

Winding Cypress

Community Development District

Engineer's Report

September 22, 2015

Prepared by:



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Section 1.0

1.1 Introduction

Winding Cypress Community Development District (the “District”) contains approximately 358.06 acres and is located in the unincorporated area of Collier County. The development site is located at the Northeast quadrant of the intersection of Tamiami Trail East (US 41) and Collier Boulevard (CR-951). Exhibit 1 depicts the general location and Exhibit 2 depicts the development boundaries of the District. There is a 25.1 acre parcel of land located within the external boundaries of the District that is excluded from the boundaries of the District. Said parcel of land is encumbered with a conservation easement recorded in O.R. Book 5056, Pg. 3117 of the Public Records of Collier County, Florida and will receive no benefit from the proposed improvements to be provided by the District.

The area of land within the District is part of a larger planned unit development (PUD) for which a development plan has been approved by Collier County, Ordinance 2014-009. The Winding Cypress PUD encompasses 1,928 acres of land located in Sections 26, 34, and 35, Township 50 South, Range 26 East, and Sections 2 and 3, Township 51 South, Range 26 East, Collier County, Florida. The number of dwelling units proposed to be constructed within the PUD is 2,854 units. Winding Cypress PUD (the “PUD”) is a large scale functionally interrelated community, and is planned to encourage ingenuity, innovation, and imagination as set forth in the Collier County Land Development Code (LDC) Planned Unit Development District. The Verona Walk CDD makes up the remainder of the Winding Cypress PUD (located to the North of the District) utilizing the net units in the PUD. The Verona Walk CDD is also identified on Exhibit 1.

The development plan for the District contemplates approximately 781 single-family residential units along with a community amenity center. Buildout of the home sites within the District is anticipated to occur over the next 5 years (2015 - 2020). Exhibit 3 “Development Plan and Phasing” depicts the overall plan of development of the Developer via three phases, generally as follows:

- | | |
|---------------------|--|
| Phase 1 (2015-2016) | Is nearing completion of all infrastructure and contains 153 platted lots, an amenity center, entry feature, entry roadway, and 17.2 acres of lakes. |
| Phase 2 (2016-2017) | Anticipates construction of 393 platted lots, an amenity center, and 43.4 acres of lakes; and |
| Phase 3 (2018-2020) | Anticipates construction of 235 platted lots, an amenity center, and 22.8 acres of lakes. |



Section 2.0

2.1 Status of Project Approvals

The following list includes the master development permits that are required prior to county construction permits:

1. South Florida Water Management District (the "SFWMD") Environmental Resource Permit (the "ERP"), permit No. 11-02132-P.
2. United States Army Corp. of Engineers (the "ACOE") Permit No. SAJ-1996-01924 (IP-MJD)
3. Collier County PUD Zoning Ordinance 2014-09

The following list includes Collier County development approval plat and permit approvals required for construction per phase and their status:

1. Winding Cypress Phase I Plat and Plan (the "PPL") - Approved and plat recorded as found in the official records, OR Book 57, Page 89 of the Public Records of Collier County
2. Winding Cypress Phase II PPL - Prepared and currently in review by Collier County
3. Winding Cypress Phase III PPL - TBD



Section 3.0

3.1 General Description of the Bond Issues

This consulting Engineer's Report addresses the public infrastructure improvements to be undertaken by the District with respect to the issuance of special assessment Bonds (the "Bonds"). The District expects to finance a portion of these infrastructure improvements through the issuance of the Bonds.

The Bonds proceeds will provide the funding for a portion of the required infrastructure improvements described in this report through a deposit into a construction fund that will be used to acquire the improvements constituting the infrastructure improvements, as certified by the District Engineer.

The infrastructure improvements are shown on Exhibits 4A, 4B & 4C depicting the Stormwater Management System. These infrastructure improvements will give special benefit to all lands in the District. Special benefit is a required determination in order to make use of the proceeds of any bonds issued by the District.



Section 4.0

4.1 Stormwater Management System

The approved conceptual development plan for Winding Cypress PUD provides for approximately 83.4 acres of stormwater management lakes that are to be located within the District. These lakes are to provide for both water quality treatment and water attenuation for the proposed 781 single family units, all associated roadways, common areas, and the amenity center. The Winding Cypress CDD stormwater management system is generally depicted in Exhibit 4 "Stormwater Management System".

