

PUBLIC FACILITIES REPORT

for the:

**VILLAGES OF BLOOMINGDALE
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

Prepared by

LANDMARK ENGINEERING & SURVEYING CORPORATION

8515 PALM RIVER ROAD

TAMPA, FLORIDA 33619

(813) 621-7841

September 16, 2013

Board of Supervisors
Villages of Bloomingdale Community Development District
201 East Pine Street
Suite 950
Orlando, Florida 32801

Re: Villages of Bloomingdale CDD
Public Facilities Report
JN: 2040091

Dear Board Members:

As requested by District Counsel, please find attached the updated Public Facilities Report for the facilities within the District's boundaries. The report was updated to reflect Phase 4 being removed from the District. This report is pursuant to Florida Statute 189.415, Special District Public Facilities Report.

We appreciate the opportunity to serve the District. If you should have any questions or comments, please do not hesitate to contact our office.

Sincerely,
LANDMARK ENGINEERING &
SURVEYING CORPORATION

A handwritten signature in blue ink, appearing to read "E. Everett Morrow".

E. Everett Morrow, PE
Vice President

EEM/jn

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PURPOSE AND SCOPE

This report is being prepared at the request of the Villages of Bloomingdale Community Development District (the District) to comply with the requirements of 189.145, 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 and facility replacement programs within the next five years. This report is being updated to reflect Phase 4 being removed from the District.

GENERAL INFORMATION

The Villages of Bloomingdale Community Development District (the “District”) is located in Hillsborough County and provides stormwater, recreational facilities and landscaping for the residents of the District. The access road into the District (Valleydale Drive) and the associated water, sewer and stormwater system are owned and maintained by Hillsborough County. The District encompasses 101.83 acres within the unincorporated area of Hillsborough County, Florida. Within the 101.83 acres, there are 24.80 acres of wetland conservation areas, 3.9 acres of buffers left in their natural condition, and 73.13 acres of development. The district is located in parts of Sections 6 and 7, Township 30 South, Range 20 East. The District is bounded by Progress Boulevard, on the north and Interstate 75 on the west. Lake St. Charles subdivision abuts the south boundary and Starlite subdivision abuts the eastern boundary along with vacant land. Exhibit A represents the site location relative to the road system and other developments in the area. The legal description of the District boundary is included as Exhibit B and the District owned land is shown in Exhibit C.

The District was established in 2004 and has proceeded in accordance with a planned, phased approach. At this time all of the development is complete. Access to the development is from the Progress Boulevard entrance, approximately ½ mile west of the U.S. Highway 301 and Progress Boulevard/ Bloomingdale Avenue intersection.

EXISTING PUBLIC FACILITIES

All existing public facilities have the capacity to serve the demands of the 629 existing units in the District.

A. WATER FACILITIES

The existing water facilities serving the District are owned and maintained by Hillsborough County. The District has no ownership of water facilities except for the water service to the clubhouse.

B. WASTEWATER FACILITIES

The existing sewer facilities serving the District are owned and maintained by Hillsborough County. The District has no ownership of sewer facilities except for the sewer service to the clubhouse.

C. STORMWATER MANAGEMENT FACILITIES

The stormwater management plan for the District focuses on utilizing storm water ponds constructed in the uplands for stormwater treatment in conjunction with the natural occurring wetlands. The natural occurring wetlands on site are approximately 24 acres of the District's land area. All of the storm water management system has been completed.

D. ROADWAY FACILITIES

There are no roadways owned by the District. The entry road (Valleydale Drive) is owned and maintained by Hillsborough County. The District pays for the street lights for this roadway.

E. RECREATIONAL FACILITIES

A 3,000 s.f. (+/-) clubhouse/recreation center facility with a 2,500 s.f. (+/-) pool, play ground equipment and the associated parking lot are owned by the District.

