

SUPPLEMENTAL ENGINEER'S REPORT
FOR THE
SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT
(ASSESSMENT AREA ONE PROJECT)

PREPARED FOR:

BOARD OF SUPERVISORS
SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:



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May 30, 2018

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

SUPPLEMENTAL ENGINEER'S REPORT – ASSESSMENT AREA ONE PROJECT

1. INTRODUCTION

This report is being prepared as a supplement to the original District Engineer's Report – Assessment Area One Project dated August 3, 2017 ("**Original Engineer's Report**") for the Summer Woods Community Development District ("**District**"), prepared by Cabre Engineering, in order to update the permitting status and verify the accuracy of the Original Engineer's Report, including but not limited to the Opinion of Probable Construction Costs.

2. DISTRICT BOUNDARIES AND PROPERTIES SERVED

The Original Engineer's Report accurately describes the District boundaries, which include approximately 268.1 acres located within unincorporated Manatee County, Florida. "**Assessment Area One**" as used herein has the definition set forth in that *Preliminary First Supplemental Special Assessment Allocation Report* dated May 30, 2018 ("**Assessment Report**"). The initial legal description and site plan for Assessment Area One have been revised slightly and are shown in **Appendices 1 and 2**, respectively. Accordingly, Assessment Area One now initially contains the approximately 113.075 acres of lands described in **Appendix 1**, and is subject to change, as described in the Assessment Report. The revised site plan for Assessment Area One, shown in **Appendix 2** (Please note that the Legal Description for Assessment Area 1 controls the District Boundary and those shown in Appendix 2 are for exhibit purposes only), now includes the currently anticipated 224 single family homes.

Note that the existing infrastructure within the District is correctly described within Section 2.3 of the Original Engineer's Report.

3. PROPOSED DISTRICT CAPITAL IMPROVEMENT PLAN

As noted in the Original Engineer's Report, the Assessment Area One Project is part of the overall capital improvement plan ("**CIP**") and will consist of infrastructure associated with the development of infrastructure benefiting both Assessment Area One and the District as a whole. Such infrastructure will consist of: Roadways (including offsite roadway improvements), Stormwater Management, Utilities, Irrigation, Landscaping, Undergrounding of Conduit, Recreational Facilities and Professional Services. There are no proposed changes relative to the proposed capital improvement plan as described in Section 3 of the Original Engineer's Report.

The updated copy of the proposed Site Plan for the District, attached as **Appendix 2** to this report, enumerates the proposed lot count, by type, for Assessment Area One and each of the future Assessment Areas. The number of units planned for Assessment Area One has increased as reflected in **Appendix 2**. Further, the boundaries of Assessment Area One are subject to reduction based on the platting of the first 224 platted lots, as described in more detail in the Assessment Report.

4. OPINION OF PROBABLE CONSTRUCTION COSTS

The opinion of probable costs presented in Section 4 of the Original Engineer's Report is factually accurate. "Table 2" from the Original Engineer's Reports is shown below and presents, among other things, the Opinion of Probable Cost for the Assessment Area One Project to include all proposed infrastructure being financed with the proceeds of the 2018 Bonds.

More specifically, the work included within the Assessment Area One Project consists of the construction of stormwater management ponds that will serve to collect runoff from Assessment Area One and road rights-of-way, as well as the construction of culverts and inlets to collect runoff and convey it into the constructed ponds. The stormwater management improvements will also include the placement of fill within District rights-of-way, landscape areas, open spaces and utility corridors for flood and runoff control and stockpile of any remaining excavated material, which may be used by the developer for placement on the single-family lots (bearing in mind that the District will not fund any such placement). In addition to stormwater management facilities, public roadways will be installed that: (1) specifically serve Assessment Area One; (2) serve to provide traffic flow through the entire District, and (3) serve as offsite turn lanes at entrances to existing County roadways. Likewise, utilities will be installed to serve Assessment Area One. The Assessment Area One Project will also consist of the installation of landscaping and irrigation within required buffers and within District rights-of-way. Finally, the Assessment Area One Project includes funding for recreational facilities that will serve the entire District. Sufficient water and sewer capacity is available for the full development of Assessment Area One.

It is our professional opinion that the costs set forth in Table 2 are reasonable and consistent with market pricing, both for the Assessment Area One Project and the overall CIP.

