

PUBLIC FACILITIES REPORT
April 2015

Prepared for:

Forest Brooke
Community Development District
Hillsborough County, Florida

Prepared by:

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PURPOSE AND SCOPE

This report is being prepared at the request of the Forest Brooke Community Development District (the District) to comply with the requirements of 189.415, Florida Statutes, regarding the submittal of a 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 or replacement programs within the next seven years.

GENERAL INFORMATION

The Forest Brooke Community Development District (District), located in Sections 7, 8, 17 and 18, Township 32 South, Range 20 East, Hillsborough County Florida, provides on-site management of the stormwater facilities and wetlands, monumentation of main and neighborhood entryways and landscaping of collector roads and common areas. Other infrastructure improvements funded by the District have been dedicated to Hillsborough County and accepted for operation and maintenance. The District encompasses approximately 272 acres in southern Hillsborough County, along the east side of U.S. 301 and the south side of S.R. 674. Exhibit 1 provides a Vicinity Map and the District boundaries are shown on Exhibit 2.

The District consists of four phases totaling approximately 722 single family residential units. As of the date of this report, the construction of all infrastructure improvements contemplated within Phase 1, 199 single family units, is nearing completion; Parcel 2, 162 single family units, is in the permitting phase of construction. Previously permitted roadway plans for Sunshine Village Boulevard 1st Extension have been approved for extension by all necessary government agencies.

GOVERNMENTAL ACTIONS

On October 9, 2003, the County provided zoning confirmation that the District lands were zoned as Planned Development – Mixed Use (“PD-MU”) pursuant to Hillsborough County Zoning Verification Number 03-1448. On August 9, 2005, the County approved a site plan (PRS 05-1004) for a maximum of

3800 single family and multi-family dwelling units on 794.9 acres for a multiuse development that included lands within the District. On August 17, 2006, the County certified the most recent site plan (MM05-1404 BM (1110) which allows for a maximum of 2821 dwelling units.

COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES

As noted above, the District will own and be responsible for the operation and maintenance of the stormwater facilities and wetlands, monumentation of main and neighborhood entryways and landscaping of collector roads and other common areas.

STORMWATER MANAGEMENT SYSTEM

Both Hillsborough County and the Southwest Florida Water Management District (SWFWMD) regulated the design criteria for the District's stormwater management system. The approved stormwater management system currently consists of approximately seven proposed detention ponds integrated with existing wetlands. The District is completing the construction of the Phase 1 on-site stormwater management system associated with four of these ponds. It will own and be responsible for the maintenance of those portions of the system that are outside of the public right-of-ways. Hillsborough County remains responsible for stormwater curb inlets and piping in the public rights-of-way.

MAIN ENTRY MONUMENTS

The District has completed the monumentation of one of the two proposed main entrances announcing the arrival to the Forest Brooke Community.

The Hidden Creek Boulevard entry monumentation consist of two (2) stone veneer walls with signs, white picket PVC fencing and landscaping. The monumentation is located within the Hidden Creek Boulevard right-of-way and District owned tracts.

NEIGHBORHOOD ENTRY MONUMENTS

The District is completing the monumentation of the Phase 1 entry, which consists of two (2) stone veneer walls with signs.

