

Public Facilities Report

Candler Hills East Community Development District

September 30, 2016

**By: Governmental Management Services-Central Florida, LLC
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I. Purpose and Scope

This report is provided at the request of Candler Hills East Community Development District (the "District") as an obligation under Section 189.08 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 is a local unit of special purpose government of the State of Florida (the "State") created in accordance with the Uniform Community Development District Act of 1980, Florida Statutes, as amended (the "Act"), by Ordinance No. 02-27. The District lies within the "On Top of the World" Development of Regional Impact (DRI) in Marion County and lies on 417.77 acres containing 628 residential units, and 11 pocket parks.

III. Public Facilities

The District has constructed and/or acquired the facilities detailed in the Districts Engineer's Report which is attached as Exhibit A.

IV. Proposed Expansions over the Next Ten Years

The District has no plans to expand the facilities within the next 10 years.

V. Replacement of Public Facilities

There are currently no plans to replace the District's public facilities.

VI. Anticipated Completion Date

Unknown at this time

Exhibit A

Engineer's Report

FINAL ENGINEER'S REPORT

PREPARED FOR

BOARD OF SUPERVISORS

**Elaine Jarosz
Bonnie Walters
Robert Colen
Guy Woolbright
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**CANDLER HILLS EAST COMMUNITY
DEVELOPMENT DISTRICT,
MARION COUNTY, FLORIDA**

DATED: MAY, 2005



**LYNN TOWNSEND &
ASSOCIATES, PL**

CANDLER HILLS EAST CDD

ENGINEER'S REPORT

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I. INTRODUCTION

The purpose of this Engineering Report is to provide an “estimate of the costs of carrying out and completing the plans” for the Candler Hills East Community Development District (CHECDD)

The CHECDD lies within the On Top of the World Development of Regional Impact (DRI) in Marion County, Florida. Exhibit ‘A’ delineates the CDD location with respect to the DRI. The CDD consists of 417.765 acres, and is permitted to construct 633 residential units and a 14,400+ square feet of golf club house, golf cart and recreational buildings. In addition to this, the CDD contains 11 pocket parks. The PUD Master Plan for CHECDD was approved on November 5, 2002, a copy of which is provided as Exhibit ‘C’.

The CDD will be developed over the course of six years. The initial lot sizes will range from 6,400 square feet to 10,240 square feet. Exhibit ‘E’ depicts the preliminary master plan for the Stormwater Management System.

II. CDD BOUNDARIES

The CHECDD is bounded on the South by SW 90th Street, on the East by SW 80th Avenue and on the North by the proposed SW 80th Street. The land within the CDD is currently vacant pasture land. The CHECDD will contain residential parcels, stormwater management systems, conservation tracts and recreational tracts. Each component is identified within Exhibit ‘D’.

III. PROPOSED INFRASTRUCTURE

A. **Stormwater Management System**

The stormwater management system for CHECDD consists of the drainage retention areas and associated stormwater collection system, erosion control mechanisms and sodding and/or seeding. The CHECDD lies within a closed basin; therefore, all drainage must be retained onsite. Water Quality is provided pursuant to Florida Statutes and adequate recovery is ensured for each retention area. The retention areas have been strategically placed in natural depression areas in keeping with the existing character of the land and to minimize construction costs. In addition, the stormwater management system is designed to incorporate the proposed golf course layout. Each retention area has been designed to hold the entire 100 year, 24 hour post development rainfall event (Florida Modified, Type II Distribution). Each retention area will recover within the 21 days required by the Marion County Land Development Code. The CDD lies within the jurisdiction of the Southwest Florida Water

Management District (SWFWMD). Since the entire post-development runoff will be retained for the 100-year storm event, SWFWMD only requires that the water quality volume be recovered within 72 hours. The soils contained within the CDD are predominantly native sands with good infiltration and allow for easy recovery of the required volume. The stormwater collection system has been adequately sized for the 25 year, 24 hour storm events and all measures shall be taken to eliminate erosion and sedimentation both during and post construction. See Exhibit 'E' for the CDDs Master Drainage Plan.

B. Potable Water and Wastewater Systems:

The Bay Laurel Center CDD is the provider of potable water and wastewater service to the lands within the BLCCDD, and additional property, including but not limited to, lands within the CHECDD, IECDD, and Circle Square Commons. Lands outside of the BLCCDD boundaries are served via interlocal agreements with the other districts and Marion County as applicable.

The provision of service, facilities and capacity necessary to serve these lands by the BLCCDD, both existing and planned, is described in a report entitled "Future Needs Assessment Report" dated October 4, 2004 and prepared by Jones, Edmunds & Associates, Inc. In summary, potable water and wastewater service necessary for development of the land is provided via a combination of construction, purchase, and leasing of facilities by the BLCCDD.

No costs associated with the potable water or wastewater systems, facilities or services for lands within the BLCCDD are included in the costs identified in this Engineer's Report. This report does include various irrigation system improvements as described in section E.

C. Roadway System:

SW 80th Street has been constructed from the intersection of SW 80th Avenue to the Western boundary of CHECDD. The costs associated for the infrastructure for SW 80th Street and SW 80th Avenue are identified on TABLE 1 as Master Improvements. Also identified under Master Improvements are the costs associated with the stormwater management system, Landscape and Irrigation and the pro-rata portion of costs for the signalization of the intersection of SW 80th Street and SW 80th Avenue. The pro-rata portion of the signalization was determined based upon the average daily trips generated by CHCDD compared to the total average daily trips generated by IECDD, CHECDD and BLCCDD.