The District's stormwater management system will convey runoff from the individual residential lots via a system of gutters, inlets, piping, into the lakes for treatment purposes. The lakes within the District are designed with large pipe interconnects that allows for the cross conveyance of the stormwater runoff from lake to lake and ultimately into the adjacent wetland slough system.

To ensure compliance with the SFWMD regulatory requirements, control structures have been installed on the outfall pipes leaving the lakes that serve to regulate the individual lake levels. The overall project designs provide for a regulated outfall point from the onsite stormwater treatment network into the natural wetland slough system that expands through the center of the development.

Construction of the District's stormwater improvements is proposed to occur over the next five years (through 2020), constructed in three (3) separate phases. Generally, descriptions of the stormwater infrastructure for each phase of Winding Cypress CDD are as follows:

- Phase I - Construction of 17.2 acres of lakes, 30,696 linear feet of gutters, 11,285 feet of pipe culverts, 8 large box culverts, and related berms and canals.
- Phase II - Construction of approximately 43.4 acres of lakes, 37,425 feet of gutters, 12,684 feet of pipe culverts, 23 large box culverts, and related berms and canals.
- Phase III - Construction of approximately 22.8 acres of lakes, 20,365 feet of gutters, 6,409 feet of pipe culverts, 15 large box culverts, and related berms and canals.

The District's stormwater system was designed, permitted, and will be constructed based on the following design events:

- Roads and Basins - 25 year - 3 day storm event
- Buildings and Residences - 100 year - 3 day storm event



Section 5.0

5.1 Cost Estimates for the District's Improvements

The estimates of probable cost have been prepared for the District by J.R. Evans Engineering, P.A. as the District Engineer working with the Developer. These estimates are based on permitted construction plans, the actual cost of Phase I as provided by the Developer and estimates of probable construction cost for Phases II and III based on similar projects located in Collier County.

The Engineering Estimate of Probable Cost has been determined to be approximately \$18,708,918. The Engineers Estimate of Probable Cost for the components of the Winding Cypress CDD are shown in Table 1.

Table 1

Opinion of Probable Construction for the Project Infrastructure

Stormwater Management	Phase I	Phase II	Phase III	Total Project
Gutters/Curbing	\$266,498	\$308,111	\$175,954	\$750,763
Earthwork/Excavation	\$3,713,166	\$6,525,341	\$2,330,616	\$12,569,123
Drainage Pipes and Structures	\$1,587,103	\$2,327,994	\$1,474,135	\$5,389,232
Total per Phase	\$5,566,767	\$9,161,446	\$3,980,705	\$18,708,918



Section 6

6.1 Conclusion

Based on the document prepare by J.R. Evans Engineering, P.A. and with the reliance of the information provided by the County and the Developer, the following findings are made:

1. Lands includes within the Winding Cypress CDD are fully vested in Collier County for the proposed 781 single family units.
2. The master development entitlements are in good standing
3. Construction of the Phase I infrastructure has been completed and has been accepted and certified.
4. The sales center located in Phase I of the Development has been issued a Certificate of Occupancy and is open for business
5. The infrastructure design is based on sound engineering principals
6. All state and federal permits necessary to build the infrastructure have been obtained
7. Conceptual approval for all future phases (II and III) has been obtained and final construction authorization is anticipated to be issued upon submittal of construction plans and plat.
8. The special benefit the single family lot will receive as a result of the public infrastructure described herein is greater than the cost of such improvements.

