

Public Facilities Report

Founders Ridge Community Development District

Updated May 1, 2016

By: Governmental Management Services-Central Florida, LLC
District Manager
135 West Central Boulevard, Suite 320
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Table on Contents

- I. Purpose and Scope
- II. General Information
- III. Public Facilities
- IV. Proposed Expansion Over The Next Five Years
- V. Replacement of Facilities

Public Facilities Report
Founders Ridge Community Development District
September 30, 2016

I. Purpose and Scope

This report is provided at the request of Founders Ridge Community Development District ("District") as an obligation under Section 189.08 Florida Statutes which requires that a Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on their website.

II. Introduction

The District is currently comprised of approximately 333.90 acres located entirely within the City of Minneola, Lake County, Florida. The District was established on April 30, 2007, by City of Minneola Ordinance No. 2007-06, adopted by the City Council of the City of Minneola.

III. Public Facilities

The District does not currently own, operate or maintain any public improvements or community facilities. Furthermore, the District does not intent 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, identified in Exhibit A, within the District over the next 10 years.

V. Replacement of Public Facilities

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

Exhibit A

Engineer's Report

EXHIBIT A

Founders Ridge
Community Development District
Engineer's Report

Prepared by:

B.E.S.H

January 30, 2008

**FOUNDERS RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

TABLE OF CONTENTS

- I. Introduction
 - II. General Purpose Information
 - A. Location and Size
 - B. Legal Description
 - C. General Information
 - D. Land Use and Zoning Designation
 - E. Miscellaneous Information
 - F. Summary of Planned Improvements
 - 1. Roadways
 - 2. Potable Water, Reuse Water and Sanitary Sewer
 - 3. Stormwater Management System
 - 4. Open Space, Landscaping, Hardscaping and Recreational Amenities
 - G. Benefits
 - H. Recommendations
 - I. Modification to the Report
 - III. Planned Improvements
 - A. Stormwater Management
 - B. Potable Water
 - C. Sanitary Sewer
 - D. Reuse Water
 - E. Roadways
 - F. Open Space/Landscaping/Hardscaping
 - G. Recreational Amenities
 - IV. Permitting
 - V. Conclusion
 - Exhibit I Location Map and Legal Description
 - Exhibit II Figures (USDA Soils, FEMA Flood, and USGS Quadrangle Maps)
 - Exhibit III Founders Ridge Community Development District Improvement Costs
-

I. Introduction

The City of Minneola (the "City"), Lake County (the "County"), Florida, adopted Ordinance No. 2007-06 establishing a Community Development District known as Founders Ridge Community Development District (the "District"). The District was established pursuant to Chapter 190, Florida Statutes for the purpose of funding, financing constructing and/or acquiring infrastructure to service and facilitate the development planned within the Founder's Ridge Planned Residential Development (the "Development"). This Engineer's Report (the "Report") was prepared pursuant to the request of the District's Board of Supervisors (the "Board"). The purpose of this report is to provide an overview of the current property conditions and a description of the proposed improvements to be funded, financed, constructed and/or acquired by the District.

Information provided in this report was obtained by Booth, Ern, Straughan and Hiott (the "Engineer"), who has considered and in certain instances relied upon opinion, information and documentation prepared or supplied by others, which may have included public officials, public entities, and other professionals and contractors.

II. General Purpose Information

A. Location and Size

The District is located in the City of Minneola, Lake County, Florida. The District is situated between US Hwy 27 and the Florida Turnpike. Access to the development will be via Grassy Lake Road and Turkey Farms Road. The District covers approximately 334 acres of land. The land lies in sections 5 & 6, township 22-south, range 26-east.

B. Legal Description

The legal description for the external boundaries of the District is shown in Exhibit-I.

C. General Information

The parcels will be subdivided into multifamily units, residential lots, stormwater management areas, roads and right-of-ways.

Description	Area (acres)
Residential lots/multifamily units	152.15
Roads/Right-of-Way	58.15
Stormwater Management Areas	20.10
Parks, Open Space, and Landscaping	103.50
Total	333.90

D. Land Use and Zoning Designation

1. The existing zoning and future land use designation is Suburban/Planning Unit Development ("PUD").
2. The Master Development Plan for the District allows for the construction of 962-residential units, with parks and recreation areas and open space.

