

ENGINEERS REPORT

FOR

**COLONIAL COUNTRY CLUB
COMMUNITY DEVELOPMENT DISTRICT**

December 10, 2002
REVISED
April 3, 2003

by

***BARRACO AND ASSOCIATES, INC.
2271 McGregor Boulevard
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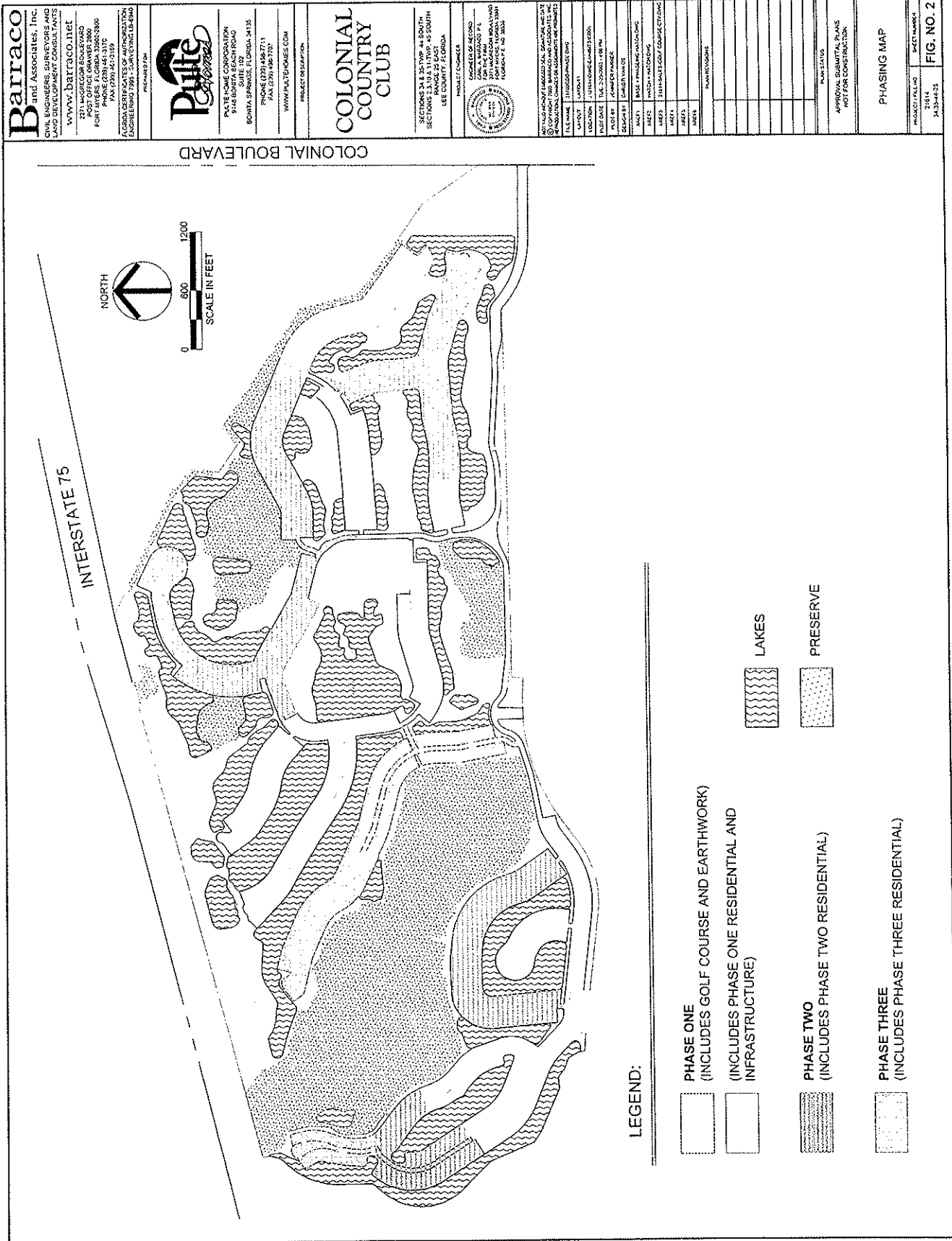
I. INTRODUCTION

