for the Connerton DRI (DRI #233) in July 2006. At the same time, Pasco County also created the New Town (NT) Future Land Use category in the Pasco County Comprehensive Plan and designated NT as the Future Land Use designation for Connerton. Numerous updates to the Development Order have been made since 2000, with the latest being the Notice of Proposed Change (NOPC) that was approved by the Pasco County Board of County Commissioners on January 13, 2015. This NOPC amended the Development Order to eliminate certain land uses, such as a golf course, re-phased the entitlements, and extended the build-out dates for the DRI and its phases.

Pasco County has also approved two major rezoning actions (and subsequent modifications) within the District boundaries. These are the Village One and Village Two Master Planned Unit Developments (MPUDs). Village One MPUD was originally approved on August 12, 2003 and the Village Two MPUD was originally approved on January 11, 2005. The Village One MPUD was recently amended to allow for, among other things, commercial development on the northeast corner of U.S. 41 and Pleasant Plains Parkway. This zoning modification was approved by the Pasco County Board of County Commissioners on April 21, 2015. The Village Two MPUD was most recently updated on October 9, 2007.

The District was established by the state of Florida by Rule Chapter 42PP-1 on June 14, 2004. Construction has occurred in both MPUD areas (Villages 1 and 2). The related county acceptance of public infrastructure has been issued following completion of the related work.

COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES

As noted above, the District owns and is responsible for the operation and maintenance of the stormwater facilities and wetlands, monumentation of main and neighborhood entryways, and the landscaping of collector roads, neighborhood parks, and trails.

Stormwater Management System

Both Pasco County and the Southwest Florida Water Management District (SWFWMD) regulate the design criteria for the District's stormwater management system. The approved stormwater management system consists of numerous detention ponds, as well as floodplain and wetland mitigation ponds, which are integrated with existing wetland systems. In Village One, there are 16 detention ponds, 21 floodplain and/or wetland mitigation ponds, and an Irrigation Reservoir. In

Village Two, there currently are 25 detention ponds and 12 floodplain and/or wetland mitigation ponds and an irrigation reservoir.

Construction of the District's on-site stormwater management system is not complete at present. Additional stormwater facilities will be constructed to support the future extensions of Connerton Boulevard, Pleasant Plains Parkway, and Flourish Drive within the District Boundary, as well as to support subdivision infrastructure for future Village Two Phases 3 and 4. The District owns and is responsible for maintaining those portions of the currently constructed stormwater management system that are outside of the public and Homeowners Association owned right-of-ways. Pasco County remains responsible for stormwater curbs, inlets, and piping in the public rights-of-way of all County-dedicated streets.

The Connerton Community Association, Inc. remains responsible for stormwater curbs, inlets, and piping in the private rights-of-way in the Rose Point neighborhood.



Photograph 1. Example of a stormwater management facility.



Photograph 2. Example of a stormwater management facility.

Main Entry Monuments

The District has completed the monumentation at two main entrances announcing the arrival to the Connerton community.

The Connerton Boulevard entry monumentation is located at Connerton Boulevard near its intersection with U.S. 41. The monumentation consists of a median sign east of U.S. 41 in the Connerton Boulevard median near the intersection, and decorative retaining walls in on the north and south sides of Connerton Boulevard on the east side of U.S. 41. In addition, approximately 450 feet further east on Connerton Boulevard, the iconic Connerton tower/fountain feature is situated in the median. At this location, there are decorative walls on the north and south sides of Connerton Boulevard, along with decorative archways over the roadway sidewalks. Various planter walls and other hardscape details existing in this vicinity, as well. Some of these features are located within tracts owned by the District. However, the median features as well as some of the wall features on the north and south sides of the roadway are located within Pasco County owned right-of-way. The District has a License and Maintenance Agreement with Pasco County to allow for operation and maintenance of these features and their surrounding landscaping and irrigation.