CURRENTLY PROPOSED EXPANSION WITHIN THE NEXT FIVE YEARS

Currently there is no proposed expansion of District facilities within the next five years.

REPLACEMENT OF FACILITIES

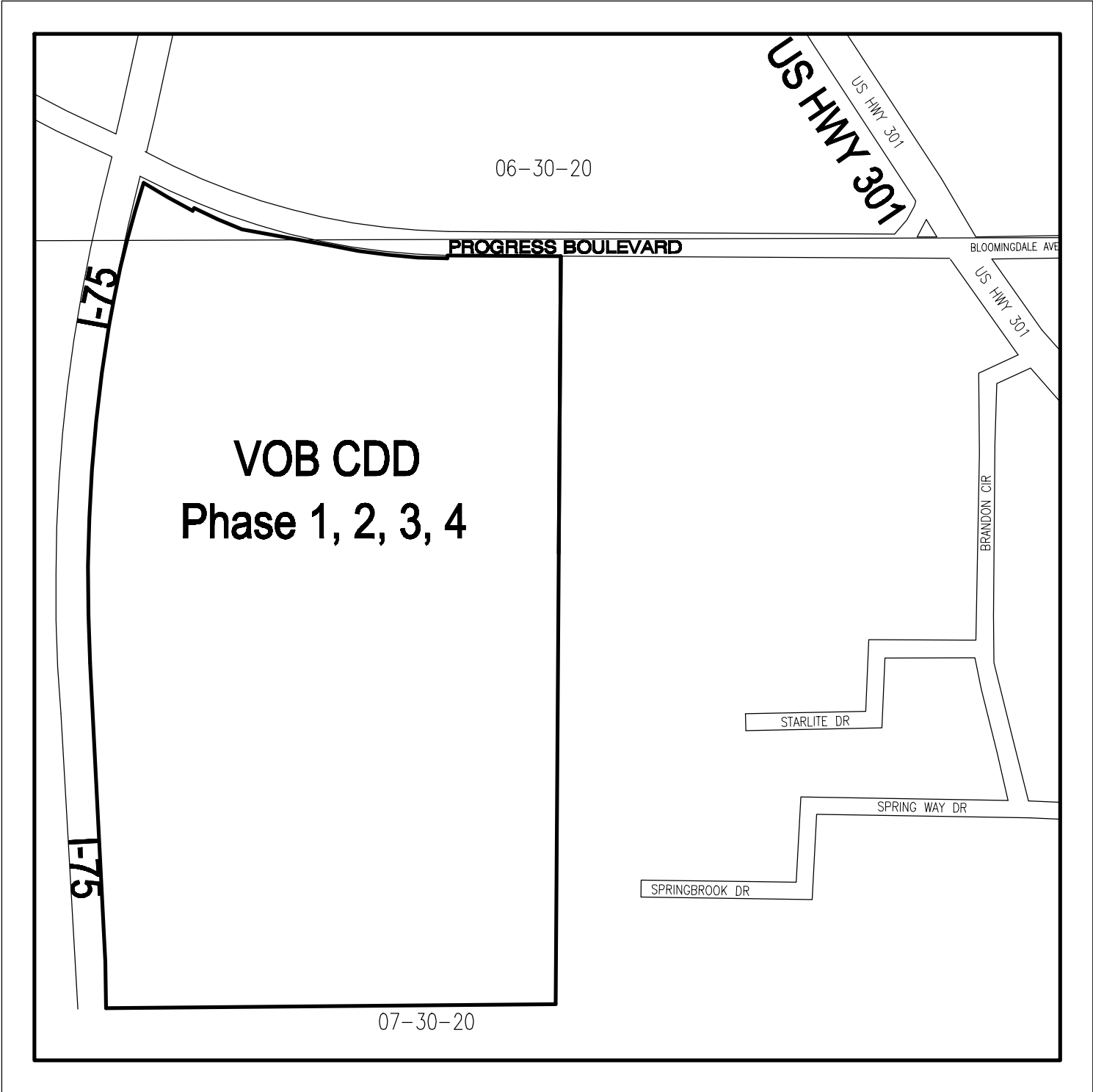
The District currently does not anticipate replacing any facilities other than routine maintenance.