1.1 DESCRIPTION OF COLONIAL COUNTRY CLUB:

The Colonial Country Club is a ±750 acre Master Planned Residential Community within the City of Fort Myers Florida. A site location map is provided in Figure 1. The project will include 12 acres of commercial uses along the projects frontage of Colonial Boulevard and a residential component, which will include 694 golf course membership units and 848 social membership units. The community will also include a clubhouse, internal parks, an eighteen-hole golf course and related recreational amenities, including tennis courts, pathways, pools, etc. Table One includes a summary of the projected land uses and product types.

It is anticipated that the project will be constructed in three phases over a 6-year build out. The build out date, however, may vary depending on sales and economic conditions in the area. Construction of Phase I infrastructure began in August of 2002 and is expected to be completed in May of 2003. It is anticipated that Phase II will begin construction in 2003 and will be completed in 2005, with Phase III starting in 2005, to be completed in 2006. A Phasing Map is provided in Figure 2.

FIGURE 2 – PHASING MAP



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WWW.PALTE-HOMES.COM
PROJECT DESCRIPTION

**COLONIAL
COUNTRY
CLUB**

SECTIONS 24 & 25-TWP. 44 SOUTH
RANGE 28 EAST
SECTION 28 EAST
LEE COUNTY FLORIDA
PROJECT COUNCIL
SOCIETIES OF RECORD
CIVIL ENGINEER P.E.
301 WASHINGTON BOULEVARD
SUITE 200
FORT MYERS, FLORIDA 33901
NOVEMBER 12, 2013

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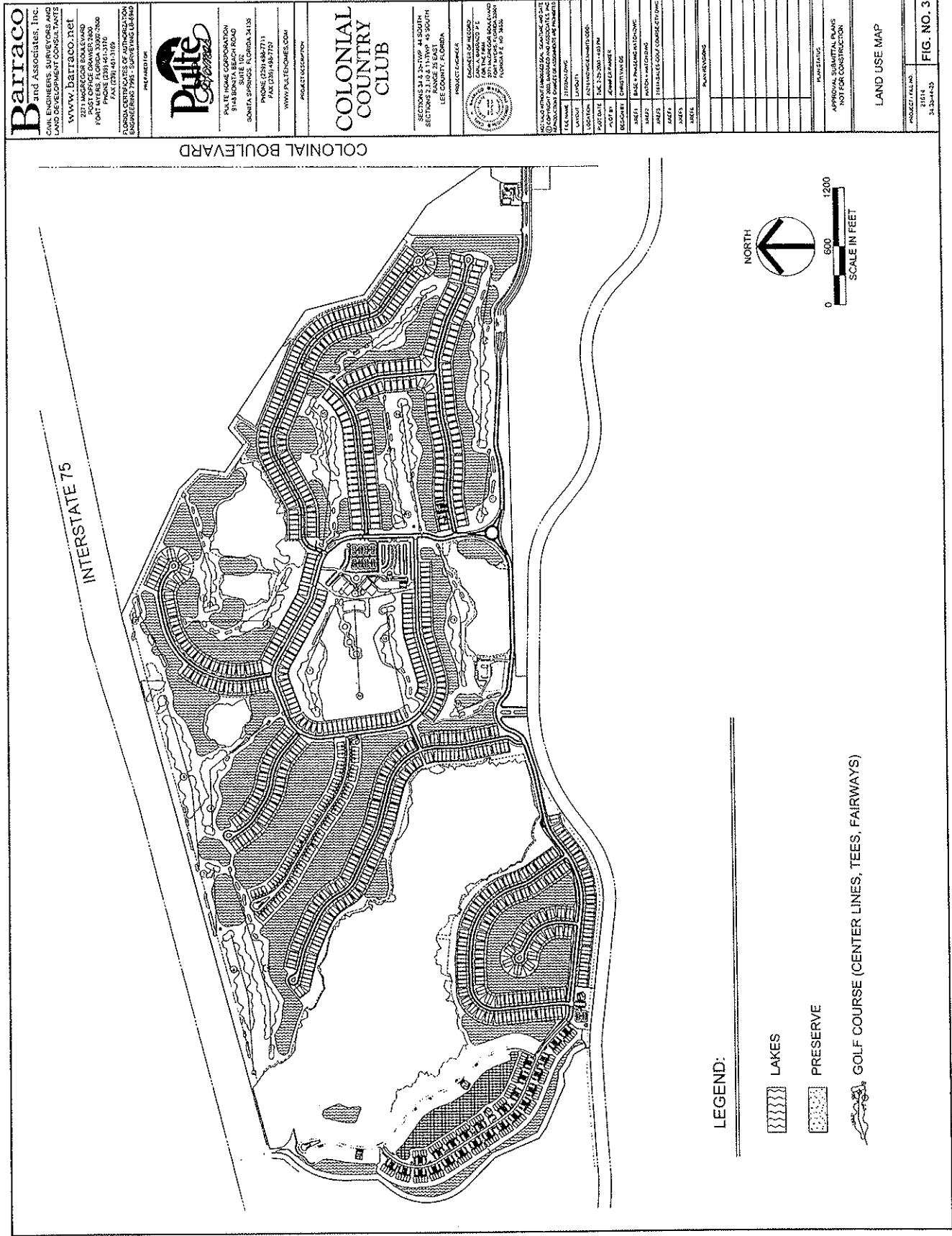
- LEGEND:**
- PHASE ONE
(INCLUDES GOLF COURSE AND EARTHWORK)
 - PHASE ONE RESIDENTIAL AND
INFRASTRUCTURE
 - PHASE TWO
(INCLUDES PHASE TWO RESIDENTIAL)
 - PHASE THREE
(INCLUDES PHASE THREE RESIDENTIAL)
 - LAKES
 - PRESERVE