The Pleasant Plains Parkway entry monumentation consists of an entry sign in the median and landscaping. This monumentation is located within Pasco County right-of-way and is governed by the same License and Maintenance Agreement as the one that covers the Connerton Boulevard monumentation.



Photograph 3. Connerton Boulevard hardscape features.



Photograph 4. Connerton Boulevard entry sign.

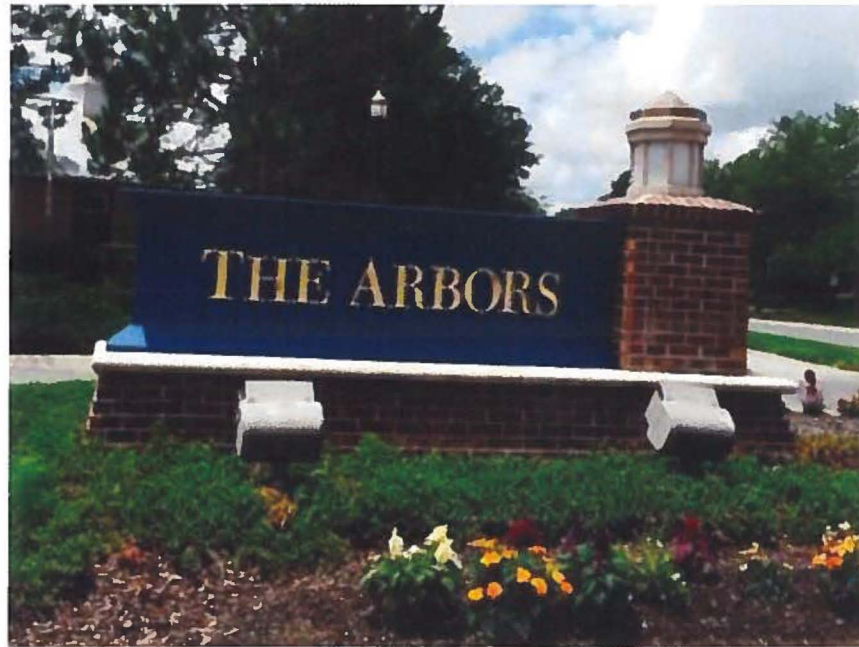
Neighborhood Entry Monuments

There are numerous neighborhood entry monuments that are maintained by the District. At the northern entrance to Village One, where Westerland Drive intersects Connerton Boulevard, the Arbors entry monument exists in the median of Westerland Drive. Like the Connerton Boulevard and Pleasant Plains Parkway monuments, this monument is located within County-owned right-of-way and is governed by the aforementioned License and Maintenance Agreement. A similar median monument exists at the southern entrance to the Arbors where Westerland Drive intersects

Pleasant Plains Parkway, and this monument is governed by the same License and Maintenance Agreement aforementioned. The entry features located at the entrance of the Rose Point neighborhood are owned and maintained by the Connerton Community Association, Inc.

Within Village Two, the decorative wall/sign features at the entrance of Jasmine Abbey are located in a District-owned landscape tract and are maintained by the District. Similar features at the entrance of Parcel 201 are located in private rights-of-way currently owned by Taylor Morrison and are not maintained by the District.

It should be noted that an additional entry feature, located near the entrance of The Gardens, is currently being contemplated. If constructed, it will be located within a District-owned tract and will be maintained by the District.



Photograph 5. The Arbors entry sign.

Neighborhood Parks

The neighborhood parks consists of:

- Tot lot/playground at Rose Cottage (note partially on Developer property and partially within District Tract)
- Garden Party Park
- The Jasmine Abbey Neighborhood Park
- The Gardens Park

In addition to these neighborhood parks, there are several public open spaces, preserving natural trees and vegetation, while connecting areas of the community with pedestrian pathways.



Photograph 6. Tot lot/playground at Rose Cottage.



Photograph 7. Garden Party Park.

Recreation Amenities

The main recreation amenity for Connerton is Club Connerton, located in Village Two. It is owned by the Connerton Community Council and is not maintained by the District.