Respectfully Submitted,

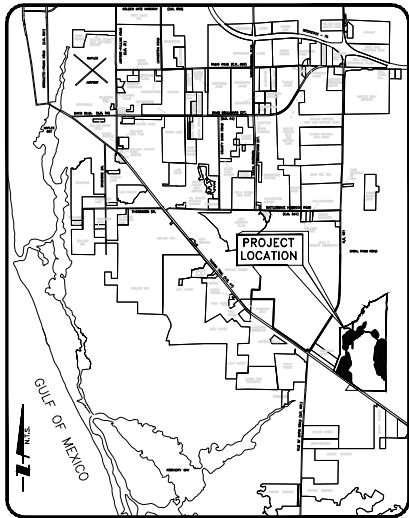


Joshua R. Evans, P.E
District Engineer
Florida Engineer No. 57436

Date Prepared September 16, 2015

Exhibits



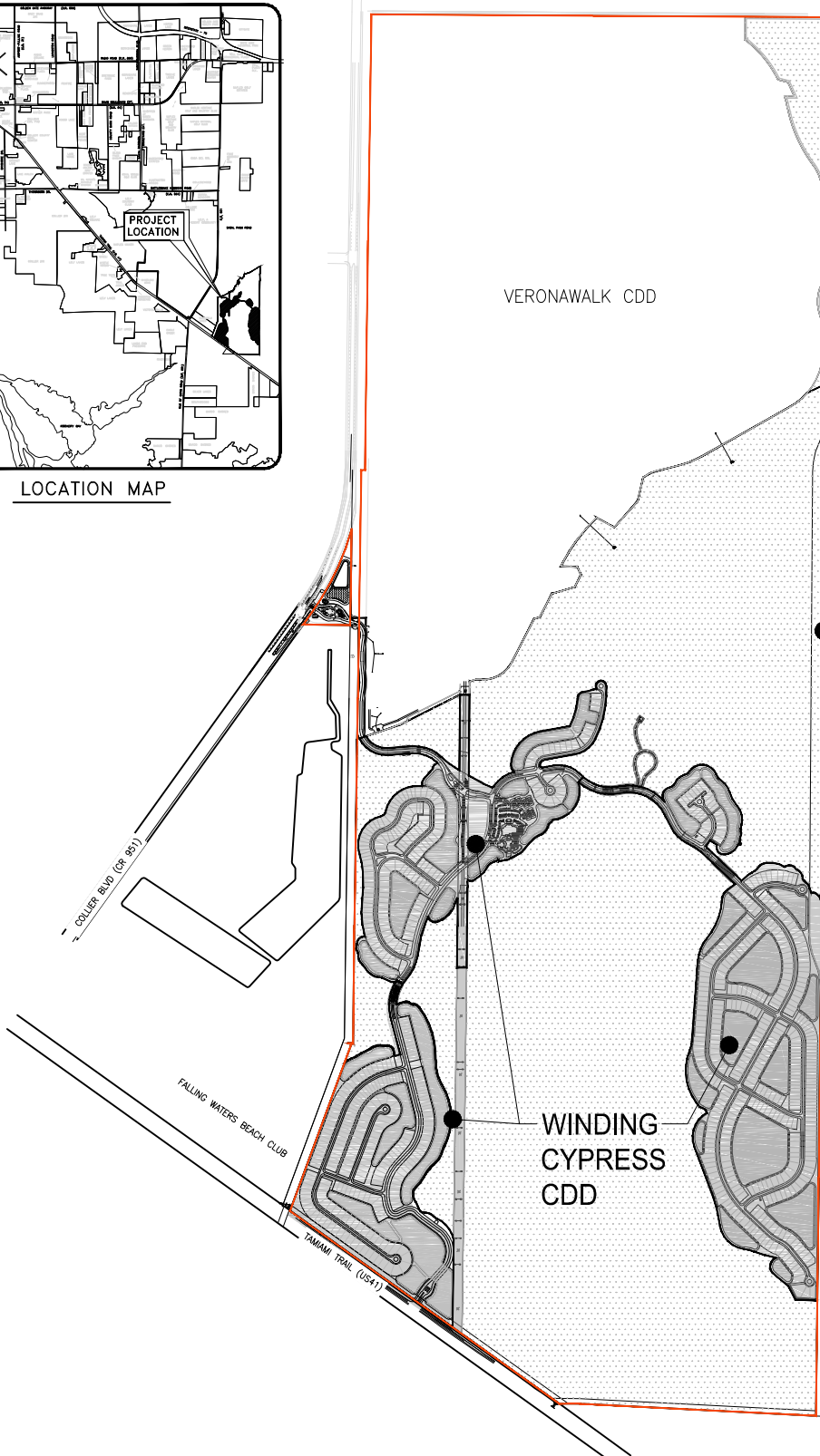


LOCATION MAP



0 1000' 2000'

