

**Cypress Ridge Community Development District**  
**219 East Livingston Street- Orlando – Florida – 32801**

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January 29, 2026

Hillsborough County- Community & Infrastructure Planning  
601 E. Kennedy Blvd  
18<sup>th</sup> Floor  
Tampa, Florida 33602  
Attn: John Patrick- Division Director

Re: Cypress Ridge Community Development District Initial Public Facilities Report

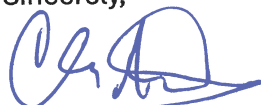
Dear Mr. Patrick;

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 Cypress Ridge Community Development District (the “District”), dated January 28, 2026.

It is my understanding that the next “Special District’s due date for filing the Report with the Local General-Purpose Government” for Hillsborough County, Florida is June 1, 2028 (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](mailto: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**

**CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT  
INITIAL PUBLIC FACILITIES REPORT – DATED JANUARY 28, 2026**

**I. PURPOSE AND SCOPE**

This Initial Public Facilities Report attached as **Exhibit A**, is provided for the Cypress Ridge 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 Cypress Ridge Community Development District* dated April, 2021, (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**

**CYPRESS RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ENGINEER'S REPORT**

**Prepared for:**

**BOARD OF SUPERVISORS  
CYPRESS RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**ABSOLUTE ENGINEERING, INC.**

**APRIL 2021**

**CYPRESS RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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## **ENGINEER'S REPORT CYPRESS RIDGE**

### **I. INTRODUCTION**

The Cypress Ridge Community Development District (or "CDD") is located along the west side of CR 579, south of Bishop Road, Hillsborough County, Florida. The District currently contains approximately 481.5 acres and is expected to consist of 1056 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD will own and operate the stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Community. The roadways and water and sewer utilities will be dedicated to Hillsborough County for ownership and operation.

Improvements and facilities financed, acquired, and/or constructed by the CDD will be required to conform to regulatory criteria of Hillsborough County, SWFWMD, and other applicable agencies with regulatory jurisdiction over the development. All improvements acquired by the District will be on land owned, or subject to a permanent easement for the benefit of, the District or another governmental entity. An overall estimate of probable cost is provided in Section 9 of this report.

The development plan prepared by the CDD reflects the present intentions of the CDD. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the Community. The CDD reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the Community served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the CDD's Board of Supervisors. Estimated costs outlined in this report were based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

## **II. PURPOSE AND SCOPE**

The purpose of this report is to provide engineering support to fund improvements in the Cypress Ridge ("Community"). Cypress Ridge is entitled through a PD plan-controlled zoning for 1056 units. This report will identify the proposed capital improvements to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this report is a description of the public infrastructure to be constructed or acquired by the District (the "Capital Improvements".) The District will finance, construct, operate, and maintain specific portions of the proposed Capital Improvements. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied to this report.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed but will require permits through Hillsborough County, SWFMWD, and FDEP of the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the developer, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The Cypress Ridge Community will consist of 1056 single family homes and associated infrastructure ("The Development"). The Development is a planned residential community located on the west side of CR579 south of Bishop Road in Hillsborough County, Florida. The Development lies within, Sections 20 & 21 Township 32 South, Range 20 East, all within Hillsborough County, Florida. The Development received zoning approval by the Hillsborough County Planning Commission as a planned development and has an underlying Future Land Use Designation of WVR-2. The Development will be constructed in 3 phases.

### **IV. THE PROJECT**

The Capital Improvements consists of infrastructure. The primary portions of the Capital Improvements will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements including water and sewer extensions and roadway improvements.

There will also be stormwater structures and conveyance culverts within the Capital Improvements which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the Capital Improvements. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of conduits for power, telecommunications, and cable TV, and street lights within the public right of way and in the adjacent utility easement will be funded by the District.

As a part of the recreational component of the Development, a public park will be constructed in the center of the Development and is accessed by the public roadways.

## **V. PROPOSED IMPROVEMENTS**

The Capital Improvements include the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. From that point storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize wet detention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the Hillsborough County and the Southwest Florida Water Management District (SWFWMD). There are surface waters and natural wetlands within the project.

FEMA Community Panel Numbers 12057C0680, 12057C0685, 12057C0690 and 12057C0695, all of which are dated 8/28/08, demonstrates that the property is located within Flood Zones A, AE and X. The Project has been designed to provide adequate floodplain compensation for proposed floodplain encroachment.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by FDEP as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control consisting of floating and staked turbidity barriers specifically along the down gradient side of any proposed construction activity and adjacent to the edge of existing ponds, surface water ditches, wetland edges and the perimeter of the site. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Roadways**

The proposed public roadway sections are to be 50' R/W with 20' of asphalt and Miami curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

The proposed roadways will require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the Hillsborough County Public Utilities Department. The water system will be a "looped" system consisting of 4", 6", 8" and 12" diameter PVC water main. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains, sewer laterals, two pump stations and pressure force mains will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. Two (2) sanitary sewer pump stations are currently proposed within the District to collect the gravity sanitary sewer and pump it to the existing Hillsborough County Force main system in the existing US301 right of way.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

**Off-Site Improvements**

The District will provide funding for the required off-site improvements on Bishop Road & CR579 and at the Project entrances.

Upon completion of these improvements, inspection / certifications will be obtained from the Southwest Florida Water Management District (SWFWMD) and Hillsborough County.

**Miscellaneous:**

The stormwater improvements, landscaping and irrigation, mitigation area(s), and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public Capital Improvements will benefit the Development for the intended use as a mixed use planned development.

**VI. PERMITTING**

Construction permits are currently obtained, which include the Southwest Florida Water Management District (SWFWMD) Environmental Recourse Permit (ERP) and Hillsborough County. There are no Army Corps of Engineer (ACOE) jurisdictional wetlands within the Development, therefore no permits are required from that agency.

Following is a summary of required permits obtained and pending for the construction of the public Capital Improvements for the District:

**Phase 1**

<b>Permits / Approvals</b>	<b>Approval / Date</b>
Zoning Approval (Hillsborough)	PD
Preliminary Plat (Hillsborough)	Exp. May 2020
SWFWMD ERP	September 2021
Construction Permits (Hillsborough)	September 2021
FDEP Water	September 2021
FDEP Sewer	September 2021

**Phase 2**

<b>Permits / Approvals</b>	<b>Approval / Date</b>
Zoning Approval (Hillsborough)	PD
Preliminary Plat (Hillsborough)	Exp. Dec 2022
SWFWMD ERP	March 2023
Construction Permits (Hillsborough)	March 2023
FDEP Water	March 2023
FDEP Sewer	March 2023

**Phase 3**

<b>Permits / Approvals</b>	<b>Approval / Date</b>
Zoning Approval (Hillsborough)	PD
Preliminary Plat (Hillsborough)	Exp. Dec 2025
SWFWMD ERP	March 2026
Construction Permits (Hillsborough)	March 2026
FDEP Water	March 2026
FDEP Sewer	March 2026

## **VII. RECOMMENDATION**

As previously described within this report, the public Capital Improvements as described is necessary for the development and functional operation as required by Hillsborough County, Florida. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the Hillsborough County and the Southwest Florida Water Management District (SWFWMD). It should be noted that the Capital Improvements will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon current plan quantities for the infrastructure as shown on construction drawings incorporating specifications in the most recent review comments received from SWFWMD and Hillsborough County as well as estimated quantities for the future phases.

## **VIII. REPORT MODIFICATION**

During development and implementation of the public Capital Improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## IX. CONCLUSION

It is our professional opinion that the public Capital Improvements costs for the District provided in this report are reasonable to complete the construction of the infrastructure. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

*The Opinion of Probable Costs* of the Capital Improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in Hillsborough County. Furthermore, the quantities are a derivative of line items from specific construction documents and construction contracts as of this date. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the construction of the Capital Improvements continues in a timely manner, it is our professional opinion that the proposed public Capital Improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in Hillsborough County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed Capital Improvements can be completed at the cost stated.

**TABLE 1:  
SUMMARY OF OPINION OF  
PROBABLE COSTS**

**TABLE 1****CYPRESS RIDGE  
COMMUNITY DEVELOPMENT DISTRICT****Summary of Opinion of Probable Cost**

<b>Number of Lots</b>	<b>369</b>	<b>343</b>	<b>344</b>	<b>1056</b>
<b>Infrastructure <sup>(1)(3)(6)</sup></b>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Total</b>
Offsite Improvements	\$ 4,123,000	\$ 1,729,000	\$ -	\$ 5,852,000
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$ 7,115,500	\$ 5,453,000	\$ 5,652,500	\$ 18,221,000
Utilities (Water, Sewer, & Street Lighting) <sup>(8)</sup>	\$ 1,995,000	\$ 1,995,000	\$ 1,330,000	\$ 5,320,000
Roadway <sup>(4)</sup>	\$ 997,500	\$ 931,000	\$ 997,500	\$ 2,926,000
Entry Feature & Signage <sup>(7)</sup>	\$ 591,850	\$ 332,500	\$ 332,500	\$ 1,256,850
Parks and Amenities	\$ 1,330,000	\$ -	\$ -	\$ 1,330,000
Contingency	\$ 1,602,650	\$ 1,163,750	\$ 864,500	\$ 3,630,900
<b>TOTAL</b>	<b>\$ 17,755,500</b>	<b>\$ 11,604,250</b>	<b>\$ 9,177,000</b>	<b>\$ 38,536,750</b>

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks. Any land or other acquisitions will be made at the lower of cost or fair market value.
2. Stormwater does not include grading associated with building pads, both for initial construction and in conjunction with home construction.
3. Includes Stormwater pond excavation, and storage of fill, but not the cost of transporting the fill to private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering. All roadways will be public and accessible by public.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2020 costs.
7. Includes entry features, signage, hardscape, landscape, irrigation and buffer fencing.
8. CDD will enter into a Lighting Agreement with Tampa Electric for the street light poles and lighting service. Only the incremental cost to underground wires in public rights-of-way and on District land will be funded by the CDD.

