

Yarborough Lane Community Development District
219 East Livingston Street- Orlando – Florida – 32801

January 27, 2026

Polk County- Planning and Development
3300 West Church Street
Bartow, Florida 33830
Attn: Benjamin J. Zizkal- Director Land Development

Re: Yarborough Lane Community Development District Initial Public Facilities Report

Dear Mr. Zizkal;

Pursuant to Section 189.008, Florida Statutes (the "Statute"), each independent special District in Florida is required to submit an initial public facilities report (the "Report") to each local general-purpose government in which it is located within the first year of establishment. Enclosed to comply with the requirements of the Statute is the Report for the Yarborough Lane Community Development District (the "District"), dated January 26, 2026.

It is my understanding that the next "Special District's due date for filing the Report with the Local General-Purpose Government" for Polk County, Florida is August 1, 2030 (the "Submittal Date"). The District will send annual update letter identifying any changes to the Report prior to the next Submittal Date when a fully updated Report will be submitted.

Should you have any questions or comments, please feel free to contact me at cadams@gmstnn.com or phone (865) 250-1617.

Sincerely,



Chris Adams

Compliance Administrator

cc: District Manager
District Counsel
District Engineer

Exhibit A
Public Facilities Report

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
INITIAL PUBLIC FACILITIES REPORT – DATED JANUARY 26, 2026**

I. PURPOSE AND SCOPE

This Initial Public Facilities Report attached as **Exhibit A**, is provided for the Yarborough Lane Community Development District (the “**District**”) to comply with the requirement of Section 189.08, *Florida Statutes*, regarding the preparation and filing of a Special District Public Facilities Report.

II. PUBLIC FACILITIES

The District may currently own, operate or maintain certain of the public improvements comprising a portion of the District’s “**Capital Improvement Plan**,” as described in the District’s *Engineer’s Report for the Yarborough Lane Community Development District* dated May, 2022, (the “**Engineer’s Report**”), a copy of which is attached hereto as **Exhibit B**. The public improvements are located within the District (or adjacent thereto) and are intended to have the capacity necessary to provide services to the planned units listed in the Engineer’s Report.

III. PROPOSED EXPANSIONS (7 YEAR HORIZON)

The District does not have plans to build, improve, or expand public improvements or community facilities within the District over the next seven years. Provided however, the district may construct or acquire components of the Capital Improvement Plan within the District’s boundaries.

IV. REPLACEMENT OF FACILITIES (10 YEAR HORIZON)

The District does not propose to replace any public facilities within the next 10 years.

V. CHAPTER 189, FLORIDA STATUTES

Attached as Exhibit C is a copy of Section 189.08, *Florida Statutes* for reference purposes only.