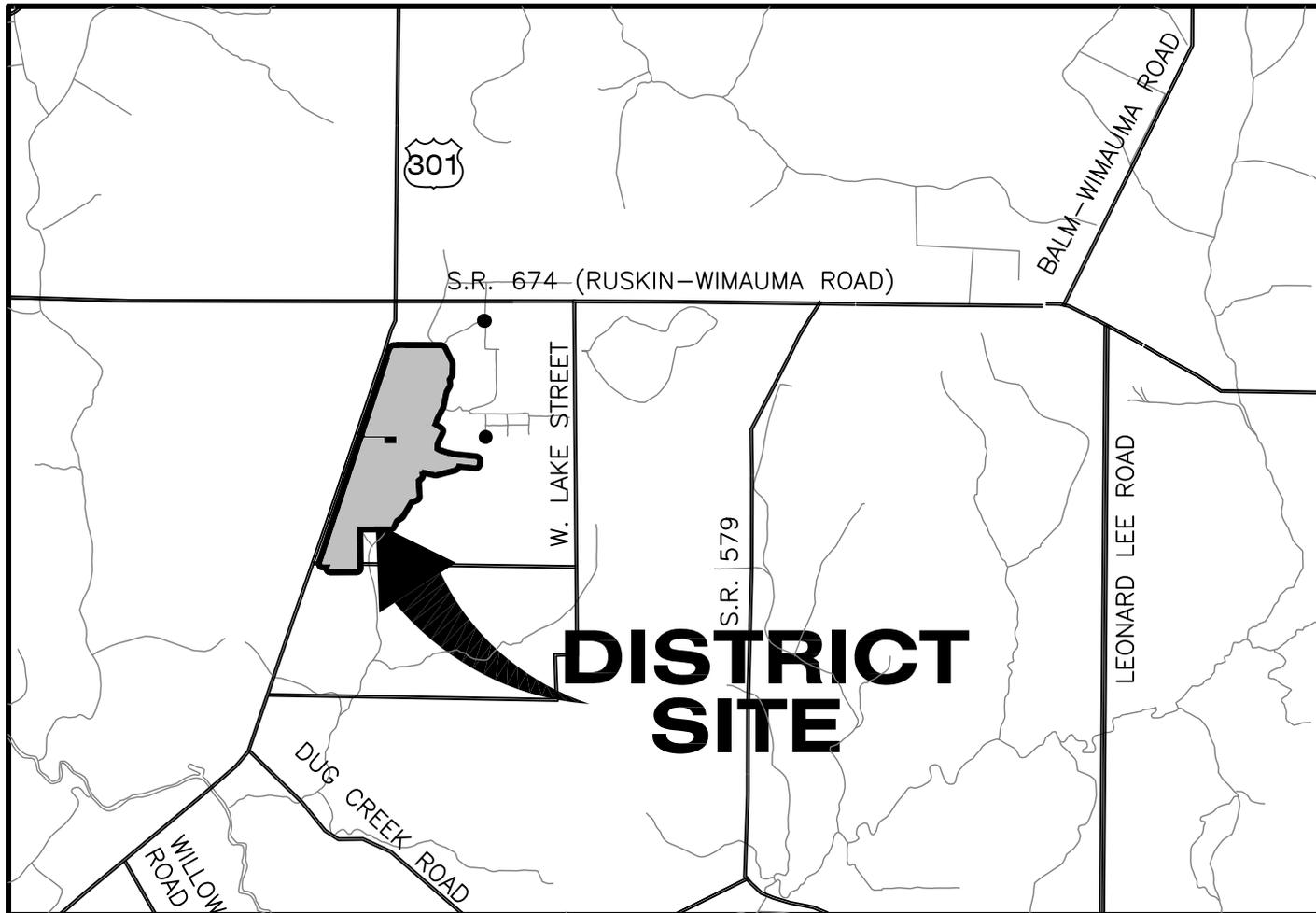
LANDSCAPING

The District will own and maintain an elaborate landscape and irrigation system at the main entry areas, neighborhood entry areas, along the perimeter buffers and within the median islands of the collector roadways, recreational amenities, cul-de-sac islands, parks and District owned common areas. The District is currently completing the landscaping and irrigation associated with Phase 1.

CURRENTLY PROPOSED EXPANSIONS

The District plans to construct Phase 2 (162 single family units) in 2015, Phase 3 (213 single family units) in 2016, and Phase 4 (148 single family units) in 2017.

The district does not anticipate replacing any facilities within the next ten (10) years. In general, upon completion the facilities will operate at or near capacity.



