

**Eagle Pointe
Community Development District**

Public Facilities Report

Dated: MAY 20, 2010

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EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE AND SCOPE

This report is provided at the request of the Eagle Pointe Community Development District (the "District") to comply with the requirement of Section 189.415, 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 five years.

II. GENERAL INFORMATION

The District is currently comprised of approximately 679 acres located entirely within Manatee County, Florida. The District was established on November 13, 2006, by Manatee County Ordinance No. 06-81, adopted by the County Commission of Manatee County.

III. PUBLIC FACILITIES

The District does not currently own, operate or maintain any public improvements or community facilities. Furthermore, the District does not intend to plan, construct, install, acquire, finance, manage or operate public improvements or community facilities within the District over the next year. However, the District has adopted an Improvement Plan, which may be implemented in the future. A copy of the last adopted Improvement Plan is attached hereto as **Exhibit A**.

IV. PROPOSED EXPANSIONS OVER THE NEXT FIVE YEARS

The District does not have plans to expand public improvements or community facilities within the District over the next five years.

V. REPLACEMENT OF FACILITIES

The District currently does not own any facilities within the District.

EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT (CDD)

ENGINEER'S REPORT FOR
EAGLE POINTE

PREPARED FOR:

BOARD OF SUPERVISORS
EAGLE POINTE CDD

ENGINEER:

WilsonMiller, Inc.
6900 PROFESSIONAL PARKWAY EAST
SARASOTA, FL 34240-8414

PROJECT NO. 04433-006-000

JANUARY 2007

EXHIBIT A

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I. INTRODUCTION

Eagle Pointe is a master planned residential community located in Manatee County, Florida. Eagle Pointe is located east of Carter Road, north of Moccasin Wallow Road, and south of Buckeye Road. It is the purpose of this report to provide a description of the Eagle Pointe project as well as the public capital improvements proposed to be funded by the Community Development District (CDD) to serve the project. Exhibit 1 delineates the boundaries of the Eagle Pointe project, encompassing an area of approximately 679 acres. Exhibit 2 is a legal description for the project.

II. GENERAL SITE DESCRIPTION

The terrain within the project is gently sloping, with elevations ranging from elevation 16 feet to 30 feet NGVD. Soils generally consist of fine sands and shell typical for Manatee County. Groundwater generally is located one to two feet below natural grade during the rainy season. Annual fluctuations may reach three to four feet. A series of lakes, wetlands, and control structures are planned to control stormwater discharge. Southwest Florida Water Management District (SWFWMD) and Manatee County design criteria has been utilized for design of all water management facilities within the CDD.

Moccasin Wallow Road and Carter Road will provide access to the Eagle Pointe development. Both of these roadways are County maintained roadways.

Potable water and sanitary sewer service will be provided by Manatee County. Irrigation water for the project will be provided by onsite wells, which may be supplemented with reclaimed water provided by Manatee County, and will be distributed through a separate distribution system.

III. LAND USES

Land uses within Eagle Pointe will include (but not be limited to):

- a) Open space and preservation areas (wetlands, buffers)
- b) Recreation (i.e., passives parks, amenity centers, nature trails, etc.)
- c) Residential (single family)

Table 1 summarizes proposed land uses.

TABLE 1
PROPOSED LAND USES

<u>DESCRIPTION</u>	<u>APPROXIMATE AREA (AC)</u>
Residential	379
Recreation, open space, preserve, water management facility, lakes & drainage	300
Total	679

- Notes:
- Developable acreage (less wetlands and buffers) = 548 acres.
 - All acreages are approximate and will be determined at final platting.