TABLE 2 - PROJECTED LAND USE AND PROJECT TYPES

<u>Acreeage (within City of Ft. Myers)</u> ±750 acres.		
<u>Land Use</u>	<u>± Acres</u>	<u>±Percent</u>
Lake Area	163 ac	22%
Common Amenities	44 ac	6%
Entry Feature & Perimeter Berm	8 ac	1%
Golf Course	103 ac	14%
Conservation Area	160 ac	21%
Common Roadway	18 ac	2%
Gateway Canal	5 ac	1%
Commercial Area	12 ac	2%
Residential		
Single Family	123 ac	16%
Multi-Family	114 ac	15%
<u>Residential Units</u>		
Single Family: (50' Single Family, 65' Single Family, Single Family attached)	884 Units	
Multi-Family: Garden Home Condominiums, Carriage Home Condominiums	658 Units	
<u>Residential Product Type</u>		
Single Family attached	(±) 42' x 142'	
50' Single Family	(±) 50' x 130'	
65' Single Family	(±) 65' x 140'	
Garden Condominiums	Condominiums	
Carriage Homes	Condominiums	

A Land Use Map is provided in Figure 3.

FIGURE 3 - LAND USE MAP



1.2 PURPOSE AND SCOPE:

This Engineers Report has been prepared to assist with the financing, construction and acquisition of infrastructure improvements to be undertaken by the District for the Colonial Country Club Community Development District (the "District"). This report will present a description of the major infrastructure components as well as estimates of cost for completing these improvements. The financing is expected to be in the form of one or more series of special assessment revenue bonds to be issued by the District.