Trail System

Connerton has a trail system that is used for a variety of purposes by residents of all ages. The current trail system is located within Village One and meanders within District natural areas, around stormwater ponds, environmental wetlands and uplands and other common area tracts connecting neighborhoods with natural features of the community. The trail connects to the sidewalk/multi-use path system on Connerton Boulevard at a trailhead located on the south side of the boulevard approximately 2,000 feet east of U.S. 41. The trail reconnects to the sidewalk system at a trailhead on Lagerfeld Drive in Village One. In between there are approximately

10,000 linear feet of trails, including asphalt paved surfaces and wooden boardwalks over wetlands. The District is responsible for the maintenance of these trails and boardwalks.

In addition, there is a proposed combination trail/boardwalk system that connects the northern end of Parcel 213 in the Gardens to the southern end of Village Two Phase 2 (Parcel 214) to provide more direct pedestrian connectivity between the Gardens and Club Connerton. This trail, approximately 3,245 feet in length, will consist of approximately 2,685 linear feet of a concrete or asphalt path, and about 560 linear feet of elevated wooden boardwalk over wetland areas. There currently is no schedule for construction of this trail, but it is anticipated that it will eventually be constructed by the Developer and dedicated by the District for operation and maintenance.

Landscaping\Hardscape and Irrigation

The District owns and maintains an elaborate landscape and irrigation system at the main entry areas, neighborhood entry areas, along the perimeter buffers and within the median islands of collector roadways, recreation amenities, cul-de-sac islands, parks and District owned common areas. The irrigation system serving the noted landscape areas generally uses reclaimed water provided by Pasco County. Reclaimed water from Pasco County is diverted from the County's distribution system into two surface water ponds, designated as ponds EP-1 and EP-2, located on the north side of Connerton Boulevard in tracts owned by the District. Reclaimed water stored in EP-1 and EP-2 is pumped through two irrigation pumping stations into a private, closed distribution system, owned and maintained by the District, which serves the irrigation systems within rights of way and common areas. Ponds EP-1 and EP-2 are also supplied by deep wells that provide supplemental water when insufficient reclaimed water is supplied to keep the ponds within their recommended operating range. The wells are owned and maintained by the District.

The landscape/hardscape and irrigation systems within Rose Point, a gated, limited access portion of the District, are owned and maintained by the Connerton Community Association, Inc.