VICINITY MAP

**Sections 7, 8, 17 and 18, Township 32 South, Range 20 East,
HILLSBOROUGH COUNTY, FLORIDA**

Forest Brooke Community Development District Vicinity Map

FOREST BROOKE
COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 7, 8, 17 and 18, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 18, run thence along the North boundary of said Southeast 1/4 of the Southeast 1/4 of the aforesaid Section 18, the following two (2) courses: 1) S.89°55'14"W., 287.13 feet to the **POINT OF BEGINNING**; 2) continue, S.89°55'14"W., 1046.72 feet to the Northwest corner thereof; thence along the West boundary of said Southeast 1/4 of the Southeast 1/4 of Section 18, S.00°37'48"E., 1302.46 feet to a point on the aforesaid North right-of-way line of BISHOP ROAD; thence along said North right-of-way line of BISHOP ROAD, S.89°55'16"W., 803.71 feet to a point on the Easterly boundary of Lot 1, Block 5, according to the plat of DELL VISTA UNIT No. 1, as recorded in Plat Book 41, Page 2, of the Public Records of Hillsborough County, Florida; thence along the Easterly and North boundaries of said Lot 1, Block 5, in respective order the following two (2) courses: 1) N.18°19'20"E., 159.19 feet; 2) N.89°52'39"W., 273.68 feet to a point on the Easterly right-of-way line of the 40.00 foot wide Access Road as shown on said plat of DELL VISTA UNIT NO. 1, also now known as the Easterly right-of-way line of U.S. HIGHWAY No. 301 (STATE ROAD No. 43) per Florida Department of Transportation Right-Of-Way Map Section Number 10010-2504; thence along said Easterly right-of-way line of the 40.00 foot wide Access Road, also now known as the Easterly right-of-way line of U.S. HIGHWAY No. 301 (STATE ROAD No. 43), N.18°19'20"E., 3984.56 feet to a point of curvature, on the South right-of-way line of NORMAN DRIVE now known as BRODY BOUEVARD; thence along said South right-of-way line the following two (2) courses: 1) Northeasterly, 31.32 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 71°47'10" (chord bearing N.54°12'55"E., 29.31 feet) to a point of tangency; 2) S.89°53'30"E., 563.19 feet; thence S.00°06'30"W., 179.99 feet; thence S.89°53'30"E., 415.00 feet to point on the West right-of-way line of FANNIE DRIVE, as shown on the aforesaid plat of DELL VISTA UNIT NO. 1; thence along said West right-of-way line the following two (2) courses: 1) N.00°39'24"W., 155.34 feet; 2) N.00°27'21"W., 129.99 feet to a point on a curve on the North right-of-way line of said NORMAN DRIVE now known as BRODY BOUEVARD; thence along said North right-of-way line the following three (3) courses: 1) Southwesterly, 39.59 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°44'35" (chord bearing S.44°44'13"W., 35.58 feet) to a point of tangency; 2) N.89°53'30"W., 907.06 feet to a point of curvature; 3) Northwesterly, 47.22 feet along the arc of a curve to the right having a radius of 25.00 feet