1.3 THE COLONIAL COUNTRY CLUB COMMUNITY DEVELOPMENT DISTRICT:

The District was established on December 2, 2002 by the City of Fort Myers City Council by ordinance pursuant to the provisions of Chapter 190, Florida Statutes for the purpose of planning, financing, constructing, operating and maintaining public infrastructure for the lands comprising the community development within the jurisdiction of the District. The District also has the authority to issue bonds for the purpose of acquiring and constructing certain public infrastructure improvements and to levy taxes, assessments, rates and charges to pay for the construction, acquisition, operation and maintenance of the improvements.

The District consists of approximately 750 acres and is located in the City of Fort Myers at the southeast quadrant of Interstate 75 and Colonial Boulevard. The District is generally bordered on the north by Colonial Boulevard, on the east by the future Treeline Boulevard Extension public right-of-way, on the south by The Gateway Canal and vacant land and Interstate 75 to the west.

The District will be governed by a five (5) member Board of Supervisors. The current Board is comprised of the following public officers:

- | | |
|---|--|
| (1) Laura Ray
28030 Dovewood Court #207
Bonita Springs, FL 34135 | (3) Steve Kempton
197 Tupelo Road
Naples, FL 34108 |
| (2) Mike Rosen
270 Tradewinds Avenue
Naples, FL 34108 | (4) Steve Gunden
3210 66 th Street, SW
Naples, FL 34105 |
| (5) John P. Asher
9240 Marketplace Road, Suite 2
Fort Myers, FL 33912 | |

Management of the District will be performed on a contractual basis by James P. Ward, the District Manager, a Vice-President of Severn Trent Environmental Services. The District Manager will oversee the operation and maintenance of the District, as supervised by the Board of Supervisors.

1.4 REPORT ASSUMPTIONS

In the preparation of this report, Barraco and Associates, Inc. relied upon information provided by the District, the District's Financial Advisor, the Underwriter, Pulte Home Corporation (the initial land owner and "Developer") and others. While Barraco and Associates, Inc. has not independently verified this information; there is no apparent reason to believe that the information provided by others is not valid for the purposes of this report.

II. PROJECT BOUNDARY

2.1 PROPERTY BOUNDARY

The Project is located southeast of the intersection of Colonial Boulevard and Interstate 75 in Sections 34 and 35, Township 44 South, Range 25 East and Sections 2, 3, 10 and 11, Township 45 South, Range 25 East, within the City of Fort Myers, Florida.

2.2 DESCRIPTION OF PROPERTY SERVED

The Project is wholly located within the City of Fort Myers. Originally a portion of this property was included within the Gateway Services Community Development District but has since been formally contracted from the Gateway Services Community Development District.

2.3 EXISTING INFRASTRUCTURE

As part of Phase 1 construction, utilities have been extended from existing City utilities into the Phase 1 development area. This included potable water, wastewater collection and transmission. Auxiliary lane improvements at Colonial Boulevard and access into the Phase 1 area including related street lighting, landscaping and amenities are also currently under construction. This infrastructure will make up a portion of the improvements to be acquired by the District and financed with the proceeds of the Series 2003 Bonds.

III. PROPOSED PROJECT

3.1 PROPOSED DISTRICT INFRASTRUCTURE

The District is expected to fund public infrastructure improvements (construction and acquisition) within the Project including but not limited to the following:

- Earthwork
- Drainage, Water Management and Environmental Features
- Public Roadways
- Utilities
- Security Features - Fences and Systems
- Landscaping and Signage of Common Areas
- Sidewalks and paths
- Off-Site Infrastructure (Colonial Boulevard)

The capital improvements described in this report represent the present intentions of the Developer, as initial landowners, and the District, subject to applicable local general purpose government land use planning, zoning and other entitlements. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies including local, state and federal agencies. The actual improvements may vary from the capital improvements in this report. Cost estimates contained in this report have been prepared based upon the best available information. The actual cost of final engineering design, permitting, construction and approvals may vary from the cost estimates presented. The following sections describe the elements that are part of the District's Capital Improvement Program.