CURRENTLY PROPOSED EXPANSIONS

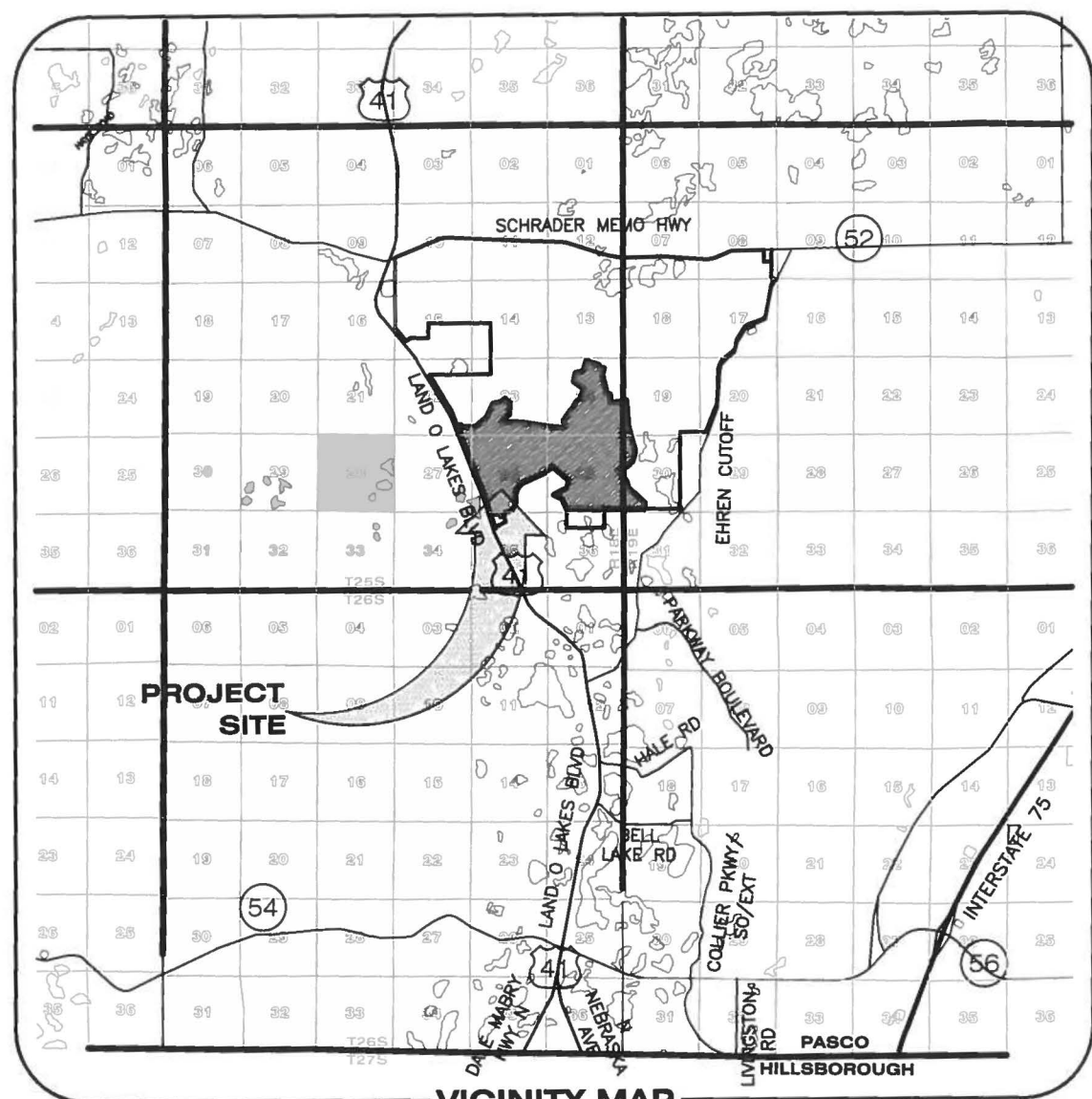
The District currently does not anticipate expanding its geography. However, the District is expanding subdivision infrastructure by constructing Village Two Phase 1C (Parcels 213 and 212) as part of the 2015 Project. Further expansion of District infrastructure, including additional collector roadway construction and subdivision infrastructure for Village Two Phases 3 and 4 may occur within the next seven (7) years, but no specific plans or dates have been projected for this additional infrastructure. Additional expansions will be subject to market demands. Additionally, the District does not anticipate replacing any of the existing facilities within the next ten (10) years.

Exhibit 1

Vicinity Map

24000 12000 0 12000 24000

SCALE: 1" = 12000'



VICINITY MAP

SECTIONS 22, 23, 24, 25, 26, & 35, TWP. 25 S., RNG. 18 E.,
AND SECTIONS 19 & 30, TWP. 25 S., RNG. 19 E.
PASCO COUNTY, FLORIDA