Exhibit B
Engineer's Report

Engineer's Report

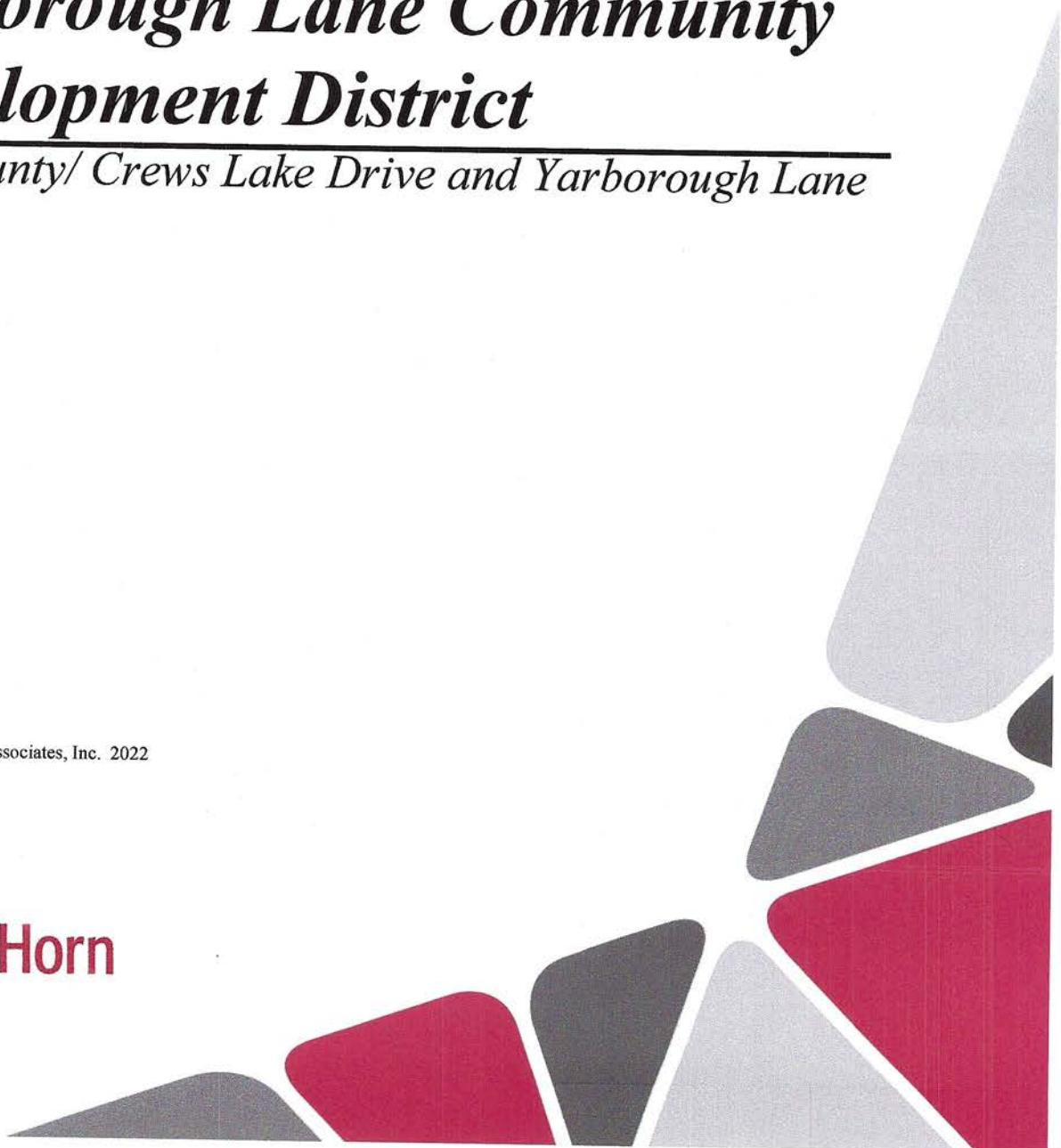
Yarborough Lane Community Development District

Polk County/ Crews Lake Drive and Yarborough Lane

May 2022

© Kimley-Horn and Associates, Inc. 2022

Kimley»»Horn



Yarborough Lane Community Development District

Engineer's Report

1. Introduction

A. Description of the Yarborough Lane Community Development District

The Yarborough Lane Planned Development is proposed to be served by the Yarborough Lane Community Development District (the "District") and is located within portions of Sections 23 and 26, Township 29 South, Range 24 East in Polk County, Florida. The District is bounded on the North by Crews Lake Drive on the West by the proposed Yarborough Lane extension and undeveloped lands, on the East by existing subdivisions and undeveloped lands, and on the South by Windmeadows South subdivision. A location map is included as Exhibit "A" along with the District boundary as Exhibit "B". The proposed capital improvement plan for the District includes various community infrastructure improvements necessary to serve development of residential and open areas within the District and includes drainage facilities, conservation areas, amenities and related improvements as indicated in Tables 2 and 3 (together, the "Master Project"). Unit 1 provides the land use category breakdowns.