SCALE: 1" = 2000'



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WINDING CYPRESS CDD

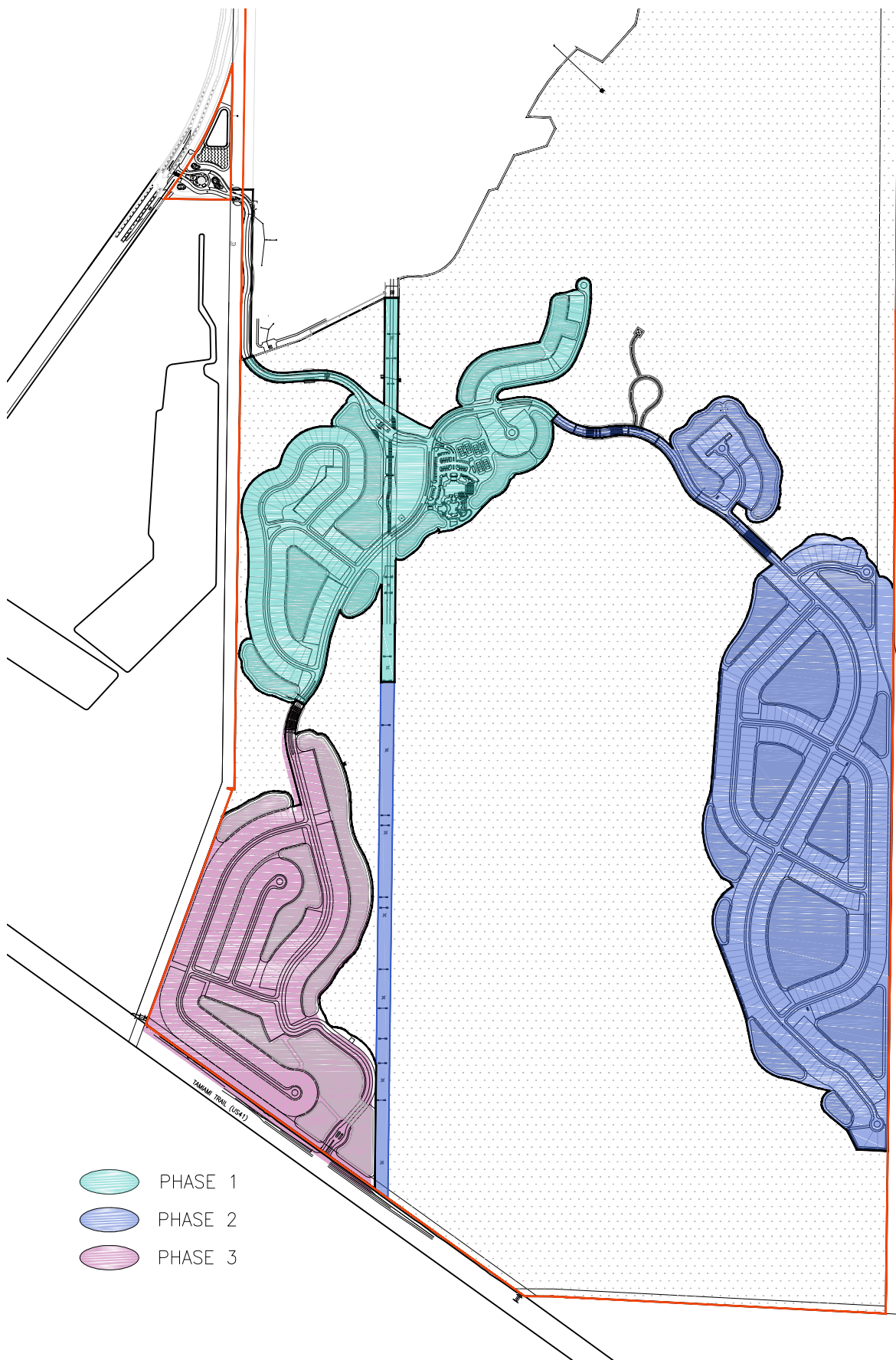