Description	Number of Units
Single Family Detached	722
Townhouse	240
Total	962

E. Miscellaneous Information

A copy of the following items have been provided: Exhibit II, Figure-1 USDA Soils Map, Figure-2 FEMA Flood Map, and Figure-3 USGS Quadrangle Map.

F. Summary of Planned Improvements

The public improvements, community facilities and basic infrastructure needed to serve the Development will be constructed in accordance with the construction schedule provided in Exhibit-III. Improvements will include but are not limited to the following:

1. Roadways

The onsite and offsite roadway improvements shall equal or exceed the specifications of the City of Minneola and/or Lake County for roadway design, landscape, irrigation, signage, sidewalks, roadway drainage, utility crossings, turn lanes, and traffic control devices. Such roads are not intended to be gated.

2. Potable Water, Reuse Water and Sanitary Sewer

The District intends to fund, finance, construct and/or acquire certain capital improvements associated with: potable water, reuse water, sanitary sewer mains and lift stations. The potable water and reuse water mains will distribute drinking water and irrigation water from City facilities and the sanitary sewer collection system will collect and convey wastewater to the City's waste water treatment facility.

3. Stormwater Management

The stormwater management improvements shall be constructed to collect and treat stormwater runoff in accordance with the City of Minneola and the St. Johns River Water Management District regulations.

4. Open Space/Landscaping/Hardscaping and Recreational Amenities

Parks, hardscapes, signage and open space areas as described herein are as required by the PUD agreement. The common areas shall provide passive and active recreational and aesthetic benefits.

G. Benefits

Planned improvements as identified above, and as further described herein, in Part III, will provide special benefits to developable lands in the District. Construction and maintenance of the improvements will benefit the lands and residents within the District.

H. Recommendations

The District will need funding for the construction of the improvements listed in the Report. Also, the District should collect an annual "Maintenance Assessment" to be determined, assessed and levied by the Board upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District owned improvements.

I. Modification to the Report

It may be necessary to make changes and modifications to the planned improvements during the planning and permitting stages of the development. It is not expected that the changes and modification will significantly impact the information and conclusion contained in this report.

III. Planned Improvements

A. Storm Water Management

The District intends to fund, finance, construct and/or otherwise acquire stormwater management improvements in accordance with the City of Minneola Land Development Code and the St. John's River Water Management District criteria. The Stormwater Management improvements will consist of the conveyance pipe, ponds, out fall pipes and control structures necessary to meet all jurisdictional criteria. Upon completion, stormwater management improvements will be owned and maintained by the District.

B. Potable Water

The District intends to fund, finance, construct and/or otherwise acquire water mains from 8" to 12" within the proposed right-of-way to provide potable water and fire protection for the lots and other properties within the District. Water service will be installed up to the front of the lot line of each lot. Upon completion, the water distribution system will be dedicated to the City of Minneola for ownership and maintenance.

A 16" potable water "trunk-line" shall be constructed within the North Grassy Lake Road right-of-way from the intersection of Grassy Lake Road westward to the District's western property line. A 20" potable water "trunk-line" shall be constructed within the North Grassy Lake Road right-of-way from the intersection of Grassy Lake Road eastward to the intersection of Turkey Farms Road. A 20" potable water "trunk-line" shall be constructed within the Grassy Lake Road right-of-way from the intersection of North Grassy Lake Road northward to the District's northern property line. A 20" potable water "trunk line" shall be constructed off-site, southward within the Turkey Farms Road right-of-way approximately ¼ mile where it will connect to an existing 20" potable water main. Upon completion the "trunk-lines" will also be dedicated to the City of Minneola for ownership and maintenance.

C. Sanitary Sewer

The District intends to fund, finance, construct and/or acquire sanitary sewer improvements within the District. The sanitary sewer improvements within the District will consist of gravity sewer mains, services, and manholes which will be installed in the roadway right-of-ways and easements. Service laterals will be installed to the front lot line of each lot or parcel.

Construction of three lift stations and sanitary force mains will be installed to convey sewage to the City of Minneola's wastewater treatment facility. The sanitary force mains will discharge into an existing City lift station located within the District's north eastern property corner adjacent to the Progress Energy power transmission line easement.