TABLE 2

Table 2 represents the total cost of the District's CIP per the Original Engineer's Report.

<u>Facility Description</u>	<u>TOTAL</u>	<u>Assessment Area One Project Costs</u> <u>(224 lots)¹</u>	<u>Remainder of District Costs</u> <u>(338 lots)</u>
Roadways**	\$3,500,000.00	\$1,450,000.00	\$2,050,000.00
Stormwater Management	\$5,000,000.00	\$1,900,000.00	\$3,100,000.00
Utilities (Water and Sewer)**	\$3,600,000.00	\$1,100,000.00	\$2,500,000.00
Irrigation**	\$350,000.00	\$120,000.00	\$230,000.00
Landscaping**	\$500,000.00	\$240,000.00	\$260,000.00
Undergrounding of Conduit	\$100,000.00	\$50,000.00	\$50,000.00
Recreational Facility**	\$1,300,000.00	\$520,000.00	\$780,000.00
Professional Services**	\$850,000.00	\$540,000.00	\$310,000.00
Contingency (10%)**	\$1,520,000.00	\$592,000.00	\$928,000.00
TOTAL	\$16,720,000.00	\$6,512,000.00	\$10,208,000.00

* The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

** Portions of the items noted represent "master costs" that benefit all lands within the District and, accordingly, a portion of such costs are allocated to future phases of the overall CIP. All other items for the Assessment Area One Project are allocable only to Assessment Area One.

5. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of Assessment Area One have either been obtained or are currently under review by respective governmental authorities, and include the following:

- US ACOE Nationwide Permit (COMPLETE – Expires 3/18/22)
 - Southwest Florida Water Management District ERP (COMPLETE – Expires 8/20/20)
 - Manatee County BMP/Mass Grading Permit (COMPLETE – Expires N/A)
 - Manatee County Final Site Plan (In Review – Expected approval in June 2018)
 - Manatee County Construction Plans (In Review – Expected approval in June 2018)
 - Southwest Florida Water Management District ERP Modification (In Review – Expected approval in June 2018)
-

- FDEP Potable Water Distribution (Pending Manatee County Approval of FSP/Construction Plans)
- FDEP Wastewater Collection System (Pending Manatee County Approval of FSP/Construction Plans)
- NPDES Notice of Intent (Approved)
- Manatee County Zoning/Preliminary Site Plan were approved via Ordinance PDR-14-14.

Construction has commenced based on the approved ERP, ACOE Nationwide Permit and the approved Manatee County BMP/Mass Grading Permit, as of February 19, 2018.

It is our opinion that: (1) the estimated cost to the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure; (2) that the Assessment Area One Project is feasible; and (3) that the assessable property within Assessment Area One of the District will receive a special benefit from the Assessment Area One Project that is at least equal to such costs.


