

**Chapel Creek Community
Development District**

Public Facilities Report



Prepared for:
Chapel Creek Community
Development District

Prepared by:
Stantec Consulting Services Inc.

February 5, 2015

May 8, 2015



1.0 PURPOSE AND SCOPE

This report has been prepared at the request of the Chapel Creek 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.

2.0 GENERAL INFORMATION

The Chapel Creek Community Development District (the "District") is located in Pasco 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.

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 approved for 906 units to be developed in three phases. Currently, Phase 1A has been platted and includes 177 lots. 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 which provide stormwater treatment and storage for the Chapel Creek development, as permitted by Pasco County and the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities.

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.

Entry Monuments

The entry feature for the District consists of signage and landscaping which are all owned and operated by the District.

4.0 CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS

The remaining 729 residential units of the Chapel Creek development are currently planned for the future which will be developed based on market conditions. Ownership and maintenance of the infrastructure improvements within the remaining phases will vary with each utility or infrastructure component. The development plan and the District's future public improvements are subject to change based on real estate market conditions.

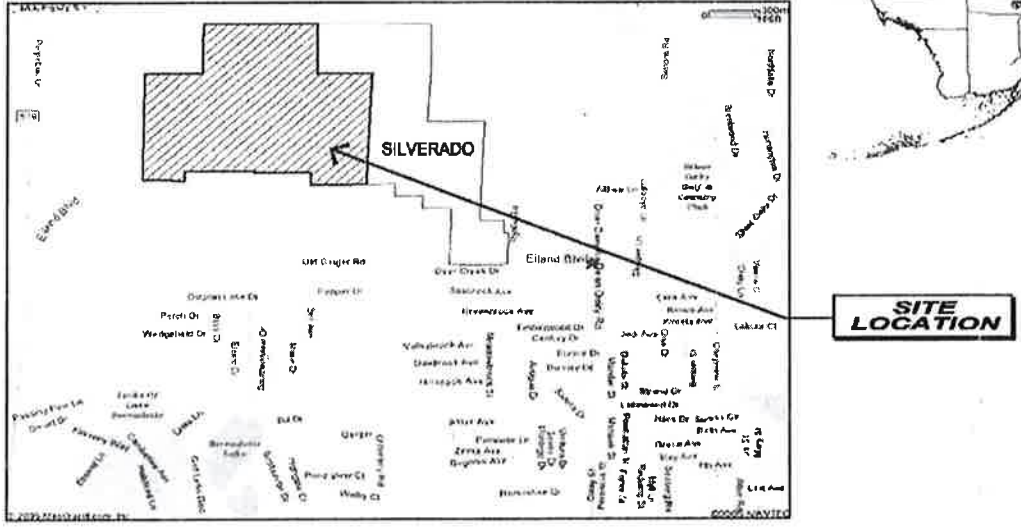
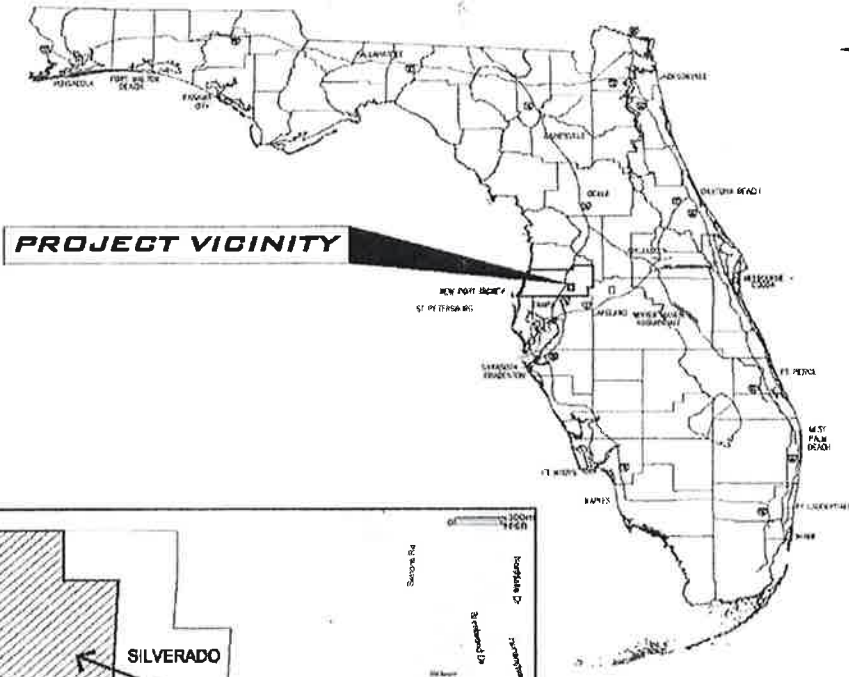
5.0 REPLACEMENT OF FACILITIES

The District does not currently anticipate replacing any facilities.