Upon completion the sanitary sewer collection system will be dedicated to the City of Minneola for ownership and maintenance.

D. Reuse Water

The District intends to fund, finance, construct and/or otherwise acquire reuse water mains ranging in size from 3" to 8" installed throughout the District within the proposed right-of ways to serve irrigation water to each lot. The reuse water main system will connect to an existing 12" reuse water main.

Upon completion, the reuse water distribution system will be dedicated to the City of Minneola for ownership and maintenance.

E. Roadways

The District intends to fund, finance, construct and/or otherwise acquire internal onsite roadway improvements designed to meet City of Minneola land development code requirements within the proposed right-of-ways within the District. It is currently anticipated that, subject to final agreement, completed onsite roadway improvements will be owned and maintained by the City of Minneola. In the alternative, the District will retain ownership and maintenance responsibility.

North Grassy Lake Road and Grassy Lake Road improvements, internal to the District's property boundary, will be improved to current Lake County Standards. Upon

completion of these onsite county roadways, improvements will be dedicated to Lake County for ownership and maintenance.

Off-site improvements include a 1-inch asphalt overlay of North Grassy Lake Road from the District's western property line to US Hwy 27 as well as a right-turn on North Grassy Lake Road approach to Highway 27. A traffic signal modification (right turn detector loop) is required with the construction of the right turn lane. Please note that construction of this roadway is required by Lake County but that this section of roadway will be removed and reconstructed to the current Lake County requirements once adequate right-of-way has been obtained by Lake County. Turkey Farms Road will be constructed per current Lake County standards from the District's southeast property boundary southward to the north property boundary of the "reserve" project. Upon completion of these offsite roadways, improvements will be dedicated to Lake County for ownership and maintenance.

Construction of a right turn lane along the north bound lane of U.S. Highway 27 and extension of the left turn lane on the south bound lane of U.S. Highway 27 is required at the intersection with N. Grassy Lake Road. Construction of these improvements shall meet current F.D.O.T. specifications. Upon completion, these offsite roadway improvements will be dedicated to the Florida Department of Transportation for ownership and maintenance.

F. Open Space/Landscaping/Hardscaping

The District intends to fund, finance, construct and/or otherwise acquire open space/landscaping and hardscaping improvements within the District. Open space areas shall be designed to provide a variety of active and passive recreational opportunities, ponds, stormwater retention areas, and conservation and environmental preservation areas.

Landscape plans will be designed in accordance with the City of Minneola's Land Development Code. Each development village will have designated hardscape entry features. Upon completion, openspace/landscaping and hardscaping will be owned and maintained by the District.

G. Recreational Amenities

The District intends to fund, finance, construct and/or otherwise acquire a community park located on and adjacent to Grassy Lake. The design of the park shall include active and passive recreation features such as an outdoor theater, concession building, playground area, shade structures, seating benches, fishing/observation pier, and paved walking/jogging trails around common areas. The community park shall also include suitable parking and restroom facilities.

Bicycle paths will also be constructed within the public road systems adjoining Grassy Lake Road and North Grassy Lake Road. Upon completion, recreational amenities will be owned and maintained by the City.

IV. Permitting

The following permits will be required for the installation for the improvements:

Agency	Jurisdiction	Status
St. John's River Water Management District	Surface water management system, paving, drainage system, lots and miscellaneous impervious areas.	Pending, staff approved Scheduled for February 2008 SJRWMD Board meeting for final approval
City of Minneola	Platting, water, sewer, paving, drainage and traffic markings.	Pending, in review Expected receipt of permit 3/2009
Lake County Driveway	Grassy Lake Road, North Grassy Lake Road and Turkey Farms Road Improvements	Pending, in review Expected receipt of permit 2/2008
Florida Department of Environmental Protection Wastewater Section	Sewage Collection, transmission system, and sewage lift station (s).	Pending, in review Expected receipt of permit 2/2008
Florida Department of Environmental Protection Water Section	Potable Water Distribution System.	Pending, in review Expected receipt of permit 2/2008
Florida Department of Transportation	US Hwy 27 Right-of-Way Utilization Permit	Pending, in review Expected receipt of permit 3/2008
Florida Fish and Wildlife Conservation Commission	Gopher Tortoise Relocation Permit	Received
Florida Fish and Wildlife Conservation Commission	Gopher Tortoise Incidental Take Permit	Received
US Fish and Wildlife Service	Scrub Jay Incidental Take Permit Sand Skink Incidental Take Permit	Received