Matthew J. Morris, P.E.
FL License No. 68434

5/30/18
Date



APPENDIX 1
INITIAL LEGAL DESCRIPTION FOR
ASSESSMENT AREA ONE

SUMMER WOODS ASSESSMENT AREA #1

DESCRIPTION: Part of MANATEE RIVER FARMS UNIT NO. 1, according to the plat thereof, recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida, lying in Section 19, Township 33 South, Range 19 East; Together with lands lying in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Center 1/4 corner of said Section 24, run thence along the North boundary of the Southeast 1/4 of said Section 24, the following two (2) courses: 1) S.89°43'11"E., a distance of 1818.37 feet to the **POINT OF BEGINNING**; 2) continue S.89°43'11"E., a distance of 239.57 feet to the South right of way line of Moccasin Wallow Road, according to Official Records Book 2633, Page 5780, of the Public Records of Manatee County, Florida; thence along said South right of way line, the following two (2) courses: 1) Easterly, 614.53 feet along the arc of a non-tangent curve to the left having a radius of 2939.93 feet and a central angle of 11°58'35" (chord bearing S.83°09'10"E., 613.41 feet); 2) S.89°08'28"E., a distance of 1987.57 feet to a point on the East boundary of Parcel C, according to Official Records Book 2496, Page 3206, of the Public Records of Manatee County, Florida; thence along said East boundary of Parcel C, S.00°10'54"E., a distance of 1748.28 feet to a point on the Centerline of Buffalo Canal, said point also being the North boundary of COPPERSTONE, PHASE 1, according to the plat thereof, recorded in Plat book 51, Page 178, of the Public Records of Manatee County, Florida; thence along said Centerline of Buffalo, the following four (4) courses: 1) along aforesaid North boundary of COPPERSTONE, PHASE I, S.89°59'36"W., a distance of 2711.69 feet to the Northwest corner of said COPPERSTONE, PHASE I; 2) S.89°56'55"W., a distance of 562.20 feet; 3) Westerly, 265.42 feet along the arc of a tangent curve to the right having a radius of 600.00 feet and a central angle of 25°20'44" (chord bearing N.77°22'43"W., 263.26 feet); 4) N.64°42'22"W., a distance of 418.37 feet; thence N.04°13'09"E., a distance of 185.50 feet; thence N.15°59'06"E., a distance of 74.94 feet; thence Easterly, 49.55 feet along the arc of a non-tangent curve to the right having a radius of 1160.00 feet and a central angle of 02°26'51" (chord bearing S.74°18'25"E., 49.55 feet); thence Easterly, 238.08 feet along the arc of a reverse curve to the left having a radius of 640.00 feet and a central angle of 21°18'51" (chord bearing S.83°44'25"E., 236.71 feet); thence Southeasterly, 433.57 feet along the arc of a non-tangent curve to the left having a radius of 465.00 feet and a central angle of 53°25'21" (chord bearing S.54°18'16"E., 418.03 feet); thence Easterly, 1001.56 feet along the arc of a compound curve to the left having a radius of 1640.00 feet and a central angle of 34°59'28" (chord bearing N.81°29'19"E., 986.07 feet); thence N.26°00'24"W., a distance of 115.00 feet; thence Southwesterly, 35.41 feet along the arc of a non-tangent curve to the right having a radius of 1525.00 feet and a central angle of 01°19'50" (chord bearing S.64°39'30"W., 35.41 feet); thence N.24°40'35"W., a distance of 200.00 feet; thence S.66°21'42"W., a distance of 48.01 feet; thence S.68°44'57"W., a distance of 62.41 feet; thence S.71°26'53"W., a distance of 62.41 feet; thence S.73°50'09"W., a distance of 48.01 feet; thence S.74°00'27"W., a distance of 48.06 feet; thence N.07°57'27"E., a distance of 47.19 feet; thence N.11°34'59"E., a distance of 34.18 feet; thence N.15°06'20"E., a distance of 36.51 feet; thence N.18°44'39"E., a distance of 36.51 feet; thence N.22°21'00"E., a distance of 37.41 feet; thence N.21°15'14"E., a distance of 49.12 feet; thence N.17°13'57"E., a distance of 49.12 feet; thence N.12°42'30"E., a distance of 61.39 feet; thence N.05°09'09"E., a distance of 109.16 feet; thence N.60°05'18"E., a distance of 38.64 feet; thence N.48°17'32"E., a distance of 72.03 feet; thence N.39°32'36"E., a distance of 57.63 feet; thence N.31°46'06"E., a distance of 57.63 feet; thence N.22°35'39"E., a distance of 79.25 feet; thence N.05°01'28"E., a distance of 240.06 feet; thence N.85°23'05"W., a distance of 141.61 feet; thence S.04°36'55"W., a distance of 28.81 feet; thence N.85°23'05"W., a distance of 50.00 feet; thence S.04°36'55"W., a distance of 118.75 feet; thence Southwesterly, 144.40 feet along the arc of a tangent curve to the right having a radius of 225.00 feet and a central angle of 36°46'14" (chord bearing S.23°00'02"W., 141.93 feet); thence N.54°51'47"W., a distance of 240.74 feet; thence N.00°00'00"E., a distance of 520.33 feet to the **POINT OF BEGINNING**.

Containing 113.075 acres, more or less.

