

**Sterling Hill
Community Development District**

Public Facilities Report



Prepared for:
Sterling Hill Community
Development District

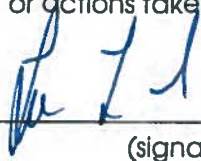
Prepared by:
Stantec Consulting Services Inc.

February 4, 2015

Sign-off Sheet

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Prepared by _____



(signature)

Tonja L. Stewart

Table of Contents

1.0 PURPOSE AND SCOPE..... 1.1

2.0 GENERAL INFORMATION 2.1

3.0 EXISTING PUBLIC FACILITIES 3.1

4.0 CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS 4.2

5.0 REPLACEMENT OF FACILITIES..... 5.2

LIST OF APPENDICES

APPENDIX A VICINITY MAP A.1

APPENDIX B SITE PLAN B.2

**STERLING HILL
COMMUNITY DEVELOPMENT DISTRICT**

Purpose and Scope
February 4, 2015

1.0 PURPOSE AND SCOPE

This report has been prepared at the request of the Sterling Hill Community Development District (the "District") to comply with the requirements of 189.415, 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 Sterling Hill Community Development District (the "District") is located in Hernando 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. Phases I, II, and III of the development have been completed and include 1,409 units. Phase IV is currently not developed, however is approved for 209 units. 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

Roads

District Roads, include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage, and sidewalks within the rights of way abutting non-lot lands. The District will own and maintain the subdivision roadways and Hernando County will own and maintain the internal collector roadways.

Drainage

The CDD currently owns the community stormwater management facilities which provide stormwater treatment and storage for the Sterling Hill development, as permitted by Hernando County and the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities.



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Currently Proposed Expansion in the Next Seven Years
February 4, 2015

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.

Clubhouse

The District owns and maintains the two Community Centers.

4.0 CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS

The District constructed the existing public infrastructure, including subdivision roads, stormwater management control, wastewater management (now owned and maintained by Hernando County), landscape/hardscape, undergrounding of utilities, water supply (now owned and maintained by Hernando County) and the various recreational facilities.

The remaining 209 residential units of the Sterling Hill development are currently planned for the future which will be developed based on market conditions. 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.

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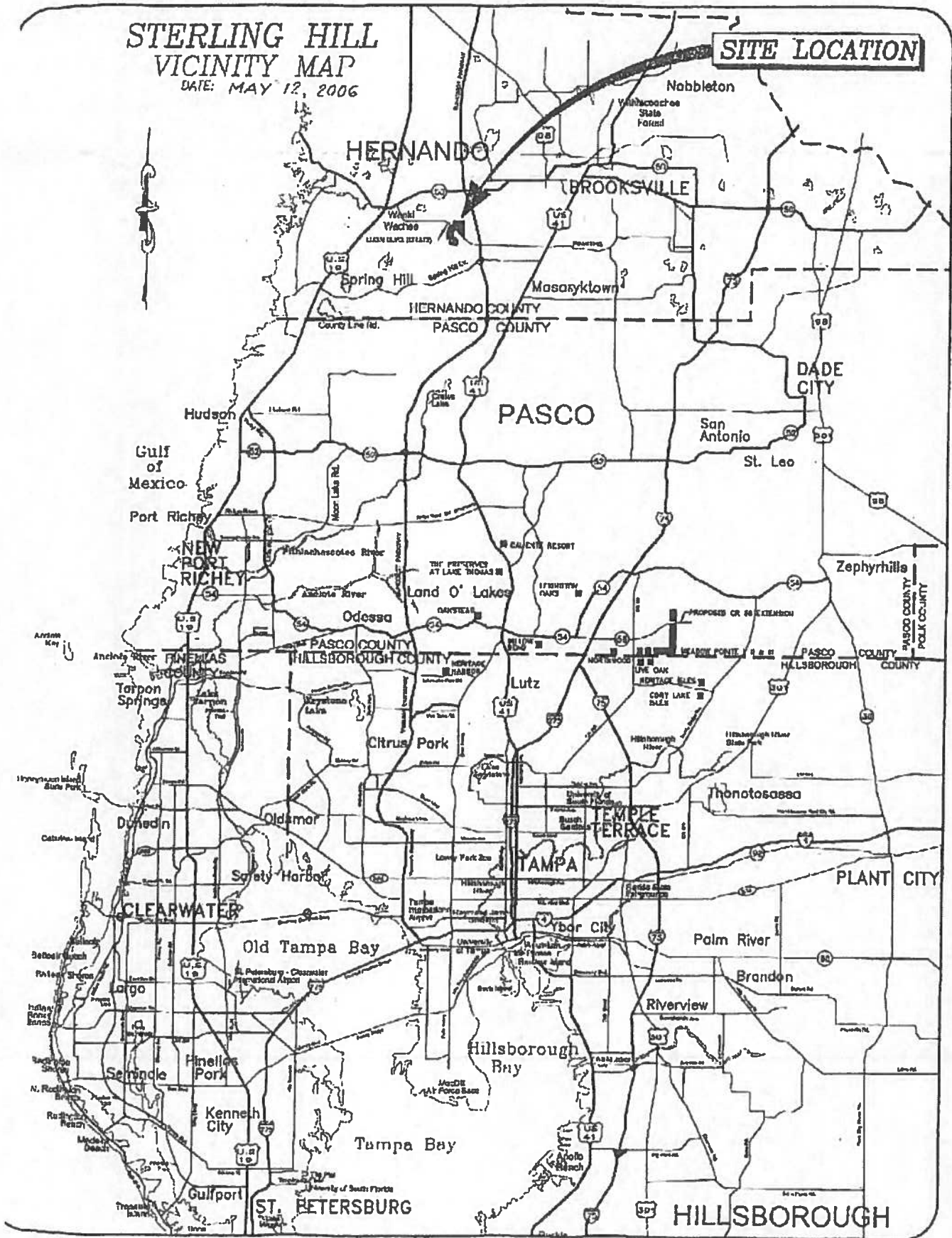
Appendix A Vicinity Map
February 4, 2015