EXHIBIT 1-LOCATION MAP

WINDING CYPRESS CDD

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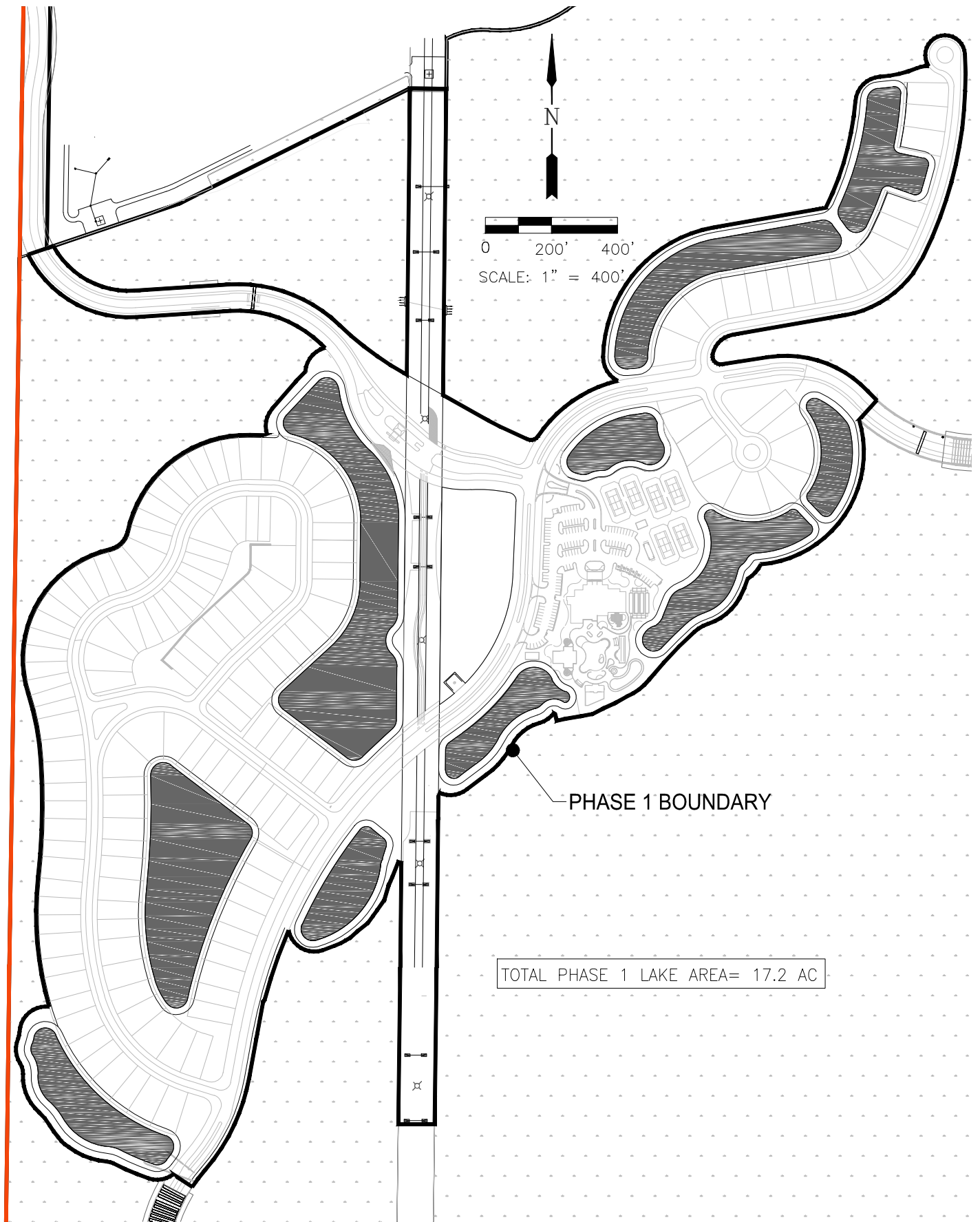