The Planned Development was approved for a 558 lot residential community to include open areas, conservation area, community clubhouse area and open space recreation area. The project will contain 558 single family lots with 154-40 feet wide lots, 320-50 feet wide lots, and 84-60 feet wide lots. See Exhibit "C" for phasing breakdown of lots and lot sizes.

Table 1

Summary of Land Uses Proposed Yarborough Lane Community Development District

Land Use	Gross Acres (Phases I & II)	Percentage (Phases I & II)
Single Family	86.8	55.2%
Wetlands	8.2	5.2%
Recreation/Buffer	26.4	16.5%
Right of Way	24.8	15.8%
Drainage Facilities	10.8	7.3%
Total	157.0	100%

B. Purpose and Scope of Report

The purpose and scope of this report is to provide a description of the District and capital improvements to be constructed and financed by the District. The District's financial advisor will develop the financing and assessment methodology.

District Boundary And Property

A. District Boundary

Exhibit "B" delineates the proposed District, which consists of approximately 157 acres. The District is bounded by Polk County roadways on the North and Northeast and a combination of developed subdivisions and undeveloped lands on the South and East.

B. Description of Property

The District property is located within Polk County in Sections 23 and 26, Township 29 South, Range 24 East. The District falls within the Touchstone Planned Development approved by the County, and is zoned residential.

The existing land slopes to the south and southeast towards various existing wetlands within and bounding the District. The remaining undeveloped areas are former citrus groves and grass-covered areas with soils ranging from very poorly drained to excessively drained. Existing water table levels range from being above ground to depths greater than 10 feet.

C. Existing Infrastructure

The District is located within the Polk County Utilities (PCU) service area. On Ronald Reagan Parkway, PCU has an existing 12-inch potable water main and is currently constructing a 30-inch wastewater force main as part of their capital improvements plan. Connection for these services for the Phase I portion of the project has been approved through the normal permitting process with PCU.

Polk County's Northeast Regional Wastewater Treatment Facility will provide sewage treatment to the District.

Ronald Reagan Parkway is an existing two lane paved County roadway. The District's existing access point will be relocated to the west and will include turn and deceleration lanes consistent with Polk County criteria.

The District is located within the franchise areas of Progress Energy, Bright House Networks Cable, and Verizon. Service is available from these providers and they are expected to serve the District throughout development.

2. Proposed District Infrastructure

Summary of Proposed District Infrastructure

The District Master Project will be completed as indicated in Exhibit C and will generally consist of the following categories:

- Roadways
- Utilities
- Earthwork/Demolition
- Storm Water Management
- Landscaping/Pedestrian Improvements
- Signage/Lighting
- Conservation

A. Roadways

The roadways within the District will consist of two-lane sections constructed to provide access to all of the proposed land uses within the District's boundaries. Construction will include the addition of turn lanes on Crews Lake Drive, as required by Polk County as conditions of approval of the project. The roads will be constructed by the District and dedicated as public right of way. All roads within the District will be open and available to the general public.

Yarborough Lane will be constructed with a cross-section consistent with the County's requirements for a collector road and extend along the District's western boundary.

The roadways will be constructed in accordance with Polk County and Florida Department of Transportation standards. Typically, the roads will consist of asphalt, limerock and stabilized subbase with curb. The right of way design will include sidewalks, lighting, landscaping and utilities such as water, sewer and drainage. It is anticipated that the roadways will provide ingress and egress for the entire District and the residents within the District will generate the vast majority of the trips anticipated for the roadways.

Site grading including preparation of roadway areas for installation of paving construction has been partially completed. Construction of limerock roadway sub-base and asphalt paving will be initiated once all grading work has been completed.

B. Utilities

The utilities within the District will consist of potable water, wastewater collection and transmission, reclaimed water, irrigation system and conduit. Costs for conduit to be used by private utilities such as electric, cable, gas and communication lines have not been included as CDD costs. The utility systems will be designed in accordance with the applicable standards of each type of system. Potable water will be designed to Polk County Utilities (PCU) specifications as well as the Polk County Health Department, and the wastewater system will be designed to Polk County Utilities standards as well as the Florida Department of Environmental Protection. Polk County Utilities has allocated the capacity to provide water and wastewater treatment services to the District, with the PD approval and with the final construction plan approval that is pending.