V. Conclusion

Based on the information obtained to date and the recommendation reports prepared by various consultants associated with this project, it is our opinion that due to approvals from the applicable governmental entities, the site in its current condition can be developed for its intended use. The estimated cost associated with the planned improvements is only an

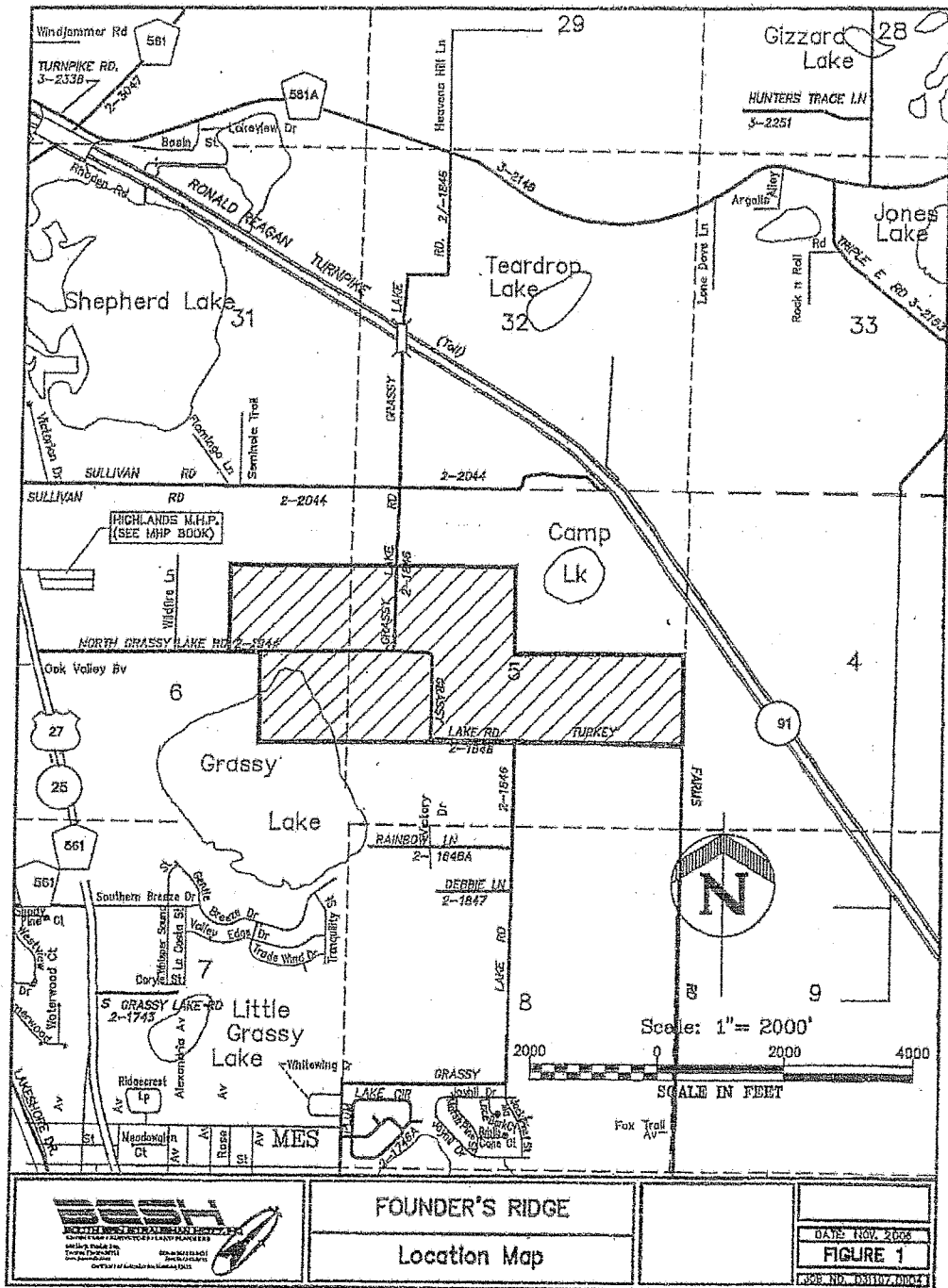
estimate and is not a guaranteed maximum price. The estimated cost is based on unit pricing compared to other contracts of similar nature. The labor market, future costs of equipment, and material, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than estimated. The professional services for establishing the opinion of estimated construction cost are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Sincerely,
BOOTH, ERN, STRAUGHAN, & HIOTT

