

**LUCERNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
LUCERNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

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**September 2018**

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**LUCERNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

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**ENGINEER'S REPORT  
LUCERNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Lucerne Park Community Development District (the "District") is south of Old Lucerne Park Road, northwest of CR 544 in Winter Haven (the "City"), Polk County, (the "County"), Florida. The District currently contains approximately 102.81 acres, and is expected to consist of 346 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under City Ordinance No. 0-18-50 which was approved by the City Commission on June 11, 2018. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This "Capital Improvement Plan" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The development will consist of 346 single family homes and associated infrastructure (“Development”). The Development is a planned residential community is located on the south of Old Lucerne Park Road and northwest of CR 544 in the City of Winter Haven and lies within Section 01 and 02, Township 28 South, Range 26 East, all within the City. The Development has received zoning approval by the City. The approved zoning is R-3 and the property has an underlying Future Land Use Designation of RL (Residential Low Density). The development will be constructed in three (3) phases.

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure in Phases 1, 2, and 3. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. Installation of street lights within the public right of way will be funded by the District.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed within the development and the location shall have easy access to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital Improvement Plan includes the following:

### Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and/or wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There are no known surface waters, but there are natural wetlands on the east side of the Development. No impacts to the wetlands are anticipated.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0358G (dated 12/22/2016) demonstrates that the majority of the property is located within Flood Zone X with the remainder in AE. Based on this information and the site topography, it does not appear that floodplain compensation is required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed public roadway sections are to be 50' R/W with 24' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Winter Haven Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water system will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. A lift station is anticipated for this CIP. Flow from the lift station shall be connected to either a force main along Old Lucerne Park Road or a sanitary sewer manhole that flows to an existing gravity sanitary system along Lucerne Loop Road.



Reclaimed water is available for this site. The reclaim water lines will be installed onsite to provide irrigation within the public right of way and amenity/park area. The reclaimed water system is funded by the District. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2019; Phase 2 in 2020; Phase 3 in 2021. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City.

### **Amenities and Parks**

The District will provide funding for an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails around the Amenity Center.

### **Electric and Lighting**

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by TECO. Electric facilities will be owned and maintained by TECO after dedication, with TECO providing underground electrical service to the Development. The CDD presently intends to fund the cost to purchase and install the street lighting along the internal roadways within the CDD. These lights will be owned, operated and maintained by TECO after dedication, with the District funding maintenance services.

### **Entry Feature**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use reuse water as provided by the City of Winter Haven. The master reuse watermain to the various phases of the development will be constructed or acquired by the CDD with District funds and subsequently turned over to the City of Winter Haven. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

### **Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

## VI. PERMITTING

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Florida Department of Environmental Protection (FDEP), Polk County Health Department, and City construction plan approval. There are no Army Corps of Engineer (ACOE) jurisdictional wetlands within the CIP boundaries; therefore no permits are required from that agency.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### PHASE 1

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	January 2019
Construction Permits (City of Winter Haven)	January 2019
Polk County Health Department Water	January 2019
FDEP Sewer	January 2019
FDEP NOI	January 2019

### PHASE 2

Permits / Approvals	Approval / Expected Date
Zoning Approval (Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	January 2019
Construction Permits (City of Winter Haven)	January 2019
Polk County Health Department Water	January 2019
FDEP Sewer	January 2019
FDEP NOI	January 2019

### PHASE 3

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	January 2019
Construction Permits (City of Winter Haven)	January 2019
FDEP Water	January 2019
FDEP Sewer	January 2019
FDEP NOI	January 2019

### VII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City of Winter Haven, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

