

# **Public Facilities Report**

## **Indigo East Community Development District**

**September 30, 2016**

**By: Governmental Management Services-Central Florida, LLC  
District Manager  
135 West Central Boulevard, Suite 320  
Orlando, Florida 32801**

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Public Facilities Report  
Indigo East Community Development District  
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## **I. Purpose and Scope**

This report is provided at the request of Indigo East Community Development District (the "District") as an obligation under Section 189.08 Florida Statutes regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next 10 years. The Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on the District's website. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government.

## **II. Introduction**

The District is a local unit of special purpose government of the State of Florida (the "State") created in accordance with the Uniform Community Development District Act of 1980, Florida Statutes, as amended (the "Act"), by Ordinance No. 02-26 of Marion County. The Indigo East District is located within the "On Top Of The World" Development within the "Circle Square Ranch" community covering approximately 213.4 acres. The District contains 705 residential units and a 3,500-square foot club house, with a swimming pool and parking lot.

## **III. Public Facilities**

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

## **IV. Proposed Expansions over the Next Ten Years**

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

## **V. Replacement of Public Facilities**

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

## **VI. Anticipated Completion Date**

Unknown at this time

**Exhibit A**

**Engineer's Report**

**FINAL ENGINEER'S REPORT**

**PREPARED FOR**

**BOARD OF SUPERVISORS:**

**Debbie Hoff  
Elaine Jarosz  
Robert Colen  
Lonnie Smith  
Morris Dittman**

**INDIGO EAST COMMUNITY DEVELOPMENT  
DISTRICT,  
MARION COUNTY, FLORIDA**

DATED: MAY, 2005



**LYNN TOWNSEND &  
ASSOCIATES, PL**

**INDIGO EAST COMMUNITY DEVELOPMENT DISTRICT**

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## I. INTRODUCTION

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

The IECDD lies within the On Top of the World Development of Regional Impact (DRI) in Marion County, Florida. Exhibit ‘A’ delineates the CDD location with respect to the DRI. The CDD consists of 213.4 acres, and is permitted for 705 residential units and a 3,500 square foot club house. In addition to this, the CDD contains 7 pocket parks. The PUD Master Plan for IECDD was approved on November 5, 2002, a copy of which is provided as Exhibit ‘C’.

The CDD will be developed in two phases over the course of six years with Phase I being developed in 2003-2005 and Phase II development anticipated to occur from 2006 to 2008. The initial lot sizes will range from 5,632 square feet to 7,680 square feet. Exhibit ‘D’ identifies the breakdown between Phase I and Phase II. Exhibit ‘E’ depicts the preliminary master plan for the stormwater management system components.

## II. CDD BOUNDARIES

The IECDD is bounded on the East by Hibiscus Park subdivision, on the West by SW 80<sup>th</sup> Avenue and on the North by SW 80<sup>th</sup> Street. The land within the CDD is currently vacant pasture land. The IECDD will contain residential parcels, stormwater management systems, conservation tracts and recreational tracts. Each component is identified within Exhibit ‘D’ with the anticipated development phase.

## III. PROPOSED INFRASTRUCTURE

### **A. Stormwater Management System:**

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

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

**B. Potable Water and Wastewater Systems:**

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

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

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

**C. Roadway System:**

SW 80<sup>th</sup> Street has been constructed from the intersection of SW 80<sup>th</sup> Avenue to the Eastern boundary of the IECDD. This intersection will be signalized in the future. SW 84<sup>th</sup> Street has been constructed from SW 80<sup>th</sup> Avenue to the East approximately 800 feet. SW 80<sup>th</sup> Terrace Road will be constructed from the new SW 80<sup>th</sup> Street to SW 84<sup>th</sup> Street in Phase I and extended to the South in Phase II. The costs associated for the infrastructure for SW 80<sup>th</sup> Street are identified on TABLES 1 and 2 as Master Improvements. Also identified under Master Improvements are the costs associated with the stormwater management system, Landscape and Irrigation and the pro-rata portion of costs for the signalization of the intersection of SW 80<sup>th</sup> Street and SW 80<sup>th</sup> Avenue. The pro-rata portion of the signalization was determined based upon the average daily trips

generated by IECDD compared to the total average daily trips generated by IECDD, CHECDD and BLCCDD.

SW 80<sup>th</sup> Terrace Road and SW 84<sup>th</sup> Street are identified on Table 1 as Neighborhood Improvements. Each individual residential parcel will be provided access via local streets accessing directly from SW 80<sup>th</sup> Terrace Road.

