

Emailed: 4/23/2019_Written by_Richard Baier, District Manager

> Thank you for sending in the petition which represents an incredible amount of effort on behalf of yourself and the neighborhood. The District is largely in agreement with many of your points.

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> As you may know but may not be known by others on your email, the District Government has expended 200 K to date on storm sewer repairs, sanitary main repairs, structural grout injection, and geotechnical reports (as referenced within your petition from Community Development District Four (CDD 4) commissioned and funded Heath, Andryev and Geovision Reports). These reports are the only geotechnical reports commissioned to date which have been freely shared as public documents and provide the source of engineering data for most of the associated engineering design work and conclusions on both the public right of ways and the private property. CDD 4 expeditiously authorized the completion of the three reports and they authorized that they be shared with Marion County and all private property owners in order to be open and transparent as well as provide a basis (catalyst) for the original two private property owners to effectively commence the statutory processes afforded the County Governments which hold planning, zoning and building permit oversight on private property structures.

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> Unfortunately, much of the District Government initiated and resident funded structural infrastructure repair work was consumed by the second round of professional engineer classified sinkholes as denoted within the reports. The second round of collapses In May of 2018 were associated per the professional engineers with the lack of private property stabilization on these two properties as the District had already taken action to stabilize, constructed an estoppel within the Stormwater pipe itself, rerouted the Stormwater conveyance, grouted its infrastructure and repaired utilities.

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> Currently, these sink holes are known to exist primarily on the former Morrill private property where no private property repair work was

completed prior to January 2019. This work was initiated by a new property owner's contractor (as both private residences were flipped after an eleven month County permit extension period) without appropriate County permits which then resulted in a stop work order and permit fines were reported to be levied by Marion County subsequent to resident and District Government notification to the County of this unpermitted foundation work. To date, five active sinkholes exist per the reports along the front, right (when facing former Merrill property) and rear sides. It was the District Four Board of Supervisors and my professional expectation that after a year of private property delays due to unstable soils and the accompanying structural permit extensions from the Code Compliance Board of Marion County that this property would be stabilized but to date the structures themselves are in the midst of some stabilization despite Andreyev Engineering Report recommendations to demolish the structures due to a compromised foundation "beyond repair." These recommendations are provided by a FL registered engineer based upon extensive geotechnical review inclusive of structural review, soil boring classification and sieve analysis as well as ground penetrating radar as authorized by CDD 4 Board of Supervisors' action.

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> Concurrently as the petition indicates, the CDD 4 Board of Supervisors has pursued cooperative action with Marion County through their Code Compliance process as well as requested that further extensions be denied. The District Government itself provides an update via professional engineering staff at each Board of Supervisors Meeting, utilizes the Q and A Evening Session hosted by Supervisor Deakin to provide information and then the District Government posts McLawren Terrace updates via its Districtgov.org website which are readily accessible to the public. The affected residents are encouraged to participate and directly affected residents often do attend. Thanks are afforded to the Rizzi, Matonek, and Riccio families for routine attendance, review of the on line updates and contacting the government for clarification of said information. I applaud your efforts and recent involvement in galvanization of the community.

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> The District has developed a plan as authorized by unanimous District Four Board direction for the installation of a new drainage line within District rights of ways and District property. The concept plan was presented and feedback received at the meetings described above this past week and contractor procurement documents are well underway. As is routine, an update will be provide at the next CDD 4 meeting which is then posted on line.

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> The professionally engineered plan considers adequacy of Stormwater outfall, time of concentrations of the sub basins for the intended design storm event and minimizes private property damage. As the exiting Stormwater 42 inch outfall pipe is some 26 feet down and lies within a ten foot easement between two homes that have less than an eight foot eave clearance from this easement and is within four feet of a fifty foot sinkhole which lies laterally along and within an existing sinkhole and within the unstable soils as described within the aforementioned reports this outfall route is not acceptable insofar as a replacement structure. As the scope of work has been laid out, it is the goal of the District to expeditiously move forward with the new Stormwater pipe routing and review at the next CDD 4 Meeting. As with any project, there will be continued public involvement and if during the design there should be some design impediment which is an insurmountable obstacle then this will be disclosed and the project reviewed.

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> Richard Baier, PE, LEED AP

> District Manager