and a central angle of 108°12'50" (chord bearing N.35°47'05"W., 40.51 feet) to a point of tangency on the aforesaid Easterly right-of-way line of the 40.00 foot wide Access Road, also known now as the Easterly right-of-way line of U.S. HIGHWAY No. 301 (STATE ROAD No. 43); thence along said Easterly right-of-way line of the 40.00 foot wide Access Road, also known now as the Easterly right-of-way line of U.S. HIGHWAY No. 301 (STATE ROAD No. 43), the following two (2) courses: 1) N.18°19'20"E., 2441.43 feet; 2) N.71°40'40"W., 24.00 feet; thence continue along said Easterly right-of-way line of U.S. HIGHWAY No. 301 (STATE ROAD No. 43), also being the Westerly boundary of said plat of DELL VISTA UNIT NO. 1, the following two (2) courses: 1) N.18°19'20"E., 18.20 feet to a point of curvature; 2) Northerly, 266.77 feet along the arc of a curve to the right having a radius of 2798.66 feet and a central angle of 05°27'41" (chord bearing N.21°03'11"E., 266.67 feet) to the Northwest corner of said plat of DELL VISTA UNIT NO. 1; thence along the North boundary of said DELL VISTA UNIT NO. 1, S.89°35'42"E., 167.15 feet to the Northeast corner of said DELL VISTA UNIT NO. 1, said point also being on the West boundary of the aforesaid Section 8; thence along said West boundary of Section 8, N.00°17'30"E., 7.35 feet to the Southwest corner of TRACT 5, lying in the aforesaid Southwest 1/4 of Section 8, as shown on the aforesaid plat of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, thence along the South boundary of said TRACT 5 and TRACT 6, as shown on said plat of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, thence S.89°51'19"E., 1272.47 feet to a point on the centerline of a 100 foot wide Drainage Easement as recorded in Official Records Book 5255, Page 1547, of the Public Records of Hillsborough County, Florida; thence along said centerline, the following ten (10) courses: 1) S.55°07'00"E., 34.35 feet; 2) S.26°26'37"E., 478.29 feet; 3) S.01°54'01"W., 327.67 feet; 4) S.33°19'13"W., 149.15 feet; 5) S.05°27'41"E., 184.71 feet; 6) S.30°19'42"W., 210.04 feet; 7) S.11°15'03"W., 471.43 feet; 8) S.27°26'53"W., 424.96 feet; 9) S.16°23'01"W., 165.36 feet; 10) S.33°42'22"W., 79.70 feet; thence S.59°00'00"E., 317.64 feet; thence S.26°00'00"W., 316.09 feet; thence S.19°00'00"W., 110.19 feet; thence S.01°00'00"W., 210.81 feet to a point on a curve; thence Southeasterly, 275.94 feet along the arc of a curve to the left having a radius of 1237.00 feet and a central angle of 12°46'53" (chord bearing S.62°07'35"E., 275.37 feet) to a point on a curve; thence Northeasterly, 12.47 feet along the arc of a curve to the left having a radius of 34.00 feet and a central angle of 21°00'52" (chord bearing N.36°00'40"E., 12.40 feet) to a point on a curve; thence Easterly, 256.64 feet along the arc of a curve to the left having a radius of 1225.00 feet and a central angle of 12°00'13" (chord bearing S.74°39'51"E., 256.17 feet); thence S.68°03'16"E., 50.47 feet to a point on a curve; thence Easterly, 26.68 feet along the arc of said curve to the left having a radius of 1237.00 feet and a central angle of 01°14'08" (chord bearing S.83°33'56"E., 26.68 feet) to a point of tangency; thence

S.84°11'00"E., 712.02 feet to a point on a curve; thence Southeasterly, 23.81 feet along the arc of a curve to the left having a radius of 34.00 feet and a central angle of 40°07'09" (chord bearing S.64°07'25"E., 23.32 feet); thence S.05°49'00"W., 118.00 feet; thence N.84°11'00"W., 606.32 feet; thence S.05°49'00"W., 30.17 feet; thence S.13°51'00"W., 73.49 feet; thence S.37°04'25"W., 31.85 feet; thence S.75°19'54"W., 565.88 feet; thence S.77°54'26"W., 40.18 feet; thence N.76°16'29"W., 286.56 feet; thence N.77°13'50"W., 151.52 feet to a point on the centerline of a 114 foot wide Drainage Easement as recorded in said Official Records Book 5255, Page 1547; thence along said centerline, the following nine (9) courses: 1) S.07°32'16"W., 75.05 feet; 2) S.64°47'52"W., 112.21 feet; 3) S.23°42'14"E., 111.46 feet; 4) S.52°13'19"W., 172.90 feet; 5) S.03°23'59"E., 534.42 feet; 6) S.67°11'56"W., 227.77 feet; 7) S.31°04'59"W., 534.01 feet; 8) S.56°06'17"W., 216.91 feet; 9) S.23°59'47"W., 227.06 feet to the **POINT OF BEGINNING**.

Containing 272.054 acres, more or less.

LNH-SV-054

P:\Sunshine Village\SUNVILLAGE-CDDWEST-DS

JMG

September 15, 2006

NOTE: This legal description was prepared with the anticipation that the Vacating of the platted subdivisions lying therein to be completed and approved.