APPENDIX

Exhibits

- A. Location Map**
- B. Legal Description**
- C. District Owned Property**

EXHIBIT A



Location Map

Scale: 1" = 500'



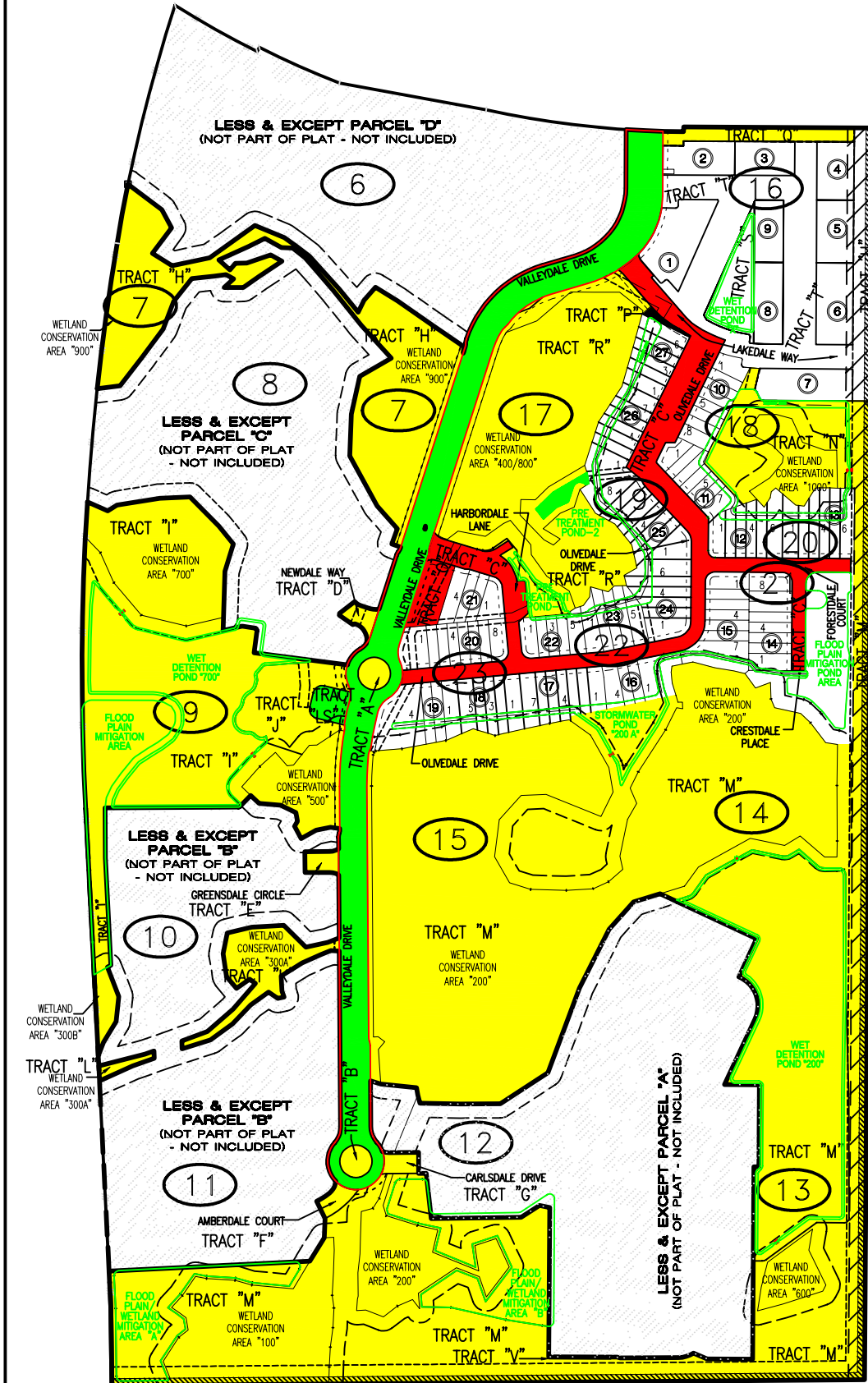
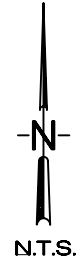
EXHIBIT B