IV. INFRASTRUCTURE IMPROVEMENTS

Improvements for Eagle Pointe will consist of roadways, drainage system, landscaping, street lighting, surface water management (i.e., lakes, control structures, etc.), hardscape areas, potable water systems, sanitary sewer systems, reclaimed water system, and irrigation facilities. Of these facilities, the CDD will own and operate/maintain the roadways, drainage system, landscaping, street lighting, surface water management system, irrigation system, and the landscape/hardscape areas. The sanitary sewer, potable water, and reclaimed water systems will be constructed by the CDD, but will be dedicated to Manatee County for operation and maintenance (excluding the irrigation distribution system). These improvements are further described in the following sections.

A. Utilities

The CDD will construct the potable water, sanitary sewer, reclaimed water, and irrigation systems necessary to support Eagle Pointe's residents and other activities. The potable water, sanitary sewer, reclaimed water, and irrigation systems will be constructed to Manatee County standards. The potable water will connect to existing water mains along Moccasin Wallow Road and Carter Road. The sanitary sewer system will tie in to a proposed sanitary sewer force main along Carter Road. The sanitary sewer, potable water, and reclaimed water systems will be constructed by the CDD, but will be dedicated to Manatee County for operation and maintenance (excluding the irrigation distribution system). The irrigation distribution system will be owned and maintained by the CDD.

B. Stormwater Management/Drainage

The stormwater management system will be comprised of control structures excavated stormwater management ponds as well as aboveground and underground collection systems to transport the stormwater to the appropriate stormwater ponds and onsite wetlands, for treatment and flood attenuation. The proposed stormwater management improvement cost provided includes an amount for land acquisition. The final cost of land acquisition will not exceed the appraised value of the land. Stormwater treatment will occur by the Biological Filtration Process (wet detention). The filtration system consists of littoral shelves constructed in the appropriate stormwater ponds. These littoral shelves will be planted with wetland plants to provide the filtration process.

Flood attenuation also occurs in the stormwater ponds and the onsite existing wetland systems. The Water Management District (SWFWMD) requirements mandate that the pre-development peak rates of runoff not be exceeded in the post development design. Because a portion of the Eagle Pointe development is located in the Frog Creek Drainage Basin, Manatee County requires that post-development discharge be limited to 50% of the pre-development discharge for those portions of the development that discharge to the Frog Creek Drainage Basin. The design storm event is the 25-year, 24-hour storm in Manatee County regulations.

Minimum residential finished floor elevations as well as minimum roadway elevations are required by Manatee County. These requirements are established to minimize road flooding during the design storm event and to prevent residential flooding during the 100-year design storm.

The CDD will own and maintain the stormwater management system.

C. Landscaping and Hardscape Features

Landscaping and hardscape features will be an integral part of the Eagle Pointe infrastructure. The main entry, secondary entries, and neighborhood entries will have various landscape and hardscape features designed to provide a distinctive look to the community. Landscaping may also include enhanced open space. The CDD will own and maintain these features.

D. Roadways/Street Lighting

The CDD will construct and maintain new access roadways, internal roadways and street lighting required to serve the Eagle Pointe project. Roadways will be constructed to Manatee County standard details described in the Manatee County Public Works Standards. The proposed roadway improvement cost

provided includes an amount for land acquisition. The final cost of land acquisition will not exceed the appraised value of the land.

E. Conservation Easement

The existing wetland systems and buffers and any proposed wetland mitigation area will be placed in conservation easements. The CDD or the Homeowner's Association may maintain the areas within the conservation easement.

V. PERMITS

The permits for site construction are required prior to the start of infrastructure construction. These permits typically include the following:

- Local zoning approval.
- SWFWMD permits for Surface Water Management and Consumptive Use.
- Manatee County Preliminary Plat/Final Site Plan.
- Manatee County Site/Infrastructure Construction Plans.
- Manatee County Health Department for Water Distribution.
- Florida Department of Environmental Protection for Sanitary Sewage Collection.
- U.S. Army Corps of Engineers.
- USEPA Stormwater Pollution Prevention Plan Notice of Intent Permit.

Table 2 summarizes the permitting status to date.