**Detailed Cost Breakdown**

Description	Estimate
Mobilization/Phasing	\$ 412,500
Erosion Control / Construction Entrance	\$ 100,768
Earthwork and Grading	\$ 4,719,556
Demolition	\$ 306,875
Clearing & Grinding	\$ 468,750
Construction Layout and Asbuilts	\$ 660,000
Onsite Sewer	\$ 3,132,507
Offsite Forcemain	\$ 1,197,633
Onsite Forcemain	\$ 299,352
Lift station	\$ 925,000
Drainage	\$ 4,761,430
Roadway	\$ 6,684,146
Offsite Roadway Improvements	\$ 2,871,230
Onsite Water	\$ 1,911,289
Sodding	\$ 631,889
Engineering	\$ 1,500,000
Geotechnical/Environmental Studies	\$ 43,750
Platting	\$ 396,000
Engineering/Inspection Review Fees	\$ 125,000
Construction Material Testing	\$ 462,000
Well Abandonments	\$ 56,250
Primary/Secondary/Crossings Electrical Cond	\$ 590,500
Amenity (pool, cabana, dog park, playground)	\$ 1,875,000
Hardscape/Landscape	\$ 1,000,000
<b>TOTAL</b>	<b>\$ 35,131,426</b>

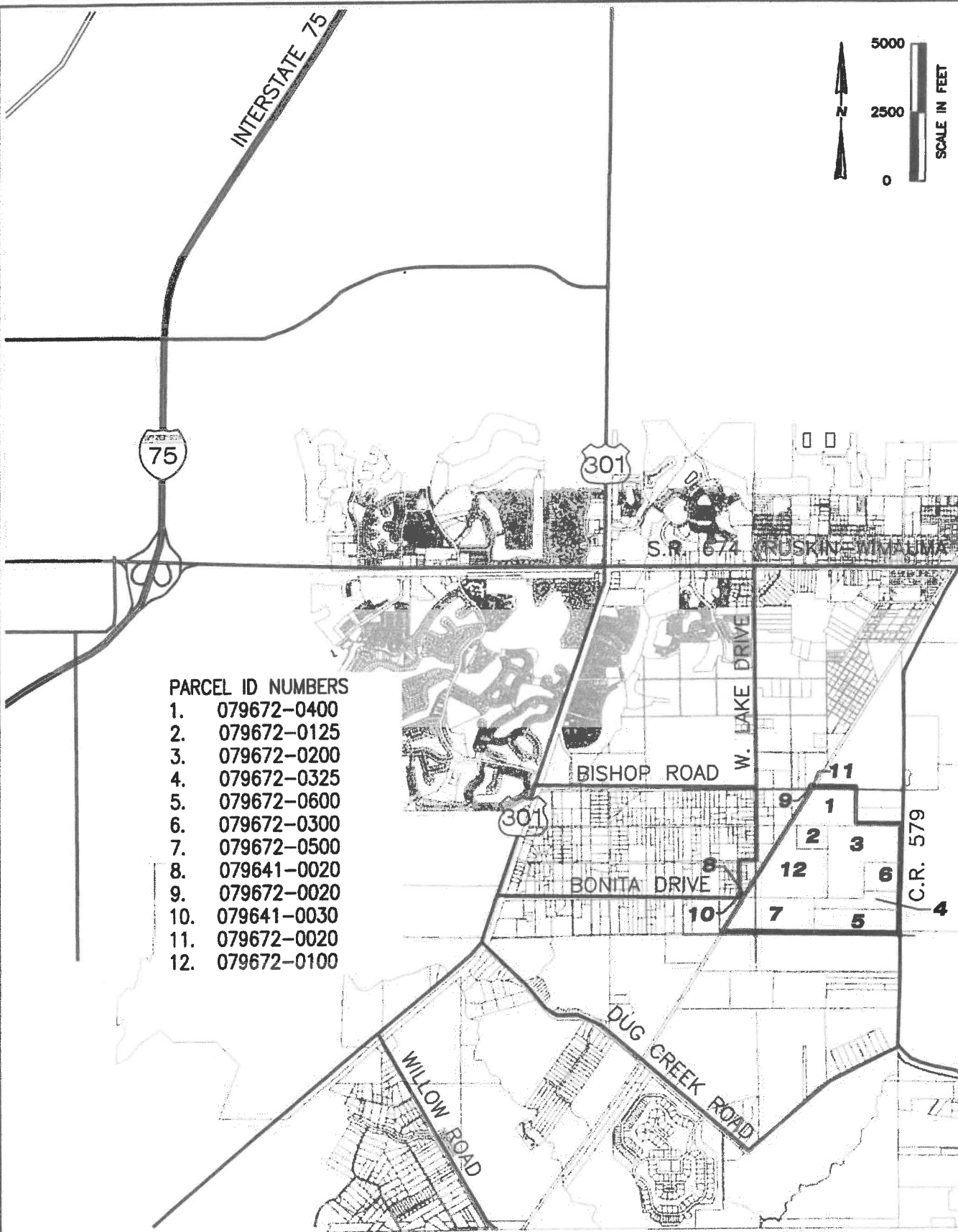
NOTE: This Detailed Cost Breakdown supporting the estimated costs of construction in this Exhibit 7 , is a result of the robust demand for housing, additional costs for impact fees, and the rising costs of materials resulting from the current pandemic. In addition, Hillsborough County has requested additional off-site improvements as well as the up-sizing of certain utilities for this specific project. This Detailed Cost Breakdown chart does not include the contingency costs included in the Summary of Opinion of Probable Costs.

**TABLE 2:  
SUMMARY OF PROPOSED DISTRICT  
FACILITIES**

**CYPRESS RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE 2 - SUMMARY OF PROPOSED DISTRICT FACILITIES**

<b>DISTRICT INFRASTRUCTURE</b>	<b>CONSTRUCTION</b>	<b>OWNERSHIP</b>	<b>CAPITAL FINANCING</b>	<b>OPERATION &amp; MAINTENANCE</b>
<b>ENTRY SIGNAGE AND FEATURES</b>	DISTRICT	DISTRICT	DISTRICT BONDS	DISTRICT
<b>PARKS AND AMENITIES</b>	DISTRICT	DISTRICT	DISTRICT BONDS	DISTRICT
<b>STORMWATER FACILITIES</b>	DISTRICT	DISTRICT	DISTRICT BONDS	DISTRICT
<b>WATER AND SEWER UTILITIES</b>	DISTRICT	HILLSBOROUGH COUNTY	DISTRICT BONDS	HILLSBOROUGH COUNTY
<b>STREET LIGHTING/CONDUIT</b>	DISTRICT	DISTRICT	DISTRICT BONDS	TECO
<b>ROAD CONSTRUCTION</b>	DISTRICT	HILLSBOROUGH COUNTY	DISTRICT BONDS	HILLSBOROUGH COUNTY

**EXHIBIT 1:  
LOCATION MAP**



**PARCEL ID NUMBERS**

- 1. 079672-0400
- 2. 079672-0125
- 3. 079672-0200
- 4. 079672-0325
- 5. 079672-0600
- 6. 079672-0300
- 7. 079672-0500
- 8. 079641-0020
- 9. 079672-0020
- 10. 079641-0030
- 11. 079672-0020
- 12. 079672-0100

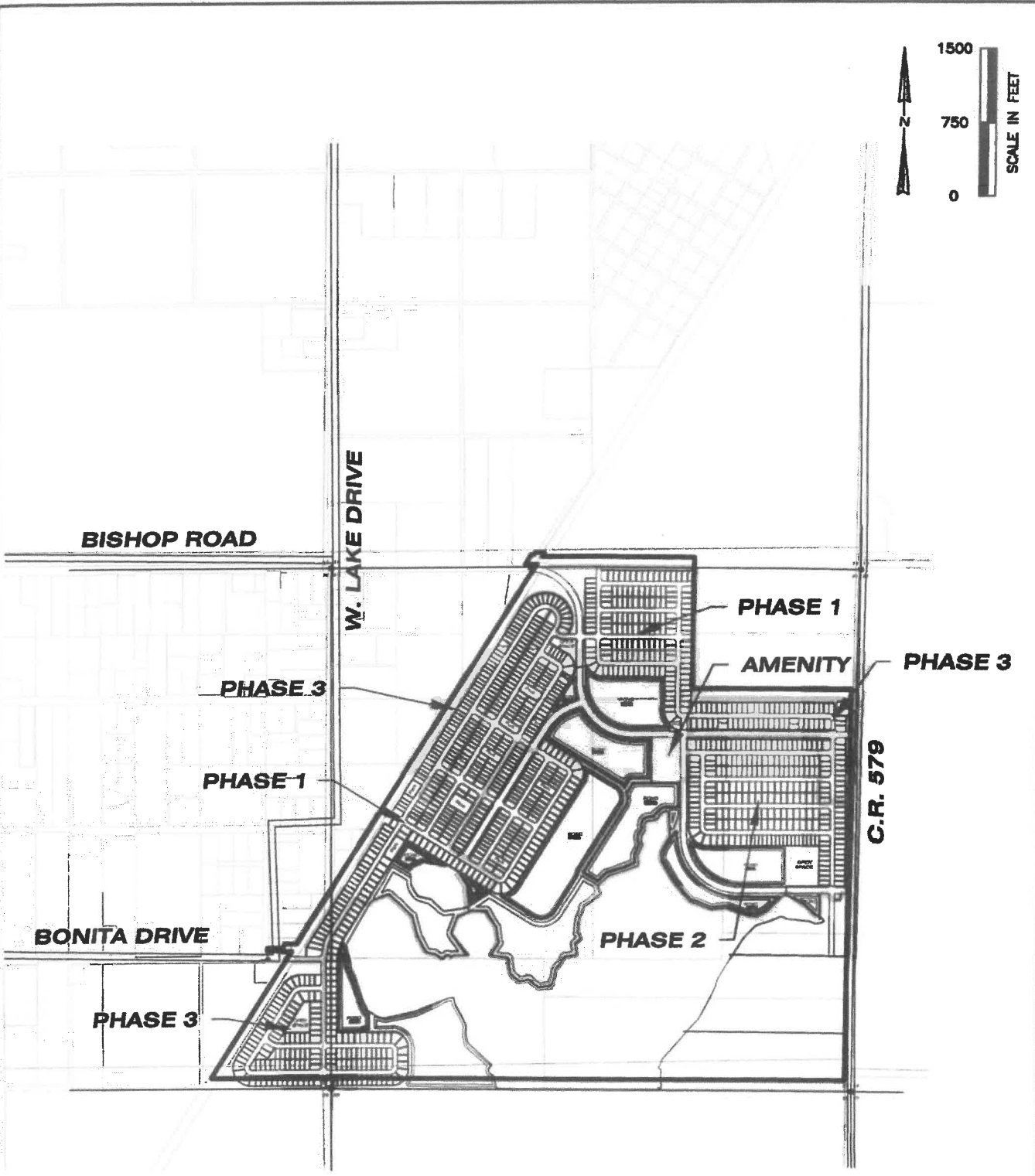
**EXHIBIT 1 - LOCATION MAP  
CYPRESS RIDGE SUBDIVISION**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
16,20,21-32-20	A20-0012-0002	ROA	10-01-2020	1

**ABSOLUTE ENGINEERING, INC.**  
 1000 N. ASHLEY DRIVE, SUITE 925  
 TAMPA, FLORIDA 33602  
 C.A. NO. 28358  
 (813) 221-1516 TEL  
 (813) 344-0100 FAX