Duane Booth, P.E.
Principal
Florida Registration No, 44631
Dated January 30, 2008

EXHIBIT I

**Location Map
and
Legal Description**



F&S
CONSULTANTS, INC.
CONSULTANTS IN LAND PLANNING
AND DESIGN
SINCE 1968

FOUNDER'S RIDGE
Location Map

DATE: NOV. 2008
FIGURE 1
DWG. NO. 031107-00041

MORE PARTICULARLY DESCRIBED AS:

THAT PORTION OF SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S00°40'29"W ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 1295.73 FEET TO THE NORTH RIGHT OF WAY LINE OF TURKEY FARMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 554, PAGE 528, PUBLIC RECORDS, LAKE COUNTY, FLORIDA; THENCE RUN N89°24'06"W ALONG SAID NORTH LINE A DISTANCE OF 2637.72 FEET TO THE WEST LINE OF AFORESAID SE 1/4; THENCE RUN S00°45'08"W ALONG SAID WEST LINE A DISTANCE OF 25 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN N89°29'12"W ALONG SAID SOUTH LINE A DISTANCE OF 2645.74 FEET TO THE WEST LINE OF SAID NORTH 1/4 OF THE SW 1/4; THENCE RUN N00°19'27"E ALONG SAID WEST LINE A DISTANCE OF 7.26 FEET TO THE SOUTH LINE OF THE NORTH 1320.00 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 1316.44 FEET TO THE WEST LINE OF SAID NORTH 1320.00 FEET OF GOVERNMENT LOT 1; THENCE RUN N00°26'11"E ALONG SAID WEST LINE A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF THE EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 6; THENCE RUN N89°25'22"W ALONG SAID SOUTH LINE A DISTANCE OF 495.00 FEET TO THE WEST LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN N00°43'40"E ALONG SAID WEST LINE A DISTANCE OF 1317.44 FEET TO THE NORTH LINE OF SAID EAST 495.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE RUN S89°28'05"E ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 6 A DISTANCE OF 1812.98 FEET TO THE NW CORNER OF THE SOUTH 1/2 OF THE NW 1/4 OF AFORESAID SECTION 5; THENCE RUN S89°14'39"E ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NW 1/4 A DISTANCE OF 2652.09 FEET TO THE EAST LINE OF SAID SOUTH 1/2 OF THE NW 1/4; THENCE RUN S00°45'08"W ALONG SAID EAST LINE A DISTANCE OF 1312.89 FEET TO THE NORTH LINE OF THE NORTH 1/2 OF THE SE 1/4 OF SAID SECTION 5; THENCE RUN S89°22'25"E ALONG SAID NORTH LINE A DISTANCE OF 2635.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 333.90 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