TABLE 2 – PERMITTING STATUS

	AGENCY	PERMIT & NUMBER	DATE APPROVED
Phase 1	Manatee County Zoning Ordinance*	PDR-04-55(Z)(P)	6/1/2006
	Manatee County Preliminary Plat/Final Site Plan/Construction Plan	06-S-38(PY) FSP-06-67	Pending
	SWFWMD Conceptual Permit**	49029267.000	2/21/2006
	SWFWMD Individual Permit	44029267.002	10/24/2006
	FDEP – Wastewater	Filed 1/3/2007	Pending
	Florida Department of Health - Water	Filed 1/3/2007	Pending
	U.S. Army Corps of Engineers***	SAJ-2005-1396 (IP-CJW)	3/28/2006
Phase 2	ALL	To be filed	N/A
Phase 3	ALL	To be filed	N/A

* Manatee County Zoning Ordinance covers all three phases.
 ** Conceptual Permit only. SWFWMD Conceptual permit covers all three phases.
 *** The USACOE permit covers all three phases.

VI. SUMMARY AND CONCLUSION

The project as outlined is necessary for the functional development of the Eagle Pointe development. The project is being designed in accordance with current governmental regulatory requirements. The project will serve its intended function so long as the construction is in substantial compliance with the design. Items of construction for the project are based upon current development plans.

It is our professional opinion that the infrastructure costs provided herein for the CDD improvements for Eagle Pointe are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the CDD. These estimated costs are based upon prices currently being experienced for similar items of work in Southwest Florida. Actual costs may vary based on final engineering, planning, and approvals from regulatory agencies. Refer to Table 3 on the following page.