**EXHIBIT 2:  
OVERALL SITE PLAN**

P:\A20-0012 Hillstead\0002 - Cypress Ridge\Master\_CDD\_ER\EXH 2 - OVERALL SITE PLAN.dwg - 8.5 x 11 - Landscape - Imperial - Wertz - Apr 20, 2021 - 9:48am



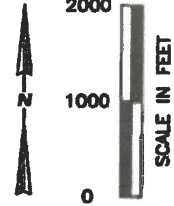
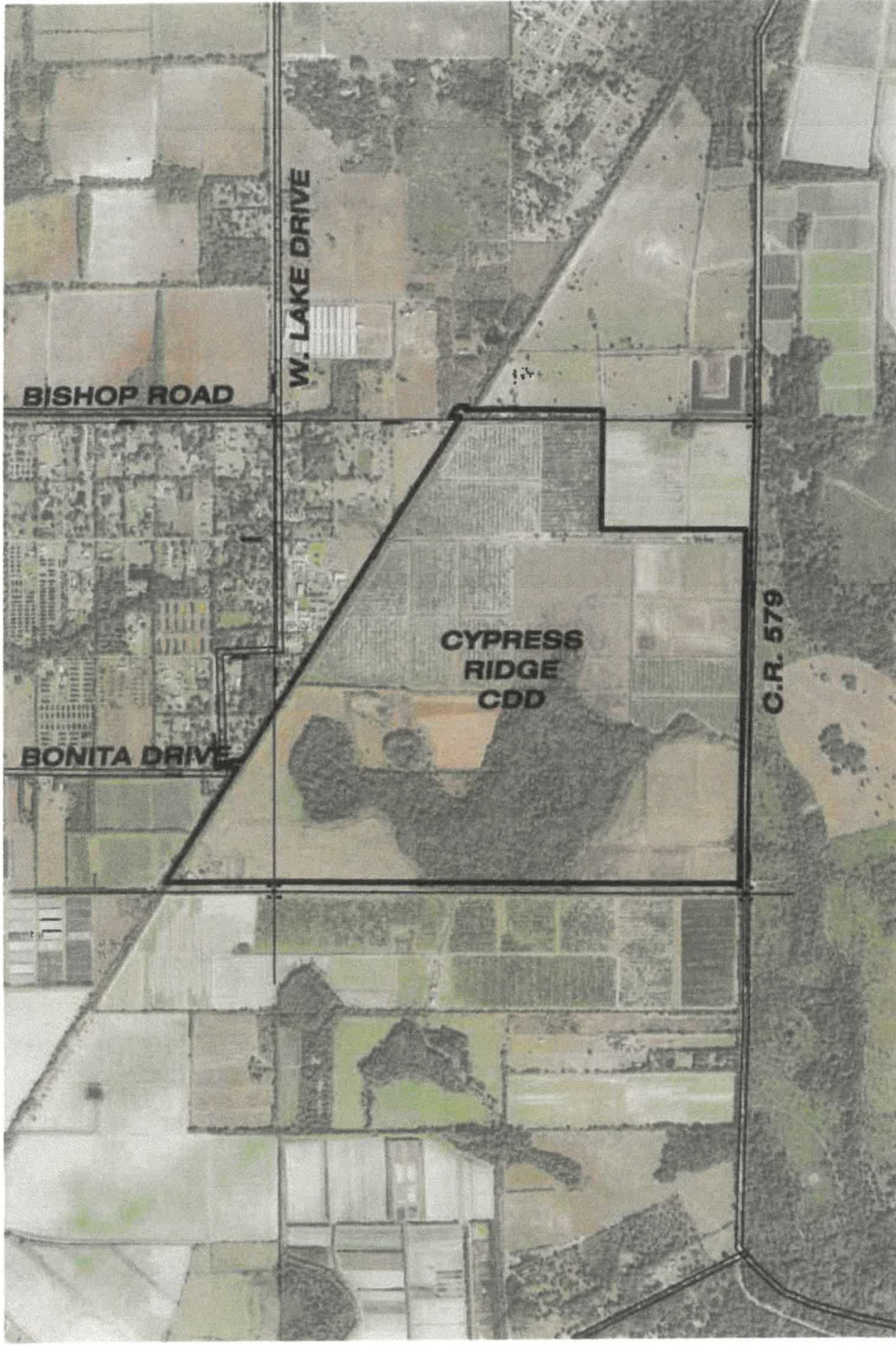
**EXHIBIT 2 - OVERALL SITE PLAN**  
**CYPRESS RIDGE CDD**

**ABSOLUTE ENGINEERING, INC.**  
 1000 N. ASHLEY DRIVE, SUITE 925  
 TAMPA, FLORIDA 33602  
 C.A. NO. 28358  
 (813) 221-1616 TEL  
 (813) 344-0100 FAX

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE
16, 20, 21-32-20	A20-0012-0002	ROA	3-24-2021
			SHEET
			1

<b>CYPRESS RIDGE RANCH - LOT SUMMARY</b>					
PHASE	LOT WIDTH	LOT WIDTH	LOT WIDTH	LOT WIDTH	SF TOTAL
	40'	PREM. 40' (50')	50'	60'	
PHASE 1	106	34	199	30	369
PHASE 2	74	28	201	40	343
PHASE 3	84	25	195	40	344
<b>TOTAL</b>	<b>264</b>	<b>87</b>	<b>595</b>	<b>110</b>	<b>1056</b>

**EXHIBIT 3:**  
**AERIAL SITE PLAN**



**ABSOLUTE ENGINEERING, INC.**  
 1000 N. ASHLEY DRIVE, SUITE 925  
 TAMPA, FLORIDA 33602  
 (813) 221-1516 TEL  
 (813) 344-0100 FAX  
 C.A. NO. 25358

**EXHIBIT 3 - AERIAL SITE PLAN  
 CYPRESS RIDGE SUBDIVISION**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
16,20,21-32-20	A20-0012-0002	ROA	10-01-2020	1

**EXHIBIT 4:  
LEGAL DESCRIPTION**



# Description Sketch

## CYPRESS RIDGE CDD

**DESCRIPTION:** A portion of the Southeast 1/4 of Section 20 and a portion of Section 21, Township 32 South, Range 20 East, lying in Hillsborough County, Florida, and being more particularly described as follows:

**BEGIN** at the Southeast corner of said Section 20; run thence along the South line of the Southeast 1/4 of said Section 20, N.89°56'40"W., a distance of 1190.49 feet to the East boundary of the lands described in Official Records Book 5289, Page 660 of the public records of Hillsborough County, Florida; thence along said East Boundary, N.32°12'04"E., a distance of 1511.67 feet to the South boundary of Parcel 1 of the lands described in Official Records Book 24058, Page 1681 of the public records of Hillsborough County, Florida; thence along said South boundary, N.89°55'49"W., a distance of 118.09 feet to the West boundary of the lands described in aforesaid Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 11.80 feet to the South boundary of the lands described in Official Records Book 23524, Page 1177 of the public records of Hillsborough County, Florida; thence along the South, West and North boundary of said lands the following three (3) courses: 1) N.89°56'09"W., a distance of 131.80 feet; 2) N.00°04'51"W., a distance of 30.00 feet; and 3) S.89°56'09"E., a distance of 150.72 feet to the aforesaid West boundary of the lands described in Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 47.24 feet to the North boundary of Parcel 1 of the lands described in aforesaid Official Records Book 24058, Page 1681; thence along said North boundary, S.89°56'09"E., a distance of 118.09 feet to the aforesaid East boundary of the lands described in Official Records Book 5289, Page 660; thence along said East boundary, N.32°12'04"E., a distance of 4537.33 feet to the South boundary of Parcel 2 of the aforesaid lands described in Official Records Book 24058, Page 1681; thence along said South boundary, N.89°58'47"W., a distance of 118.15 feet to the aforesaid West boundary of the lands described in Official Records Book 5289, Page 660; thence along said West boundary and the West boundary of the lands described in Official Records Book 26522, Page 769 of the public records in Hillsborough County, Florida, N.32°12'04"E., a distance of 114.20 feet to the North boundary of said lands described in Official Records Book 26522, Page 769; thence along said North boundary, S.89°58'47"E., a distance of 23.63 feet to the aforesaid West boundary of Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 26.97 feet to the North boundary of aforesaid Parcel 2; thence along said North boundary, S.89°58'47"E., a distance of 94.52 feet to the aforesaid East boundary of lands described in Official Records Book 5289, Page 660; thence along said East boundary, S.32°12'04"W., a distance of 47.06 feet to the North boundary of the Northwest 1/4 of aforesaid Section 21; thence along said North boundary S.89°58'47"E., a distance of 499.31 feet to the Northwest corner of the Northeast 1/4 of said Section 21;

-- CONTINUE ON PAGE 2 OF 8 --

PROJECT: Cypress Ridge			Prepared For: Absolute Engineering		
PHASE: CDD Boundary Description Sketch			(Not A Survey) 		
DRAWN: JCM	DATE: 10/1/20	CHECKED BY: BC			
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY			
			Charles M. Arnett FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS6884</b>		
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  <b>GeoPoint</b> Surveying, Inc.		
FILE PATH: P:\CYPRESS RIDGE\DESCRIPTIONS\CYPRESS RIDGE-CDD-DS.DWG LAST SAVED BY: JORDANM					<b>1 of 8</b>

# Description Sketch


-- CONTINUED FROM PAGE 1 OF 8 --

thence along the North boundary of said Northeast 1/4, S.89°11'29"E., a distance of 1037.43 feet to the East boundary of the lands described in Official Records Book 16047, Page 1065 of the public records of Hillsborough County, Florida; thence along said East boundary, S.00°42'49"W., a distance of 1334.80 feet to the North boundary of the lands described in Official Records Book 19019, Page 1485 of the public records of Hillsborough County, Florida; thence along said North boundary, S.89°31'37"E., a distance of 1619.00 feet to the West Maintained Right-of-Way line of County Road 579 per the resolution of SRD No.1 Section No. 1057 State Road No. S-579, Hillsborough County dated June 13th, 1952; thence along said West Maintained Right-of-Way line, S.00°57'02"W., a distance of 1324.78 feet to the North boundary of the Southeast 1/4 of said Section 21; thence along said North boundary, N.89°32'23"W., a distance of 9.90 feet to the West Right-of-Way line of said County Road 579 said line also being 50 feet West of and parallel with the East boundary of said Southeast 1/4; thence along said West Right-of-Way line, S.00°57'10"W., a distance of 1278.52 feet; thence N.89°02'50"W., a distance of 1208.41 feet; thence S.30°26'11"W., a distance of 146.34 feet; thence S.32°14'37"W., a distance of 141.92 feet; thence S.18°46'46"W., a distance of 115.22 feet; thence S.25°25'09"W., a distance of 176.77 feet; thence S.30°41'23"W., a distance of 147.54 feet; thence S.42°23'23"W., a distance of 207.91 feet; thence S.41°03'28"W., a distance of 129.55 feet; thence S.43°12'04"W., a distance of 133.67 feet; thence S.40°15'50"W., a distance of 80.07 feet; thence S.27°08'53"W., a distance of 82.96 feet; thence S.38°32'22"W., a distance of 15.33 feet; thence N.63°13'31"W., a distance of 80.86 feet; thence S.46°48'42"W., a distance of 21.21 feet; thence S.62°26'42"E., a distance of 107.82 feet; thence S.79°12'28"E., a distance of 27.67 feet; thence S.03°11'57"W., a distance of 91.25 feet; thence S.08°15'43"E., a distance of 77.72 feet; thence S.00°38'04"W., a distance of 31.66 feet to the South boundary of said Southeast 1/4; thence along said South boundary, N.89°21'56"W., a distance of 675.08 feet to the Southeast corner of the Southwest 1/4 of said Section 21; thence along the South line of said Southwest 1/4, N.89°21'47"W., a distance of 2622.98 feet to the **POINT OF BEGINNING**.