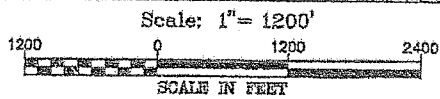
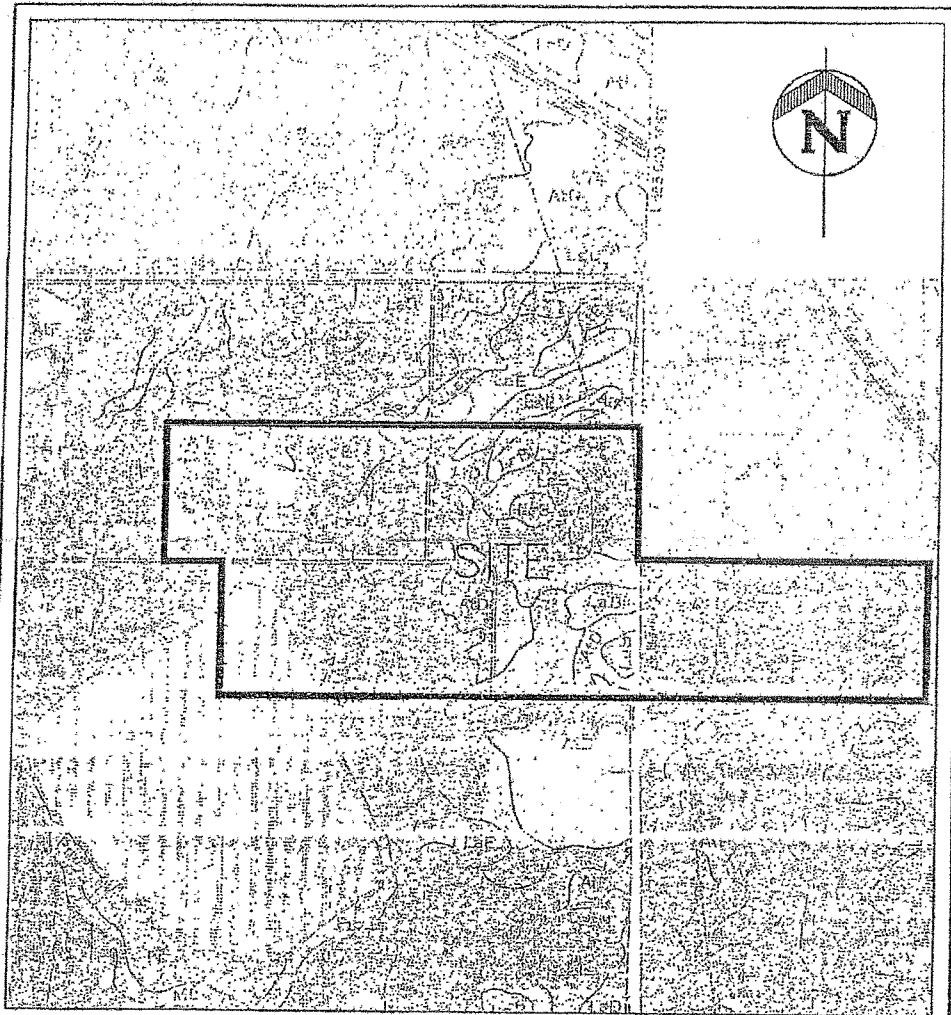
EXHIBIT II

Figure 1 USDA Soils Map

Figure 2 FEMA Flood Map

Figure 3 USGS Quadrangle Map

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LAKE COUNTY , SOILS AtB, AtD, AtF, LaB, LaD, & LaE