**SUMMER WOODS ASSESSMENT AREA #1
DESCRIPTION SKETCH**



REVISIONS				Prepared For: KOLTER HOMES	
No.	Date	Description	Dwn.	DESCRIPTION SKETCH NOT A SURVEY <hr/> David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423	
1	7/28/17	Rev. Boundary & Desc.	DAW		
Sheet No. 1 of 5 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

GeoPoint
Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business Number LB 7768

Drawn:PAM	Date: 8/3/17	Data File: ---
Check:DAW	P.C.:N/A	Field Book: ---
Section: 19 Twn. 33S Rng. 19E		Job #: ---



POINT OF COMMENCEMENT

CENTER 1/4 CORNER OF SECTION 24-33-19

POINT OF BEGINNING

(BASIS OF BEARINGS)
S 89°43'11" E 1818.37'

NORTH BOUNDARY OF
SOUTHEAST 1/4 OF
SECTION 24-33-19

SOUTHERLY MAINTAINED
RIGHT OF WAY LINE
OF MOCCASIN WALLOW ROAD
(PLAT BOOK 4, PAGE 153)

MOCCASIN WALLOW ROAD

S 89°08'28" E 1987.57'

South right of way line
(O.R. 2633, Pg. 5780)

MANATEE RIVER FARMS
UNIT NO. 1
(Plat Book 6, Page 45)

SUMMER WOODS
ASSESSMENT
AREA #1
AREA=113.075
ACRES ±

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3

CENTERLINE OF BUFFALO CANAL
S 89°59'36" W 2711.69'

Northwest corner of
Copperstone, Phase I

North boundary of
Copperstone, Phase I

COPPERSTONE, PHASE I
(Plat Book 51, Page 178)

NOTE: SEE SHEETS 4 & 5 FOR LINE & CURVE TABLES

**SUMMER WOODS ASSESSMENT AREA #1
DESCRIPTION SKETCH**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: KOLTER HOMES

DESCRIPTION SKETCH

NOT A SURVEY



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Surveying, Inc.

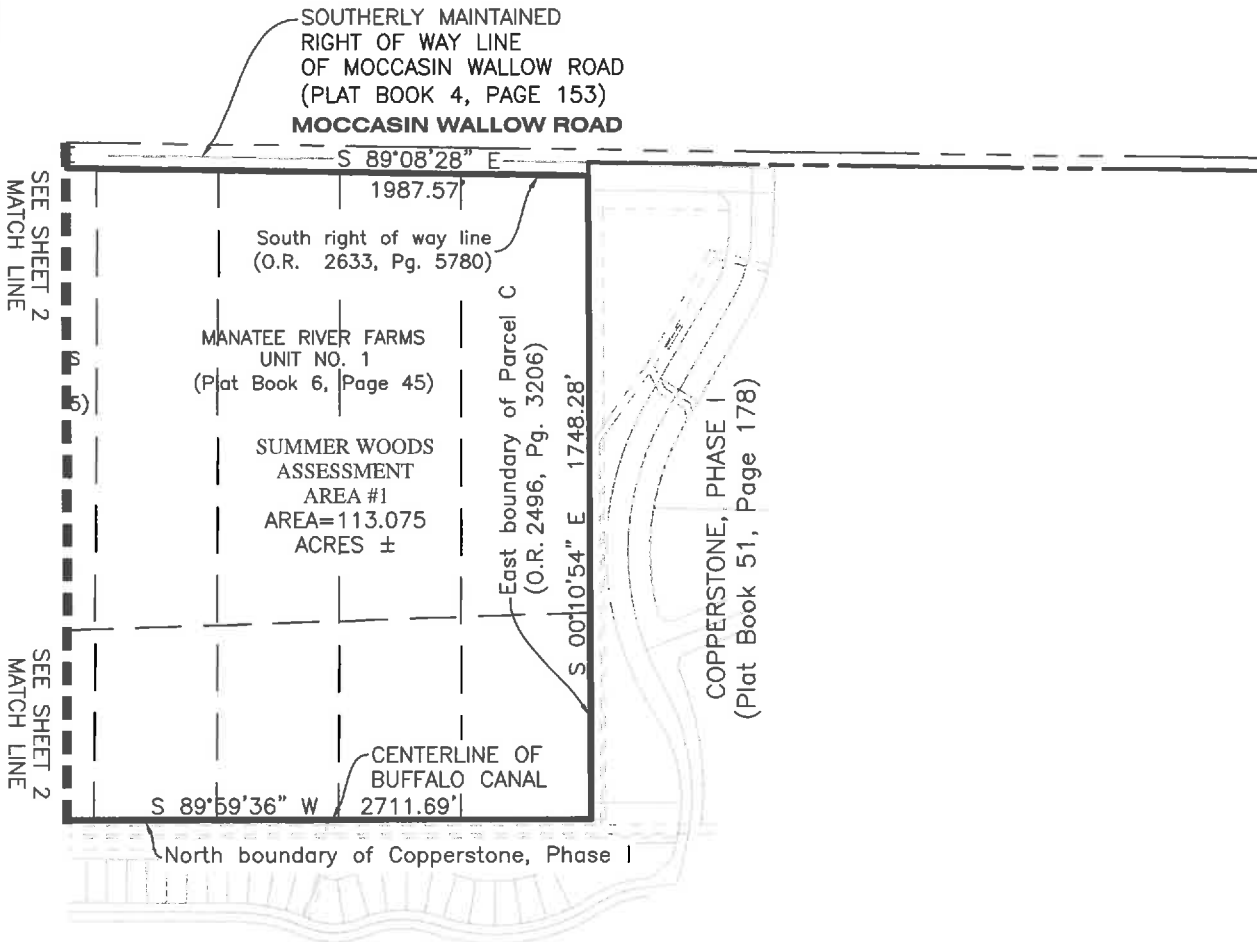
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Drawn:PAM	Date: 8/3/17	Data File: ---
Check:DAW	P.C.: N/A	Field Book: ---
Section: 19 Twn. 33S Rng. 19E		Job #: ---