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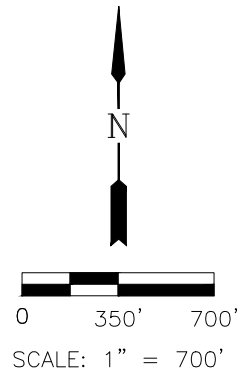
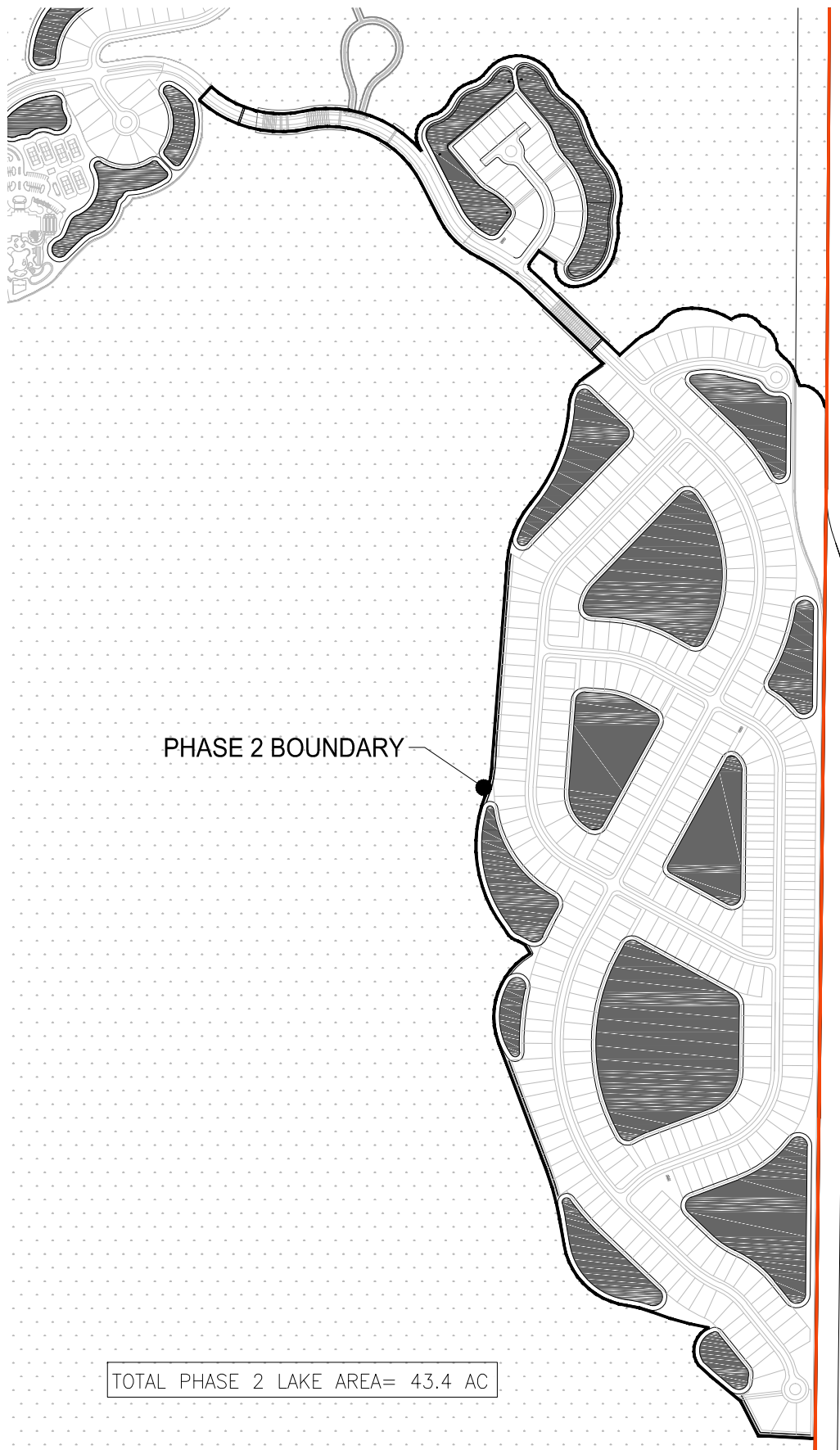
EXHIBIT 3-DEVELOPMENT AND PHASING PLAN