COMMUNITY DEVELOPMENT DISTRICT

CONNERTON
VILLAGES 1 AND 2

Exhibit 2

District Boundaries, Infrastructure Phasing, Legal Description

CONNERTON
COMMUNITY DEVELOPMENT DISTRICT PARCEL

DESCRIPTION: A parcel of land lying in Sections 22, 23, 24, 25, 26, 27 and 35, Township 25 South, Range 18 East, and Sections 19 and 30, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the South boundary of the Southwest 1/4 of said Southeast 1/4 of Section 25, N.89°29'51"W., 1321.01 feet to the Southwest corner of said Southwest 1/4 of the Southeast 1/4 of Section 25; thence along the South boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 25, N.89°27'57"W., 1320.57 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 25; thence N.26°38'23"W., 741.12 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 418.28 feet to the Northwest corner of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said THE GROVES PHASE 1A, the following four (4) courses: 1) continue, S.00°11'02"E., 18.80 feet to a point on a curve; 2) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 3) S.71°53'17"W., 446.91 feet; 4) S.18°06'43"E., 178.34 feet; thence S.71°53'17"W., 179.15 feet to a point of curvature; thence Westerly, 47.54 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 54°28'36" (chord bearing N.80°52'25"W., 45.77 feet) to a point of compound curvature; thence Northwesterly, 127.11 feet along the arc of a curve to the right having a radius of 205.00 feet and

a central angle of $35^{\circ}31'31''$ (chord bearing $N.35^{\circ}52'21''W.$, 125.08 feet) to a point of tangency; thence $N.18^{\circ}06'36''W.$, 197.21 feet; thence $S.71^{\circ}53'24''W.$, 535.66 feet to a point of curvature; thence Southwesterly, 39.26 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $89^{\circ}59'05''$ (chord bearing $S.26^{\circ}53'52''W.$, 35.35 feet); thence $S.71^{\circ}54'19''W.$, 12.00 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41, (State Road No. 45), per Florida Department of Transportation Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following three (3) courses: 1) $N.18^{\circ}05'41''W.$, 708.93 feet to a point of curvature; 2) Northerly, 1418.22 feet along the arc of a curve to the left having a radius of 23038.31 feet and a central angle of $03^{\circ}31'37''$ (chord bearing $N.19^{\circ}51'30''W.$, 1417.99 feet) to a point of tangency; 3) $N.21^{\circ}37'19''W.$, 4528.68 feet; thence $N.88^{\circ}44'55''E.$, 274.36 feet; thence $S.01^{\circ}15'05''E.$, 150.00 feet; thence $N.88^{\circ}44'55''E.$, 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of $01^{\circ}48'25''$ (chord bearing $N.87^{\circ}50'42''E.$, 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of $02^{\circ}45'53''$ (chord bearing $N.89^{\circ}23'14''E.$, 547.62 feet); thence $N.50^{\circ}50'00''E.$, 1057.53 feet; thence $N.25^{\circ}00'00''E.$, 1050.00 feet; thence $N.79^{\circ}00'00''E.$, 544.99 feet; thence $N.56^{\circ}00'00''E.$, 356.34 feet; thence $S.46^{\circ}00'00''E.$, 430.00 feet; thence $S.03^{\circ}50'00''W.$, 770.00 feet; thence $S.55^{\circ}00'00''W.$, 325.00 feet; thence $S.33^{\circ}50'00''W.$, 375.00 feet; thence $S.05^{\circ}39'58''E.$, 77.00 feet to a point on a curve; thence Easterly, 1944.04 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of $15^{\circ}39'58''$ (chord bearing $N.87^{\circ}49'59''E.$, 1937.99 feet) to a point of tangency; thence $S.80^{\circ}00'00''E.$, 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of $06^{\circ}30'00''$ (chord bearing $S.83^{\circ}15'00''E.$, 1291.46 feet) to a point of tangency; thence $S.86^{\circ}30'00''E.$, 210.00 feet; thence $N.20^{\circ}35'08''E.$, 263.21 feet; thence $N.27^{\circ}50'00''W.$, 285.00 feet; thence $N.35^{\circ}00'00''E.$, 840.00 feet; thence $N.47^{\circ}50'00''E.$, 165.00 feet; thence $N.32^{\circ}11'37''E.$, 621.01 feet; thence $N.51^{\circ}50'00''E.$, 350.00 feet; thence $N.22^{\circ}50'00''E.$, 700.00 feet; thence $N.54^{\circ}25'49''W.$, 924.48 feet; thence $N.12^{\circ}50'00''E.$, 600.00 feet; thence $N.78^{\circ}00'00''E.$, 575.00 feet; thence