The potable water lines will typically run within the right of way of all the roadways and at build out will provide a complete interconnected network of water lines. At build out the water lines will connect along Crews Lake Drive. Fire hydrants will be installed according to Polk County Fire Codes at one thousand-foot intervals or four hundred feet to each structure.

The wastewater lines will consist of manholes and gravity PVC lines within the roadway rights-of-way. These will convey sewage flow to a lift station. The pump station will then pump the wastewater via PVC force main to the existing Polk County Utilities force main/sewage collection system on Crews Lake Drive. When constructed the wastewater lines will provide service to lots and parcels within the District. Polk County is working on force main upgrades along Crews Lake Drive that will likely require Developer participation prior to the final phase.

C. Earthwork

The District consists of undulating and rolling terrain which will require earthwork moving operations in order to construct roadways and storm water management facilities. The material excavated will be moved and shaped to allow for controlled slopes within the District boundaries.

D. Storm Water Management

The District storm water management system will consist of detention ponds, inlets, pipes, swales, berms, and control structures. The storm water management system will be designed in accordance with standards set by Polk County and the SWFWMD. A system of inlets, pipes, swales and berms will convey the runoff into detention ponds throughout the District's boundaries. The detention ponds will treat and attenuate the runoff to required standards prior to discharging to offsite properties and conveyance systems. Surface water permitting is required for the District through Polk County Engineering and SWFWMD. As described in Section 5 below, the Southwest Florida Water Management District will issue an Environmental Resource Permit for the construction.

E. Landscaping/Pedestrian Improvements/Amenities

Landscaping is proposed throughout the District boundaries in right of ways, open space areas, and boundary buffers. The landscaping will consist of shrub and tree planting as well as a variety of plants and material. Incorporated with the landscape improvements will also be pedestrian improvements such as sidewalks. Construction of sidewalks and other pedestrian improvements will be performed after the roadways are complete, and installation of landscape improvements will occur near the time of project construction completion. Amenities are to include recreation area with clubhouse and activities within open space area.

F. Signage and Lighting

Signage and lighting improvements will be needed within the District's boundaries marking the entrance way, roadways and points of interest. Lighting will be constructed in pedestrian and parking areas and will be maintained by the District or by agreement with Lakeland Electric. No construction has begun on the signage and lighting systems.

G. Conservation and Mitigation

Conservation of wetland areas and associated upland buffers have been approved for specified areas throughout the District as part of the SWFWMD permitting process. Additionally, relocation of gopher tortoises will be permitted prior to construction and relocated accordingly. These areas are proposed for passive use and will be maintained by the District; all such areas will be open and available to the general public.

A description of the ownership and maintenance of the proposed infrastructure is provided in Table 2 below.

Table 2
Infrastructure Ownership & Maintenance

Infrastructure	Ownership	Maintenance
Roadways	Yarborough Lane CDD	Yarborough Lane CDD
Roadways	Polk County/CDD	Polk County/CDD
Drainage Structures and Retention Ponds	Yarborough Lane CDD	Yarborough Lane CDD
Water and Sewer	Polk Co. Utilities	Polk Co. Utilities
Street Lighting	Yarborough Lane CDD	Yarborough Lane CDD/ Lakeland Electric
Landscape, Open Space, and Irrigation	Yarborough Lane CDD	Yarborough Lane CDD
Amenities/Recreation	Yarborough Lane CDD	Yarborough Lane CDD

3. Opinion of Preliminary Probable Construction Costs

A summary of the opinion of the probable costs for the District infrastructure is noted in Table 3. The opinion of costs has assumed 2021 fees for design and construction of the anticipated improvements. Fluctuations do occur with material costs, permitting and design constraints that could impact the estimates. The costs do not include legal, administrative or financial services necessary to operate and maintain the District. Earthwork costs

included in this report are those costs associated with earthmoving on CDD land, utilities and for storm water management purposes and not for private development or lot purposes.

