

# **WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**

## **ENGINEER'S REPORT INFRASTRUCTURE IMPROVEMENTS**

PREPARED FOR

**Windsor at Westside Community Development District  
Board of Supervisors**  
c/o Governmental Management Services- Central Florida, LLC  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801

PREPARED BY

**OSCEOLA  
ENGINEERING  
INCORPORATED**



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**ADOPTED**  
November 20, 2014

**WINDSOR AT WESTSIDE CDD  
ENGINEER'S REPORT  
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11-20-14

Raymond C. Stangle II, P.E.      Date  
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Osceola Engineering, Inc. No. 26265



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## WINDSOR AT WESTSIDE CDD ENGINEER'S REPORT

### I. Introduction

**a. Location and General Description.** Windsor at Westside (a.k.a. Sunterra West) is a residential land development project (the "Development") located in north-western Osceola County, Florida. The Development contains approximately 160.25 acres and is wholly contained within the limits of the Windsor at Westside Community Development District (the "District"). The District is located east of Westside Boulevard and south of North Goodman Road, approximately 2.2 miles south of US Highway 192, all within Section 10, Township 25 South, Range 27 East. The location of the District is graphically shown on **Exhibit 1-Location Map** and the District Boundaries are shown by phase on **Exhibit 2- Description Sketch**, both located within the **Appendix** of this report.

In accordance with the Osceola County Comprehensive Plan, the Development is located within an area assigned future land use of Mixed Use with the corresponding zoning designation of Planned Development. The Sunterra West Planned Development, PD13-00004 was approved by the Board of County Commissioners of Osceola County, Florida on July 16, 2013. The **PD Concept Plan** is included as **Exhibit 3** in the **Appendix**.

**b. District Purpose and Scope.** The District has been established for the purpose of financing, acquiring or constructing, maintaining, and operating a portion of the infrastructure necessary for the public infrastructure within the District. The purpose of this report is to provide a description of the infrastructure improvements to be financed and/or acquired by the District. The District will finance, acquire and/or construct, operate and maintain certain aspects of the public infrastructure improvements that are needed to serve the public aspects of the Development and allocate the costs for the infrastructure improvements. It's anticipated that given the timing of construction, which is currently ongoing, the public infrastructure improvements will be completed by Pulte Home Corporation, the primary developer of the Development (the "Developer"), and will be acquired by the District with proceeds of bonds issued by the District. The Developer will construct the balance of the infrastructure needed for the Development that is not financed by the District.

The Windsor at Westside Community Development District was established pursuant to Osceola County Ordinance No. 2014-156 enacted by the Board of County Commissioners on October 20, 2014.



**c. Description of Land Use.** The lands within the District encompass approximately 160.25 acres. The Development is planned as a 600 unit residential community consisting of 96 attached single family units (townhomes) and 504 detached single family units. The table below illustrates the current land use plan.

<u>Proposed Land Use</u>	<u>Approximate Area</u> (Acres)	<u>Units</u>
Preserved Wetlands	18.9	
Upland Buffers	8.4	
Framework Roadways	11.5	
Townhomes	8.1	96
40' Wide Bungalow Homes	30.2	218
50' Wide Single Family Homes	52.9	286
Club Area	4.0	
Buffers, Parks, & Open Space	6.2	
Water Management Ponds	19.9	
Addition R/W for N. Goodman Road	0.2	
<b>Total</b>	<b>160.3</b>	<b>600</b>

The PD Concept Plan included as **Exhibit 3** in the **Appendix** provides a pictorial illustration of the above proposed land uses.

## **II. Status of Permitting**

The current plan of development is expected to include 96 single family attached units (townhouses), 504 single family detached units on 40' and 50' wide lots, recreational uses, public and private roadways, storm water management areas, and open spaces.

The local government regulations governing the Development include: the Osceola County Comprehensive Plan; the Osceola County Land Development Code; the Sunterra West Planned Development (PD13-0004); and the Toho Water Authority.

State and Federal Agencies administering permit authority include: South Florida Water Management District; Florida Department of Environmental Protection and the United States Army Corps of Engineers. The Florida Department of State Division of Historical Resources also has public comment input required for the SFWMD permit.

The following permits are required for the Development:

1. South Florida Water Management District (SFWMD):
  - Environmental Resource General Construction Permit
  - General Water Use Permit for Construction Dewatering



2. Osceola County Growth Management Division
  - Planned Development Zoning Map Amendment
  - Preliminary Subdivision Plan Approval
  - Final Subdivision Plan Approval
  - Site Development Plan (Subdivision Construction Plan) Approval
  - Osceola County Right-of-Way Utilization Approval (issued with Site Development Plan)
3. Toho Water Authority
  - Construction Plan Approval and Developer Service Agreement
4. State of Florida Department of Environmental Protection (FDEP)
  - Potable Water Supply Distribution System Permit
  - Domestic Wastewater/Transmission System Permit
  - National Pollutant Discharge Elimination System N.O.I.
5. Florida Department of State Division of Historical Resources:
  - Archeological Assessment Sufficiency Approval
6. Federal Emergency Management Agency (FEMA)
  - Conditional Letter of Map Revision
  - Letter of Map Revision
7. United States Army Corp of Engineers
  - Department of the Army Permit (dredge and fill)

As provided herein, this Development is proposed to be developed in two Phases. Phase 1 will consist of 96 single family attached units (townhomes) 166 single family detached units, roadway infrastructure, water, sewer and re-use utilities, electric distribution system, telephone/data/phone utilities, clubhouse, a storm water management pond and open spaces on the northerly 61.2 acres. This area has received all necessary permits and is currently under construction.

Phase 2 will consist of the remaining 338 single family detached units, roadway infrastructure, water, sewer and re-use utilities, electric distribution system, telephone/data/phone utilities, two storm water management ponds and open spaces on the southerly 99.0 acres.

Please see **Exhibit 4** in the **Appendix** for a detailed description of the permit status. It is our opinion the necessary permits for the construction of Phase 1 of the Development have been obtained and there are no technical reasons existing at this time which would prohibit the implementation of the plans for Phase 2 of the Development as presented herein. Furthermore, all permits not yet issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of constructing the Development.

### **III. Infrastructure Benefit**

The public infrastructure described herein as proposed to be provided by the District provide two types of public benefits. These benefits include:

1. Project wide public benefits
2. Incidental public benefits

The **project-wide public benefits** are provided by public infrastructure improvements that serve all residents in the District. These public infrastructure improvements include: master storm water management systems; potable water distribution systems; reclaimed water distribution systems; sanitary sewer collection systems; and perimeter landscape and irrigation improvements designed to serve the entire District.

**Incidental public benefits** include those benefits received by the general public who do not necessarily reside within the District. These benefits occur for two reasons in the case of the District. First, the general public will be using some of the improvements provided by the District. Second, the proposed infrastructure improvements are required under the Development's development orders and approvals, which includes not only the District, but also additional facilities outside the District, which will also benefit from District improvements. These incidental public benefits include: the connector roadway identified in **Exhibit 3** in the **Appendix** connecting Westside Boulevard to N. Goodman Road; potable water distribution systems; reclaimed water distribution systems; and sanitary sewer collection systems.

The proposed infrastructure improvements identified in this Report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property is currently unused, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential subdivision. As noted, the District can construct, acquire, own, and operate any or the entire proposed public infrastructure discussed herein. As noted earlier, it's anticipated the Developer will construct the infrastructure not financed or acquired by the District.

### **IV. Infrastructure Improvements**

This Report identifies the public infrastructure presently anticipated to be financed, designed, constructed and/or acquired by the District for the benefit of the developable lands within the District. The public infrastructure elements include: the cost of earthwork/grading of public property, storm water management and drainage systems, potable water distribution systems, reuse water distribution systems, sewer collection systems, Monaco Blvd. and Westside Blvd. landscaping and irrigation improvements, and Professional Fees and Contingencies. The estimated costs for engineering design and inspection of these elements, as well as, the cost for professional service fees and permitting fees will be funded by the District.

The proposed public infrastructure improvements to serve the Development's needs are listed in the following categories:

1. Storm Water Management System (Phases 1 & 2)
2. External Roadway (Monaco Blvd.)
3. Emergency Access Road (Phase 2)
4. Monaco Blvd./Westside Blvd. Buffer Walls and Landscaping (Phases 1 & 2)
5. Potable Water Distribution Systems (Phases 1 & 2)
6. Sanitary Sewer Collection Systems (Phases 1 & 2)
7. Reclaimed Water Distribution Systems (Phases 1 & 2)
8. Professional and Inspection Fees

Detailed descriptions of the above proposed public infrastructure improvements are provided in the following section. **Exhibit 9** in the **Appendix** shows an estimated cost for the proposed public infrastructure improvements.

#### **V. Description of the Infrastructure and Construction Schedule**

**a. Storm Water Management Systems (Phases 1 & 2).** The storm water management facilities consist of inlets, manholes, storm pipes and drainage swales, which direct storm water runoff to three wet detention ponds located within the two phases of development. These wet detention ponds have been designed to manage the storm water runoff generated by the Development. The Phase 1 development area north of and including Monaco Boulevard will be directed to the wet detention pond (Pond 1) located north of the clubhouse facility. This pond will then discharge south under Monaco Boulevard to the northerly wet detention pond (Pond 2) located in Basin 2 of Phase 2. Pond 2 then discharges to the adjacent wetland, which then flows easterly to Davenport Creek swamp. Pond 3 collects storm water runoff from the most southerly Basin 3 in Phase 2 and also discharges to the adjacent wetland, which then flows easterly to Davenport Creek swamp. The storm water management system will be owned, operated and maintained by the District.

See **Exhibits 5A and 5B** in the **Appendix** for a graphical representation of the Storm Water Management Facilities.

**b. External Roadway (Monaco Boulevard)** The project proposes a connector road (Monaco Boulevard) between Westside Boulevard and N. Goodman Road. This roadway will both serve as part of the County's major transportation system and direct access to both Phase 1 and Phase 2 of the development. In addition, improvements are proposed in Westside Blvd. consisting of a southbound left turn lane and new median opening into Monaco Blvd. and to N. Goodman Road consisting of the paving of the roadway from its current terminus to Monaco Blvd. As this roadway will serve both Phases 1 and 2, its costs will be divided between Phase 1 and 2 on a pro-rata share based on the number of residential lots within Phase 1 and Phase 2 compared to the total lots. The cost sharing is as follows: Phase 1 – 262 lots/600 lots = 0.4367 or 43.67% and Phase 2 – 338 lots/600 lots = 0.5633 or 56.33%.

The network of interior onsite streets is not considered among the infrastructure to be financed, operated or maintained by the District since those streets are considered to be restricted to the use of the residents and their guests. Access to the onsite streets by the general public will be limited by the installation of gates at the entrances to the Development off of Monaco Blvd. Osceola County will operate and maintain all pavement, curb, and drainage systems within the right-of-way. CDD will operate and maintain all hardscape (ie, pavers, walkways, sidewalks), landscape, and irrigation improvements outside of the pavement and curb within the right-of-way pursuant to the "Right-of-way Use Agreement" with Osceola County.

**c. Emergency Access Road (Phase 2)** As provided in the PD and the construction plans for Phase 2, an emergency access road will be constructed from the development's interior on-site streets to the County's road network at the southern boundary of the Development. As the access road is located with the County maintained right-of-way, it is considered a benefit to the Public. When completed, the access road will be owned, operated and maintained by the County.

**d. Monaco Blvd./Westside Blvd. Landscaping (Phases 1 & 2).** As part of the infrastructure serving the Development, landscaping and irrigation will be provided within the Monaco Boulevard right-of-way to buffer the development from the public roadway and along the Development's frontage adjacent to Westside Blvd. In addition, the Developer will be constructing landscaping and irrigation improvements will be constructed within the Westside Blvd. public right-of-way adjacent to the project and north to N. Goodman Road. The District will own and maintain the landscaping and irrigation improvements.

**e. Potable Water Distribution Systems (Phases 1 & 2).** Potable water for the Development will be provided by the Toho Water Authority (TWA). Existing water distribution facilities exist along Westside Boulevard as a 24" water main and along N. Goodman Road as a 12" water main. The proposed water distribution system will consist of three parts. Part 1 will be the proposed 12" and 16" water distribution mains, fittings and fire hydrants located along Monaco Blvd. The construction costs associated with this water main will be distributed between Phase 1 and 2, as it serves both phases. Part 2 will consist of the 8" water distribution system, valves, fittings, services, meters, and fire hydrants within Phase 1. This system solely benefits to Phase 1, as it only serves Phase 1. Part 3 will consist of the 8" water distribution system, valves, fittings, services, meters and fire hydrants within Phase 2. This system solely benefits Phase 2, as it only serves Phase 2.

When completed, the potable water distribution system will be dedicated by the District to the Toho Water Authority for operation and maintenance. All water system impact fees charged by TWA are included in the cost of these systems. See **Exhibits 6A and 6B** in the **Appendix** for a graphical representation of the water distribution systems for Phase 1 and Phase 2, respectively.

**f. Sanitary Sewer Collection Systems (Phases 1 & 2).** Sanitary sewer collection and treatment will be provided by the TWA. Existing sanitary sewer services are provided by an existing gravity sewer main and sewer lift station located along N. Goodman Road, just north of the north-east corner of the District. The sanitary sewer system will consist of three parts. Part 1 will consist of the 10" gravity sewer system and manholes within Monaco Blvd. that serve both Phase 1 and Phase 2 of the development. The construction costs associated with this sewer system will be distributed between Phase 1 and 2, as it serves both phases. Part 2 will consist of the 8" gravity sewer main, manholes and services that solely serve Phase 1. This system solely benefits Phase 1, as it only serves Phase 1. Part 3 will consist of a sewer lift station, 8" gravity sewer mains, manholes and sewer services that solely serve Phase 2. This system solely benefits Phase 2, as it only serves Phase 2.

When completed, the sanitary sewer system will be dedicated by the District to the Toho Water Authority for operation and maintenance. All sewer system impact fees charged by TWA are included in the cost of these systems. See **Exhibits 7A and 7B** in the **Appendix** for a graphical representation of the sanitary sewer system.

**g. Reclaimed Water Distribution Systems (Phases 1 & 2).** Reclaimed (or irrigation) water for the Development will be provided by the Toho Water Authority (TWA). Existing reclaimed water distribution facilities exist along Westside Boulevard as a 16" reclaimed water main and along N. Goodman Road as a 24" reclaimed water main. The proposed reclaimed water distribution system will consist of three parts. Part 1 will be the proposed 10" reclaimed water distribution mains and fittings located along Monaco Blvd. The construction costs associated with this reclaimed water main will be distributed between Phase 1 and 2, as it serves both phases. Part 2 will consist of the 6" reclaimed water distribution system, valves, services, Master meters, and fittings within Phase 1. This system solely benefits Phase 1, as it only serves Phase 1. Part 3 will consist of the 6" reclaimed water distribution system, valves, services, master meters, and fittings within Phase 2. This system solely benefits Phase 2, as it only serves Phase 2.

When completed, the water distribution system will be dedicated by the District to the Toho Water Authority for operation and maintenance. There currently are no reclaimed water system impact fees charged by TWA.