Containing 481.468 acres, more or less.

PROJECT: Cypress Ridge			Prepared For: Absolute Engineering		
PHASE: CDD Boundary Description Sketch			(Not A Survey)		
DRAWN: JCM	DATE: 10/1/20	CHECKED BY: BC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			

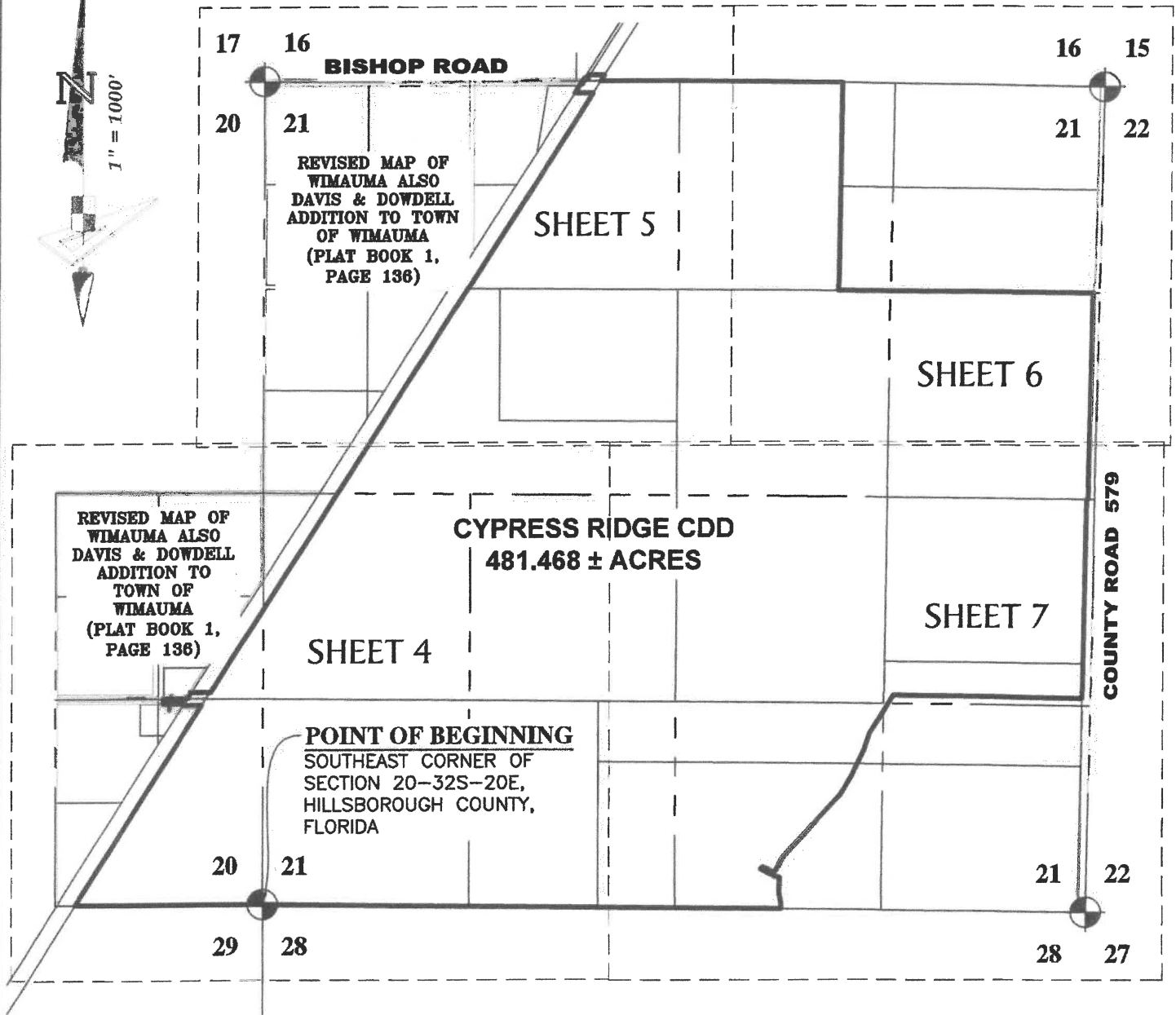
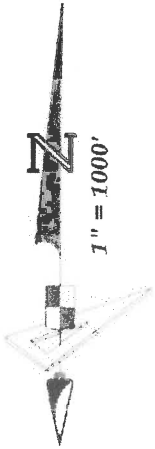
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# Description Sketch



**BASIS OF BEARINGS**

Bearings shown hereon are based on the South boundary of Section 21, Township 32 South, Range 20 East, Hillsborough County, Florida, having a Grid bearing of N.89°21'47"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

PROJECT: Cypress Ridge

Prepared For: Absolute Engineering

PHASE: CDD Boundary Description Sketch

DRAWN: JCM    DATE: 10/1/20    CHECKED BY: BC

**REVISIONS**

DATE	DESCRIPTION	DRAWN BY

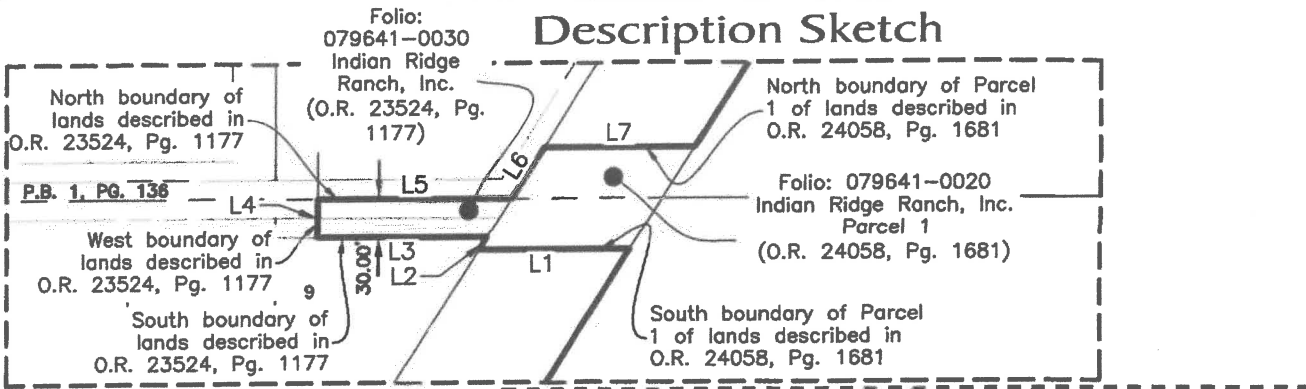
(Not A Survey)

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Licensed Business No.: LB 7768



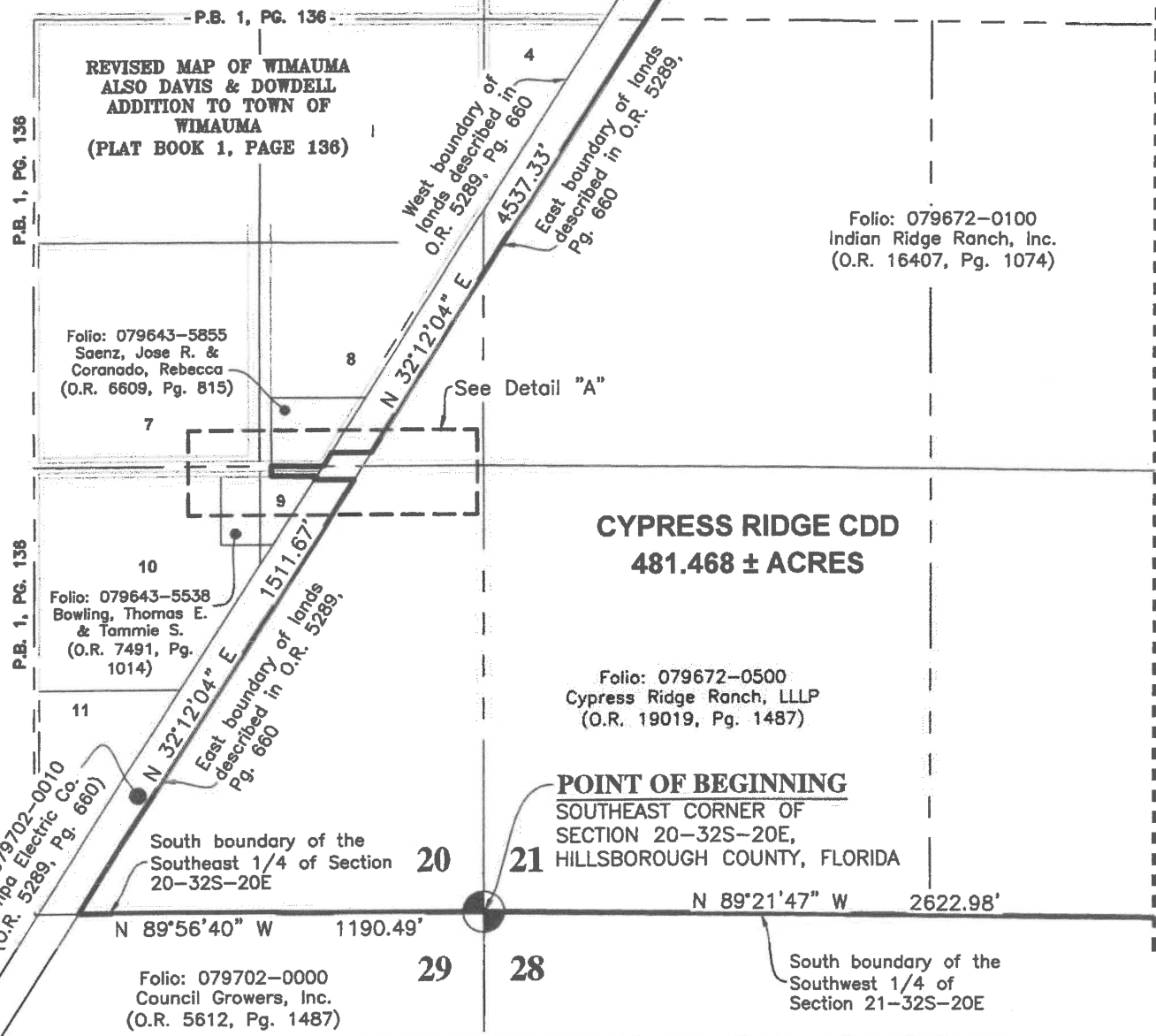
**GeoPoint**  
Surveying, Inc.