It is the professional opinion of Kimley-Horn and Associates, Inc. that the preliminary probable costs are reasonable based on the information available and the anticipated quality and quantity of work described.

Table 3

Summary of Preliminary Probable Capital Costs for Master Project of the Proposed Yarborough Lane Community Development District

Category	Cost
Stormwater Management System	\$ 3,500,000
Roadways	\$ 7,500,000
Water & Wastewater Systems	\$ 4,000,000
Street Lighting and Conduit	\$ 800,000
Entry Feature, Landscape, Irrigation	\$ 800,000
Parks and Amenities	\$ 2,500,000
Offsite Improvements*	\$ 1,800,000
Professional Services	\$ 750,000
Contingency	\$ 3,350,000
Total	\$ 25,000,000

4. List of Approvals to Date

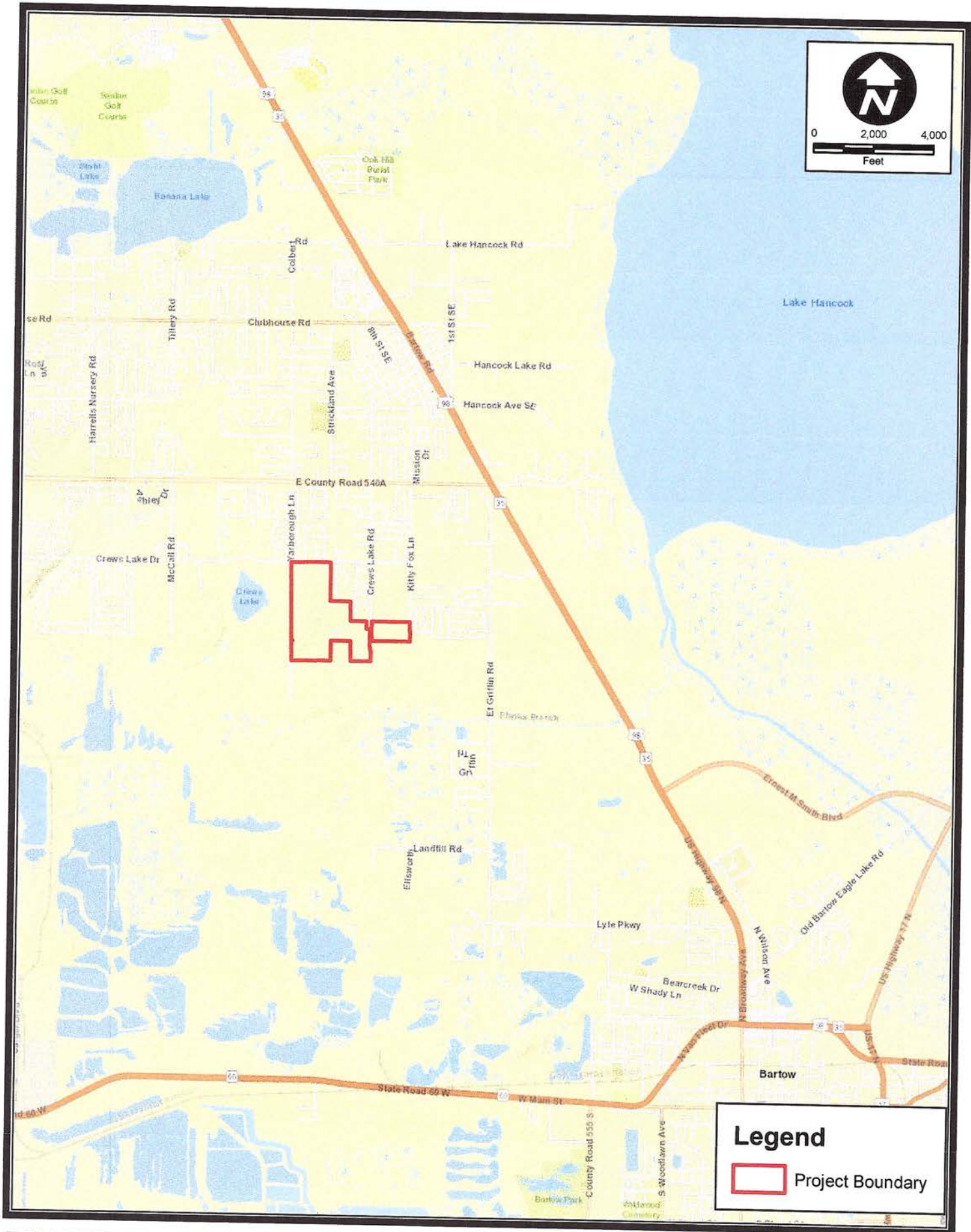
For Entire Project:

