

Public Facilities Report

Westside Community Development District

August 1, 2019

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I. Purpose and Scope

This report is provided for Westside Community Development District (the "District") as an obligation under Section 189.415, 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 District Lands consists of approximately 1,148.9 acres located entirely within an unincorporated portion of northwestern Osceola County. The District Lands are being developed in multiple phases: Phase I, which contains approximately 305.09 gross acres; Phase 2, which contains approximately 600.66 gross acres; and Phase 3, which contains approximately 243.15 gross.

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

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

-See attached Engineer's Report for Phases 1, 2 & 3, dated October 29, 2007

-See attached Master Engineer's Report Windsor Parcel K dated September, 2019

-See attached 1st Supplement Westside Phases 1, 2 & 3 dated January 16, 2018

-See attached 2nd Supplement Westside Phases 1, 2 & 3 dated February 14, 2019

ii. Current Capacity of Facility

-See attached Engineer's Report for Phases 1, 2 & 3, dated October 29, 2007

-See attached Master Engineer's Report Windsor Parcel K dated September, 2019

-See attached 1st Supplement Westside Phases 1, 2 & 3 dated January 16, 2018

-See attached 2nd Supplement Westside Phases 1, 2 & 3 dated February 14, 2019

iii. Current demands placed on it

-See attached Engineer's Report for Phases 1, 2 & 3, dated October 29, 2007

-See attached Master Engineer's Report Windsor Parcel K dated September 2019

-See attached 1st Supplement Westside Phases 1, 2 & 3 dated January 16, 2018

-See attached 2nd Supplement Westside Phases 1, 2 & 3 dated February 14, 2019

iv. Location

The District is located approximately eight miles southwest of Walt Disney World. In the immediate vicinity to the District are several existing attractions including Disney Theme Parks, Universal Studios, Sea World, Legoland and numerous shopping destinations as well as attractions that are under development, such as Disney's Flamingo Crossing, which is planned as an off-campus Downtown Disney experience.

IV. Proposed Expansions over the 7 years (189.08)(2)(b)

-See attached Engineer's Report for Phases 1, 2 & 3, dated October 29, 2007

-See attached Master Engineer's Report Windsor Parcel K dated September 2019

-See attached 1st Supplement Westside Phases 1, 2 & 3 dated January 16, 2018

-See attached 2nd Supplement Westside Phases 1, 2 & 3 dated February 14, 2019

V. Replacement of Public Facilities over next 10 years (189.08)(2)©

-See attached Engineer's Report for Phases 1, 2 & 3, dated October 29, 2007

-See attached Master Engineer's Report Windsor Parcel K dated September 2019

-See attached 1st Supplement Westside Phases 1, 2 & 3 dated January 16, 2018

-See attached 2nd Supplement Westside Phases 1, 2 & 3 dated February 14, 2019