N.13°50'00"E., 730.00 feet; thence S.71°50'00"E., 925.00 feet; thence S.14°50'00"E., 245.00 feet; thence N.84°50'00"E., 200.00 feet; thence S.80°35'16"E., 79.07 feet to a point on a curve; thence Southerly, 168.38 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 15°18'47" (chord bearing S.17°04'07"W., 167.88 feet) to a point of reverse curvature; thence Southerly, 386.91 feet along the arc of a curve to the left having a radius of 570.00 feet and a central angle of 38°53'31" (chord bearing S.05°16'46"W., 379.53 feet) to a point of tangency; thence S.14°10'00"E., 880.00 feet to a point of curvature; thence Southerly, 329.87 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 30°00'00" (chord bearing S.00°50'00"W., 326.11 feet); thence S.74°10'00"E., 319.04 feet; thence S.04°52'00"E., 568.11 feet; thence N.85°08'00"E., 945.45 feet to a point of curvature; thence Northeasterly, 46.06 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 105°33'46" (chord bearing N.32°21'07"E., 39.82 feet); thence N.69°34'14"E., 120.00 feet to a point on a curve; thence Southerly, 206.43 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 15°33'46" (chord bearing S.12°38'53"E., 205.80 feet) to a point of tangency; thence S.04°52'00"E., 504.09 feet to a point of curvature; thence Southerly, 223.58 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 10°10'00" (chord bearing S.00°13'00"W., 223.28 feet) to a point of tangency; thence S.05°18'00"W., 253.37 feet to a point of curvature; thence Southerly, 36.98 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 26°29'16" (chord bearing S.07°56'38"E., 36.66 feet) to a point of compound curvature; thence Southeasterly, 22.70 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 52°01'28" (chord bearing S.47°12'00"E., 21.93 feet) to a point of compound curvature; thence Easterly, 36.98 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 26°29'16" (chord bearing S.86°27'22"E., 36.66 feet); thence S.09°42'00"E., 120.00 feet to a point on a curve; thence Southwesterly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.60°50'51"W., 53.28 feet) to a point of compound curvature; thence Southwesterly, 10.50 feet along the arc of a curve to the left having a radius of 35.00 feet and a

central angle of 17°11'24" (chord bearing S.32°48'00"W., 10.46 feet) to a point of compound curvature; thence Southerly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.04°45'09"W., 53.28 feet) to a point of tangency; thence S.14°42'00"E., 1816.20 feet to a point of curvature; thence Southerly, 884.99 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 40°14'35" (chord bearing S.05°25'18"W., 866.91 feet) to a point of reverse curvature; thence Southerly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.04°19'35"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 204.79 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 97°46'52" (chord bearing S.32°00'00"W., 180.83 feet) to a point of reverse curvature; thence Southwesterly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.59°40'25"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 869.60 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 39°32'35" (chord bearing S.58°13'42"W., 852.44 feet) to a point of tangency; thence S.78°00'00"W., 221.38 feet; thence S.39°26'15"E., 1053.61 feet; thence S.12°09'53"E., 442.32 feet; thence S.47°48'01"E., 1546.92 feet; thence S.00°11'38"W., 419.17 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 30; thence along said South boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1478.31 feet to the **POINT OF BEGINNING**.

Containing 1599.886 acres, more or less.