See **Exhibits 8A and 8B** in the **Appendix** for a graphical representation of the reclaimed water distribution systems in Phase 1 and Phase 2, respectively.

**h. Professional and Inspection Fees (Phases 1 & 2).** Professional services from various consultants are required to design, obtain permits and construct the public infrastructure within the Development. These consultants include, but are not limited to: civil engineer; surveyor; environmental scientist; geotechnical engineer; land planner; and land development attorneys. Each agency will charge a plan review fee and an inspection fee for the public infrastructure to insure the public improvements are designed in accordance with the agency's codes and constructed in accordance with the approved plans. The professional service fees and review/inspection fees are included in the District's public infrastructure costs.

**i. Construction Schedule.** As of the date of this report, construction of Phase 1 of the Development is under way. It is estimated the infrastructure for Phase 1 will be completed in approximately 4 months. An estimated schedule follows:

<u>Facility</u>	<u>Construction Schedule</u>
Storm Water Management System (Phase 1)	May 2014-February 2015
Storm Water Management System (Phase 2)	June 2015-January 2017
External Roadway (Monaco Blvd.) (Phase 1 & 2)	May 2014-February 2015
Monaco Blvd. Landscaping (Phase 1)	Nov. 2014-February 2015
Monaco Blvd Landscaping (Phase 2)	Nov.2016-February 2017
Westside Blvd. Landscaping	Nov. 2014-February 2015
Potable Water Distribution System (Phase 1)	May 2014-February 2015
Potable Water Distribution System (Phase 2)	June 2015-January 2017
Sanitary Sewer Collection System (Phase 1)	May 2014-February 2015
Sanitary Sewer Collection System (Phase 2)	June 2015-January 2017
Reclaimed Water Distribution System (Phase 1)	June 2015-January 2017
Reclaimed Water Distribution System (Phase 2)	June 2015-January 2017
Professional and Inspection Fees (Phase 1)	May 2014-February 2015
Professional and Inspection Fees (Phase 2)	June 2014-January 2017

## **VI. Ownership and Maintenance**

After the District has financed and acquired and/or constructed the proposed infrastructure improvements, the ultimate ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth below.

<u>Proposed Infrastructure Improvements</u>	<u>Ownership</u>	<u>Operation &amp; Maintenance</u>
Storm Water Management System (Phase 1 & 2)	CDD <sup>(1)</sup>	CDD <sup>(1)</sup>
External Roadway (Monaco Blvd.)	COUNTY <sup>(2)</sup>	CDD/COUNTY <sup>(2)(4)</sup>
Emergency Access Road (Phase 2)	COUNTY <sup>(2)</sup>	COUNTY <sup>(2)</sup>
Monaco Blvd. Landscaping (Phase 1 & 2)	CDD <sup>(1)</sup>	CDD <sup>(1)</sup>
Westside Blvd. Landscaping	CDD <sup>(1)</sup>	CDD <sup>(1)</sup>
Potable Water Distribution System (Phase 1 & 2)	TWA <sup>(3)</sup>	TWA <sup>(3)</sup>
Sanitary Sewer Collection System (Phase 1 & 2)	TWA <sup>(3)</sup>	TWA <sup>(3)</sup>
Reclaimed Water Distribution System (Phase 1 & 2)	TWA <sup>(3)</sup>	TWA <sup>(3)</sup>

Notes:

- (1) Windsor at Westside Community Development District
- (2) Osceola County, Florida
- (3) Toho Water Authority
- (4) Osceola County will operate and maintain all pavement, curb, and drainage systems within the right-of-way. CDD will operate and maintain all hardscape (ie, pavers, walkways, sidewalks), landscape, and irrigation improvements outside of the pavement and curb within the right-of-way pursuant to the "Right-of-way Use Agreement" with Osceola County.

## **VII. Real Property Interests**

Real property interests for the lands within the District needed for construction, operation and maintenance of the District funded facilities will be dedicated by the Developer to the District or other public entity at no cost.



### **VIII. Estimate of Capital Improvement Costs**

<b>Facility Description</b>	<b>Construction Cost</b>
Storm Water Management System (Phase 1)	\$1,411,932.39
Storm Water Management System (Phase 2)	\$ 1,638,321.87
External Roadway (Monaco Blvd.) (Phase 1)	\$ 347,513.17
External Roadway (Monaco Blvd.) (Phase 2)	\$ 448,257.76
Emergency Access Road (Phase 2)	\$ 10,000.00
Monaco Blvd Landscaping (Phase 1)	\$ 172,827.40
Monaco Blvd. Landscaping (Phase 2)	\$ 212,363.59
Westside Blvd. Landscaping (Phase 1)	\$ 40,121.75
Westside Blvd. Landscaping (Phase 2)	\$ 43,300.05
Potable Water Distribution System (Phase 1)	\$ 1,100,638.20
Potable Water Distribution System (Phase 2)	\$ 1,474,527.83
Sanitary Sewer Collection System (Phase 1)	\$ 1,324,899.35
Sanitary Sewer Collection System (Phase 2)	\$ 1,842,155.76
Reclaimed Water Distribution System (Phase 1)	\$ 238,427.70
Reclaimed Water Distribution System (Phase 2)	\$ 425,799.00
Professional and Inspection Fees (Phase 1)	\$ 338,583.75
Professional and Inspection Fees (Phase 2)	\$ 368,501.99
<b>Total (Phases 1 and 2)</b>	<b>\$11,444,171.56</b>
Total Phase 1 Improvements	\$ 4,974,943.71
Total Phase 2 Improvements	\$ 6,469,227.85

Note: Please refer to Exhibit 9 in Appendix for a detail of the estimated costs above.

### **IX. Conclusions and Summary Opinion**

The public infrastructure improvements as detailed herein are necessary for the functional development of the District. The planning and design of the infrastructure has been completed in accordance with current governmental regulatory requirements. The infrastructure will provide the intended function so long as the construction is in substantial compliance with the design and permits. The District will need funding to acquire a portion of the improvements included in this report. The Engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on any future series of bonds, the District should levy and collect an annual "Operating and Maintenance Assessment" to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements. It is my professional opinion that the costs provided herein for the District's proposed infrastructure improvements are reasonable to complete the construction of the proposed infrastructure improvements described herein and that these infrastructure improvements will benefit and add value to the District as more fully detailed in the assessment methodology report to be prepared by Governmental Management Services-Central Florida, LLC. All such proposed infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes.



The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. Where necessary, historical costs and information from other professionals or utility consultants and contractors have been used in the preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities within the area. It is therefore our opinion that the construction of the proposed public infrastructure improvements can be completed at the costs as stated. It is my view the cost to be paid by the District for the public infrastructure will not exceed the actual cost or the fair market value, whichever is less. The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

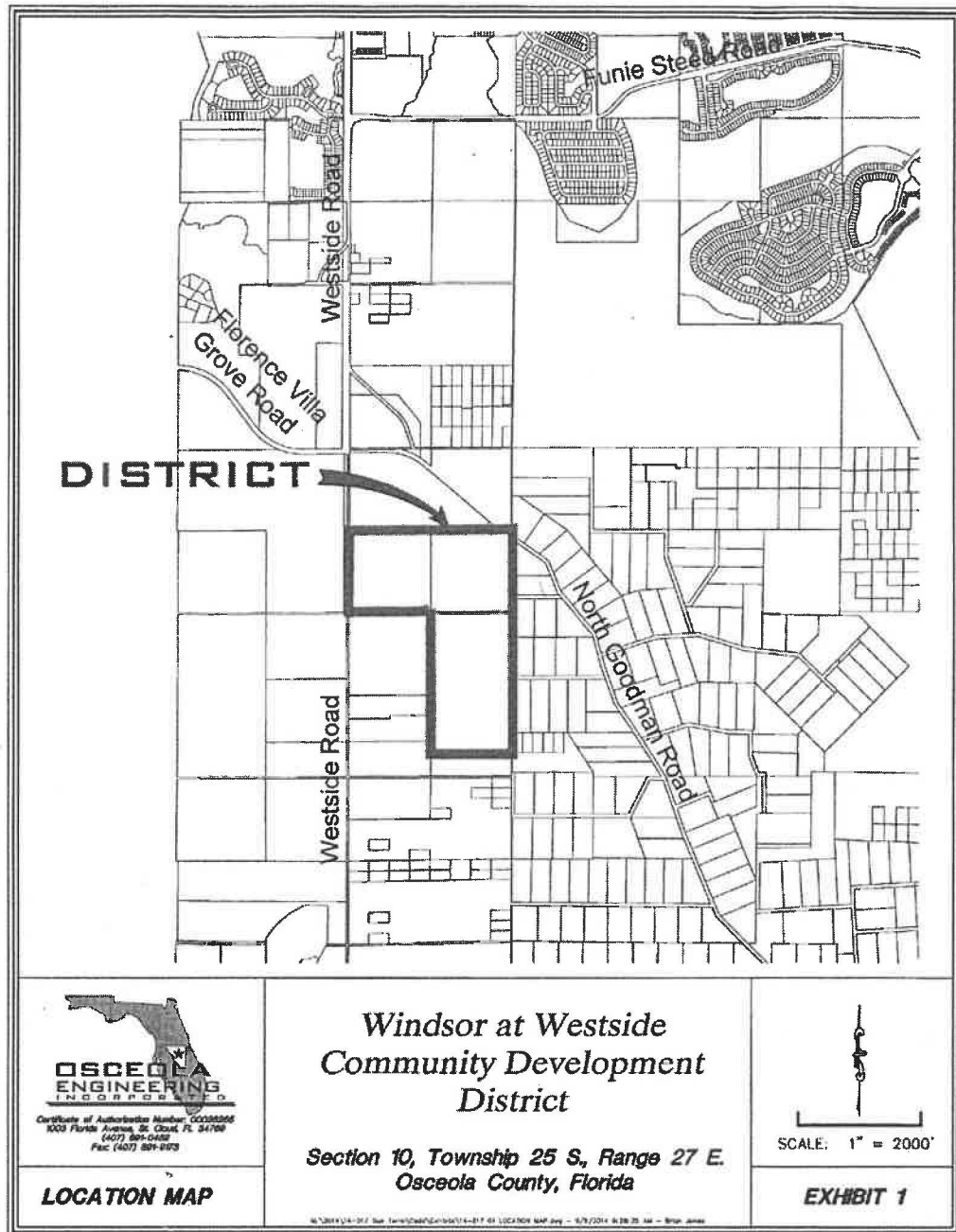


**WINDSOR AT WESTSIDE CDD  
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**APPENDIX**

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**EXHIBIT 1 - LOCATION MAP**

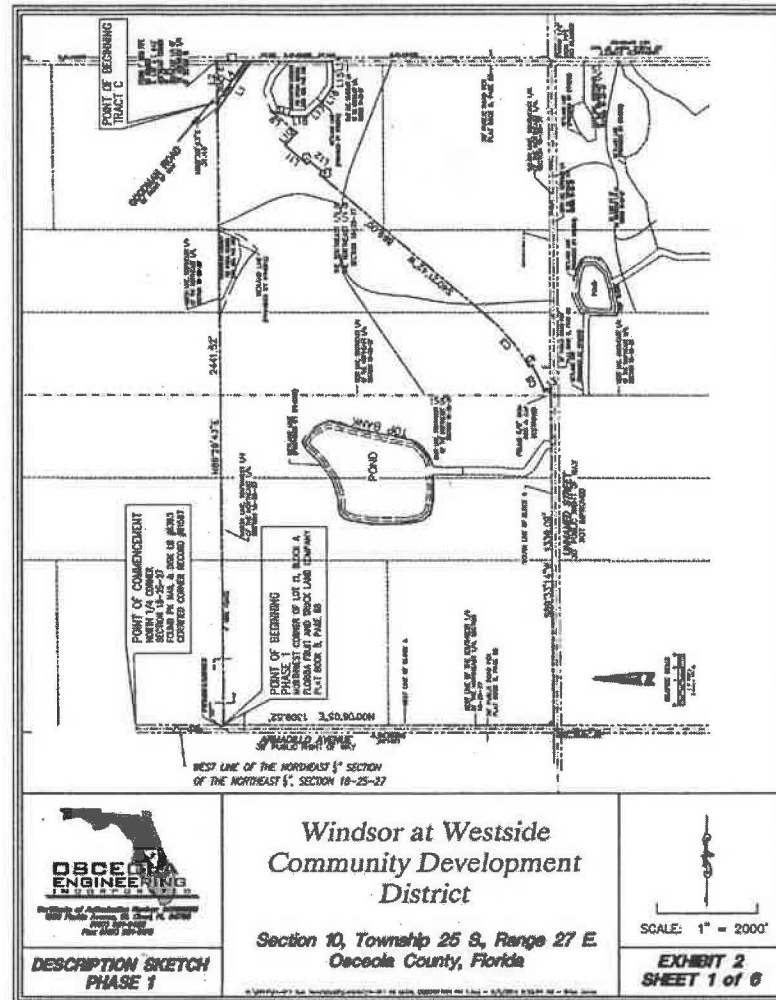


EXHIBIT 2 – DISTRICT DESCRIPTION SKETCH

**LEGAL DESCRIPTION:**

Lots 11-14, Inclusive, Block A, Florida Fruit and Truck Land Company, according to the Plat recorded in Plat Book B, Page 68, Section 18, Township 25 South, Range 27 East, Osceola County, Florida.

AND:

A portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 25 South, Range 27 East, Osceola County, Florida, LESS Right of Way for Goodman Road.

TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PHASE 1**

COMMENCE at the North  $\frac{1}{4}$  corner of Section 18, Township 25 South, Range 27 East, Osceola County, Florida; thence run South  $00^{\circ}06'05''$  West, along the West line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, for a distance of 1324.50 feet to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18; thence departing said West line, run North  $89^{\circ}29'43''$  East, along the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, for a distance of 15.00 feet to a point on the Northwest corner of Lot 11, Block A, FLORIDA FRUIT AND TRUCK LAND COMPANY, as recorded in Plat Book B, Page 68 of the Public Records of Osceola County, Florida, said point also lying on the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, said point also being the POINT OF BEGINNING; thence continue North  $89^{\circ}29'43''$  East, along the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, and the North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, for a distance of 2441.52 feet to a point on the Southwesterly right of way line of Goodman Road; thence departing said North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , run South  $55^{\circ}36'01''$  East along said Southwesterly right of way line, for a distance of 236.73 feet to a point on the East line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18; thence departing said Southwesterly right of way line, run South  $00^{\circ}04'18''$  West, along said East line, for a distance of 321.05 feet; thence departing said East line, run South  $83^{\circ}16'37''$  West for a distance of 41.00 feet; thence run North  $86^{\circ}53'16''$  West for a distance of 63.27 feet; thence run North  $55^{\circ}36'21''$  West for a distance of 66.75 feet; thence run North  $43^{\circ}13'21''$  West for a distance of 56.43 feet; thence run North  $02^{\circ}10'51''$  West for a distance of 59.63 feet; thence run North  $14^{\circ}53'45''$  East for a distance of 85.08 feet thence run South  $40^{\circ}21'42''$  West for a distance of 130.38 feet; thence run North  $49^{\circ}37'47''$  West for a distance of 67.52 feet; thence run South  $40^{\circ}21'42''$  West for a distance of 110.00 feet to a point on a curve, concave Northeasterly, having a radius of 25.00 feet, a chord bearing of South  $31^{\circ}11'56''$  East and a chord distance of 15.81 feet; thence run Southeasterly along the arc of said curve through a central angle of  $36^{\circ}51'41''$  for an arc distance of 16.08 feet; thence departing said curve, run South  $40^{\circ}21'12''$  West for a distance of 59.90 feet to a point on a curve, concave Southwesterly, having a radius of 25 feet, a chord bearing of North  $88^{\circ}04'16''$  West and a chord distance of 15.82 feet; thence run Westerly along the arc of said curve through a central angle of  $38^{\circ}52'58''$  for an arc distance of 16.09 feet; thence departing said curve, run South  $40^{\circ}21'42''$  West for a distance of 889.00 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 750.00 feet, a chord bearing of South  $50^{\circ}17'20''$  West and a chord distance of 259.59 feet; thence run Southwesterly along the arc of said curve through a central angle of  $19^{\circ}51'15''$  for an arc distance of 259.89 feet to a point on a curve, concave Easterly, having a radius of 25.00 feet, a chord bearing of South  $09^{\circ}26'48''$  East and a chord distance of 13.58 feet; thence run Southerly along the arc of said curve through a central angle of  $31^{\circ}32'41''$  for an arc distance of 13.76 feet to a point on a curve, concave Northwesterly, having a radius of 762.76 feet, a chord bearing of South  $84^{\circ}46'52''$  West and a chord distance of 112.00 feet; thence run Southwesterly along the arc of said curve through a central angle of  $8^{\circ}25'14''$  for an arc distance of 112.10 feet; thence departing said curve, run South  $25^{\circ}13'08''$  East for a distance of 28.46 feet to a point on the South line of the aforesaid Block A, FLORIDA FRUIT AND TRUCK LAND COMPANY; thence run South  $89^{\circ}33'14''$  West, along said South line of Block A, for a distance of 1339.09 feet to a point on the West line of said Block A, also being the Easterly right of way line of Armadillo Avenue, a 30 foot wide Public Right of way per Plat Book B, Page 68 of the aforesaid Public Records of Osceola County, Florida; thence departing said South line, run North  $00^{\circ}08'05''$  East, along said West line of Block A, and said Easterly right of way line, for a distance of 1309.52 feet to the POINT OF BEGINNING.

Containing 2,658,023 square feet, or 61.02 acres, more or less.

AND ALSO:




**OSCEOLA**  
**ENGINEERING**  
**INCORPORATED**

Certificates of Authorization Number 0000000000  
2000 Florida Avenue, SE, Grand, FL 34708  
(407) 991-0408  
Fax: (407) 991-0978

**DESCRIPTION SKETCH**  
**PHASE 1**

**Windsor at Westside**  
**Community Development**  
**District**

**Section 10, Township 25 S., Range 27 E.**  
**Osceola County, Florida**



SCALE: 1" = 2000'

**EXHIBIT 2**  
**SHEET 2 of 6**

**EXHIBIT 2 – DISTRICT DESCRIPTION SKETCH**

**TRACT C**

COMMENCE at the North 1/4 corner of Section 18, Township 25 South, Range 27 East, Osceola County, Florida; thence run South 00°06'05" West, along the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 18, for a distance of 1324.50 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 18; thence departing said West line, run North 89°29'43" East, along the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 18, for a distance of 15.00 feet to a point on the Northwest corner of Lot 11, Block A, FLORIDA FRUIT AND TRUCK LAND COMPANY, as recorded in Plat Book B, Page 68 of the Public Records of Osceola County, Florida, said point also lying on the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 18; thence continue North 89°29'43" East, along the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 18, and the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 18, for a distance of 2441.52 feet to a point on the Southwesterly right of way line of Goodman Road; thence departing said Southwesterly right of way line, run North 89°29'43" East, along said North line, for a distance of 31.48 feet to a point on the Northeasterly right of way line of Goodman Road, also being the POINT OF BEGINNING; thence departing said Northeasterly right of way line, continue North 89°29'43" East, along said North line, for a distance of 164.05 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 18; thence departing said North line, run South 00°04'18" West, along the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 18, for a distance of 113.67 feet to a point on the aforesaid Northeasterly right of way line of Goodman Road; thence departing said East line, run North 55°36'01" West, along said Northeasterly right of way line, for a distance of 198.64 feet to the POINT OF BEGINNING.

Containing 9,323 square feet, or 0.21 acres, more or less.

PHASE 1 AND TRACT C TOGETHER containing 2,667,346 square feet, or 61.23 acres, more or less.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	236.73'	S55°36'01"E
L2	164.05'	N89°29'43"E
L3	113.67'	S00°04'18"W
L4	198.64'	N55°36'01"W
L9	130.38'	S40°21'42"W
L10	67.52'	N49°37'47"W
L11	110.00'	S40°21'42"W
L12	59.90'	S40°21'12"W
L13	28.46'	S25°13'08"E
L14	41.00'	S83°16'37"W
L15	63.27'	N86°53'16"W
L16	66.75'	N55°36'21"W
L17	86.43'	N43°13'21"W
L18	59.63'	N02°10'51"W
L19	85.08'	N14°53'45"E

**CURVE TABLE**

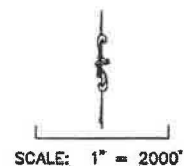
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	25.00'	16.08'	15.81'	S31°11'56"E	36°51'41"
C2	25.00'	16.09'	15.82'	N68°04'16"W	36°52'58"
C3	750.00'	259.89'	258.59'	S50°17'20"W	19°51'15"
C4	25.00'	13.76'	13.59'	S09°26'48"E	31°32'41"
C5	762.76'	112.10'	112.00'	S64°46'52"W	8°25'14"



**DESCRIPTION SKETCH  
PHASE 1**

**Windsor at Westside  
Community Development  
District**

**Section 10, Township 25 S, Range 27 E  
Osceola County, Florida**



**EXHIBIT 2  
SHEET 3 of 6**

**EXHIBIT 2 – DISTRICT DESCRIPTION SKETCH**

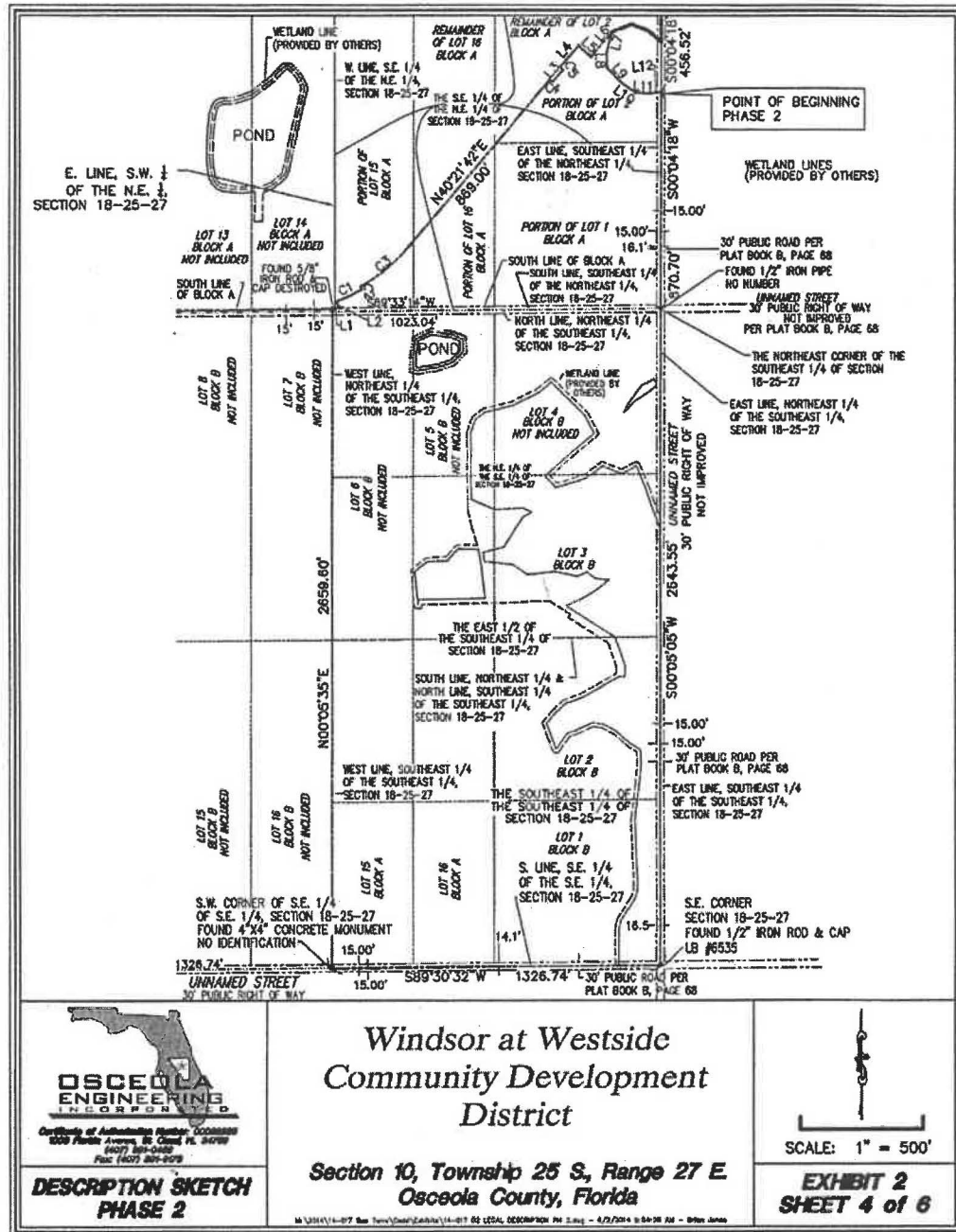


EXHIBIT 2 – DISTRICT DESCRIPTION SKETCH

**LEGAL DESCRIPTION OF SUN TERRA WEST PHASE 2**

The East  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , and a portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 25 South, Range 27 East, Osceola County, Florida, being more particularly described as follows:

COMMENCE at the North  $\frac{1}{4}$  corner of Section 18, Township 14 South, Range 27 East, Osceola County, Florida; thence run South 00°06'05" West, along the West line of the Northwest  $\frac{1}{4}$  of said Section 18, for a distance of 1324.50 feet to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18; thence departing said West line, run North 89°29'43" East, along the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , and the North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, for a distance of 2652.03 feet to the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18; thence departing said North line, run South 00°04'18" West, along the East line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, for a distance of 456.52 feet to the POINT OF BEGINNING; thence continue South 00°04'18" West, along said East line, for a distance of 870.70 feet to the Northeast corner of the Southeast  $\frac{1}{4}$  of said Section 18; thence run South 00°05'05" West, along the East line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , and the East line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 18, for a distance of 2643.55 feet to the Southeast corner of the Southeast  $\frac{1}{4}$  of said Section 18; thence departing said East line, run South 89°30'32" West, along the South line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 18, for a distance of 1326.74 feet to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 18; thence departing said South line, run North 00°05'23" East, along the West line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , and the West line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 1/8, and its Northerly projection, for a distance of 2659.60 feet to a point on the Northerly right of way line of the 30 foot wide public road as shown on the plat of FLORIDA FRUIT AND TRUCK COMPANY, as recorded in Plat Book B, Page 68 of the Public Records of Osceola County, Florida; thence run North 89° 33' 14" East, along said Northerly right of way line, for a distance of 27.90 feet; thence departing said Northerly right of way line, run North 25°13'08" West for a distance of 28.46 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 762.76 feet, a chord bearing of North 64°46'52" East, and a chord distance of 112.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 08°25'14" for an arc distance of 112.10 feet to a point on a curve, concave Easterly, having a radius of 25.00 feet, a chord bearing of North 09°26'48" West, and a chord distance of 13.59 feet; thence run Northerly along the arc of said curve through a central angle of 31°32'41" for an arc distance of 13.76 feet to a point on a curve, concave Northwesterly, having a radius of 750.00 feet, a chord bearing of North 50°17'20" East, and a chord distance of 258.59 feet; thence run Northeasterly along the arc of said curve through a central angle of 19°51'15" for an arc distance of 259.89 feet to the point of tangency; thence run North 40°21'42" East for a distance of 869.00 feet to the point of curvature of a curve, concave Southerly, having a radius of 25.00 feet, a chord bearing of South 68°04'16" East, and a chord distance of 15.82 feet; thence run Easterly along the arc of said curve through a central angle of 36°52'58" for an arc distance of 16.09 feet; thence departing said curve, run North 40°21'12" East for a distance of 59.90 feet to a point on a curve, concave Northeasterly, having a radius of 25.00 feet, a chord bearing of North 31°11'56" West, and a chord distance of 15.81 feet; thence run Northwesterly along the arc of said curve through a central angle of 36°51'41" for an arc distance of 16.08 feet; thence departing said curve, run North 40°21'42" East for a distance of 110.00 feet; thence run South 49°37'47" East for a distance of 67.52 feet; thence run North 40°21'42" East for a distance of 130.38 feet; thence run South 14°53'42" West for a distance of 85.08 feet; Thence run South 02°10'51" East for a distance of 59.63 feet; thence run South 43°13'21" East for a distance of 86.43 feet; thence run South 55°36'21" East for a distance of 66.75 feet; thence run South 86°53'16" East for a distance of 63.27 feet; thence run North 83°16'37" East for a distance of 41.00 feet to the POINT OF BEGINNING.

Containing therein 4,313,196 square feet, or 99.02 acres, more or less.