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EXHIBIT 4A-PHASE 1-STORMWATER MANAGEMENT SYSTEM



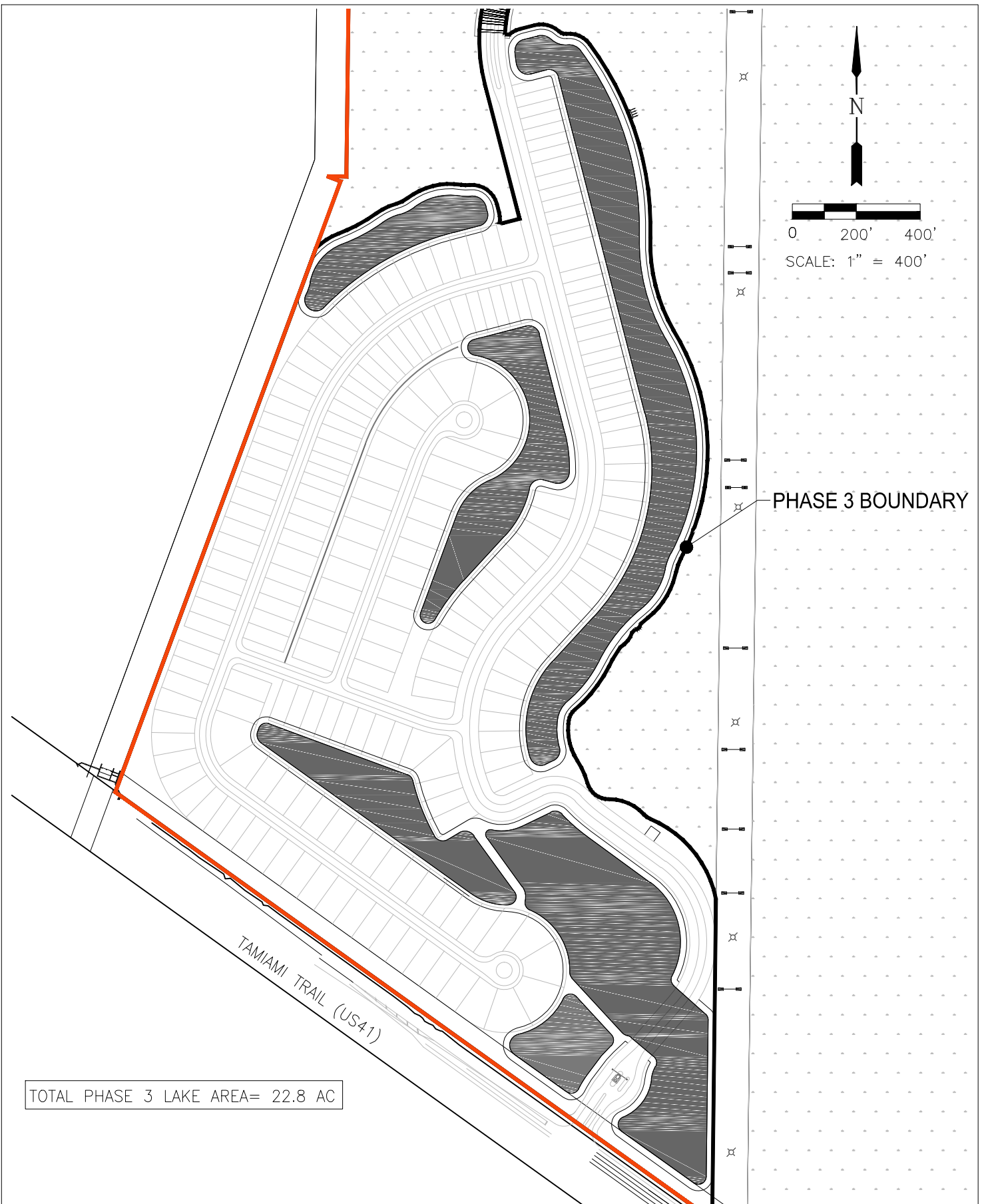
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EXHIBIT 4B-PHASE 2-STORMWATER MANAGEMENT SYSTEM



TOTAL PHASE 3 LAKE AREA= 22.8 AC



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EXHIBIT 4C-PHASE 3-STORMWATER MANAGEMENT SYSTEM