# Description Sketch



**DETAIL "A"**  
SCALE: 1"=150'

MATCH LINE SEE SHEET 5



PROJECT: Cypress Ridge

Prepared For: Absolute Engineering

PHASE: CDD Boundary Description Sketch

DRAWN: JCM DATE: 10/1/20 CHECKED BY: BC

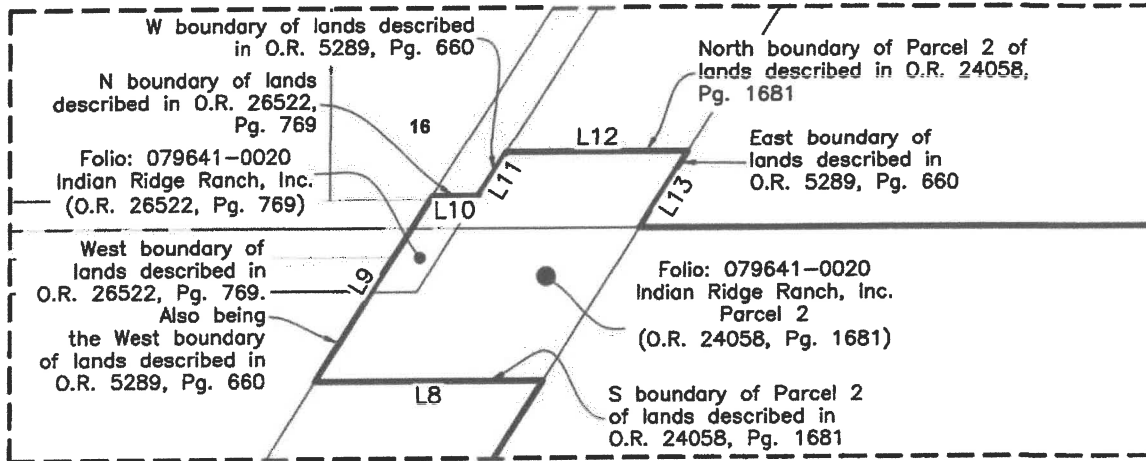
REVISIONS		
DATE	DESCRIPTION	DRAWN BY

(Not A Survey)

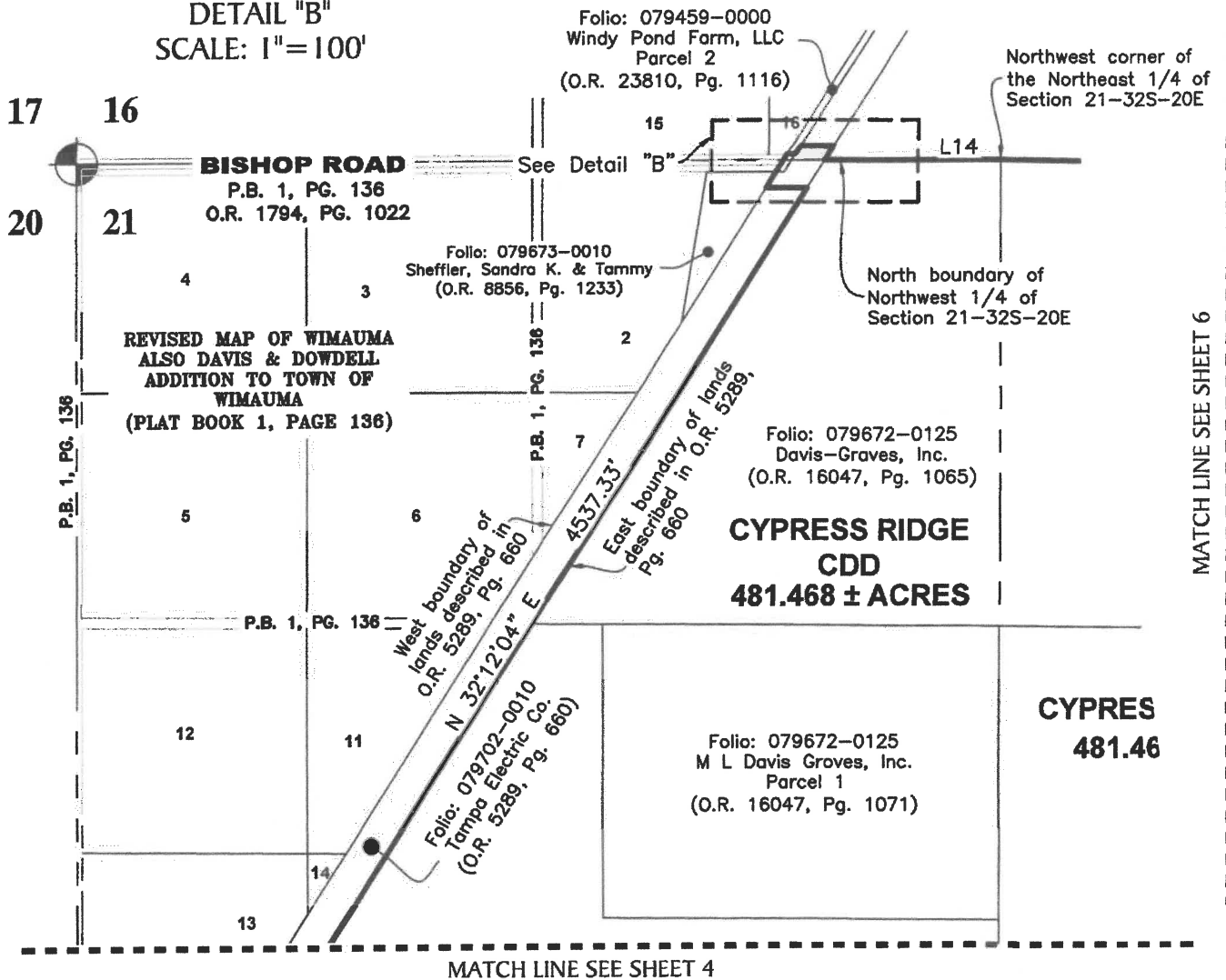
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Phone: (813) 248-8888  
Licensed Business No.: LB 7768



# Description Sketch



**DETAIL "B"**  
SCALE: 1"=100'



PROJECT: Cypress Ridge

Prepared For: Absolute Engineering

PHASE: CDD Boundary Description Sketch

DRAWN: JCM DATE: 10/1/20 CHECKED BY: BC

**REVISIONS**

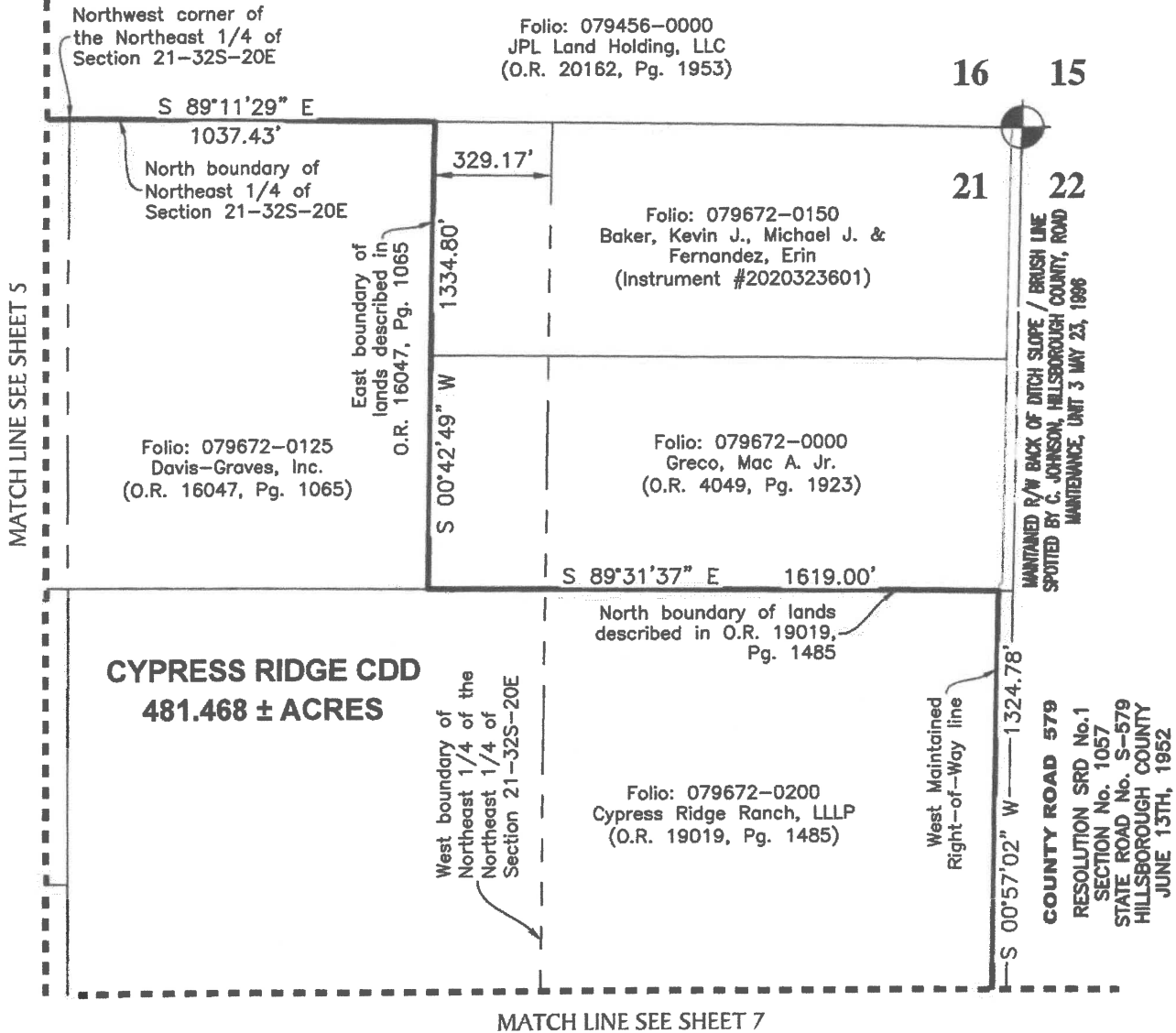
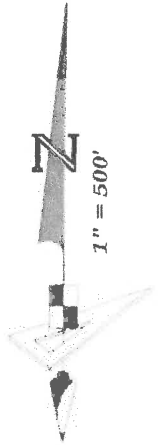
DATE	DESCRIPTION	DRAWN BY