SW 90th Terrace extends from the existing point of termination to SW 80th Street. In addition, a loop road will be constructed off of SW 90th Terrace. SW 90th Terrace and the loop road along with their respective entry

features are identified on TABLE 1 as Neighborhood Road Improvements. Each individual residential parcel will then be provided access via local streets accessing directly from the loop neighborhood street. The costs associated with these roads and the corresponding sitework will be funded by the Developer and are not included in the costs within TABLE 1.

The collector road improvements are not within the boundaries of the CDD. All other infrastructure to support the CDD and to be acquired by the CDD will be contained within the CDD boundaries.

The infrastructure for the roads shall consist of stabilized subgrade, limerock base, asphalt paving, curbing, sidewalks, bike paths, signage and striping. The Neighborhood Improvements infrastructure costs will also include the stormwater management system, entry features (including landscaping, irrigation, fencing and signage), and neighborhood parks as identified on TABLE 1. All roadway construction shall be in accordance with the latest versions of the Marion County Land Development Code and MUTCD.

D. Security and Street Lighting:

Security and street lighting will be provided along all public street rights of way and at each neighborhood entrance. The costs associated with this item is identified in TABLE 1 as Common Area Improvements.

E. Neighborhood Parks:

There are 11 neighborhood parks currently identified on the Preliminary Subdivision Plat. The costs associated with these parks include canopy trees, understory trees, palms, shrubs, sod, mulch, irrigation, pavers, fencing and benches. The costs associated with these items are identified in the Tables as Neighborhood Improvements.

F. Other Common Area Improvements:

The other costs associated with the Common Area Improvements as identified on the tables include the main entry features, Landscaping (including trees, shrubs, sod, irrigation, mulch, pavers, fence and benches), security and street lighting within the common areas and the refuse and compactor areas.

IV. PERMITTING STATUS

The following is a table delineating all permits required and status of each. In addition, all improvements have been constructed and certified complete to each applicable agency.

<i>AGENCY</i>	<i>PERMIT TYPE</i>	<i>STATUS</i>
MARION COUNTY	PRELIMINARY PLAT	APPROVED (MARCH, 2003)
MARION COUNTY	IMPROVEMENT PLANS	APPROVED (MAY, 2003)
SWFWMD	INDIVIDUAL ERP	ISSUED (JANUARY, 2003)
FWGWC	INDIVIDUAL	ISSUED (2003)
FDEP	WATER DISTRIBUTION	APPROVED (MAY, 2003)
FDEP	WASTEWATER COLLECTION	APPROVED (MAY, 2003)

V. SUMMARY OF CDD CAPITAL IMPROVEMENTS

The CDD may acquire or construct the following items:

Neighborhood Improvements:

- Sitework
- Loop roadway improvements
- Stormwater Management System
- Entry Features (Including Landscape, Irrigation, Fencing, & Signage)
- Neighborhood Parks
- Retention Area Landscaping

Master Improvements:

- Sitework
- SW 80th Street
- Stormwater Management System
- Landscape & Irrigation
- Intersection Improvements (Signalization)

Common Area Improvements:

- Entry Features
- Landscape (Including trees, shrubs, sod, irrigation, mulch, pavers & benches)
- Security and Street Lighting
- Refuse and Compactor Areas

The total cost of infrastructure to be funded by the Developer and acquired by CHECDD is \$6,264,974. All infrastructure construction has been completed.

The CDD will own, operate and maintain of all of these improvements with the exception of SW 80th Street (collector road), which will be owned by Marion County and maintained by the CDD via an interlocal agreement with the Bay Laurel Center CDD.

VI. CAPITAL IMPROVEMENT COST SUMMARY AND OPINION

TABLE 1 provides a detailed breakdown for each of the improvements for the CHECDD and its associated costs. Included in the costs are hard and soft costs. The hard costs were taken from the actual pay requests as presented by the site contractor. The soft costs were based on the actual contracts for professional design services. The costs do not include the legal, administrative, financing, operation or maintenance services necessary to finance, construct, and operate the CDD infrastructure.

VII. CERTIFICATION BY CHECDD ENGINEER

In arriving at the costs presented in this Table, the Developer supplied the pay requests and contract amounts for all work required to construct the Project segregating the CDD funded items from Developer funded items. It is our professional opinion that the improvements represented herein are fair and reasonable. In accordance with Chapter 190, F.S., the CDD funded improvements are assessable improvements. We certify that all improvements have been completed.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the CHECDD.



LYNN TOWNSEND BURNETT, P.E.
Florida License No. 53226
LYNN TOWNSEND & ASSOCIATES, PL

TABLE 1
ENGINEER'S CERTIFIED COST SUMMARY FOR CHECDD

CDD CAPITAL IMPROVEMENT PROGRAM FOR CHECDD	
Item	Estimated Cost
Neighborhood Improvements	
Sitework	\$ 821,400
Storm Drainage	\$ 478,100
Entry Features (Includes Landscape, Irrigation, Fencing, Signage)	\$ 1,212,950
Neighborhood Parks	\$ 344,450
Retention area Landscaping	\$ 257,650
SubTotals	\$ 3,114,550
Master Improvements	
Sitework	\$ 236,050
SW 80th Loop Rd.	\$ 484,500
Drainage	\$ 17,150
Landscape & Irrigation	\$ 565,550
Intersection Improvements (Signalization)	\$ 20,980
SubTotals	\$ 1,324,230
Common Area Improvements	
Entry Features	\$ 449,550
Landscape (Includes trees, shrubs, sod, irrigatio, mulch, pavers, fence and benches)	\$ 772,600
Security and Street Lighting	\$ 86,250
Refuse and Compactor Areas	\$ 27,500
SubTotals	\$ 1,335,900
Professional Design Fees	\$ 490,294
GRAND TOTAL	\$ 6,264,974