### VIII. REPORT MODIFICATION

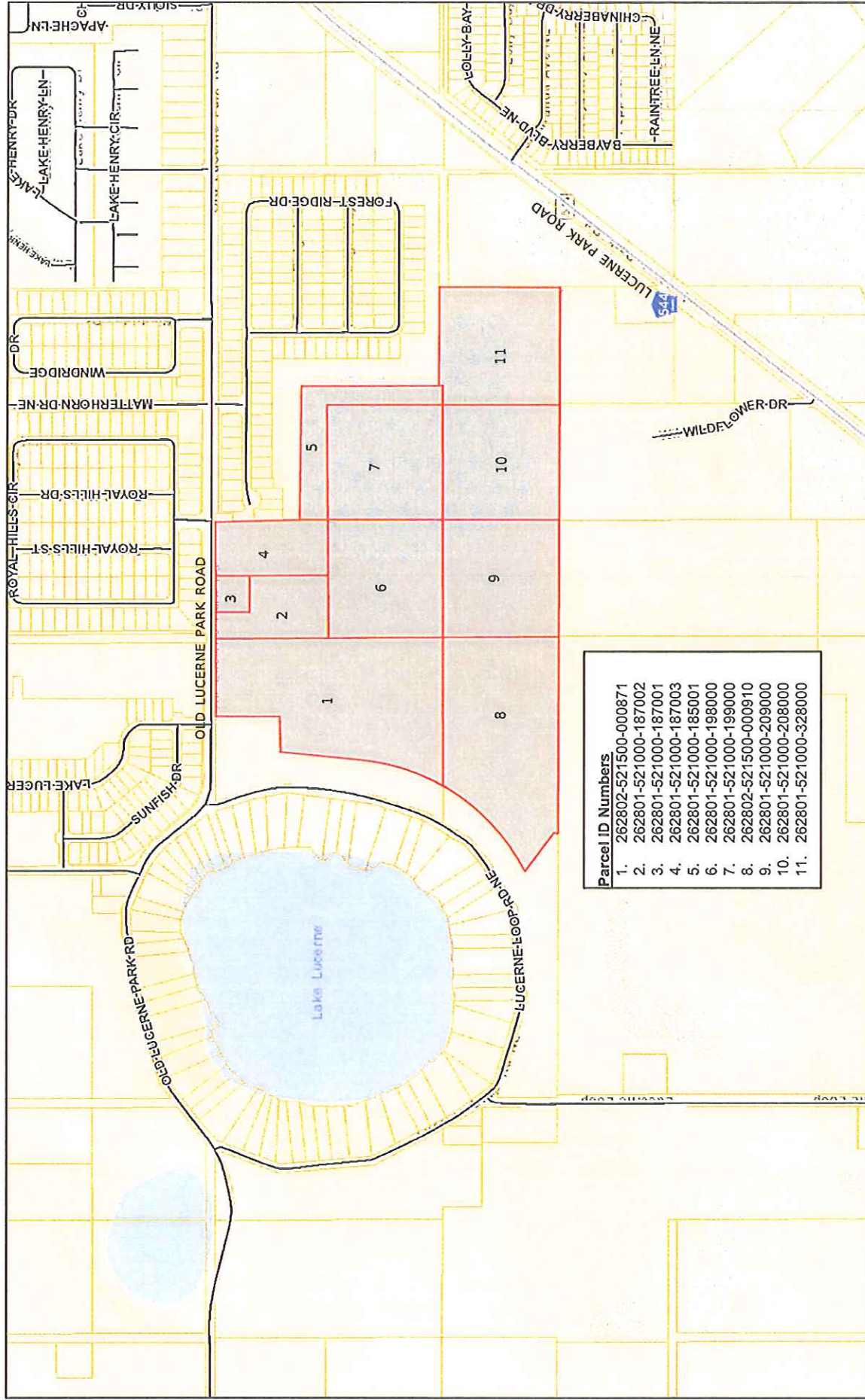
During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.



# EXHIBIT 1

## LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT LOCATION MAP

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## LEGAL DESCRIPTION

### PARCEL 1:

THE NORTH 190 FEET OF THE EAST 210 FEET OF THE WEST 332 FEET OF LOT 187 OF LUCERNE PARK FRUIT ASSN., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY,

AND

THE WEST 332 FEET OF LOT 187, TOGETHER WITH THE EAST 1/2 OF CLOSED STREET LYING CONTIGUOUS TO THE WEST LINE OF SAID LOT 187, OF LUCERNE PARK FRUIT ASSN., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE NORTH 190 FEET OF THE EAST 210 FEET, LESS ROAD RIGHT OF WAY.