CNT-CT-002

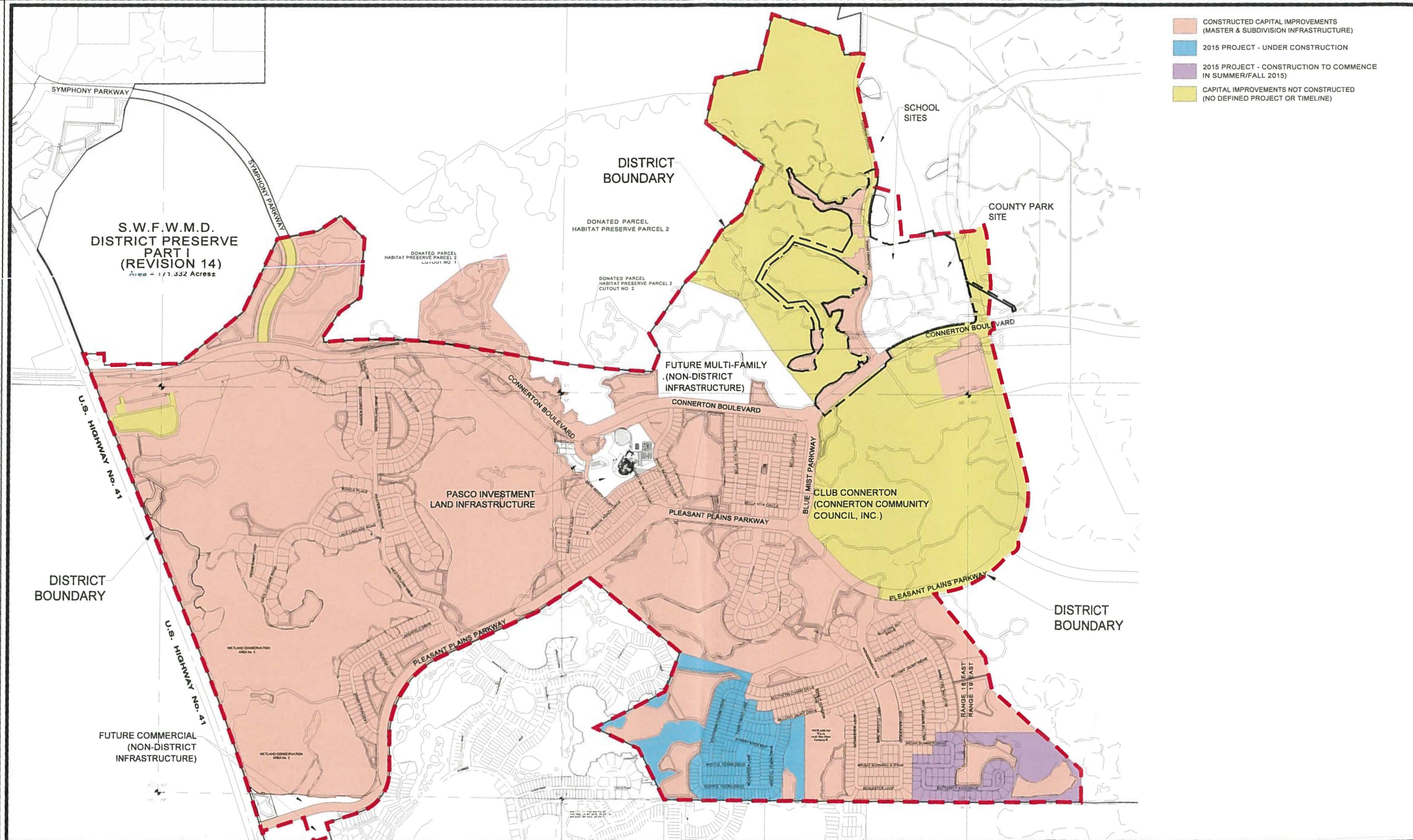
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JMG

Revised JMG

August 23, 2003

September 10, 2003



CONNERTON WEST CDD

EXHIBIT 2

Connerton Development Holdings, LLC

Pasco County

SCALE: 1" = 1200'			
DATE	DESCRIPTION	JOB #	BY
04-23-15			
<small>Note: This is a preliminary conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and geotechnical analysis is required and may affect final lot lines and layout.</small>			
HEIDT DESIGN <small>5006-B Brockmeier Parkway Tampa, FL 33610 Phone: (813) 279-1111 www.heidt.com</small>			