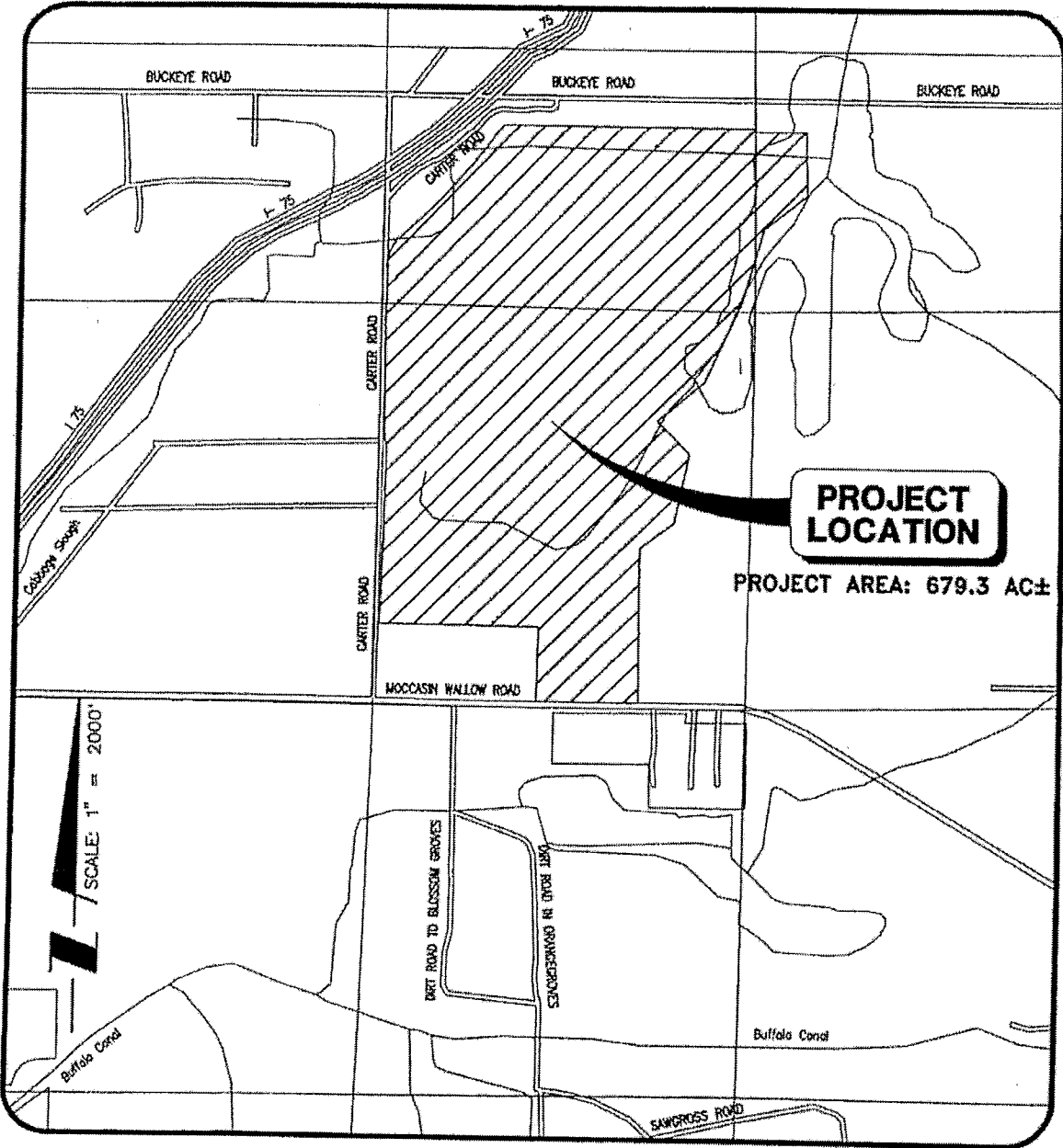
TABLE 3

PROPOSED IMPROVEMENT COSTS (SUMMARY)

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PHASE I</u> Year 2007-2009	<u>PHASE II</u> Year 2009-2011	<u>PHASE III</u> Year 2010-2012	<u>TOTAL</u> Year 2007-2012
1.	Sanitary Sewer	\$ 2,060,000	\$ 1,874,000	\$ 1,185,000	\$ 5,119,000
2.	Potable Water	\$ 850,000	\$ 980,000	\$ 742,000	\$ 2,572,000
3.	Water Management (Drainage) and Earthwork	\$ 6,636,750	\$ 6,400,250	\$ 11,394,820	\$ 24,431,820
4.	Irrigation / Reclaimed Water	\$ 996,000	\$ 996,000	\$ 695,000	\$ 2,687,000
5.	Roadways	\$ 1,980,000	\$ 2,350,000	\$ 1,690,000	\$ 6,020,000
6.	Landscaping/Hardscaping	\$ 1,633,000	\$ 838,000	\$ 602,000	\$ 3,073,000
7.	Street Lighting	\$ 163,000	\$ 185,000	\$ 150,000	\$ 498,000
8.	Professional Fees and Permits	\$ 937,000	\$ 805,000	\$ 924,000	\$ 2,666,000
		\$ 15,255,750	\$ 14,428,250	\$ 17,382,820	\$ 47,066,820
	10%(±) Contingency*	\$ 1,263,900	\$ 1,239,300	\$ 1,621,980	\$ 4,125,180
TOTAL		\$16,519,650	\$15,667,550	\$19,004,800	\$51,192,000

NOTE: All costs are approximate and are subject to change based upon actual bid prices.
 * Contingency amount calculated excludes land acquisition costs.

EXHIBIT 1



PROJECT LOCATION

PROJECT AREA: 679.3 AC±

SCALE: 1" = 2000'

LOCATION MAP

PROJECT: EAGLE POINTE

CLIENT: EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

Wilson Miller

Member of - FLS 1210-0000
Wilson Miller, Inc. - Certificate of Authorization #03

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

Wilson Miller, Inc.