- Polk County Board of County Commissioners approved the establishment of the Community Development District on May of 2022.
- Polk County Board of County Commissioners approved LDPD-2021-17, Planned Development on September 22, 2021.
- National Pollutant Discharge Elimination System (NPDES) permit pertaining to methods that attempt to reduce the transmission of construction related silt to adjacent properties. Application has not been made for this permit.
- Southwest Florida Water Management District Environmental Resource Permit pertaining to the proposed storm water management systems. Application is pending for this permit.

- Polk County Utilities construction permit to allow the construction of domestic wastewater and public water systems. Application is pending for this permit.
- Polk County Development Review Committee construction permit which grants permission for construction of improvements under County jurisdiction. Application is pending for this permit.
- Florida Department of Environmental Protection permit for a domestic wastewater collection/transmission system. Application is pending for this permit.
- Polk County Health Department permit for the construction of public water systems. Application is pending for this permit.

Note that all permits noted as not yet applied for or otherwise pending are expected to be obtained in the ordinary course of development.

EXHIBITS

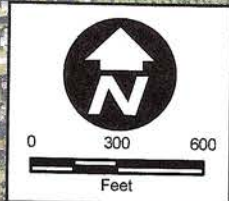


LOCATION MAP
YARBOROUGH LANE

MAY, 2022

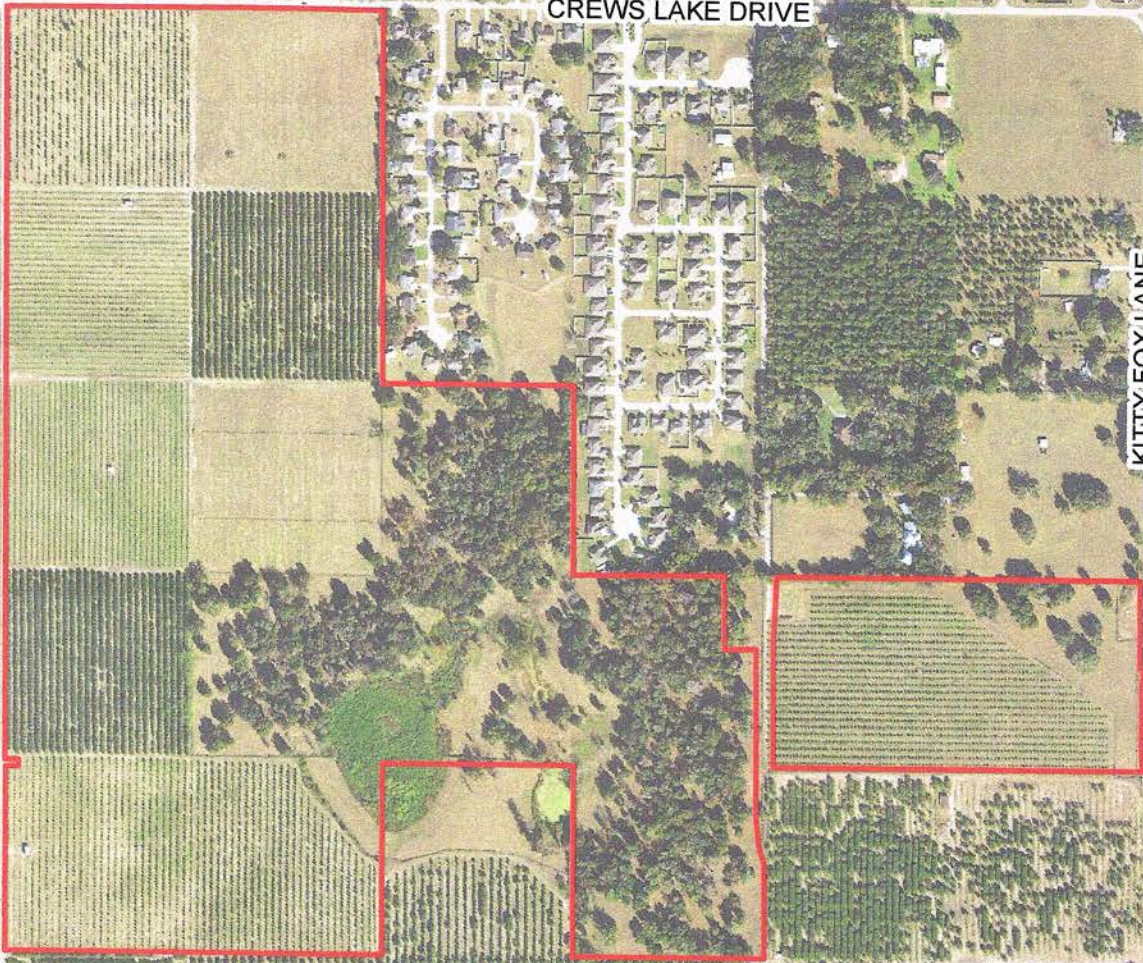
KHA JOB No. 046511000
© 2022 Kimley-Horn and Associates, Inc.
109 South Kentucky Avenue, Lakeland, FL 33801
Phone: 863 701 8702
www.kimley-horn.com CA 00000696





CREWS LAKE DRIVE

KITTY FOX LANE



Legend

 District Boundary 157 Acres

PHASE 1
40' LOTS=75
50' LOTS=177
60' LOTS=29
PHASE 2
40' LOTS=79
50' LOTS=143
60' LOTS=55

TOTAL 40' LOTS=154 (28%)
TOTAL 50' LOTS=320 (57%)
TOTAL 60' LOTS=84 (15%)

TOTAL NUMBER OF LOTS = 558 (100%)