FOUNDER'S RIDGE

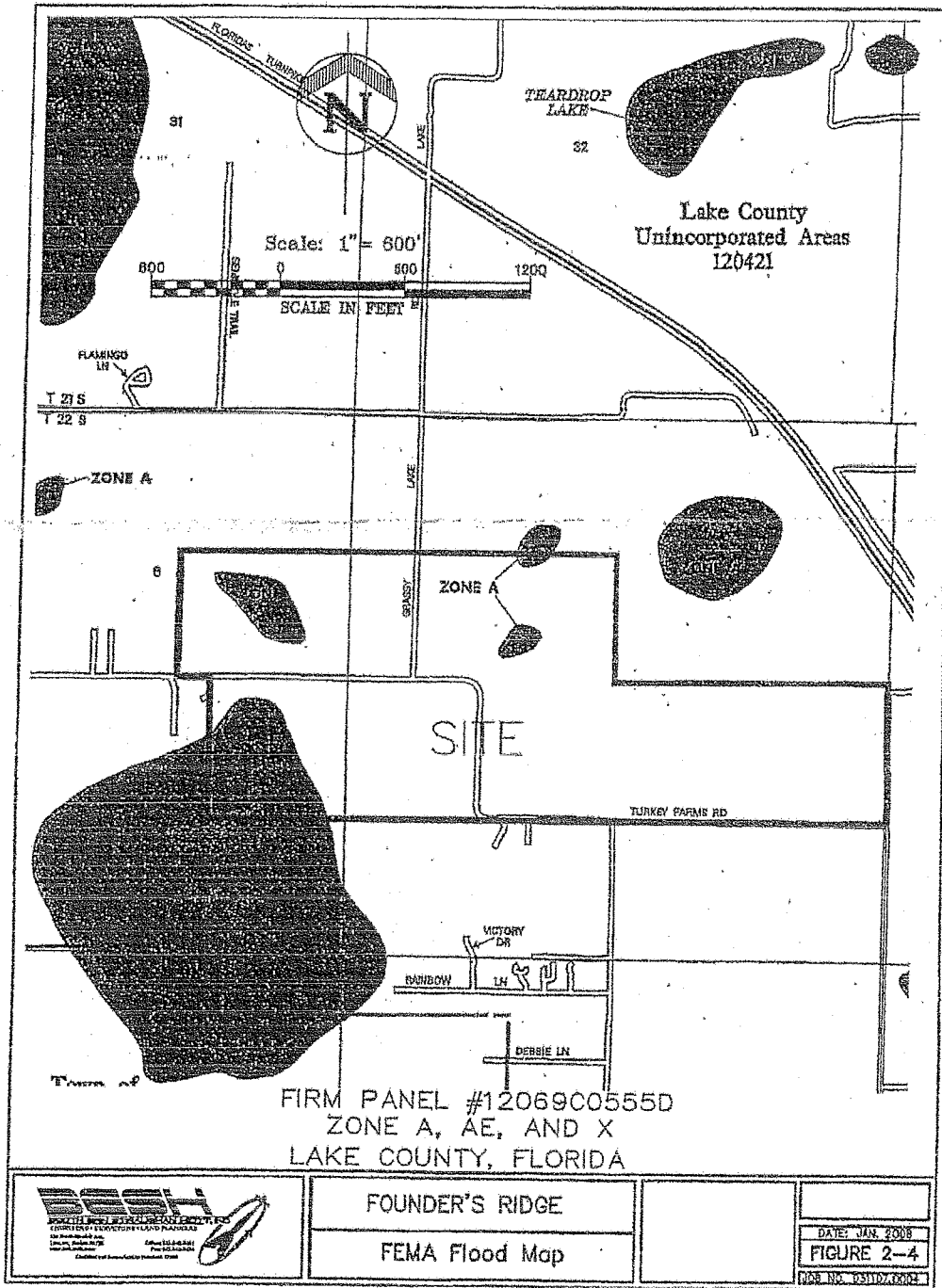
USDA Soils Map

DATE: JAN 2008

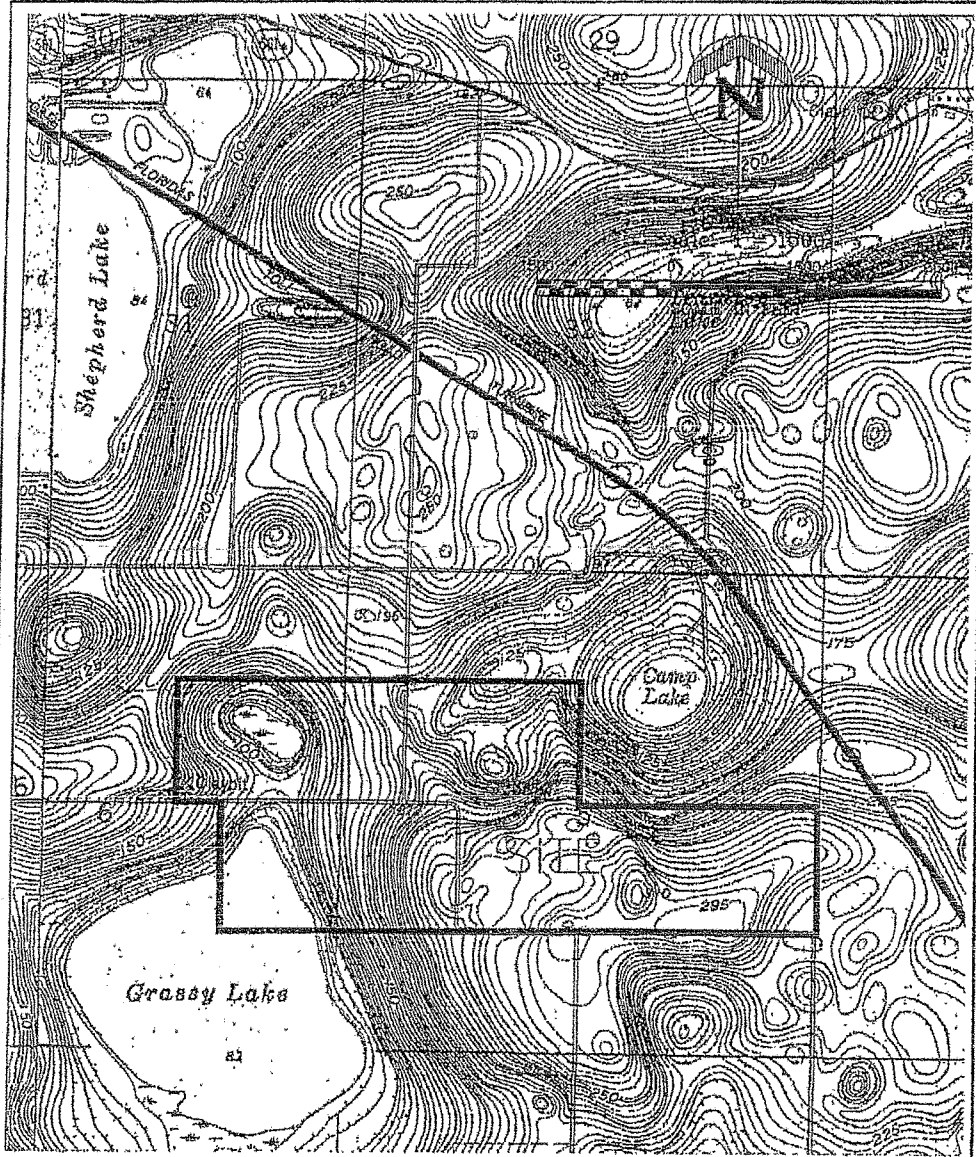
FIGURE 1-4

DATE: 01/29/2008

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CLERMONT EAST QUADRANGLE FLORIDA
TOWNSHIP 22 S, RANGE 26 E, SECTION 5 & 6


 <p>UNITED STATES GEOLOGICAL SURVEY BUREAU OF LAND MANAGEMENT 1215 North West 10th Street Fort Lauderdale, Florida 33309 Phone: 954.709.8500 Fax: 954.709.8501 www.usgs.gov</p>	<p>FOUNDER'S RIDGE</p> <p>USGS Quadrangle Map</p>		<p>DATE: JAN, 2008</p> <p>FIGURE 3-4</p> <p>2008 RC 031107.DWG</p>
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EXHIBIT III

**Founders Ridge Community
Development District
Improvement Costs**

COST ESTIMATED FOR DISTRICT FACILITIES

FACILITY	COST ESTIMATE
Off-site Roadway Improvements	\$3,661,193
Master Site Grading (relating to all improvements)	\$4,029,824
General Conditions and Site Preparation (relating to all improvements)	\$909,249