6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6970 • Web-Site www.wilsonmiller.com

SCALE:	1"=2000'	DATE:	1/07
SEC:	TWP: 33S RGE: 18E	REV NO:	
PROJECT NO.	04433-006-000	INDEX NO:	A-04433-006-000005
DRWN BY/LEAD NO.	DFH/0953	SHEET NO.	1 OF 2

EXHIBIT 2

A parcel of land lying in Sections 10, 11, 12, 13, 14 and 15, Township 33 South, Range 18 East, Manatee County, Florida and described as follows:

Commence at the southeast corner of the above mentioned Section 14; thence N.89°33'52"W., along the south line of said Section 14, a distance of 1349.57 feet; thence N.00°26'08"E., a distance of 36.57 feet to the north right-of-way line of Moccasin Wallow Road (80-foot wide public right-of-way) as recorded in Official Record Book 276, Page 534 and 535, Public Records of Manatee County, Florida for a POINT OF BEGINNING; thence N.89°31'43"W., along said north right-of-way line, a distance of 1,365.81 feet; thence N.01°09'03"E., a distance of 1,002.43 feet; thence N.89°34'09"W., a distance of 2,177.48 feet to the east maintained right-of-way line of Carter Road (variable width public right-of-way) as recorded in Road Plat Book 1, Page 167 through 180 as recorded in the above mentioned Public Records; thence along said east right-of-way line for the following six (6) calls; (1) thence N.01°12'56"E., a distance of 2,327.69 feet; (2) thence N.08°32'03"W., a distance of 220.12 feet; (3) thence N.00°33'05"W., a distance of 423.44 feet; (4) thence N.00°02'42"W., a distance of 1,311.01 feet; (5) thence N.13°20'34"E., a distance of 62.95 feet; (6) thence N.00°20'02"W., a distance of 443.35 feet to a point on the southeasterly right-of-way line of a 100-foot wide frontage road as shown on the Interstate 75 (State Road 93-A) Section 13075-2406; thence along said southeasterly right-of-way line for the following five (5) calls; (1) thence S.89°39'58"W., a distance of 5.06 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies N.89°48'23"E., a radial distance of 522.96 feet; (2) thence northeasterly along the arc of said curve, through a central angle of 50°51'18", an arc length of 464.17 feet to the point of reverse curvature of a curve to the left having a radius of 7,869.44 feet and a central angle of 12°28'06"; (3) thence northeasterly along the arc of said curve, a distance of 1,712.50 feet to the point of tangency of said curve; (4) thence N.38°11'35"E., a distance of 284.21 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies S.51°48'28"E., a radial distance of 522.96 feet; (5) thence northeasterly along the arc of said curve, through a central angle of 05°44'15", an arc length of 52.37 feet to the end of said curve; thence S.89°30'38"E., a distance of 3,363.55 feet; thence S.00°35'36"W., a distance of 50.00 feet; thence N.89°40'58"E., a distance of 681.10 feet; thence S.00°51'11"E., a distance of 837.77 feet; thence S.51°56'49"W., a distance of 720.90 feet; thence S.15°39'42"W., a distance of 1,006.40 feet; thence S.24°40'05"W., a distance of 1,179.84 feet; thence S.49°28'48"W., a distance of 801.72 feet; thence S.44°05'02"E., a distance of 606.86 feet; thence S.11°48'52"W., a distance of 947.23 feet; thence S.52°54'09"W., a distance of 554.62 feet; thence S.00°08'59"E., a distance of 2,086.61 feet to the POINT OF BEGINNING.

Containing 29,589,993 square feet or 679.2938 acres, more or less.

LEGAL DESCRIPTION

PROJECT: EAGLE POINTE

CLIENT: EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

Wilson Miller

Wilson Miller, Inc. - P.L. Lic. 12-00000
Wilson Miller, P.A. - Certificate of Authorization 042

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SCALE:	DATE:	1/07
SEC: 11, 12, 14	TWP: 33S	RGE: 18E
PROJECT NO: 04433-006-000	INDEX NO: A-04433-006-000008	
DRWN BY/EMP NO: DFH/0953	SHEET NO: 2	OF 2