3.2 EARTHWORK

Earthwork within the Project will consist of the excavation of stormwater management lakes with the excavated material being used to construct District projects and the balance disposed of on site. The roadways and development parcels require fill to provide minimum elevations for flood protection. Roads are designed to the five-year storm event elevation as a minimum and finish floors elevations are also established equal or greater than the 100-year - 3 day storm event.

Water management lakes will be excavated to at least the minimum size and depth requirements of the South Florida Water Management District. It is currently estimated that 163 acres of lakes will be excavated resulting in approximately 2.3 million cubic yards of material being generated.

3.3 DRAINAGE AND WATER MANAGEMENT

The water management system for the Project will consist of excavated stormwater lakes, culverts, inlets, and water control structures as well as restoration and preservation of jurisdictional wetlands. South Florida Water Management District has permitted the entire Project surface water management system (ERP 36-00678-S), which will be constructed as part of Phase I. The water management facilities will consist of approximately 163 acres of lakes with an interconnected pipe system. Stormwater runoff from the areas within the Project will be routed to the stormwater management lakes for water quality treatment and attenuation. The treated stormwater will be subsequently released through the conveyance systems and control structures to the Six Mile Cypress Slough.

The stormwater management system has been designed in accordance with the South Florida Water Management District Basis of Review. These regulations set minimum criteria for water quality treatment and flood protection. The stormwater management areas are designed to attenuate 25 year - 3 day rainfall event.

A sediment and erosion control plan has been prepared and implemented for Phase I construction. Sediment and erosion control includes slope and outfall protection; such as hay bales, staked silt fences and floating turbidity barriers. A National Pollutant Discharge Elimination System (NPDES) permit has been obtained for Phase I construction activities, including a Stormwater Pollution Prevention Plan.

3.4 ROADWAYS

The roadways within the Project will consist of two-lane undivided, two-lane divided and four-lane divided sections. The roadways will serve the various land uses within the Project and will connect to existing Colonial Boulevard. The roadways will be constructed within platted right-of-ways. It is currently estimated that 8.6 miles of public and private roadway will be constructed. The District will fund the public portion of the roadways only.

Construction of the roadways will consist of asphalt, sidewalks, signing and striping. The roadways will be designed and constructed in accordance with City of Fort Myers requirements. The roadways will also include landscaping which are described in subsequent sections.

3.5 UTILITIES

Construction of the District's utility system has been ongoing since August of 2002. Utility infrastructure is currently under construction to serve the Phase I development area.

The District funded utilities within the Project will consist of water and wastewater lines. Irrigation will be funded and provided by the Developer. The water & wastewater systems will be designed and constructed in accordance with City of Fort Myers, Florida Department of Environmental Protection and Lee County Health and Rehabilitative

Services standards. Following construction of these facilities, the District will either retain ownership, operation and maintenance responsibilities or dedicate the utilities to the City of Fort Myers.

The potable water facilities will include both transmission and distribution lines along with the necessary valving, fire hydrants and water services to individual lots and development parcels. It is currently estimated that over 50,000 lineal feet of water main will be constructed. The wastewater facilities will include gravity collection mains with individual lot sewer services, pump stations, a master pump station and force mains. It is currently estimated that over 34,500 lineal feet of gravity collection system, 11,500 lineal feet of force main, 3 collection system pump stations and 1 master pump stations will be constructed. The irrigation system will consist of wells, pumps, and transmission/distribution lines.

3.6 PERIMETER LANDSCAPING AND SYSTEMS

A manned guardhouse is proposed at the main entrance from Colonial Boulevard to the community for purposes of community security. The community will be further secured by a combination of fences and walls. Security features will be located within platted road right-of-ways or open space/landscape tracts or easements. There may be further card gates for secondary access to the community. Security improvements are considered to be developer funded improvements.

3.7 LANDSCAPING AND SIGNAGE

Landscaping will be provided for the roadways, perimeter berms and main entrances. The landscaping will consist of sod, annual flowers, shrubs, groundcover, littoral plants and trees. Existing native vegetation will be preserved and incorporated into the landscape plan where possible.