AND

COMMENCE AT THE SOUTHWEST CORNER OF LOT 187 OF LUCERNE PARK FRUIT ASSN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 67, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN SOUTH 89°39' EAST, ALONG THE SOUTH LINE OF SAID LOT 187 A DISTANCE OF 332.0 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH A DISTANCE OF 635.0 FEET TO THE NORTH LINE OF SAID LOT 187; RUN THENCE SOUTH 89°39' EAST ALONG SAID NORTH LINE A DISTANCE OF 303.65 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 187; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 187, A DISTANCE OF 635.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 187; RUN THENCE NORTH 89°39' WEST ALONG THE SOUTH LINE OF SAID LOT 187 a DISTANCE OF 303.65 FEET, MORE OR LESS TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY.

AND

### PARCEL 2:

LOTS 84-90, INCLUSIVE, LOTS 188, 189, 197, AND THE WEST 1/2 OF THE CLOSED STREET LYING EAST OF LOTS 188 AND 197, AND THE NORTH 1/2 OF THE CLOSED STREET LYING SOUTH OF LOTS 87-90, INCLUSIVE, AND THE NORTH 1/2 OF THE CLOSED STREET LYING SOUTH OF LOT 197; LOTS 91-109, INCLUSIVE, 211, 212, AND THE CLOSED STREET LYING WEST OF LOTS 97-101, INCLUSIVE AND EAST OF LOTS 102-105, INCLUSIVE, AND THE SOUTH 1/2 OF THE CLOSED STREET LYING NORTH OF LOTS 91-96, INCLUSIVE, AND THE SOUTH 1/2 OF THE CLOSED STREET LYING NORTH OF LOT 210; THE SOUTH 150 FEET OF THE WEST 75 FEET OF LOT 185, AND THE SOUTH 150 FEET OF LOT 186, AND THE SOUTH 150 FEET OF THE WEST 1/2 OF THE CLOSED STREET LYING EAST OF LOT 186 AND THE SOUTH 150 FEET OF THE EAST 1/2 OF THE CLOSED STREET LYING WEST OF LOT 185; LOT 198 AND THE EAST 1/2 OF THE CLOSED STREET LYING WEST OF LOT 198; LOT 199, AND THE WEST 1/2 OF THE CLOSED STREET LYING EAST OF LOT 199, THE WEST 75 FEET OF LOT 200, AND THE EAST 1/2 OF THE CLOSED STREET LYING WEST OF LOT 200; LOT 208, AND THE WEST 1/2 OF THE CLOSED STREET LYING EAST OF LOT 208, LOT 328, AND THE EAST 1/2 OF THE CLOSED STREET LYING WEST OF LOT 328; AND LOT 209, AND THE EAST 1/2 OF THE CLOSED STREET LYING WEST OF LOT 209 ALL AS SHOWN ON THE MAP OF THE PROPERTY OF LUCERNE PARK FRUIT ASSOCIATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT: A PORTION OF LOT 109 OF SAID LUCERNE PARK FRUIT ASSOCIATION CONVEYED TO THE CITY OF WINTER HAVEN BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4928, PAGE 1581, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 109 OF SAID LUCERNE PARK FRUIT ASSOCIATION FOR THE POINT OF BEGINNING FOR THIS DESCRIPTION, RUN THENCE SOUTH 35°23'10" EAST ALONG THE NORTHERLY LINE OF SAID LOT 109, ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF LAKE LUCERNE ROAD (AS LOCATED FEBRUARY 1, 2000), A DISTANCE OF 78.82 FEET, RUN THENCE SOUTH 89°51'27" WEST, A DISTANCE OF 45.48 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 109, ALSO BEING THE EAST RIGHT OF WAY LINE OF LUCERNE LOOP ROAD (AS LOCATED FEBRUARY 1, 2000), RUN THENCE NORTH 00°08'33" WEST ALONG THE WEST LINE OF SAID LOT 109 AND SAID RIGHT OF WAY LINE, A DISTANCE OF 64.37 FEET TO THE POINT OF BEGINNING.