**DESCRIPTION SKETCH  
PHASE 2**

*Windsor at Westside  
Community Development  
District*

**Section 10, Township 25 S., Range 27 E.  
Osceola County, Florida**

M:\2014\14-017 Sun Terra\2014\14-017 OS LEGAL DESCRIPTION PH 2.dwg - 4/2/2014 9:55:05 AM - John Jones



**EXHIBIT 2  
SHEET 5 of 6**

**EXHIBIT 2 – DISTRICT DESCRIPTION SKETCH**



LINE TABLE		
LINE	LENGTH	BEARING
L1	27.90'	S89°33'14"W
L2	28.46'	S25°13'08"E
L3	59.80'	S40°21'12"W
L4	110.00'	S40°21'42"W
L5	67.52'	N49°37'47"W
L6	130.38'	S40°21'42"W
L7	85.08'	N14°53'45"E
L8	59.63'	N02°10'51"W
L9	86.43'	N43°13'21"W
L10	66.75'	N55°36'21"W
L11	63.27'	N86°53'16"W
L12	41.00'	S83°16'37"W

LOT 9  
BLOCK 8  
NOT INCLUDED

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	762.76'	112.10'	112.00'	N64°46'52"E	8°25'14"
C2	25.00'	13.76'	13.59'	N09°26'48"W	31°32'41"
C3	750.00'	259.89'	258.59'	N50°17'20"E	19°51'15"
C4	25.00'	16.09'	15.82'	S68°04'16"E	36°52'58"
C5	25.00'	16.08'	15.81'	N31°11'56"W	36°51'41"



**DESCRIPTION SKETCH  
PHASE 2**

**Windsor at Westside  
Community Development  
District**

**Section 10, Township 26 S, Range 27 E  
Osceola County, Florida**

W:\2014\14-017 New Windsor Community Development District 02 LEGAL DESCRIPTION PH. Survey - 5/7/2014 9:58:53 AM - Brian Jones



**EXHIBIT 2  
SHEET 6 of 6**

**EXHIBIT 2 – DISTRICT DESCRIPTION SKETCH**

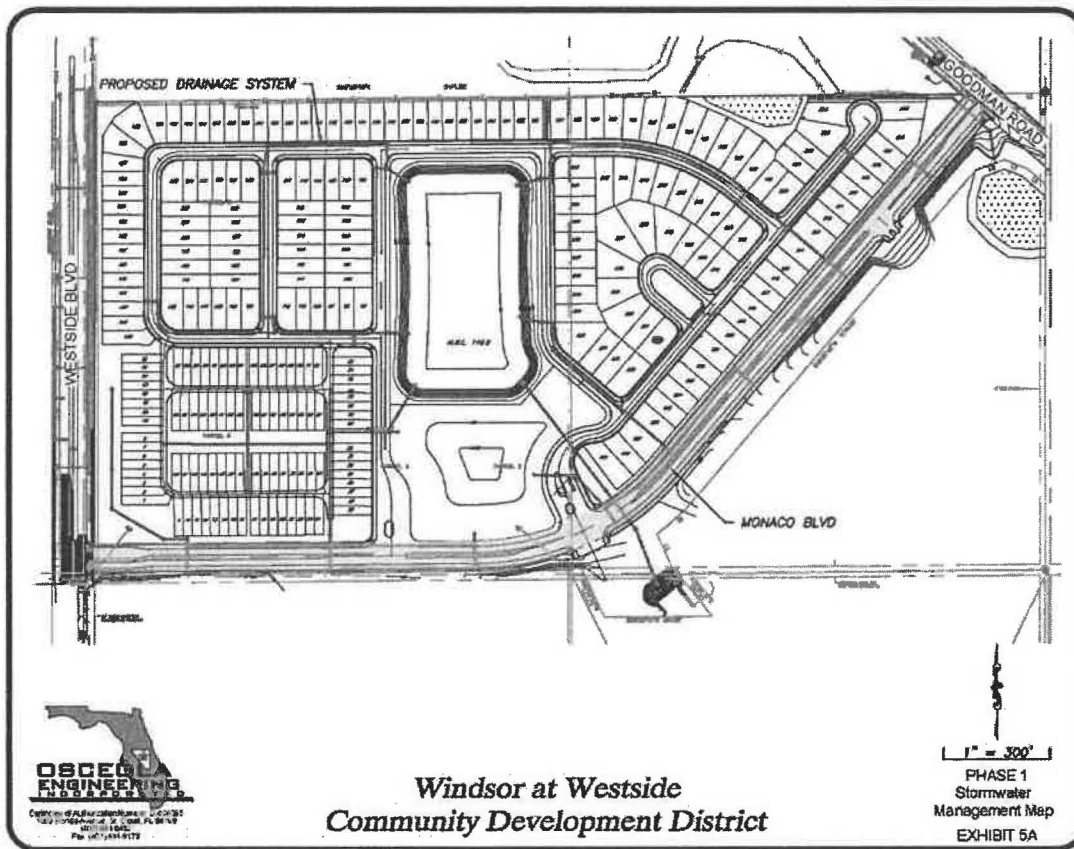
### EXHIBIT 3 - PD CONCEPT PLAN



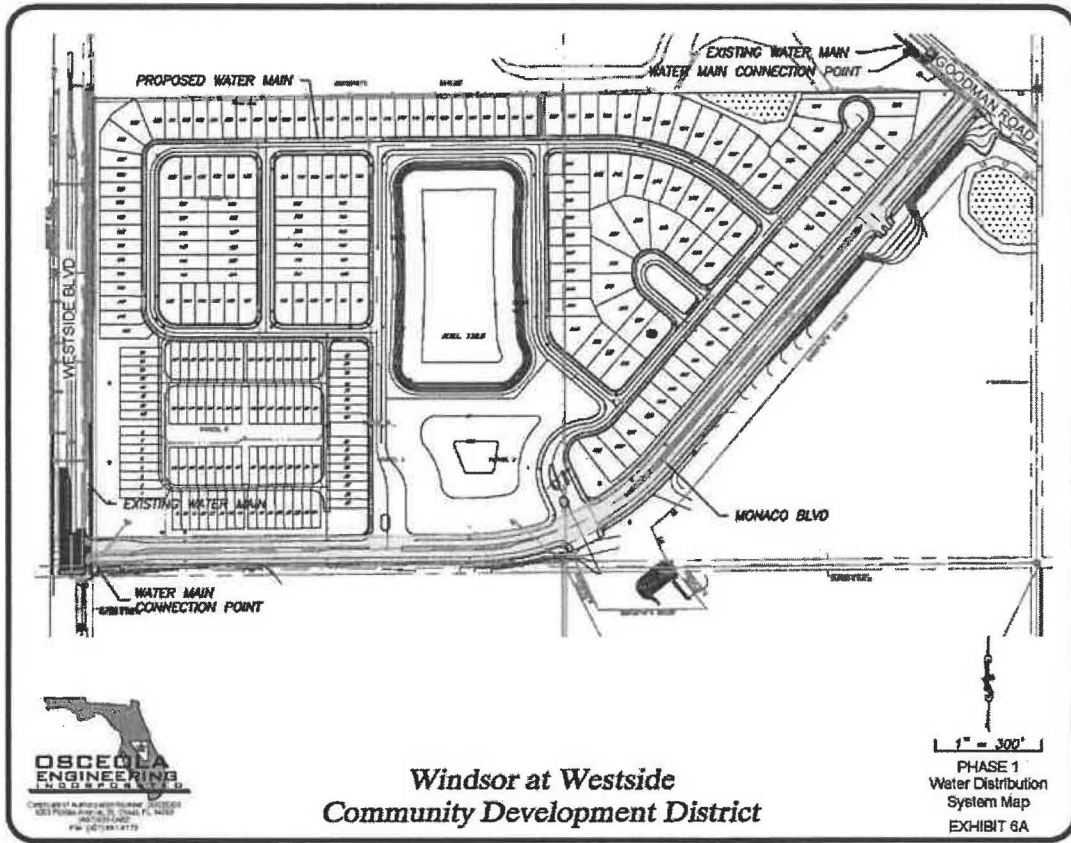
<b>SUNTERRA WEST PHASE 1 (WINDSOR AT WESTSIDE PHASE 1)</b>		
<b>PERMIT STATUS</b>		
<b>AGENCY</b>	<b>PERMIT &amp; NO.</b>	<b>APPROVAL DATE</b>
South Florida Water Management District	ERP 49-02334-P/App. No. 130807-8	11-12-2013
South Florida Water Management District	WUP 49-02329-W/App. No. 130823-3	10-14-2013
Osceola County	Planned Development (PD13-004)	7-16-2013
Osceola County	Preliminary Sub. Plan (PS13-00011)	9-28-2013
Osceola County	Site Development Plan (SDP13-0047)	12-4-2013
Osceola County	Final Sub. Plan (FS14-00038)	Pending-Nov. 2014
Osceola County	R/W Utilization permit (SDP13-0047)	
Toho Water Authority	Const. Plan Approval	11-26-2013
	Developer Service Agreement	11-14-2013
Florida Department of Environmental Protection	Water Gen. Permit No. 0125823-231-DSGP	6-17-2014
Florida Department of Environmental Protection	Sewer Gen. Permit No. 0326280-002	6-17-2014
Florida Department of Environmental Protection	NPDES NOI No.	
Florida Dept. of State Div. of Historical Resources	DHR No. 2013-3824	9-25-2013
Federal Emergency Management Agency	Not Required-No Flood Plains	
U.S. Army Corp of Engineers	No Permit Required Letter	3-24-2014

<b>SUNTERRA WEST PHASE 2 (WINDSOR AT WESTSIDE PHASE 2)</b>		
<b>PERMIT STATUS</b>		
<b>AGENCY</b>	<b>PERMIT &amp; NO.</b>	<b>APPROVAL DATE</b>
South Florida Water Management District	ERP 49-02334-P/App. No. 130807-8	11-12-2013
South Florida Water Management District	WUP 49-02329-W/App. No. 130823-3	10-14-2013
Osceola County	Planned Development (PD13-004)	7-16-2013
Osceola County	Preliminary Sub. Plan (PS14-00008)	5-7-2014
Osceola County	Site Development Plan (SDP13-0047)	Pending-Nov. 2014
Osceola County	Final Sub. Plan (FS14-00038)	Pending-Nov. 2015
Osceola County	R/W Utilization permit (SDP13-0047)	
Toho Water Authority	Const. Plan Approval	5-27-2014
	Developer Service Agreement	Pending
Florida Department of Environmental Protection	Water General Permit	Pending
Florida Department of Environmental Protection	Sewer General Permit	Pending
Florida Department of Environmental Protection	NPDES NOI	Pending
Florida Dept. of State Div. of Historical Resources	DHR No. 2013-5372	12-11-2013
Federal Emergency Management Agency	CLOMR and LOMR	Pending
U.S. Army Corp of Engineers	Dept. of Army Permit	Pending

#### **EXHIBIT 4 – PERMIT STATUS TABLES**

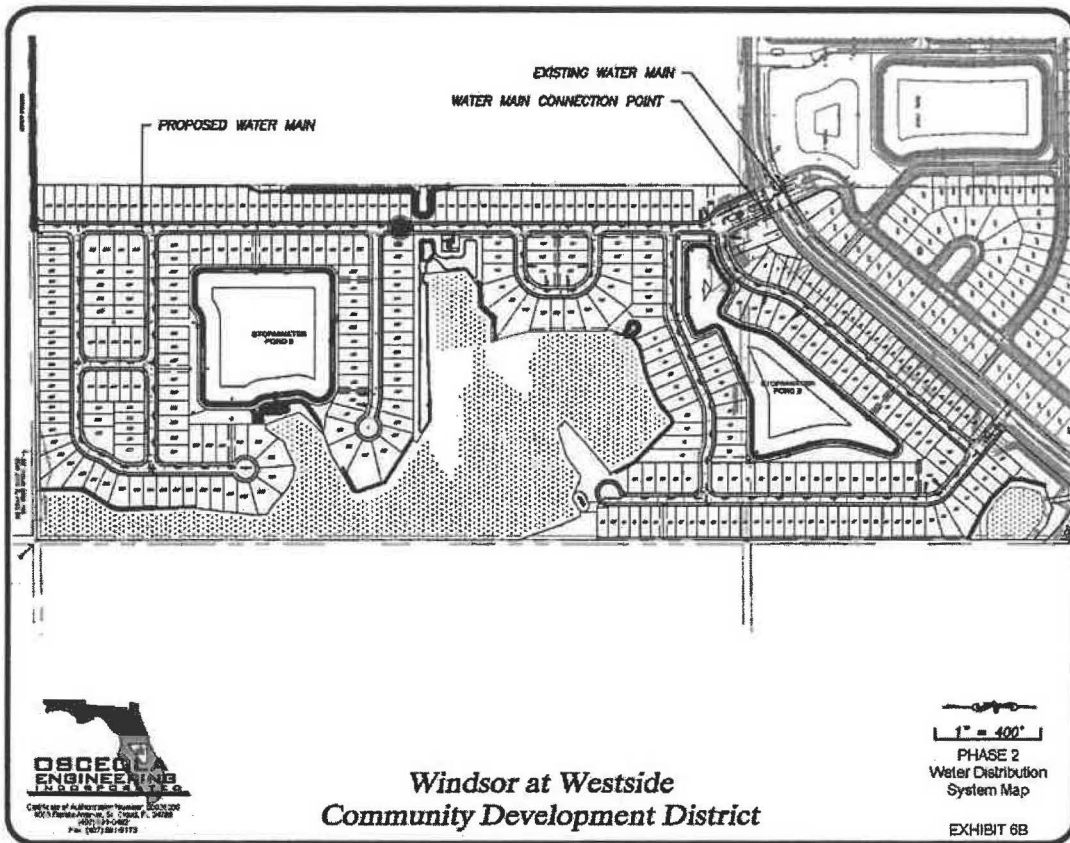






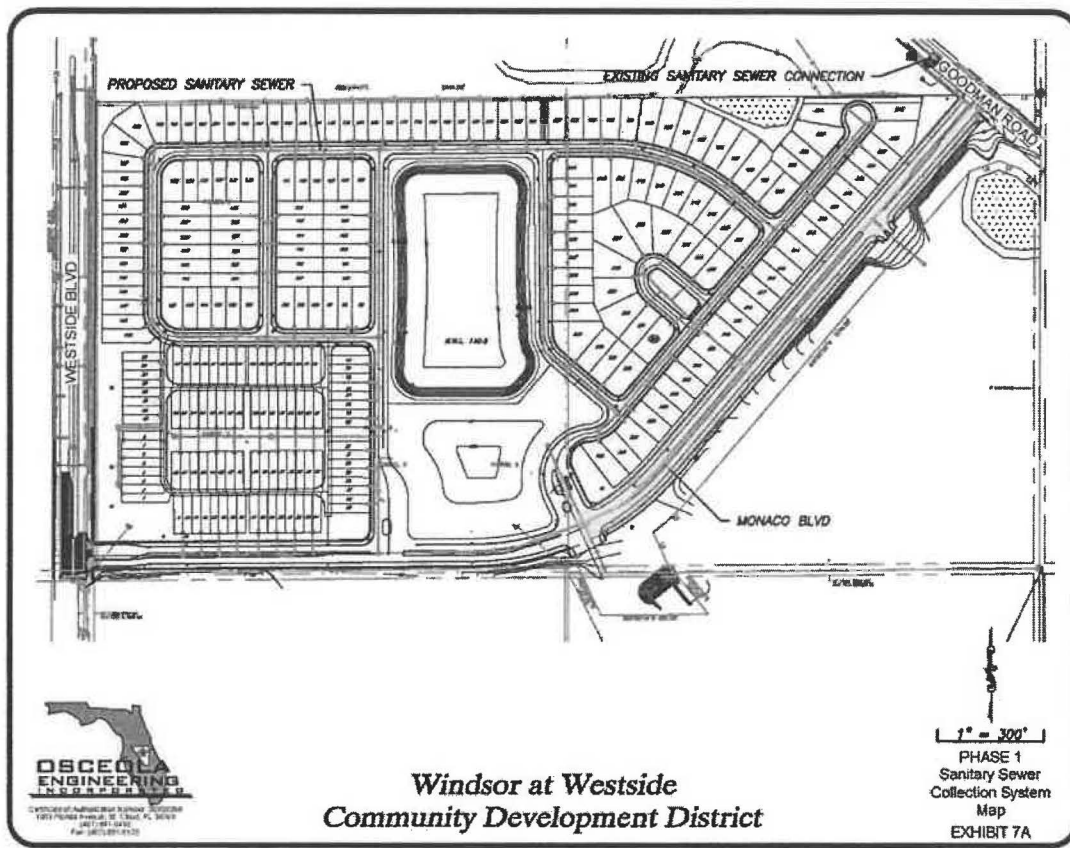
NOT TO SCALE - SEE EXHIBIT 6A FOR DETAILED INFORMATION - 11/15/2011 11:15 AM - 11/15/2011