SCALE 1" = 500'



SEE SHEET 2 MATCH LINE

SEE SHEET 2 MATCH LINE

LEGEND

O.R. - - - - - Official Records Book

NOTE: SEE SHEETS 4 & 5 FOR LINE & CURVE TABLES

**SUMMER WOODS ASSESSMENT AREA #1
DESCRIPTION SKETCH**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: KOLTER HOMES

DESCRIPTION SKETCH

NOT A SURVEY



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Drawn:PAM	Date: 8/3/17	Data File: ---
Check:DAW	P.C.:N/A	Field Book: ---
Section: 19 Twn. 33S Rng. 19E		Job #: ---

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 89°43'11" E	239.57'
L6	S 89°56'55" W	562.20'
L8	N 64°42'22" W	418.37'
L9	N 04°13'09" E	185.50'
L10	N 15°59'06" E	74.94'
L15	N 26°00'24" W	115.00'
L17	N 24°40'35" W	200.00'
L18	S 66°21'42" W	48.01'
L19	S 68°44'57" W	62.41'
L20	S 71°26'53" W	62.41'
L21	S 73°50'09" W	48.01'
L22	S 74°00'27" W	48.06'
L23	N 07°57'27" E	47.19'
L24	N 11°34'59" E	34.18'
L25	N 15°06'20" E	36.51'
L26	N 18°44'39" E	36.51'
L27	N 22°21'00" E	37.41'
L28	N 21°15'14" E	49.12'
L29	N 17°13'57" E	49.12'
L30	N 12°42'30" E	61.39'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L31	N 05°09'09" E	109.16'
L32	N 60°05'18" E	38.64'
L33	N 48°17'32" E	72.03'
L34	N 39°32'36" E	57.63'
L35	N 31°46'06" E	57.63'
L36	N 22°35'39" E	79.25'
L37	N 05°01'28" E	240.06'
L38	N 85°23'05" W	141.61'
L39	S 04°36'55" W	28.81'
L40	N 85°23'05" W	50.00'
L41	S 04°36'55" W	118.75'
L43	N 54°51'47" W	240.74'
L44	N 00°00'00" E	520.33'

**SUMMER WOODS ASSESSMENT AREA #1
DESCRIPTION SKETCH**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: KOLTER HOMES

DESCRIPTION SKETCH

NOT A SURVEY



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Drawn: PAM	Date: 8/3/17	Data File: ---
Check: DAW	P.C.: N/A	Field Book: ---
Section: 19 Twn. 33S Rng. 19E		Job #: ---

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	2939.93'	11°58'35"	614.53'	613.41'	S 83°09'10" E
C2	600.00'	25°20'44"	265.42'	263.26'	N 77°22'43" W
C3	1160.00'	2°26'51"	49.55'	49.55'	S 74°18'25" E
C4	640.00'	21°18'51"	238.08'	236.71'	S 83°44'25" E
C5	465.00'	53°25'21"	433.57'	418.03'	S 54°18'16" E
C6	1640.00'	34°59'28"	1001.56'	986.07'	N 81°29'19" E
C7	1525.00'	1°19'50"	35.41'	35.41'	S 64°39'30" W
C8	225.00'	36°46'14"	144.40'	141.93'	S 23°00'02" W

SUMMER WOODS ASSESSMENT AREA #1 DESCRIPTION SKETCH



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: KOLTER HOMES

DESCRIPTION SKETCH

NOT A SURVEY

GeoPoint
Surveying, Inc.