Retaining Walls and slope stabilization (relating to all improvements)	\$1,124,484
Stormwater (including erosion control)	\$4,103,089
Sanitary Sewer and Lift Stations	\$3,706,525
Potable Water System	\$2,521,002
Reuse Water System	\$918,494
Onsite Roadway Improvements	\$3,492,410
Other Hard Costs (Open Space/Landscaping/Hardscaping)	\$1,991,063
Recreational Amenities	
Founders Park	\$2,563,729
Lakefront Park	\$174,878
Engineering, Consultants, and Permitting	\$2,039,932
TOTAL	\$31,235,872.00

PROPOSED FACILITIES AND SERVICES

FACILITY	FUNDED BY	MAINTENANCE	OWNERSHIP BY
Potable Water System	CDD	City	City
Sanitary Sewer System	CDD	City	City
Reuse Water System	CDD	City	City
Internal-Onsite Roadways	CDD	CDD/City	CDD/ City
Onsite and Offsite County Roadway Improvements	CDD	County	County
Founder's Park	CDD	City	City
Lakefront Park	CDD	City	City
Openspace, Hardscapes, Landscape	CDD	CDD	CDD
Engineering, Permitting and Surveying	CDD	CDD	CDD
Stormwater Improvements	CDD	CDD	CDD
Offsite U.S. Highway 27 Improvements	CDD	FDOT	FDOT