**OSCEOLA  
 ENGINEERING  
 CONSULTING ENGINEERS**



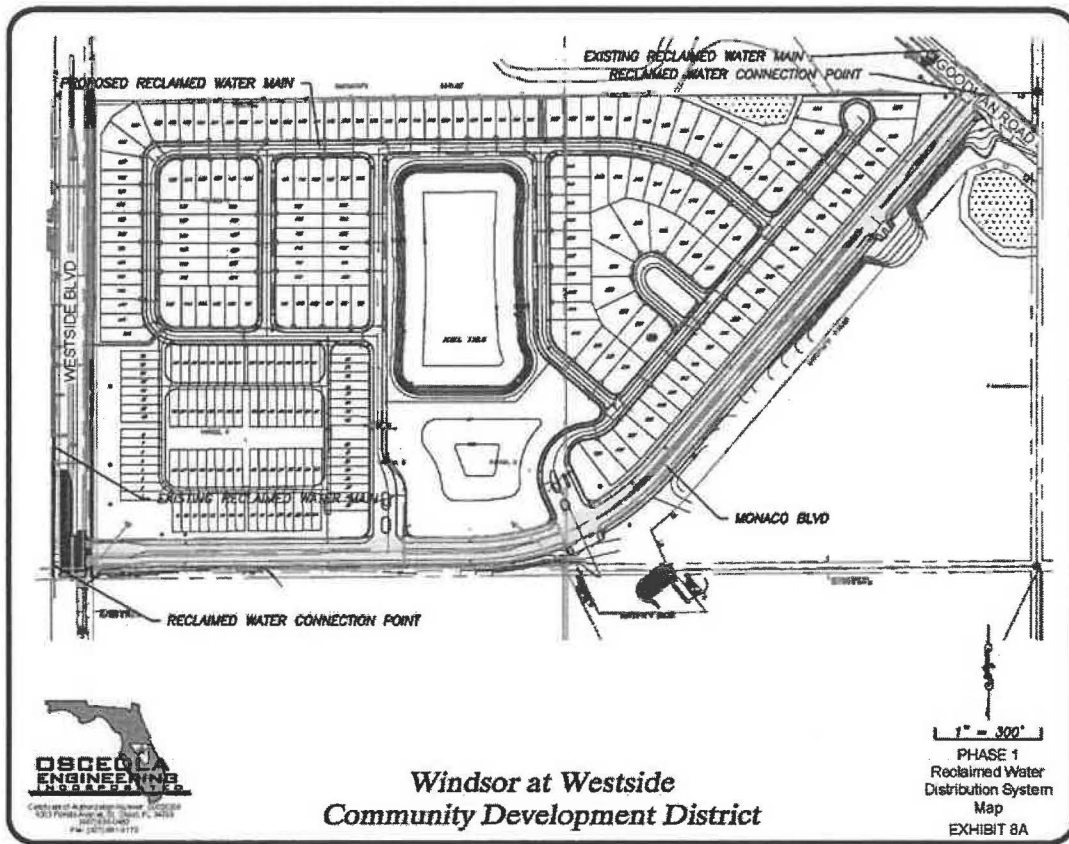
11/10/2011 10:11 AM - 11/10/2011 10:11 AM - 11/10/2011 10:11 AM

**OSCEOLA  
ENGINEERING  
INCORPORATED**

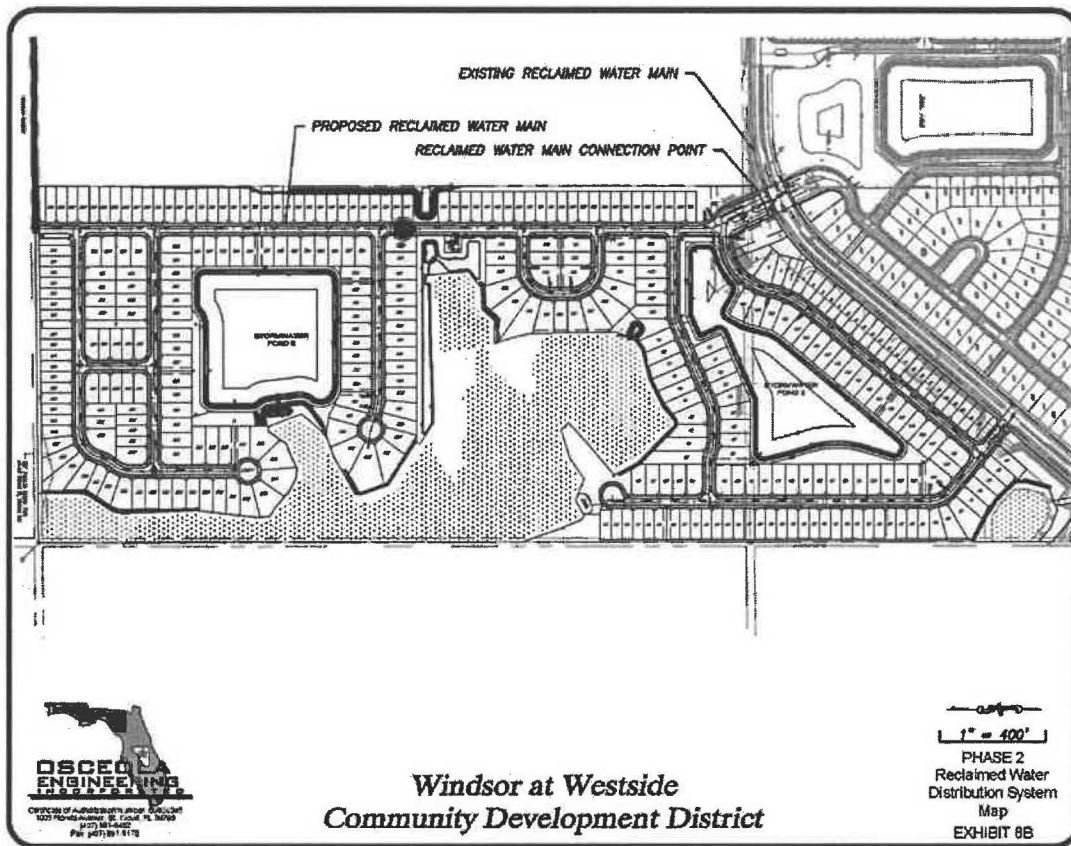








**OSCEOLA  
ENGINEERING  
INCORPORATED**



1. Storm Water Management System
  - a. Phase 1 Construction Cost: Earthwork @ \$886,583.75, plus Storm Drain Piping @ \$306,573.05, plus Storm Structures @ \$218,775.59=\$1,411,932.39
  - b. Phase 2 Construction Cost: Earthwork @ \$1,060,015.23, plus Storm Drain Piping @ \$414,971.75, plus Storm Structures @ \$163,334.89=\$1,638,321.87
2. Monaco Boulevard Total Construction Cost: \$795,770.93
  - a. Phase 1: \$795,770.93 @ 0.4367 = \$347,513.17
  - b. Phase 2: \$795,770.93 @ 0.5633 = \$448,257.76
3. Emergency Access Road (Phase 2) Total Construction Cost: \$10,000.00
4. Monaco Boulevard Landscaping: \$395,757.72
  - a. Phase 1: 0.4367@\$395,757.72=\$172,827.40
  - b. Phase 2: 0.5366@\$395,727.72=\$212,363.59
5. Westside Blvd. Landscaping: \$91,874.86
  - a. Phase 1: 0.4367@\$91,874.86=\$40,121.75
  - b. Phase 2: 0.5366@\$91,874.86=\$49,300.05
6. Potable Water Distribution System
  - a. Phase 1: Portion of water system in Monaco Blvd. plus on-site 0.4367@\$183,731.72=\$80,235.64 plus \$437,976.56=\$518,212.20, (plus impact fees 262 units @ \$2,223.00/unit=\$582,426.00)=\$1,100,638.20
  - b. Phase 2: Portion of water system in Monaco Blvd. plus on-site 0.5366@\$183,731.72=\$98,590.44 plus \$624,563.69= \$723,153.83, (plus impact fees 338 units @ \$2,223.00/unit=\$751,374.00)=\$1,474,527.83
7. Sanitary Sewer Collection System
  - a. Phase 1: Portion of water system in Monaco Blvd. plus on-site 0.4367@\$207,936.44=\$90,805.84 plus \$403,228.63=\$494,034.47, (plus impact fees 262 units @ \$3,171.24/unit=\$830,864.88)=\$1,324,899.35
  - b. Phase 2: Portion of water system in Monaco Blvd. plus on-site 0.5366@\$207,936.44=\$115,578.69 plus \$458,697.95, plus \$200,000.00 for lift station= \$770,276.64, (plus impact fees 338 units @ \$3,171.24/unit=\$1,071,879.12)=\$1,842,155.76
8. Reclaimed Water Distribution System
  - a. Phase 1: Portion of water system in Monaco Blvd. plus on-site 0.4367@\$100,064.85=\$43,698.32 plus \$194,729.38=\$238,427.70
  - b. Phase 2: Portion of water system in Monaco Blvd. plus on-site 0.5366@\$100,064.85=\$53,694.79 plus \$372,104.21 = \$425,799.00
9. Professional and Inspection Fees (Phase 1): \$338,583.75
  - Construction Engineering and Platting: \$226,774.25
  - Osceola County Inspection Fee: \$86,796.00
  - TWA Inspection Fee: \$25,013.50
 Professional and Inspection Fees (Phase 2): \$368,501.99
  - Construction Engineering and Platting: \$289,093.89
  - Osceola County Inspection Fee: \$40,958.05
  - TWA Inspection Fee: \$38,450.05

## EXHIBIT 9 – CONSTRUCTION COST SUMMARY

**WINDSOR AT WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT**

**SUPPLEMENTAL  
ENGINEER'S REPORT  
INFRASTRUCTURE IMPROVEMENTS  
(PHASE 2 IMPROVEMENTS)**

PREPARED FOR

**Windsor at Westside Community Development District  
Board of Supervisors**  
c/o Governmental Management Services- Central Florida, LLC  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801

PREPARED BY



**PREPARED**  
March 2016

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## WINDSOR AT WESTSIDE CDD SUPPLEMENTAL ENGINEER'S REPORT

### I. Introduction

**a. Location and General Description.** This supplemental report is intended to update projected improvement costs and timelines associated with the Phase 2 portions of Windsor at Westside (a.k.a. Sunterra West) consistent with current market conditions. The overall Development contains approximately 160.25 acres and is wholly contained within the limits of the Windsor at Westside Community Development District (the "District"). The District is located east of Westside Boulevard and south of North Goodman Road, approximately 2.2 miles south of US Highway 192, all within Section 10, Township 25 South, Range 27 East. The location of the District is graphically shown on **Exhibit 1- Location Map** and the District Boundaries are shown by phase on **Exhibit 2- Description Sketch**, both located within the **Appendix** of this report.

In accordance with the Osceola County Comprehensive Plan, the Development is located within an area assigned future land use of Mixed Use with the corresponding zoning designation of Planned Development. The Sunterra West Planned Development, PD13-00004 was approved by the Board of County Commissioners of Osceola County, Florida on July 16, 2013. The **PD Concept Plan** is included as **Exhibit 3** in the **Appendix**.

**b. District Purpose and Scope.** The District has been established for the purpose of financing, acquiring or constructing, maintaining, and operating a portion of the infrastructure necessary for the public infrastructure within the District. The purpose of this report is to provide a description of the Phase 2 infrastructure improvements to be financed and/or acquired by the District. The District will finance, acquire and/or construct, operate and maintain certain aspects of the public infrastructure improvements that are needed to serve the public aspects of the Development and allocate the costs for the infrastructure improvements. It's anticipated that given the timing of construction, which is currently ongoing, the public infrastructure improvements will be completed by Pulte Home Corporation, the primary developer of the Development (the "Developer"), and will be acquired by the District with proceeds of bonds issued by the District. The Developer will construct the balance of the infrastructure needed for the Development that is not financed by the District.

The Windsor at Westside Community Development District was established pursuant to Osceola County Ordinance No. 2014-156 enacted by the Board of County Commissioners on October 20, 2014.

### II. Status of Permitting

The current plan of development is expected to include 96 single family attached units (townhouses), 504 single family detached units on 40' and 50' wide lots, recreational uses, public and private roadways, storm water management areas, and open spaces.

The local government regulations governing the Development include: the Osceola County Comprehensive Plan; the Osceola County Land Development Code; the Sunterra West Planned Development (PD13-0004); and the Toho Water Authority.

State and Federal Agencies administering permit authority include: South Florida Water Management District; Florida Department of Environmental Protection and the United States Army Corps of Engineers. The Florida Department of State Division of Historical Resources also has public comment input required for the SFWMD permit.

The following permits are required for the Development:

1. South Florida Water Management District (SFWMD):
  - Environmental Resource General Construction Permit
  - General Water Use Permit for Construction Dewatering
2. Osceola County Growth Management Division
  - Planned Development Zoning Map Amendment
  - Preliminary Subdivision Plan Approval
  - Final Subdivision Plan Approval
  - Site Development Plan (Subdivision Construction Plan) Approval
  - Osceola County Right-of-Way Utilization Approval (issued with Site Development Plan)
3. Toho Water Authority
  - Construction Plan Approval and Developer Service Agreement
4. State of Florida Department of Environmental Protection (FDEP)
  - Potable Water Supply Distribution System Permit
  - Domestic Wastewater/Transmission System Permit
  - National Pollutant Discharge Elimination System N.O.I.
5. Florida Department of State Division of Historical Resources:
  - Archeological Assessment Sufficiency Approval
6. Federal Emergency Management Agency (FEMA)
  - Conditional Letter of Map Revision
  - Letter of Map Revision
7. United States Army Corp of Engineers
  - Department of the Army Permit (dredge and fill)

The Phase 2 District improvements (serving 338 single family detached units) will consist of Monaco Blvd. roadway infrastructure, two storm water management ponds, storm water collection and conveyance system, and water, sewer and re-use utilities on the southerly 99.0 acres.

Please see **Exhibit 4** in the **Appendix** for a detailed description of the permit status. It is our opinion at this time that there are no technical reasons existing which would prohibit the implementation of the plans for Phase 2 of the Development as presented herein. Furthermore, all permits not yet issued and which are necessary to effect the improvements described herein will be obtained during the ordinary course of constructing the Development.

### **III. Infrastructure Improvements**

This Report identifies the public infrastructure presently anticipated to be financed, designed, constructed and/or acquired by the District for the benefit of the developable lands within the District. The public infrastructure elements include: the cost of earthwork/grading of public property, external roadway infrastructure, storm water management and drainage systems, potable water distribution systems, reuse water distribution systems, sewer collection systems, Monaco Blvd. and Westside Blvd. landscaping and irrigation improvements, and Professional Fees and Contingencies. The estimated costs for engineering design and inspection of these elements, as well as, the cost for professional service fees and permitting fees will be funded by the District.