(Not A Survey)

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# Description Sketch



PROJECT: Cypress Ridge

Prepared For: Absolute Engineering

PHASE: CDD Boundary Description Sketch

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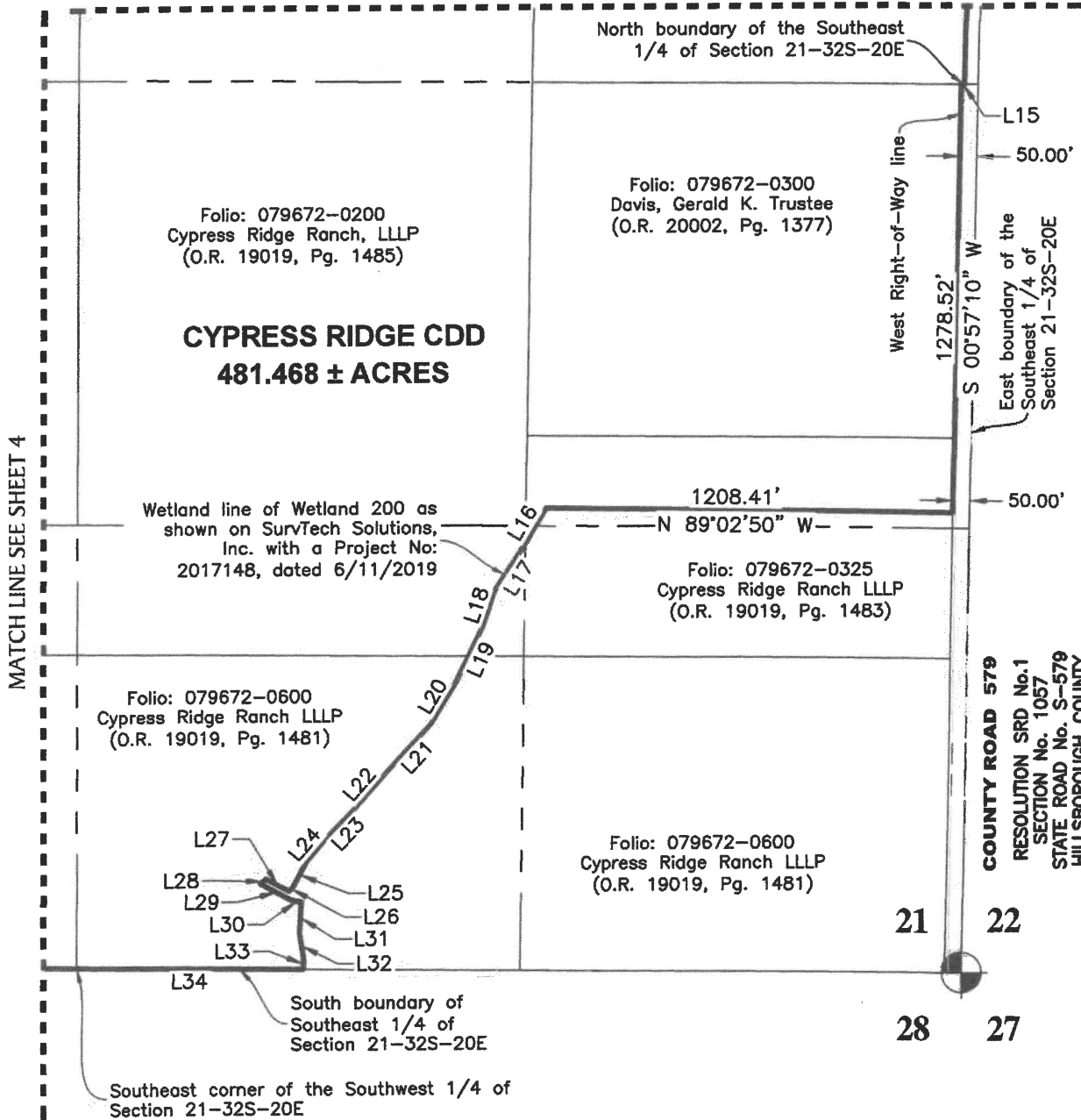
GeoPoint

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REVISIONS		
DATE	DESCRIPTION	DRAWN BY

# Description Sketch

MATCH LINE SEE SHEET 6



MATCH LINE SEE SHEET 4

**COUNTY ROAD 579**  
 RESOLUTION SRD No. 1  
 SECTION No. 1057  
 STATE ROAD No. S-579  
 HILLSBOROUGH COUNTY  
 JUNE 13TH, 1952

PROJECT: Cypress Ridge

Prepared For: Absolute Engineering

PHASE: CDD Boundary Description Sketch

DRAWN: JCM DATE: 10/1/20 CHECKED BY: BC

**REVISIONS**

DATE	DESCRIPTION	DRAWN BY

(Not A Survey)

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 Tampa, Florida 33619  
 Phone: (813) 248-8888  
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# Description Sketch

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°55'49" W	118.09'
L2	N 32°12'04" E	11.80'
L3	N 89°56'09" W	131.80'
L4	N 00°04'51" W	30.00'
L5	S 89°56'09" E	150.72'
L6	N 32°12'04" E	47.24'
L7	S 89°56'09" E	118.09'
L8	N 89°58'47" W	118.15'
L9	N 32°12'04" E	114.20'
L10	S 89°58'47" E	23.63'
L11	N 32°12'04" E	26.97'
L12	S 89°58'47" E	94.52'
L13	S 32°12'04" W	47.06'
L14	S 89°58'47" E	499.31'
L15	N 89°32'23" W	9.90'
L16	S 30°26'11" W	146.34'
L17	S 32°14'37" W	141.92'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L18	S 18°46'46" W	115.22'
L19	S 25°25'09" W	176.77'
L20	S 30°41'23" W	147.54'
L21	S 42°23'23" W	207.91'
L22	S 41°03'28" W	129.55'
L23	S 43°12'04" W	133.67'
L24	S 40°15'50" W	80.07'
L25	S 27°08'53" W	82.96'
L26	S 38°32'22" W	15.33'
L27	N 63°13'31" W	80.86'
L28	S 46°48'42" W	21.21'
L29	S 62°26'42" E	107.82'
L30	S 79°12'28" E	27.67'
L31	S 03°11'57" W	91.25'
L32	S 08°15'43" E	77.72'
L33	S 00°38'04" W	31.66'
L34	N 89°21'56" W	675.08'

PROJECT: Cypress Ridge			Prepared For: Absolute Engineering		
PHASE: CDD Boundary Description Sketch			(Not A Survey)		
DRAWN: JCM	DATE: 10/1/20	CHECKED BY: BC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			

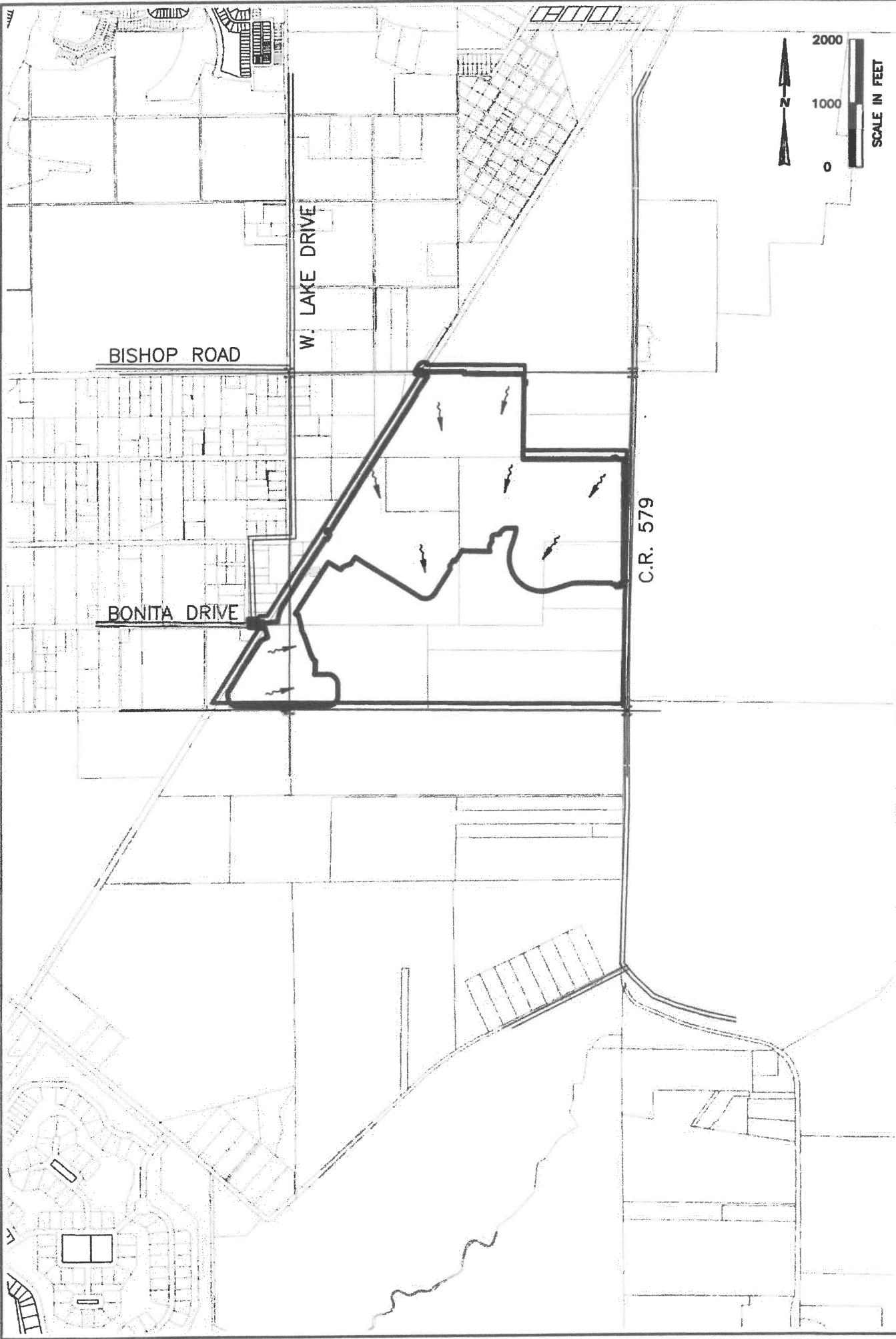
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Phone: (813) 248-8888  
Licensed Business No.: LB 7768



GeoPoint

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**EXHIBIT 5:  
DRAINAGE MAP**