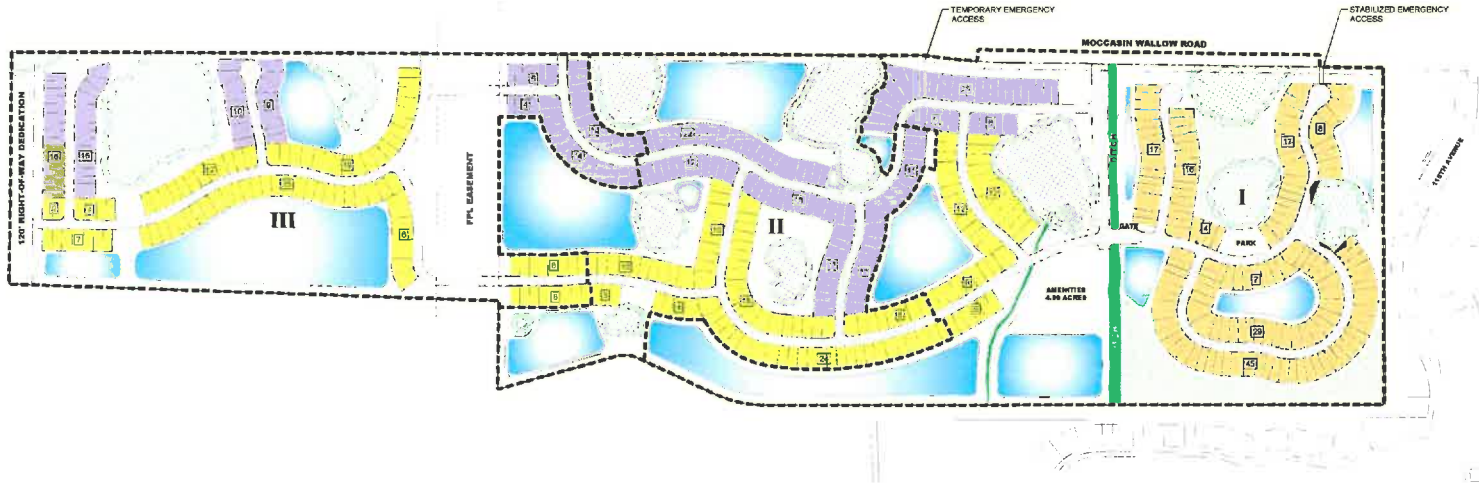
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Check: DAW	P.C.: N/A	Field Book: ---
Section: 19 Twn. 33S Rng. 19E		Job #: ---

APPENDIX 2
SITE PLAN

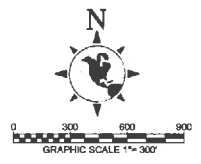
LEGEND

- PROPERTY BOUNDARY
- W-PP WETLAND
- L-10 LAKE
- 40x115 SFD LOT
- 40x130 SFD LOT
- 50x115 SFD LOT
- NATIVE UPLAND PRESERVE



RESIDENTIAL DWELLING UNITS (ASSESSMENT AREA)

TYPE	PHASE I	PHASE II	PHASE III	TOTAL LOTS
SFD LOTS - 40x115'	40	78	88	206
SFD LOTS - 40x130'	143	0	0	143
SFD LOTS - 50x115'	41	77	83	211
TOTAL UNITS	224	155	182	562



NO.	DATE	REVISION DESCRIPTION	BY

M MORRIS ENGINEERING AND CONSULTING, L.L.C.
 Civil Engineering and Land Development Consulting
897 Professional Parkway East, Suite 10, Seville, Florida 32926 • P: 407.321.4444 • www.morriseng.com

DATE	12/13/2013
PROJECT	SR
DRAWING	SR-MWP
DRAWN BY	CHEDED
CHECKED	SRM

SITE PLAN
SUMMERWOODS - PHASE I, II, & III
 MANATEE COUNTY, FLORIDA

SCALE: 1" = 300'
 SEC - 13P - 110
 15 - 224 - 118 / 118

SHEET	OF
1	1

MATTHEW J. MORRIS
 FL. LICENSE NO. 65434

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