The proposed public infrastructure improvements to serve the Phase 2 portion of the Development's needs are listed in the following categories:

1. Storm Water Management System
2. Portions of External Roadway (Monaco Blvd.)
3. Portions of Monaco Blvd./Westside Blvd. Buffer Walls and Landscaping
4. Potable Water Distribution Systems
5. Sanitary Sewer Collection Systems
6. Reclaimed Water Distribution Systems
7. Professional and Inspection Fees

Detailed descriptions of the above proposed public infrastructure improvements are provided in the following section. **Exhibit 9** in the **Appendix** shows an estimated cost for the proposed public infrastructure improvements.

### **IV. Description of the Infrastructure and Construction Schedule**

**a. Storm Water Management Systems** The storm water management facilities consist of gutters, inlets, manholes, storm pipes and drainage swales, which direct storm water runoff to two wet detention ponds located within Phase 2 of development. These wet detention ponds have been designed to manage the storm water runoff generated by the Development. They system will be owned, operated and maintained by the District.

See **Exhibit 5B** in the **Appendix** for a graphical representation of the Storm Water Management Facilities.

**b. External Roadway (Monaco Boulevard)** The project includes a connector road (Monaco Boulevard) between Westside Boulevard and N. Goodman Road. This roadway serves as part of the County's major transportation system, and direct access to both Phase 1 and Phase 2 of the development. As this roadway will serve both Phases 1 and 2, its costs will be divided between Phase 1 and 2 on a pro-rata share based on the number of residential lots within Phase 1 and Phase 2 compared to the total lots. The cost sharing is as follows: Phase 1 – 262 lots/600 lots = 0.4367 or 43.67% and Phase 2 – 338 lots/600 lots = 0.5633 or 56.33%. The District will own and maintain all hardscape (pavers, walkway sidewalks) landscape and irrigation improvements outside of the pavement and curb within the right-of-way.

**c. Portions of Monaco Blvd./Westside Blvd. Landscaping** As part of the infrastructure serving the Development, landscaping and irrigation will be provided within the Monaco



Boulevard right-of-way to buffer the development from the public roadway and along the Development's frontage adjacent to Westside Blvd. In addition, the Developer will be constructing landscaping and irrigation improvements will be constructed within the Westside Blvd. public right-of-way adjacent to the project and north to N. Goodman Road. The District will own and maintain the landscaping and irrigation improvements. The cost sharing is as follows: Phase 1 – 262 lots/600 lots = 0.4367 or 43.67% and Phase 2 – 338 lots/600 lots = 0.5633 or 56.33%. The District will own and maintain the landscaping and irrigation improvements.

**d. Potable Water Distribution Systems** Potable water for the Development will be provided by the Toho Water Authority (TWA). The improvements associated with Phase 2 will consist of the 8" water distribution system, valves, fittings, services, meters and fire hydrants within the boundary of Phase 2.

When completed, the potable water distribution system will be dedicated by the District to the Toho Water Authority for operation and maintenance. All water system impact fees charged by TWA are included in the cost of these systems. See **Exhibit 6B** in the **Appendix** for a graphical representation of the water distribution systems for Phase 2.

**e. Sanitary Sewer Collection Systems** Sanitary sewer collection and treatment will be provided by the TWA. The improvements associated with Phase 2 will consist of a sewer lift station, 8" gravity sewer mains, manholes and sewer services that within the boundary of Phase 2.

When completed, the sanitary sewer system will be dedicated by the District to the Toho Water Authority for operation and maintenance. All sewer system impact fees charged by TWA are included in the cost of these systems. See **Exhibit 7B** in the **Appendix** for a graphical representation of the Phase 2 sanitary sewer system.

**f. Reclaimed Water Distribution Systems** Reclaimed (or irrigation) water for the Development will be provided by the Toho Water Authority (TWA). The improvements associated with Phase 2 will consist of the 6" reclaimed water distribution system, valves, services, master meters, and fittings within the boundary of Phase 2.

When completed, the water distribution system will be dedicated by the District to the Toho Water Authority for operation and maintenance. There currently are no reclaimed water system impact fees charged by TWA. See **Exhibit 8B** in the **Appendix** for a graphical representation of the reclaimed water distribution systems in Phase 2.

**g. Professional and Inspection Fees** Professional services from various consultants are required to design, obtain permits and construct the public infrastructure within the Development. These consultants include, but are not limited to: civil engineer; surveyor; environmental scientist; geotechnical engineer; land planner; and land development attorneys. Each agency will charge a plan review fee and an inspection fee for the public infrastructure to insure the public improvements are designed in accordance with the agency's codes and constructed in accordance with the approved plans. The professional service fees and review/inspection fees are included in the District's public infrastructure costs.

**h. Construction Schedule.** As of the date of this report, construction of Phase 2 of the Development is under way. An estimated schedule for the Phase 2 improvements is as follows:

<u>Facility</u>	<u>Construction Schedule</u>
Storm Water Management System	June 2015-January 2017
External Roadway (Monaco Blvd.)	Complete
Monaco Blvd Landscaping	June 2015-February 2017
Westside Blvd. Landscaping	Complete
Potable Water Distribution System	June 2015-January 2017
Sanitary Sewer Collection System	June 2015-January 2017
Reclaimed Water Distribution System	June 2015-January 2017
Professional and Inspection Fees	June 2014-January 2017

#### **V. Ownership and Maintenance**

After the District has financed and acquired and/or constructed the proposed infrastructure improvements, the ultimate ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth below.

<b><u>Proposed Infrastructure Improvements</u></b>	<b><u>Ownership</u></b>	<b><u>Operation &amp; Maintenance</u></b>
Storm Water Management System	CDD <sup>(1)</sup>	CDD <sup>(1)</sup>
External Roadway (Monaco Blvd.)	COUNTY <sup>(2)</sup>	CDD/COUNTY <sup>(2)(4)</sup>
Emergency Access Road	COUNTY <sup>(2)</sup>	COUNTY <sup>(2)</sup>
Monaco Blvd. Landscaping	CDD <sup>(1)</sup>	CDD <sup>(1)</sup>
Westside Blvd. Landscaping	CDD <sup>(1)</sup>	CDD <sup>(1)</sup>
Potable Water Distribution System	TWA <sup>(3)</sup>	TWA <sup>(3)</sup>
Sanitary Sewer Collection System	TWA <sup>(3)</sup>	TWA <sup>(3)</sup>
Reclaimed Water Distribution System	TWA <sup>(3)</sup>	TWA <sup>(3)</sup>

**Notes:**

- (1) Windsor at Westside Community Development District
- (2) Osceola County, Florida
- (3) Toho Water Authority
- (4) Osceola County will operate and maintain all pavement, curb, and drainage systems within the right-of-way. CDD will operate and maintain all hardscape (ie, pavers, walkways, sidewalks), landscape, and irrigation improvements outside of the pavement and curb within the right-of-way pursuant to the "Right-of-way Use Agreement" with Osceola County.

#### **VI. Real Property Interests**

Real property interests for the lands within the District needed for construction, operation and maintenance of the District funded facilities will be dedicated by the Developer to the District or other public entity at no cost.

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## **VII. Estimate of Phase 2 Capital Improvement Costs**

<b>Facility Description</b>	<b>Construction Cost</b>
Storm Water Management System	\$ 2,177,215.26
External Roadway (Monaco Blvd.)	\$ 170,793.90
Emergency Access Road	\$ 4,719.66
Monaco Blvd. Landscaping	\$ 134,656.75
Westside Blvd. Landscaping	\$ 209,649.45
Potable Water Distribution System	\$ 1,577,089.19
Sanitary Sewer Collection System	\$ 2,210,670.36
Reclaimed Water Distribution System	\$ 434,007.81
Professional and Inspection Fees	\$ 368,501.99
Total Phase 2 Improvements	\$ 7,287,304.38

## **VIII. Conclusions and Summary Opinion**

The public infrastructure improvements as detailed herein are necessary for the functional development of the District. The planning and design of the infrastructure has been completed in accordance with current governmental regulatory requirements. The infrastructure will provide the intended function so long as the construction is in substantial compliance with the design and permits. The District will need funding to acquire a portion of the improvements included in this report. The Engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on any future series of bonds, the District should levy and collect an annual "Operating and Maintenance Assessment" to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements. It is my professional opinion that the costs provided herein for the District's proposed infrastructure improvements are reasonable to complete the construction of the proposed infrastructure improvements described herein and that these infrastructure improvements will benefit and add value to the District as more fully detailed in the assessment methodology report to be prepared by Governmental Management Services-Central Florida, LLC. All such proposed infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes.

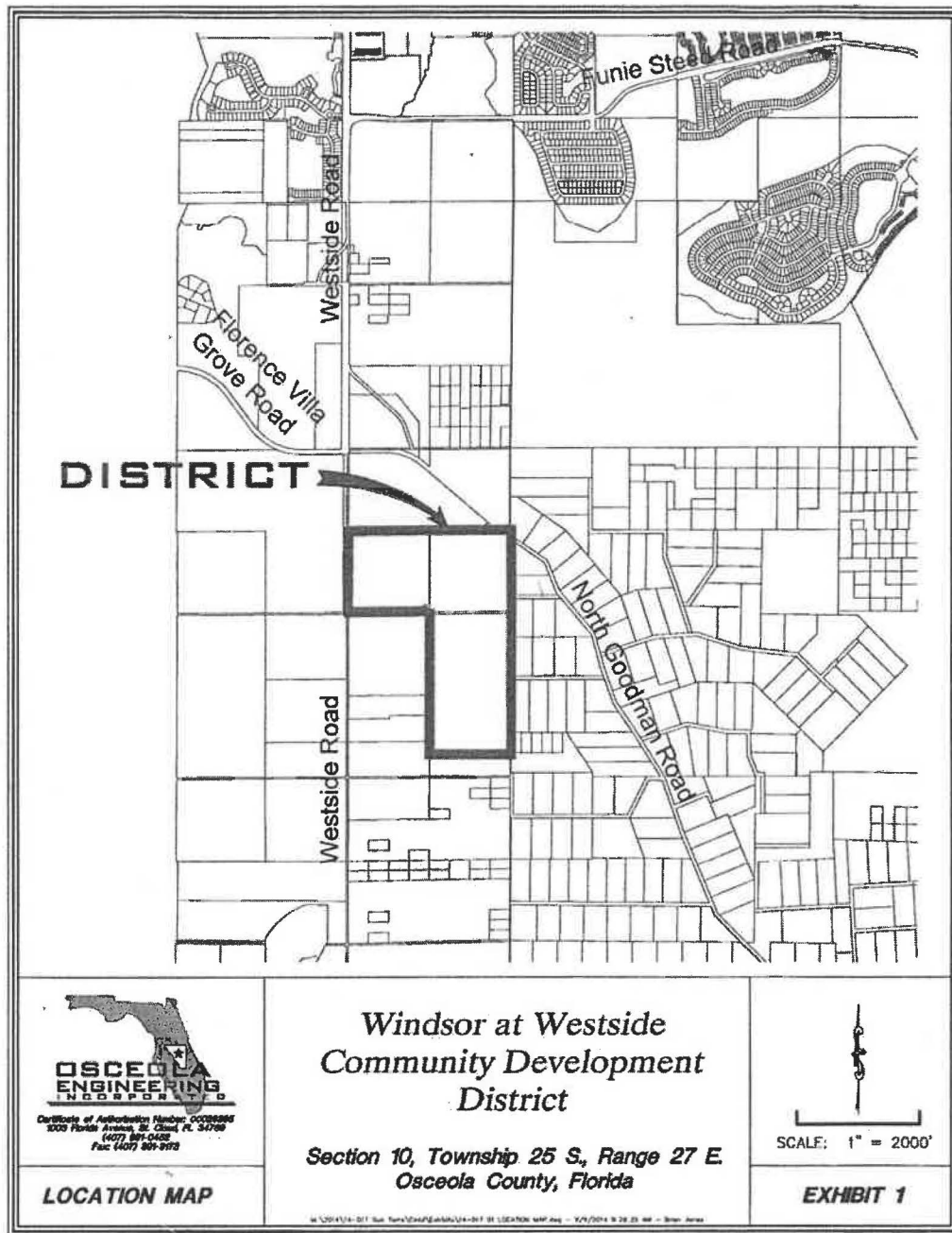
The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. Where necessary, historical costs and information from other professionals or utility consultants and contractors have been used in the preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities within the area. It is therefore our opinion that the construction of the proposed public infrastructure improvements can be completed at the costs as stated. It is my view the cost to be paid by the District for the public infrastructure will not exceed the actual cost or the fair market value, whichever is less. The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

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## **APPENDIX**

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**EXHIBIT 1 - LOCATION MAP**



**LEGAL DESCRIPTION:**

Lots 11-14, Inclusive, Block A, Florida Fruit and Truck Land Company, according to the Plat recorded in Plat Book B, Page 68, Section 18, Township 25 South, Range 27 East, Osceola County, Florida.

AND:

A portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 25 South, Range 27 East, Osceola County, Florida, LESS Right of Way for Goodman Road.

TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PHASE 1**

COMMENCE at the North  $\frac{1}{4}$  corner of Section 18, Township 25 South, Range 27 East, Osceola County, Florida; thence run South  $00^{\circ}06'05''$  West, along the West line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, for a distance of 1324.50 feet to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18; thence departing said West line, run North  $89^{\circ}29'43''$  East, along the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, for a distance of 15.00 feet to a point on the Northwest corner of Lot 11, Block A, FLORIDA FRUIT AND TRUCK LAND COMPANY, as recorded in Plat Book B, Page 68 of the Public Records of Osceola County, Florida, said point also lying on the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, said point also being the POINT OF BEGINNING; thence continue North  $89^{\circ}29'43''$  East, along the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, and the North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18, for a distance of 2441.52 feet to a point on the Southwesterly right of way line of Goodman Road; thence departing said North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , run South  $55^{\circ}36'01''$  East along said Southwesterly right of way line, for a distance of 236.73 feet to a point on the East line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 18; thence departing said Southwesterly right of way line, run South  $00^{\circ}04'18''$  West, along said East line, for a distance of 321.05 feet; thence departing said East line, run South  $83^{\circ}16'37''$  West for a distance of 41.00 feet; thence run North  $86^{\circ}53'16''$  West for a distance of 63.27 feet; thence run North  $55^{\circ}36'21''$  West for a distance of 66.75 feet; thence run North  $43^{\circ}13'21''$  West for a distance of 86.43 feet; thence run North  $02^{\circ}10'51''$  West for a distance of 59.63 feet; thence run North  $14^{\circ}53'45''$  East for a distance of 85.08 feet thence run South  $40^{\circ}21'42''$  West for a distance of 130.38 feet; thence run North  $49^{\circ}37'47''$  West for a distance of 67.52 feet; thence run South  $40^{\circ}21'42''$  West for a distance of 110.00 feet to a point on a curve, concave Northeasterly, having a radius of 25.00 feet, a chord bearing of South  $31^{\circ}11'58''$  East and a chord distance of 15.81 feet; thence run Southeasterly along the arc of said curve through a central angle of  $36^{\circ}51'41''$  for an arc distance of 16.08 feet; thence departing said curve, run South  $40^{\circ}21'12''$  West for a distance of 59.90 feet to a point on a curve, concave Southwesterly, having a radius of 25 feet, a chord bearing of North  $68^{\circ}04'16''$  West and a chord distance of 15.82 feet; thence run Westerly along the arc of said curve through a central angle of  $36^{\circ}52'58''$  for an arc distance of 16.09 feet; thence departing said curve, run South  $40^{\circ}21'42''$  West for a distance of 869.00 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 750.00 feet, a chord bearing of South  $50^{\circ}17'20''$  West and a chord distance of 258.59 feet; thence run Southwesterly along the arc of said curve through a central angle of  $19^{\circ}51'15''$  for an arc distance of 259.89 feet to a point on a curve, concave Easterly, having a radius of 25.00 feet, a chord bearing of South  $09^{\circ}26'48''$  East and a chord distance of 13.59 feet; thence run Southerly along the arc of said curve through a central angle of  $31^{\circ}32'41''$  for an arc distance of 13.76 feet to a point on a curve, concave Northwesterly, having a radius of 762.76 feet, a chord bearing of South  $64^{\circ}46'52''$  West and a chord distance of 112.00 feet; thence run Southwesterly along the arc of said curve through a central angle of  $8^{\circ}25'14''$  for an arc distance of 112.10 feet; thence departing said curve, run South  $251^{\circ}3'08''$  East for a distance of 28.46 feet to a point on the South line of the aforesaid Block A, FLORIDA FRUIT AND TRUCK LAND COMPANY; thence run South  $89^{\circ}33'14''$  West, along said South line of Block A, for a distance of 1339.09 feet to a point on the West line of said Block A, also being the Easterly right of way line of Armadillo Avenue, a 30 foot wide Public Right of way per Plat Book B, Page 68 of the aforesaid Public Records of Osceola County, Florida; thence departing said South line, run North  $00^{\circ}06'05''$  East, along said West line of Block A, and said Easterly right of way line, for a distance of 1309.52 feet to the POINT OF BEGINNING.

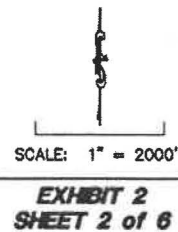
Containing 2,658,023 square feet, or 61.02 acres, more or less.

AND ALSO:



**Windsor at Westside  
Community Development  
District**

**Section 10, Township 25 S., Range 27 E.  
Osceola County, Florida**



**EXHIBIT 2 – DISTRICT DESCRIPTION SKETCH**



**TRACT C**

COMMENCE at the North 1/4 corner of Section 18, Township 25 South, Range 27 East, Osceola County, Florida; thence run South 00°06'05" West, along the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 18, for a distance of 1324.50 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 18; thence departing said West line, run North 89°29'43" East, along the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 18, for a distance of 15.00 feet to a point on the Northwest corner of Lot 11, Block A, FLORIDA FRUIT AND TRUCK LAND COMPANY, as recorded in Plat Book B, Page 68 of the Public Records of Osceola County, Florida, said point also lying on the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 18; thence continue North 89°29'43" East, along the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 18, and the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 18, for a distance of 2441.52 feet to a point on the Southwesterly right of way line of Goodman Road; thence departing said Southwesterly right of way line, run North 89°29'43" East, along said North line, for a distance of 31.46 feet to a point on the Northeasterly right of way line of Goodman Road, also being the POINT OF BEGINNING; thence departing said Northeasterly right of way line, continue North 89°29'43" East, along said North line, for a distance of 154.05 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 18; thence departing said North line, run South 00°04'18" West, along the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 18, for a distance of 113.67 feet to a point on the aforesaid Northeasterly right of way line of Goodman Road; thence departing said East line, run North 55°36'01" West, along said Northeasterly right of way line, for a distance of 198.64 feet to the POINT OF BEGINNING.

Containing 9,323 square feet, or 0.21 acres, more or less.

PHASE 1 AND TRACT C TOGETHER containing 2,667,346 square feet, or 61.23 acres, more or less.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	236.73'	S55°36'01"E
L2	164.05'	N89°29'43"E
L3	113.67'	S00°04'18"W
L4	198.64'	N55°36'01"W
L9	130.38'	S40°21'42"W
L10	67.52'	N49°37'47"W
L11	110.00'	S40°21'42"W
L12	59.90'	S40°21'12"W
L13	28.46'	S25°13'08"E
L14	41.00'	S83°16'37"W
L15	63.27'	N86°53'16"W
L16	66.75'	N55°36'21"W
L17	86.43'	N43°13'21"W
L18	59.63'	N02°10'51"W
L19	85.08'	N14°53'45"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	25.00'	16.08'	15.81'	S31°11'56"E	36°51'41"
C2	25.00'	16.09'	15.82'	N68°04'16"W	36°52'58"
C3	750.00'	259.89'	258.59'	S50°17'20"W	19°51'15"
C4	25.00'	13.76'	13.59'	S09°26'48"E	31°32'41"
C5	762.76'	112.10'	112.00'	S64°46'52"W	8°25'14"



**DESCRIPTION SKETCH  
PHASE 1**

**Windsor at Westside  
Community Development  
District**

**Section 10, Township 25 S, Range 27 E  
Osceola County, Florida**



SCALE: 1" = 2000'

**EXHIBIT 2  
SHEET 3 of 6**

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**EXHIBIT 2 – DISTRICT DESCRIPTION SKETCH**

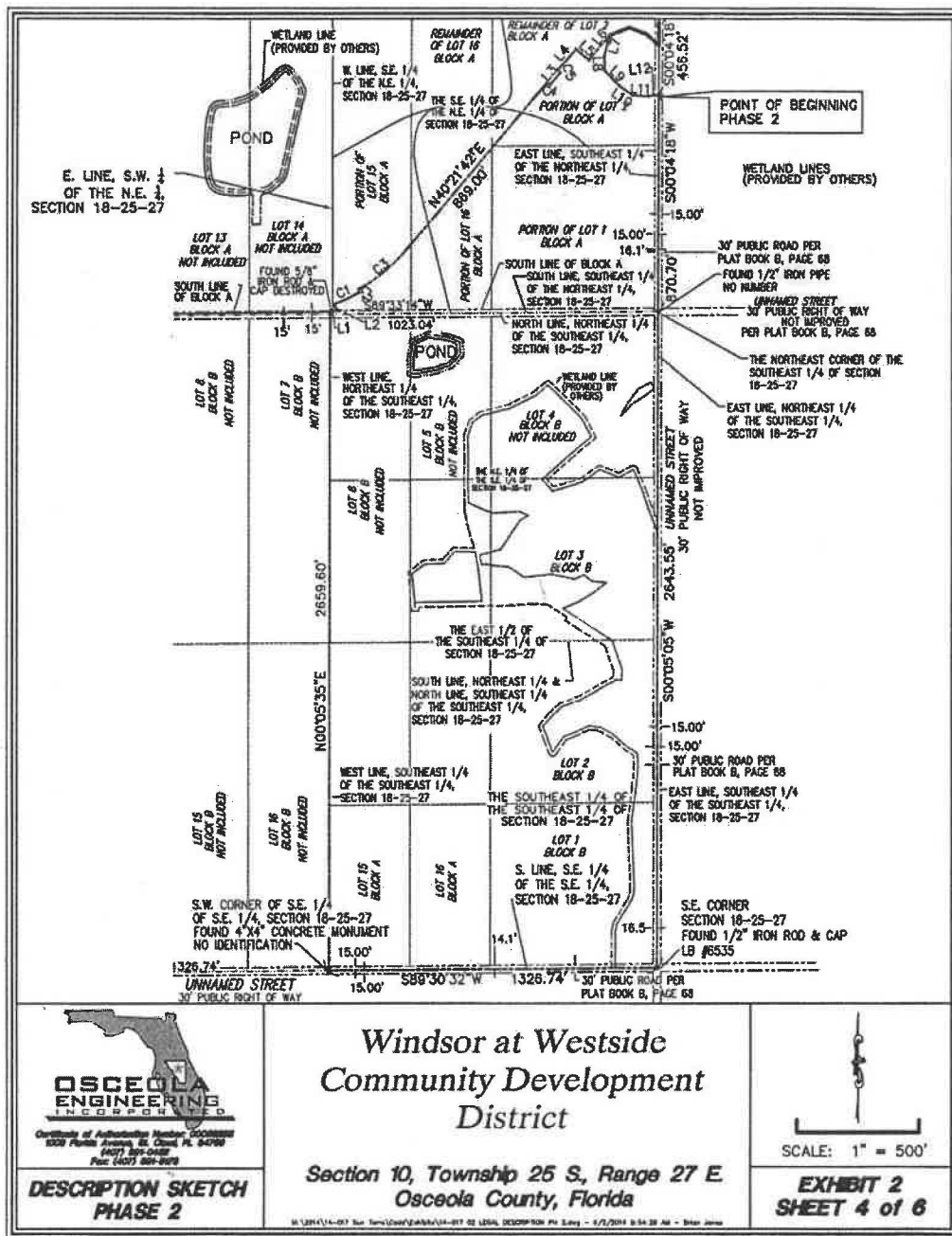


EXHIBIT 2 – DISTRICT DESCRIPTION SKETCH

# LEGAL DESCRIPTION OF SUN TERRA WEST PHASE 2

The East ¼ of the Southeast ¼, and a portion of the Southeast ¼ of the Northeast ¼ of Section 18, Township 25 South, Range 27 East, Osceola County, Florida, being more particularly described as follows:

COMMENCE at the North ¼ corner of Section 18, Township 14 South, Range 27 East, Osceola County, Florida; thence run South 00°06'05" West, along the West line of the Northwest ¼ of said Section 18, for a distance of 1324.50 feet to the Northwest corner of the Southwest ¼ of the Northeast ¼ of said Section 18; thence departing said West line, run North 89°29'43" East, along the North line of the Southwest ¼ of the Northeast ¼, and the North line of the Southeast ¼ of the Northeast ¼ of said Section 18, for a distance of 2652.03 feet to the Northeast corner of the Southeast ¼ of the Northeast ¼ of said Section 18; thence departing said North line, run South 00°04'18" West, along the East line of the Southeast ¼ of the Northeast ¼ of said Section 18, for a distance of 456.52 feet to the POINT OF BEGINNING; thence continue South 00°04'18" West, along said East line, for a distance of 870.70 feet to the Northeast corner of the Southeast ¼ of said Section 18; thence run South 00°05'05" West, along the East line of the Northeast ¼ of the Southeast ¼, and the East line of the Southeast ¼ of the Southeast ¼ of said Section 18, for a distance of 2643.55 feet to the Southeast corner of the Southeast ¼ of said Section 18; thence departing said East line, run South 89°30'32" West, along the South line of the Southeast ¼ of the Southeast ¼ of said Section 18, for a distance of 1326.74 feet to the Southwest corner of the Southeast ¼ of the Southeast ¼ of said Section 18; thence departing said South line, run North 00°05'23" East, along the West line of the Southeast ¼ of the Southeast ¼, and the West line of the Northeast ¼ of the Southeast ¼ of said Section 1/8, and its Northerly projection, for a distance of 2659.60 feet to a point on the Northerly right of way line of the 30 foot wide public road as shown on the plat of FLORIDA FRUIT AND TRUCK COMPANY, as recorded in Plat Book B, Page 68 of the Public Records of Osceola County, Florida; thence run North 89° 33' 14" East, along said Northerly right of way line, for a distance of 27.90 feet; thence departing said Northerly right of way line, run North 25°13'08" West for a distance of 28.46 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 762.76 feet, a chord bearing of North 64°46'52" East, and a chord distance of 112.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 08°25'14" for an arc distance of 112.10 feet to a point on a curve, concave Easterly, having a radius of 25.00 feet, a chord bearing of North 09°26'48" West, and a chord distance of 13.59 feet; thence run Northerly along the arc of said curve through a central angle of 31°32'41" for an arc distance of 13.76 feet to a point on a curve, concave Northwesterly, having a radius of 750.00 feet, a chord bearing of North 50°17'20" East, and a chord distance of 258.59 feet; thence run Northeasterly along the arc of said curve through a central angle of 19°51'15" for an arc distance of 259.89 feet to the point of tangency; thence run North 40°21'42" East for a distance of 869.00 feet to the point of curvature of a curve, concave Southerly, having a radius of 25.00 feet, a chord bearing of South 68°04'16" East, and a chord distance of 15.82 feet; thence run Easterly along the arc of said curve through a central angle of 36°52'58" for an arc distance of 16.09 feet; thence departing said curve, run North 40°21'12" East for a distance of 59.90 feet to a point on a curve, concave Northeasterly, having a radius of 25.00 feet, a chord bearing of North 31°11'56" West, and a chord distance of 15.81 feet; thence run Northwesterly along the arc of said curve through a central angle of 36°51'41" for an arc distance of 16.08 feet; thence departing said curve, run North 40°21'42" East for a distance of 110.00 feet; thence run South 49°37'47" East for a distance of 67.52 feet; thence run North 40°21'42" East for a distance of 130.38 feet; thence run South 14°53'42" West for a distance of 85.08 feet; Thence run South 02°10'51" East for a distance of 59.63 feet; thence run South 43°13'21" East for a distance of 86.43 feet; thence run South 55°36'21" East for a distance of 66.75 feet; thence run South 86°53'16" East for a distance of 63.27 feet; thence run North 83°16'37" East for a distance of 41.00 feet to the POINT OF BEGINNING.

Containing therein 4,313,196 square feet, or 99.02 acres, more or less.