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

Appendix A Vicinity Map
May 8, 2015

Appendix A VICINITY MAP

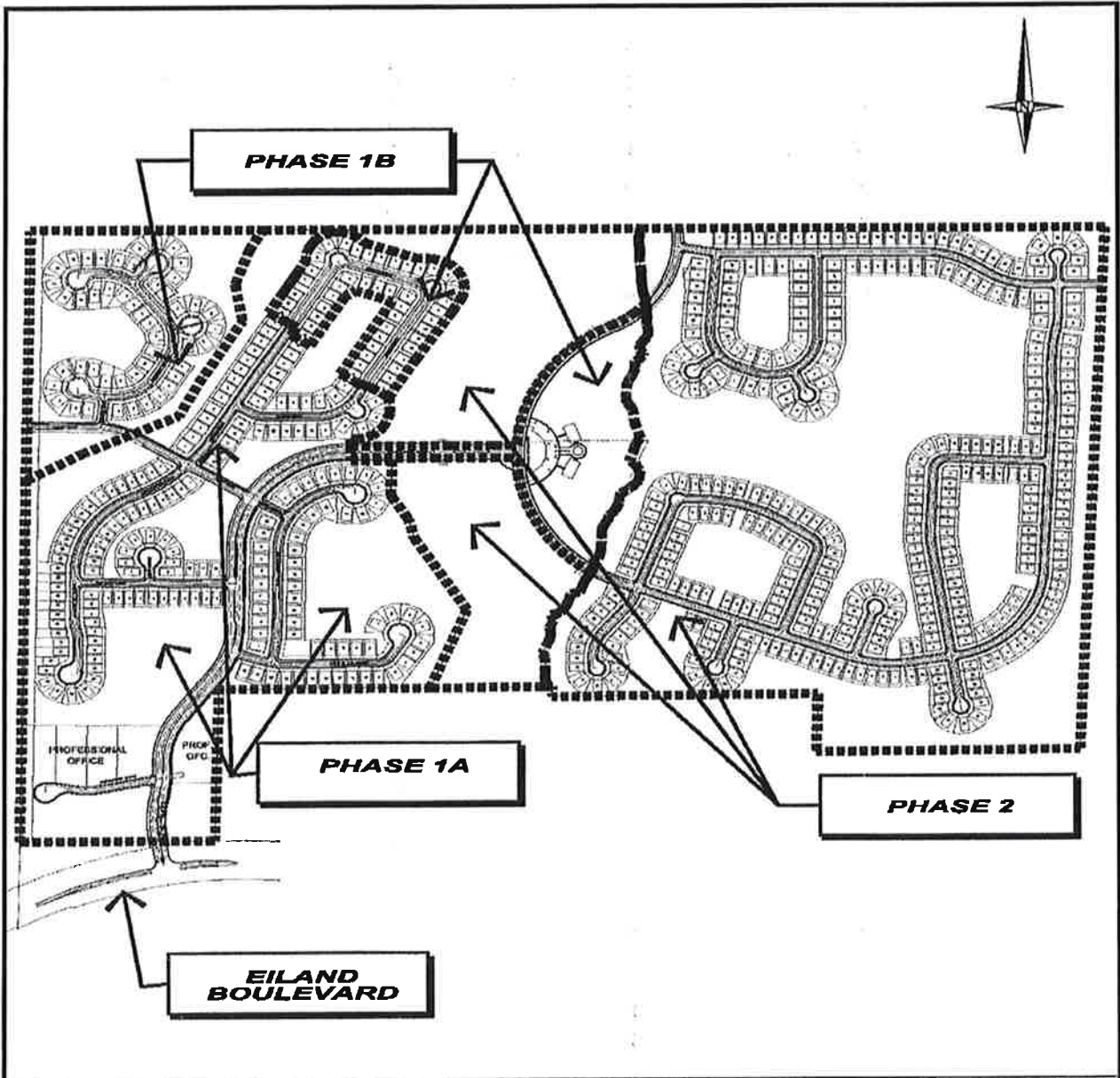


SECTION 05 & 06 TOWNSHIP 26 RANGE 21 EAST
 PASCO COUNTY, FLORIDA
VICINITY & LOCATION MAP

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

Appendix B Site Plan
May 8, 2015

Appendix B SITE PLAN



SECTION 05 & 06 TOWNSHIP 26 RANGE 21 EAST
PASCO COUNTY, FLORIDA

MASTER PLAN