3.8 SIDEWALKS AND PATHS

The Project will be a pedestrian friendly community that will include extensive sidewalk and paths navigating most roadways and wetland conservation area. The sidewalk and paths will be a combination of concrete and/or asphalt depending upon their locations within the community. The project will also include sidewalks and paths within public right-of-way. Only these facilities in public right-of-way may be provided by the District.

3.9 OFF-SITE INFRASTRUCTURE

Offsite improvements include construction of auxiliary lanes and a connection to Colonial Boulevard and connection of utilities within the Lee County Public right-of-way of Colonial Boulevard. Approval from Lee County has been obtained and these improvements are current under construction as part of Phase I.

IV. OPINION OF PROBABLE CONSTRUCTION COSTS

4.1 SUMMARY OF COSTS

Table 2 presents a summary of the District financed improvements for the Project as described in Section 3 of this report. The estimates shown in Table 2 do not include the legal, administrative, financing, operation, maintenance services or bond issuance costs necessary to finance and maintain the District infrastructure. All estimates are given in 2002 dollars and no inflation factor has been provided for the time value of money.

TABLE 3 - District Estimated Project Infrastructure Costs

<u>Phase</u>	<u>Construction</u>
Phase 1	\$32,541,000
Phase 2	\$2,261,000
Phase 3	\$2,058,000
Totals:	\$36,860,000

4.2 DISTRIBUTION OF COSTS

Section 3 of this report described the proposed infrastructure, of which a portion will be funded by the Series 2003 Bonds. For the purpose of the cost estimates presented in this section, the following four (4) categories have been established which contain groupings and associate cost by phase of the various items described in Section 3.1:

	Phase 1	Phase 2	Phase 3
1. Roadways	\$10,725,000	\$2,261,000	\$2,058,000
2. Conservation Areas	\$6,834,000		
3. Surface Water Management	\$13,202,000		
4. Entry Features & Perimeter Berms	\$1,780,000		

Roadways include public roadways, sanitary sewer, storm sewer, potable watermain, master electrical, irrigation, entry road landscaping. Conservation Areas include land acquisition and associated environmental costs. Surface Water Management includes land acquisition, clearing and master earthwork and clearing and master storm sewer. Entry Feature and Perimeter Berm includes earthwork and clearing for perimeter berm construction only, landscaping and entry features. The items associated with each category are summarized as follows:

1. Roadways
 - Public Roadways
 - Sanitary Sewer
 - Potable Water
 - Master Electrical
 - Irrigation
 - Entry Road Landscaping
2. Conservation Areas
 - Land Acquisition
 - Environmental Costs
3. Surface Water Management
 - Land Acquisition
 - Master Earthwork and Clearing
 - Master Storm Sewer
4. Entry Feature and Perimeter Berm
 - Associated Earthwork and Clearing
 - Landscape and Entry Feature

In arriving at the estimates presented in this Table, the Developer supplied cost estimates for all construction required to complete the Project. This information was verified reviewing construction contracts and pay requests for the portion of the Phase 1 improvements that are already constructed or are currently being constructed, as well as cost estimated for future construction, which are based on the Project Master Site Plan.

The Phase 1 area includes all of the offsite improvements, all on site common infrastructure and Phase I parcels, excluding private roadways. The offsite improvements are all located outside of the secured/gated residential areas of the Project and are considered community wide improvements, which costs will be shared by all uses within the Project.

4.3 PERMITS

Federal, state, and local permits and approvals are required prior to the construction of site infrastructure. Permits and permit modifications are considered a part of the normal design and permitting process and may be applied for at the time the improvement is undertaken.

All permits known to be required for construction of the Colonial Country Club project main infrastructure, as well as for Phase I parcels are in effect. Included are permits from the Army Corp of Engineers, the South Florida Water Management District, the City of Fort Myers, Lee County, the Florida Department of Environmental Protection, and the State of Florida Health and Rehabilitative Services. Additional permits will be required for future parcel development.