DESCRIPTION SKETCH  
PHASE 2

## Windsor at Westside Community Development District

Section 10, Township 25 S., Range 27 E.  
Osceola County, Florida



EXHIBIT 2  
SHEET 5 of 6

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## EXHIBIT 2 – DISTRICT DESCRIPTION SKETCH

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.90'	S89°33'14"W
L2	28.46'	S25°13'08"E
L3	59.90'	S40°21'12"W
L4	110.00'	S40°21'42"W
L5	67.52'	N49°37'47"W
L6	130.38'	S40°21'42"W
L7	85.08'	N14°53'45"E
L8	59.83'	N02°10'51"W
L9	86.43'	N43°13'21"W
L10	66.75'	N55°36'21"W
L11	63.27'	N86°53'16"W
L12	41.00'	S83°16'37"W

LOT 9  
BLOCK B  
NOT INCLUDED

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	762.76'	112.10'	112.00'	N64°46'52"E	8°25'14"
C2	25.00'	13.76'	13.59'	N09°26'48"W	31°32'41"
C3	750.00'	259.89'	258.59'	N50°17'20"E	19°51'15"
C4	25.00'	16.09'	15.82'	S68°04'16"E	36°52'58"
C5	25.00'	16.08'	15.81'	N31°11'56"W	36°51'41"



**DESCRIPTION SKETCH  
PHASE 2**

## Windsor at Westside Community Development District

Section 10, Township 25 S., Range 27 E.  
Osceola County, Florida

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**EXHIBIT 2  
SHEET 6 of 6**

### EXHIBIT 2 – DISTRICT DESCRIPTION SKETCH

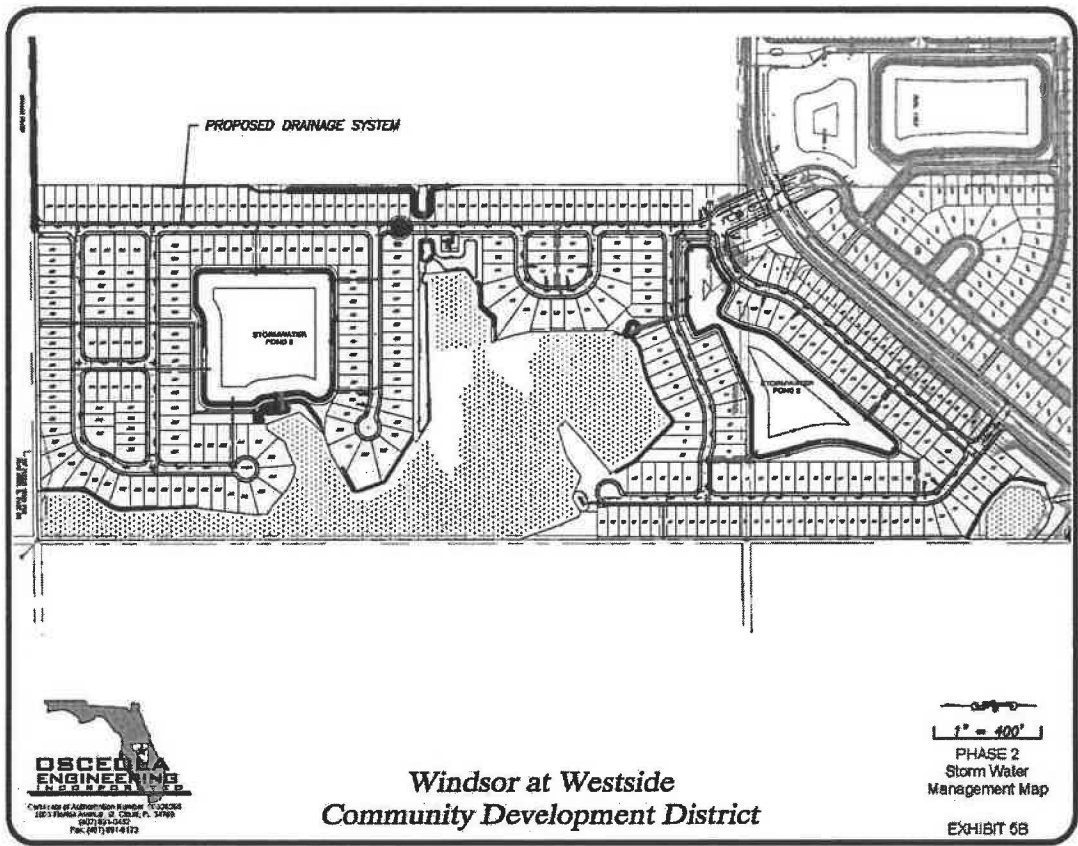
Date Prepared: 11 April 2013  
Date Revised: 19 June 2013

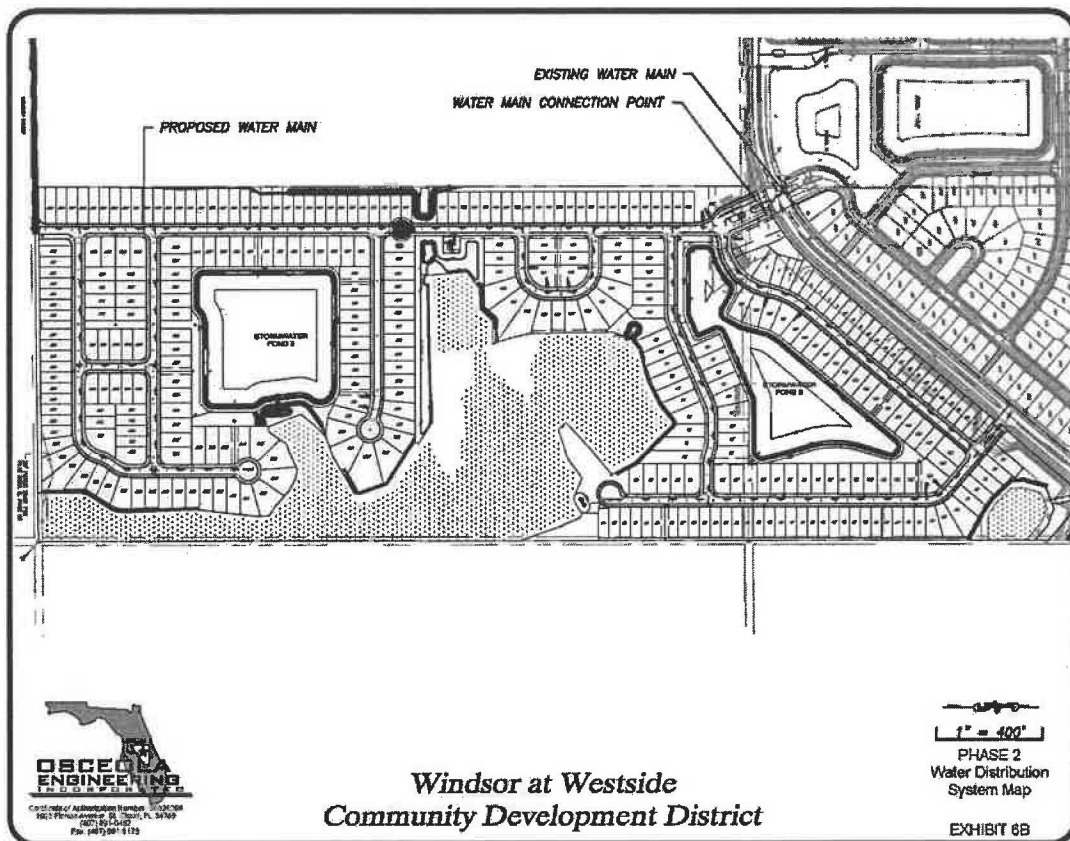


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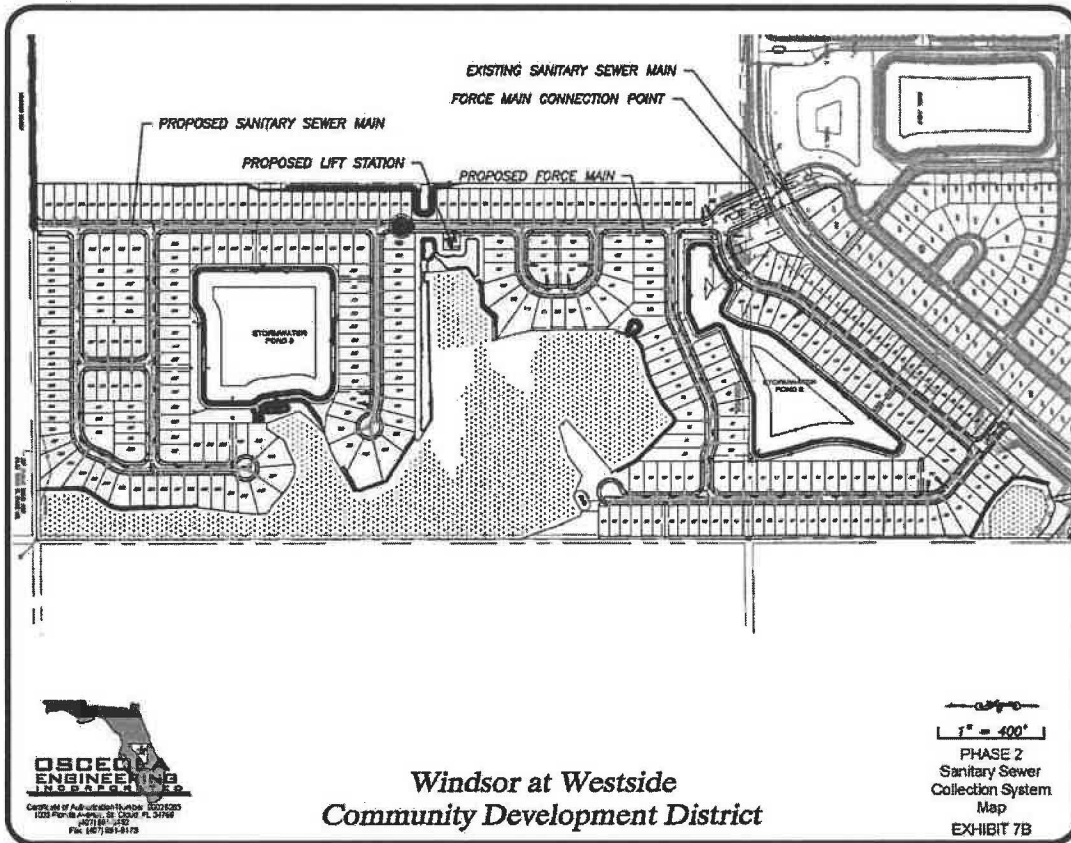
<b>SUNTERRA WEST PHASE 2 (WINDSOR AT WESTSIDE PHASE 2)</b>		
<b>PERMIT STATUS</b>		
<b>AGENCY</b>	<b>PERMIT &amp; NO.</b>	<b>APPROVAL DATE</b>
South Florida Water Management District	ERP 49-02334-P/App. No. 130807-8	11-12-2013
South Florida Water Management District	WUP 49-02329-W/App. No. 130823-3	10-14-2013
Osceola County	Planned Development (PD13-004)	7-16-2013
Osceola County	Preliminary Sub. Plan (PS14-00008)	5-7-2014
Osceola County	Site Development Plan (SDP14-0002)	11-7-2014
Osceola County	Final Sub. Plan (FS15-00039)	12-21-2015
Osceola County	R/W Utilization permit (SDP13-0047)	
Toho Water Authority	Const. Plan Approval	5-27-2014
	Developer Service Agreement	Pending
Florida Department of Environmental Protection	Water General Permit	Pending
Florida Department of Environmental Protection	Sewer General Permit	Pending
Florida Department of Environmental Protection	NPDES NOI	Pending
Florida Dept. of State Div. of Historical Resources	DHR No. 2013-5372	12-11-2013

#### **EXHIBIT 4 – PERMIT STATUS TABLE**

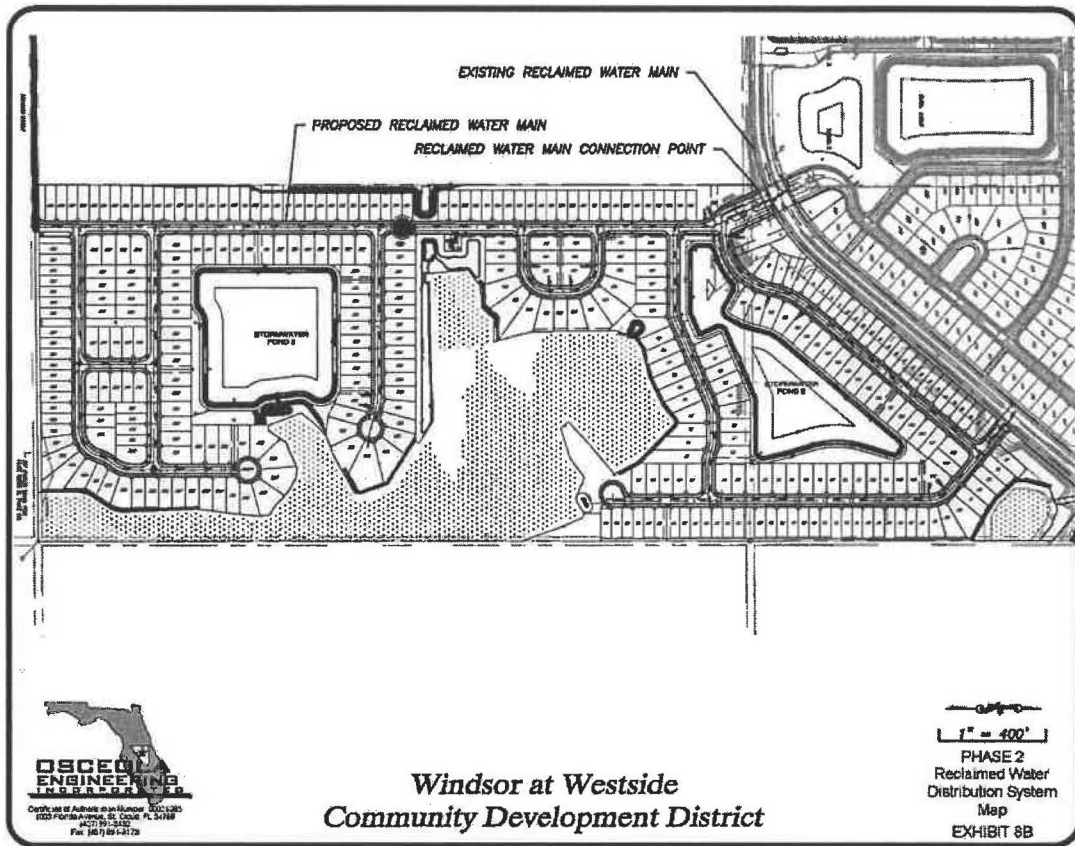








1. Storm Water Management System



- Phase 2 Construction Cost: Earth balancing @ \$972,433.26, plus Storm Sewer System @ \$1,204,782.00 = \$2,177,215.26
2. Monaco Boulevard Total Construction Cost: \$318,289.05  
Phase 2: \$318,289.05 @ 0.5633 = \$170,793.90
  3. Emergency Access Road (Phase 2) Total Construction Cost: \$4,719.66
  4. Monaco Boulevard Landscaping: \$250,944.37  
Phase 2: 0.5366 @ : \$250,944.37 = \$134,656.75
  5. Westside Blvd. Landscaping: \$390,699.68  
Phase 2: 0.5366 @ \$390,699.68 = \$209,649.45
  6. Potable Water Distribution System  
Phase 2: Portion of water system in Monaco Blvd.  $0.5366 \times \$175,140.59 = \$93,980.44$  plus \$693,202.75 plus impact fees 338 units @ \$2,337.00/unit = \$789,906.00) = \$1,577,089.19
  7. Sanitary Sewer Collection System  
Phase 2: Portion of sewer system in Monaco Blvd.  $0.5366 \times \$162,551.61 = \$87,225.19$  plus \$995,593.25 plus impact fees 338 units @ \$3,336.84/unit = \$1,127,851.92) = \$2,210,670.36
  8. Reclaimed Water Distribution System  
Phase 2: Portion of reclaim system in Monaco Blvd.  $0.5366 \times \$93,004.72 = \$49,906.33$  plus \$384,101.48 = \$434,007.81
  9. Professional and Inspection Fees (Phase 2): \$368,501.99  
-Construction Engineering and Platting: \$289,093.89  
-Osceola County Inspection Fee: \$40,958.05  
-TWA Inspection Fee: \$38,450.05

## EXHIBIT 9 – CONSTRUCTION COST SUMMARY