Legal Description: That part of Tracts 15 and 16 and closed rights-of-way in the Southwest 1/4 of Section 6, Township 30 South, Range 20 East, SOUTH TAMPA SUBDIVISION, as per map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, and Tracts 1, 2, 7, 8, 9, 10, 15 and 16 and Tracts A, B, C and D and closed rights-of-way in the Northwest 1/4 of Section 7, Township 30 South, Range 20 East, FIRST ADDITION TO SOUTH TAMPA, as per map or plat thereof recorded in Plat Book 8, Page 66, of the Public Records of Hillsborough County, Florida, lying South of Bloomingdale Avenue (S.R. S-676-A) and East of U.S. Highway I-75 By-Pass also described as follows:

COMMENCE at the North 1/4 corner of said Section 7; thence S.00°23'59"W., 28.00 feet along the Easterly boundary line of said Northwest 1/4 of Section 7 to the Southerly right-of-way line of PROGRESS BOULEVARD and the POINT OF BEGINNING; thence continue S.00°23'59"W., 2652.94 feet along said Easterly boundary line of the Northwest 1/4 of Section 7 said line also being the Easterly boundary line of said FIRST ADDITION TO SOUTH TAMPA to the Southeast corner of the Northwest 1/4 of said Section 7; thence S.89°31'43"W., 1595.17 feet along the Southerly boundary line of the Northwest 1/4 of said Section 7 to the Easterly limited access right-of-way line of INTERSTATE 75; thence along said right-of-way line the following two (2) courses and two (2) curves: N.00°39'05"W., 163.80 feet; thence N.02°53'48"W., 1060.91 feet to the beginning of a curve concave to the East having a radius of 5531.58 feet; thence Northerly 1202.54 feet along said curve through a central angle of 12°27'27" (chord bears N.03°10'42"E., 1200.17 feet) to a point of compound curvature concave to the Southeast having a radius of 3492.07 feet; thence NORTHEASTERLY 519.49 feet along said curve through a central angle of 08°31'25" (chord bears N.13°41'50"E., 518.96 feet) to the Southerly right-of-way line of PROGRESS BOULEVARD; thence along said Southerly right-of-way line the following three (3) curves and four (4) courses: SOUTHEASTERLY 199.85 feet along a curve concave to the Northeast having a radius of 2050.61 feet through a central angle of 05°35'17" (chord bears S.60°34'42"E., 199.78 feet); thence N.26°10'16"E., 10.00 feet to the beginning of a curve concave to the Northeast having a radius of 2040.61 feet; thence SOUTHEASTERLY 186.28 feet along said curve through a central angle of 05°13'49" (chord bears S.66°03'33"E., 186.21 feet); thence non-tangent to said curve S.79°40'50"E., 316.23 feet to the beginning of a non-tangent curve concave to the North having a radius of 2004.86 feet; thence EASTERLY 421.46 feet along said curve through a central angle of 12°02'41" (chord bears S.83°40'28"E., 420.68 feet); thence N.00°17'54"E., 10.00 feet; thence S.89°42'04"E., 401.69 feet to the POINT OF BEGINNING.

Subject Property Containing 101.83 Acres, More or Less.

EXHIBIT C DISTRICT OWNED PROPERTY



LEGEND

- CDD
- HOA
- PUBLIC