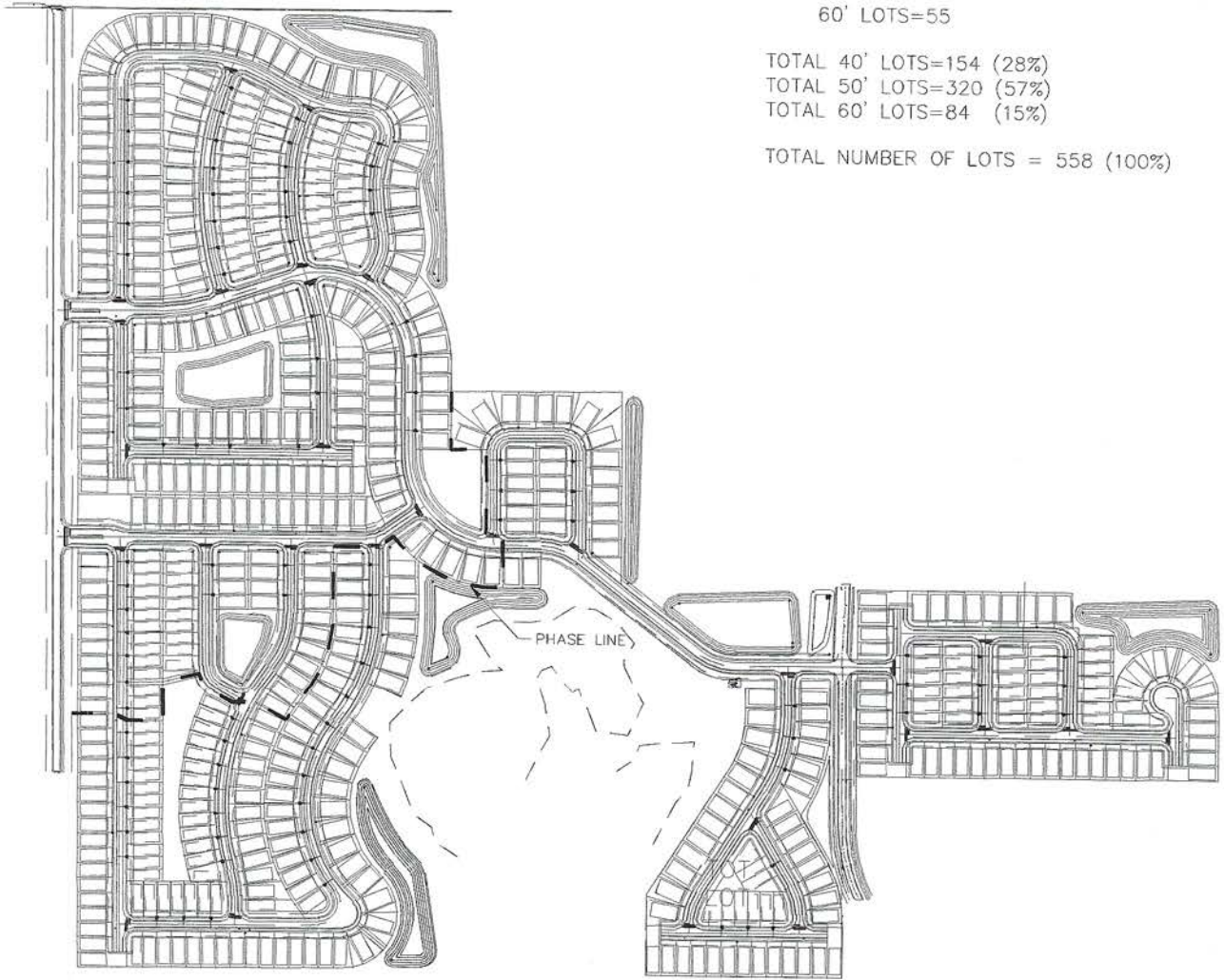


Exhibit C

**Section 189, Florida
Statutes**

The 2025 Florida Statutes

[Title XIII](#)
PLANNING AND
DEVELOPMENT

[Chapter 189](#)
UNIFORM SPECIAL DISTRICT ACCOUNTABILITY
ACT

[View Entire
Chapter](#)

189.08 Special district public facilities report. –

(1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Community Planning Act, pursuant to part II of chapter 163.

(2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:

(a) A description of existing public facilities owned or operated by the special district, and each public facility that is operated by another entity, except a local general-purpose government, through a lease or other agreement with the special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. 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 required by s. [163.3191](#). The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. [163.3191\(6\)](#), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.

(b) A description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.

(c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.

(d) The anticipated time the construction, improvement, or expansion of each facility will be completed.

(e) The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.

(3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans either in its 7-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. [408.039](#).

(4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. [380.06](#) may use the most recent local government report required by s. [380.06\(6\)](#) and submitted by the developer, to the extent the annual report provides the information required by subsection (2).

(5) The facilities report shall be prepared and submitted within 1 year after the district's creation.

(6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. 163.3161, a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.

(7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).

(8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. 190.013, which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.

(9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).

(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

History.—s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8; s. 38, ch. 2011-139; s. 15, ch. 2012-99; s. 35, ch. 2014-22; s. 9, ch. 2018-158; s. 6, ch. 2023-31.

Note.—Former s. 189.415.