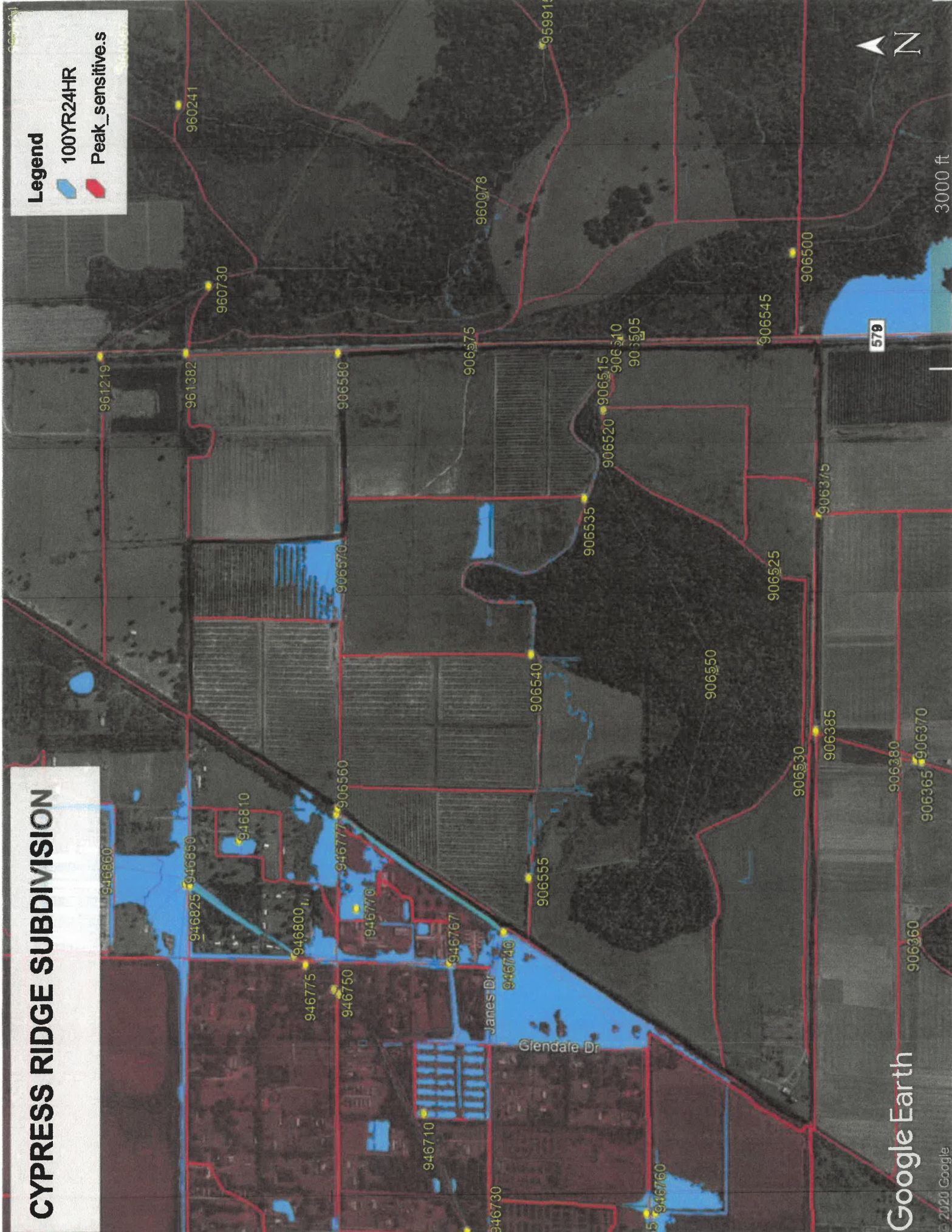
**ABSOLUTE ENGINEERING, INC.**  
 (813) 221-1516 TEL  
 (813) 344-0100 FAX  
 C.A. NO. 28358  
 1000 N. ASHLEY DRIVE, SUITE 925  
 TAMPA, FLORIDA 33602

**EXHIBIT 5 - DRAINAGE MAP  
 CYPRESS RIDGE SUBDIVISION**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
16,20,21-32-20	A20-0012-0002	ROA	10-01-2020	1