The infrastructure for the roads shall consist of stabilized subgrade, limerock base, asphalt paving, curbing, sidewalks, bike paths, signage and striping. The Neighborhood Improvements infrastructure costs will also include the stormwater management system, entry features (including landscaping, irrigation, fencing and signage), and neighborhood parks as identified on Tables 1 and 2. All roadway construction shall be in accordance with the latest versions of the Marion County Land Development Code and Manual of Uniform Traffic Control Devices (MUTCD).

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

**D. Security and Street Lighting:**

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

**E. Neighborhood Parks:**

There are 7 pocket parks currently identified on the Preliminary Subdivision Plat. The costs associated with these parks include canopy trees, understory trees, palms, shrubs, sod, mulch, irrigation, pavers, fencing and benches. The costs associated with these items are identified in the Tables as Neighborhood Improvements.

**F. Other Common Area Improvements:**

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

**IV. PERMITTING STATUS**

The following is a table delineating all permits required and status of each for Phase I. It is our professional opinion that all permits necessary to complete the

project have either been obtained or will be obtained and there is no reason to believe that the necessary permits cannot be obtained for the entire development.

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

V. CDD IMPROVEMENTS

The CDD may acquire or construct the following items:

Neighborhood Improvements:

- Sitework
- SW 80<sup>th</sup> Terrace and SW 84<sup>th</sup> Street roadway improvements
- Stormwater Management System
- Entry Features (Including Landscape, Irrigation, Fencing, & Signage)
- Neighborhood Parks
- Retention Area Landscaping

Master Improvements:

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

Common Area Improvements:

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

The total cost of infrastructure to be funded by IECDD is \$6,325,358. Construction of these improvements is anticipated to be completed by year 2008.

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

VI. CAPITAL IMPROVEMENT COST SUMMARY AND OPINION

TABLES 1 and 2 provide a detailed breakdown for each of the improvements for the IECDD and its associated costs. Included in the costs are hard and soft costs. The hard costs were taken from current unit pricing as provided by several contractors. The soft costs were estimated for the various professional services necessitated by the development. The costs do not include the legal, administrative, financing, operation or maintained services necessary to finance, construct, and operate the CDD infrastructure. The costs represented herein are actual present costs and do not allow for expected inflation.

VII. CERTIFICATION BY IECDD ENGINEER

In arriving at the estimates presented in this Table, the Developer supplied cost estimates for all work required to construct the Project segregating the CDD funded items from Developer funded items. This information was used as a basis and then double-checked by performing independent quantity takeoffs of the construction plans. The following estimates are based upon sound engineering principles and judgment plus discussions with the Developer concerning their costs estimates. To these numbers, a 10% reserve for professional and technical services as well as a 10% construction contingency were added. It is our professional opinion that the improvements represented herein are fair and reasonable. In accordance with Chapter 190, F.S., the CDD funded improvements are assessable improvements. We anticipate that all improvements for Phase I will be completed by 2005 and all Phase II improvements will be completed by 2008. We anticipate that the costs of improvements will not exceed the estimate of probable costs identified herein.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Indigo East Community Development District (IECDD).

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

TABLE 1  
ENGINEER'S ESTIMATE OF PROBABLE COST SUMMARY  
BY FUNDING RESPONSIBILITY FOR PHASE ONE

CDD CAPITAL IMPROVEMENT PROGRAM FOR IECD	
Item	Estimated Cost
<b>Neighborhood Improvements</b>	
Sitework	\$670,500
SW 80th Terrace Road, SW 84th Street	\$211,000
Stormwater Management System	\$387,500
Entry Features (Includes Landscape, Irrigation, Fencing, Signage)	\$1,103,000
Neighborhood Parks	\$228,400
Retention Area Landscaping	\$76,850
Prof. Fees & 10% Contingency	\$267,725
<b>SubTotals</b>	<b>\$2,944,975</b>
<b>Master Improvements</b>	
Sitework	\$101,500
SW 80th Street	\$134,900
Stormwater Management System	\$35,400
Landscape & Irrigation	\$29,400
Intersection Improvements (Signalization)	\$26,225
Prof. Fees & 10% Contingency	\$32,743
<b>SubTotals</b>	<b>\$360,168</b>
<b>Common Area Improvements</b>	
Entry Features	\$30,000
Landscape (Includes trees, shrubs, sod, irrigation, mulch, pavers, fence and benches)	\$229,400
Security and Street Lighting	\$47,500
Refuse and Compactor Areas	\$15,000
Prof. Fees & 10% Contingency	\$32,190
<b>SubTotals</b>	<b>\$354,090</b>
<b>GRAND TOTAL</b>	<b>\$3,659,233</b>