Appendix A VICINITY MAP

STERLING HILL VICINITY MAP

DATE: MAY 12, 2006

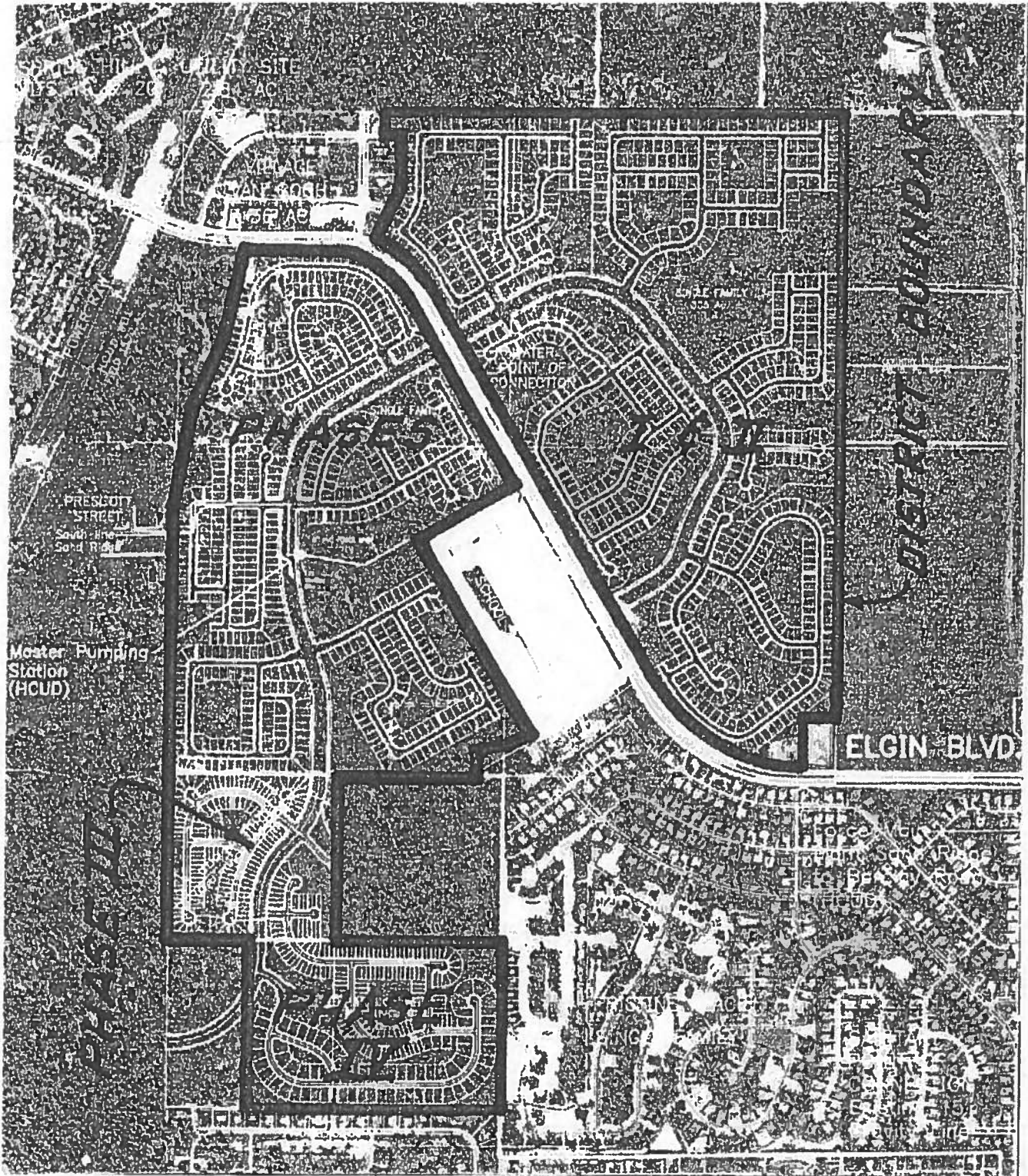
SITE LOCATION



**STERLING HILL
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Appendix B Site Plan
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Appendix B SITE PLAN



STERLING HILL
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SITE PLAN