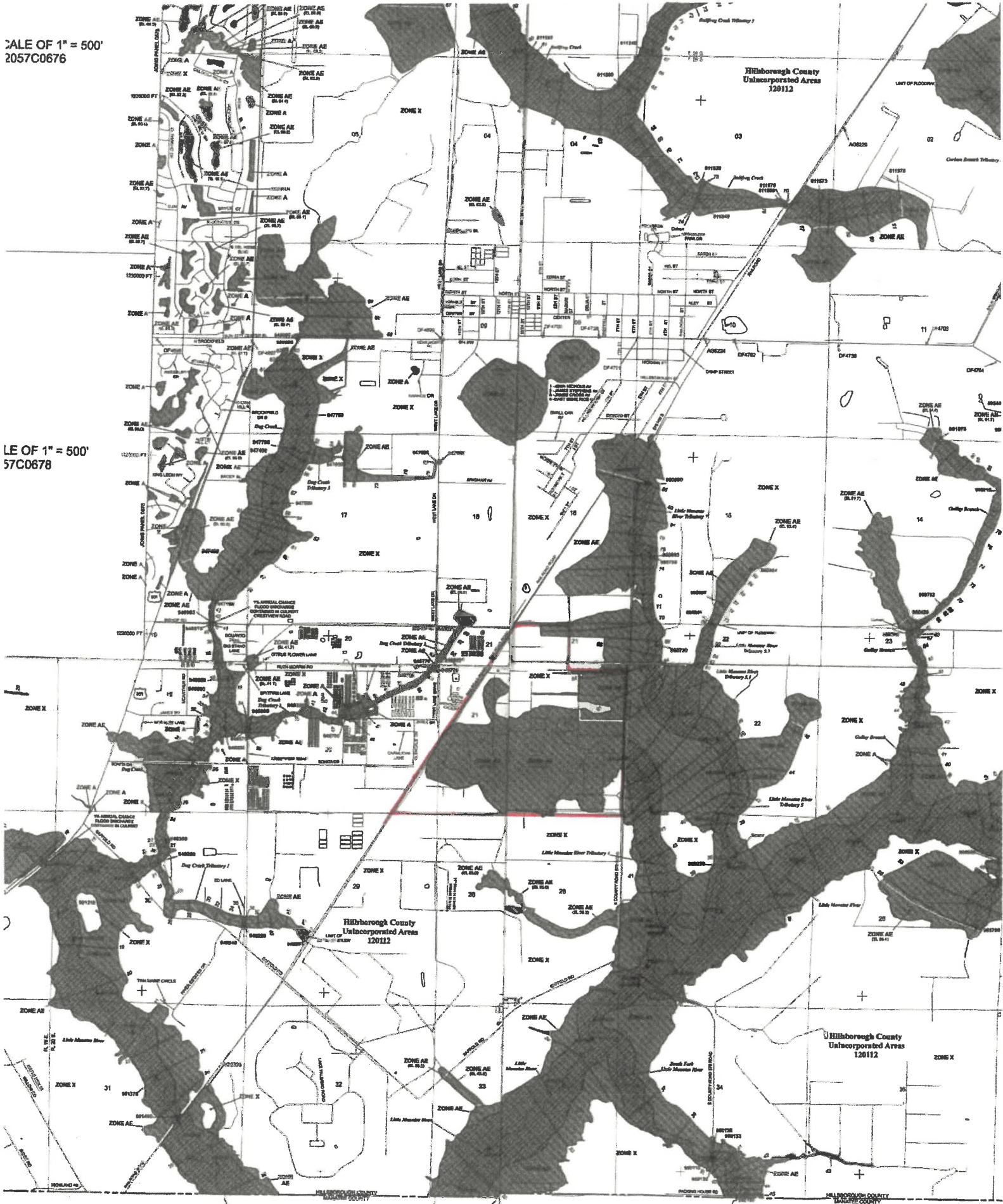
# CYPRESS RIDGE SUBDIVISION

- Legend**
- 100YR24HR
  - Peak\_sensitive.s

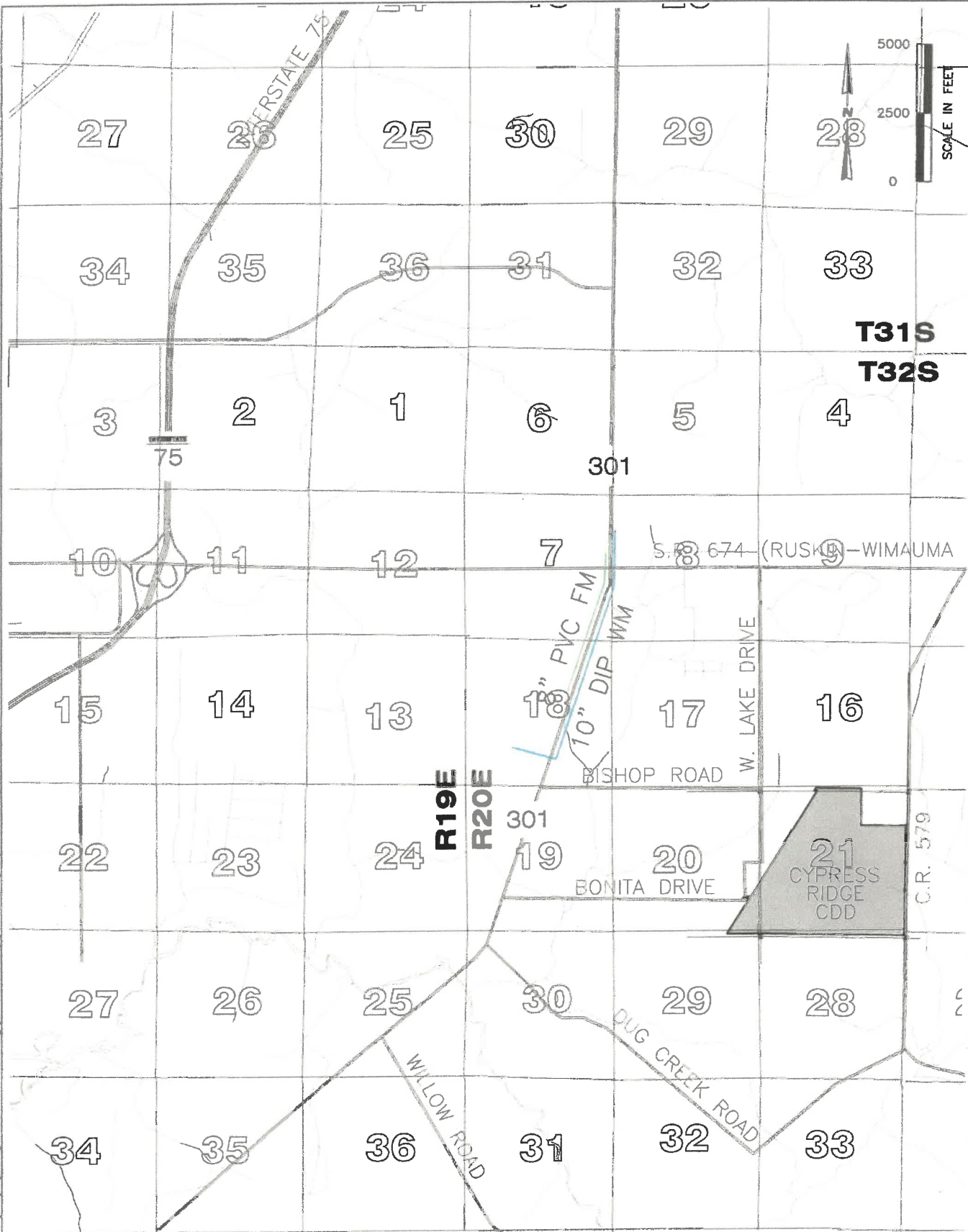


SCALE OF 1" = 500'  
2057C0676

SCALE OF 1" = 500'  
57C0678



**EXHIBIT 6:  
UTILITY LOCATION MAP**



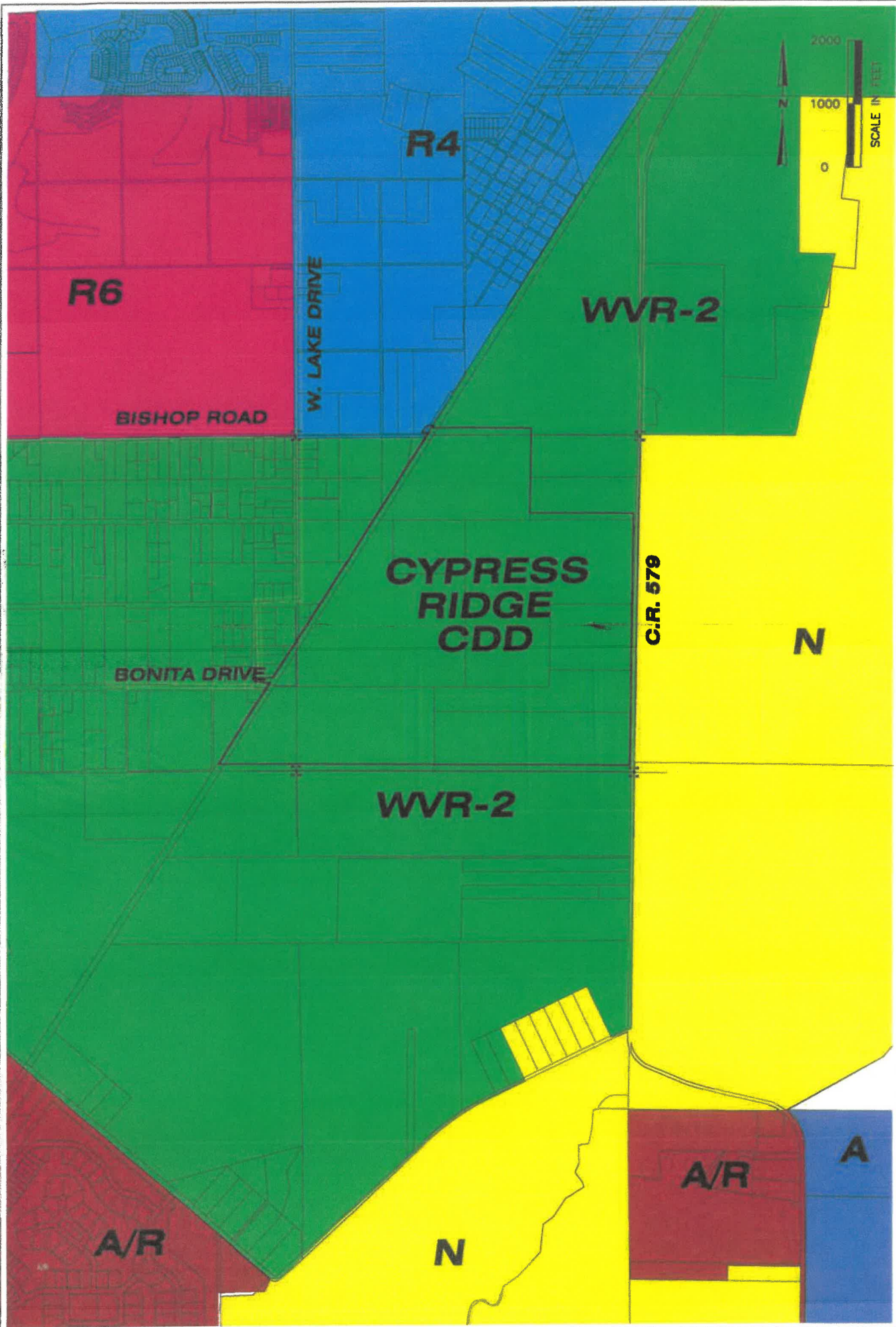
**EXHIBIT 6 - UTILITY LOCATION MAP  
CYPRESS RIDGE SUBDIVISION**

**ABSOLUTE ENGINEERING, INC.**  
 1000 N. ASHLEY DRIVE, SUITE 925  
 TAMPA, FLORIDA 33602  
 (813) 221-1516 TEL  
 (813) 344-0100 FAX  
 C.A. NO. 28358

SEC TWP RGE <b>16,20,21-32-20</b>	JOB NUMBER <b>A20-0012-0002</b>	DRAWN BY <b>ROA</b>	DATE <b>10-01-2020</b>	SHEET <b>1</b>
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**EXHIBIT 7:  
FUTURE LAND USE MAP**

P:\AZD-0012 Highland\0009 Cypress Ridge\Maping\CDD\A\_V01\_7\_FUTURE\_LAND USE MAP.dwg (6.5 x 11 Landscape) Plot Size Sep 30, 2020 - 2:23pm

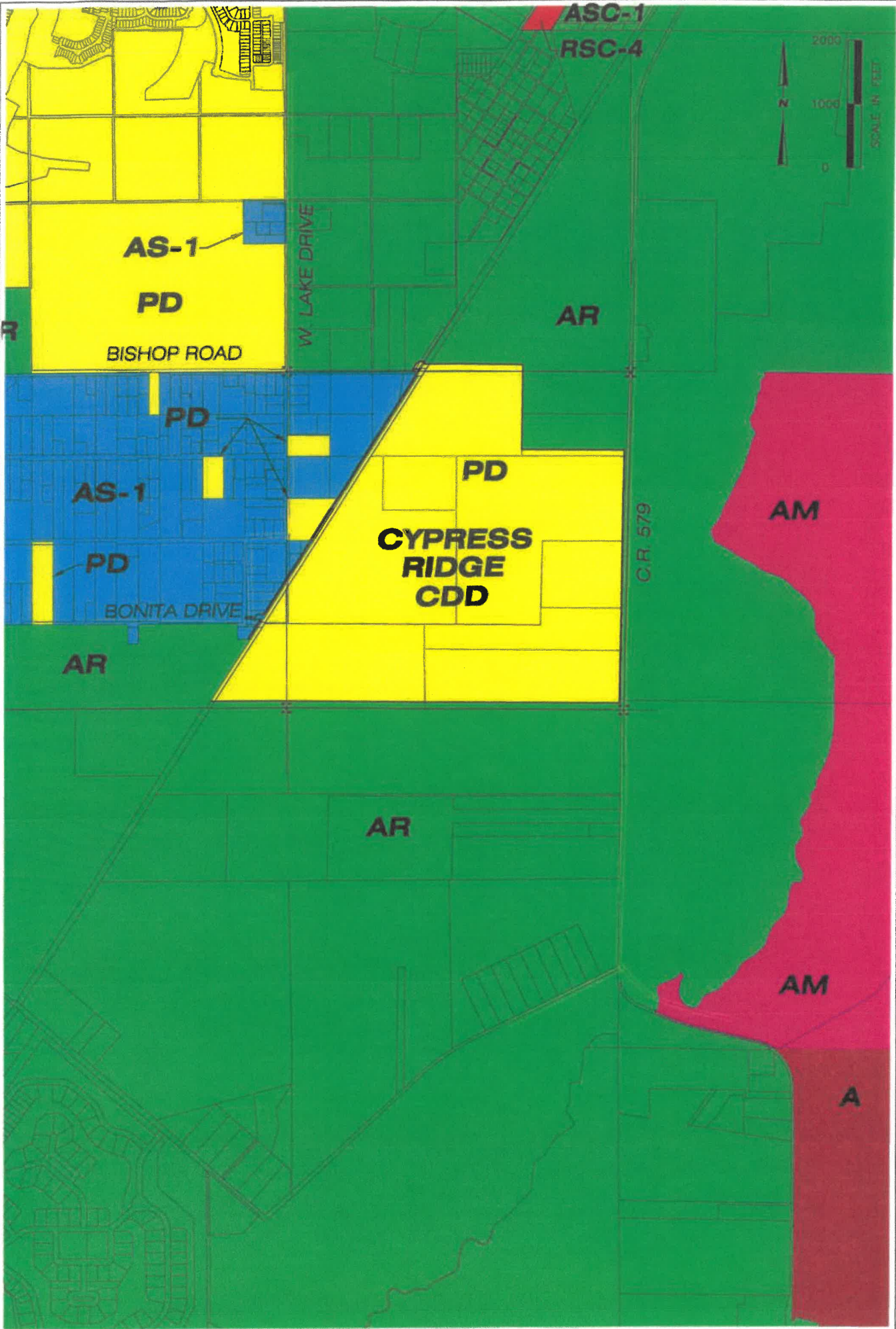


**EXHIBIT 7 - FUTURE LAND USE MAP  
CYPRESS RIDGE SUBDIVISION**

**ABSOLUTE ENGINEERING, INC.**  
 1000 N. ASHLEY DRIVE, SUITE 925  
 TAMPA, FLORIDA 33602  
 C.A. NO. 28358  
 (813) 221-1516 TEL.  
 (813) 344-0100 FAX

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
16,20,21-32-20	A20-0012-0002	ROA	10-10-2020	1

**EXHIBIT 8:  
ZONING MAP**



**EXHIBIT 8 - ZONING MAP  
CYPRESS RIDGE SUBDIVISION**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
16,20,21-32-20	A20-0012-0002	ROA	10-10-2020	1

**ABSOLUTE ENGINEERING, INC.**  
 1000 N. ASHLEY DRIVE, SUITE 925  
 TAMPA, FLORIDA 33602  
 C.A. NO. 28358  
 (813) 221-1516 TEL  
 (813) 344-0100 FAX

**Exhibit C**  
**Section 189, Florida**  
**Statutes**

## The 2025 Florida Statutes

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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.