

**Panther Trails Community
Development District**

Public Facilities Report



Prepared for:
Panther Trails Community
Development District

Prepared by:
Stantec Consulting Services Inc.

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PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

Purpose and Scope

1.0 PURPOSE AND SCOPE

This report has been prepared at the request of the Panther Trails Community Development District (the "District") to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. This report provides a general description of the public facilities that are currently owned and maintained by the District. The Project is partially constructed, as described in this report. Due to the extreme change in the home buying industry, market conditions have dictated a change in the originally anticipated project completion date. The community within the District is also known as Carriage Pointe.

2.0 GENERAL INFORMATION

The District is located in Hillsborough County, Florida. The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District.

The District encompasses approximately 286.94 acres within the unincorporated area of southern Hillsborough County, Florida. The District is located within Section 36, Township 30 South, Range 19 East, 1 mile west of I-75 on Symmes Road, a county maintained collector road and east of North Street a county local road. The District is currently bounded by pasture and farm land on the south; large lot residential mini-farms and fish farm ponds on the east; Symmes Road on the north; and small lot residential, greenhouse farming and North Street on the west.

A vicinity map of the District is contained in Appendix A. A Site Plan of the community is contained in Appendix B. The Development is planned to have a total of 813 units and is wholly contained within the boundary of the District with a zoning designation of Planned Development. Phase 1 is completed and totals 382 single family lots, with one lot owned by the District. Phase 2 is now planned for 431 single family detached units including 33 units in Phase 2A and 398 units in Phases 2B, 2C, 2D, 2E, and 2F. The development plan and phases are anticipated as depicted, but are subject to change based on real estate market conditions.

3.0 EXISTING PUBLIC FACILITIES

Drainage

The CDD currently owns the community stormwater management facilities, and wetland conservation areas which provide stormwater treatment and storage for the Panther Trails development, as permitted by Hillsborough County and the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities.



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Currently Proposed Expansion in the Next Seven Years

Landscaping and Irrigation

Key points along the community perimeter, as well as internal to the project, have been and will be irrigated and landscaped / hardscaped. Currently these areas are and /or will be owned and maintained by the CDD.

Clubhouse

The District owns and maintains the community clubhouse.

4.0 CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS

The remaining 431 residential units of Phase 2 of the Panther Trails development are planned to be developed. These proposed Public Improvements and Public Community Facilities, which are anticipated to be funded with a Series 2015 Bonds, include 1) a portion of the Water Management and Control within Phase 2, and 2) Symmes Road Improvements and the extension of Ekker Road and their associated Water Management and Control, Sewer and Wastewater Management, Water Supply, Landscaping/Irrigation/Hardscaping, Undergrounding of Electrical Service, and Professional Services and Permitting Fees associated with the design and permitting of these improvements. The remaining subdivision infrastructure will be funded and constructed by the Developer.

At present, the public infrastructure improvements are estimated to be made, acquired, constructed and installed for the remaining phases of the development. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions. The development plan and the District's future public improvements are subject to change based on real estate market conditions.

5.0 REPLACEMENT OF FACILITIES

The District does not currently anticipate replacing any facilities.

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Appendix A Vicinity Map

Appendix A VICINITY MAP



LEGEND



Panther Trails



US Highways



State Roads



County Roads

Notes

1. Coordinate System: NAD 1983 HARN StatePlane Florida West FIPS 0902 Feet
2. Base features produced under license with: AEC GIS 10.1
3. Imagery: 2011 Hillsborough County Aerial

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HILLSBOROUGH COUNTY
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Appendix B Site Plan

Appendix B SITE PLAN