AND

THE NORTH 1/2 OF THE CLOSED STREET LYING SOUTH OF LOT 199 AND THE NORTH 1/2 OF THE CLOSED STREET LYING SOUTH OF THE WEST 75 FEET OF THE LOT 200 AND THE SOUTH 1/2 OF THE CLOSED STREET LYING NORTH OF LOTS 208 AND 328.

AND



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## EXHIBIT 2

# LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION

LOT 210, AND THE WEST 1/2 OF THE CLOSED STREET LYING EAST OF LOT 210, OF LUCERNE PARK FRUIT ASSOCIATION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

LESS & EXCEPT the following:

THAT PART OF SECTION 02, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT STANDING AT THE NORTHEAST CORNER OF SAID SECTION 02, AND RUN ALONG THE EAST LINE OF SAID SECTION 02, S-00°34'06"-E, 1328.67 FEET TO AN AXLE STANDING ON THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 02; THENCE ALONG SAID SOUTH LINE, S-89°51'03"-W, 602.17 FEET; THENCE LEAVING SAID SOUTH LINE, S-00°08'57"-E, 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OLD LUCERNE PARK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S-00°14'18"-E, 148.19 FEET; THENCE ALONG A RADIAL LINE, S-40°21'31"-E, 26.16 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE/Delta OF 27°42'57", A CHORD BEARING OF S-35°47'01"-W, A CHORD DISTANCE OF 40.72 FEET, FOR AN ARC LENGTH OF 41.12 FEET; THENCE ALONG A RADIAL LINE, N-68°04'27"-W, 14.72 FEET; THENCE ALONG A RADIAL LINE, S-79°34'55"-W, 110.06 FEET; THENCE S-10°40'40"-E, 184.25 FEET; THENCE S-02°33'06"-W, 267.52 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1,700.00 FEET; A CENTRAL ANGLE/Delta OF 25°42'03", A CHORD BEARING OF S-17°36'20"-W, A CHORD DISTANCE OF 756.18 FEET, FOR AN ARC LENGTH OF 762.56 FEET; THENCE S-30°27'21"-W, 135.57 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE/Delta OF 19°10'08", A CHORD BEARING OF S-40°02'25"-W, A CHORD DISTANCE OF 103.23 FEET, FOR AN ARC DISTANCE OF 103.71 FEET; THENCE S-49°37'29"-W, 142.33 FEET; THENCE S-57°57'00"-W, 116.46 FEET; THENCE S-40°22'31"-E, 281.33 FEET; THENCE S-25°09'48"-W, 18.26 FEET; THENCE S-89°59'14"-W, 1,510.11 FEET TO A 5/8" IRON ROD AND CAP "LB7001" STANDING ON THE EAST RIGHT-OF-WAY LINE OF LUCERNE LOOP ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N-00°24'58"-W, 333.18 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE LUCERNE ROAD; THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF LAKE LUCERNE ROAD THE FOLLOWING TEN (10) COURSES: (1) N-89°51'27"-E, 45.41 FEET TO A ½" IRON ROD AN CAP "LB711"; THENCE (2) S-72°58'12"-E, 533.85 FEET TO A ½" IRON ROD AN CAP "LB711"; THENCE (3) N-83°47'30"-E, 537.07 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (4) N-57°57'00"-E, 315.04 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (5) N-49°37'29"-E, 162.06 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (6) N-30°27'21"-E, 289.60 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (7) N-17°50'26"-E, 310.14 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (8) N-07°15'23"-E, 509.98 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (9) N-10°54'15"-W, 211.19 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (10) N-18°05'15"-W, 209.93 FEET TO A ½" IRON ROD AND CAP "LB711" STANDING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF LAKE LUCERNE ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF OLD LUCERNE PARK ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLD LUCERNE PARK ROAD, N-89°51'03"-E, 333.61 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS OF RECORD.

CONTAINING 102.81 ACRES, MORE OR LESS.



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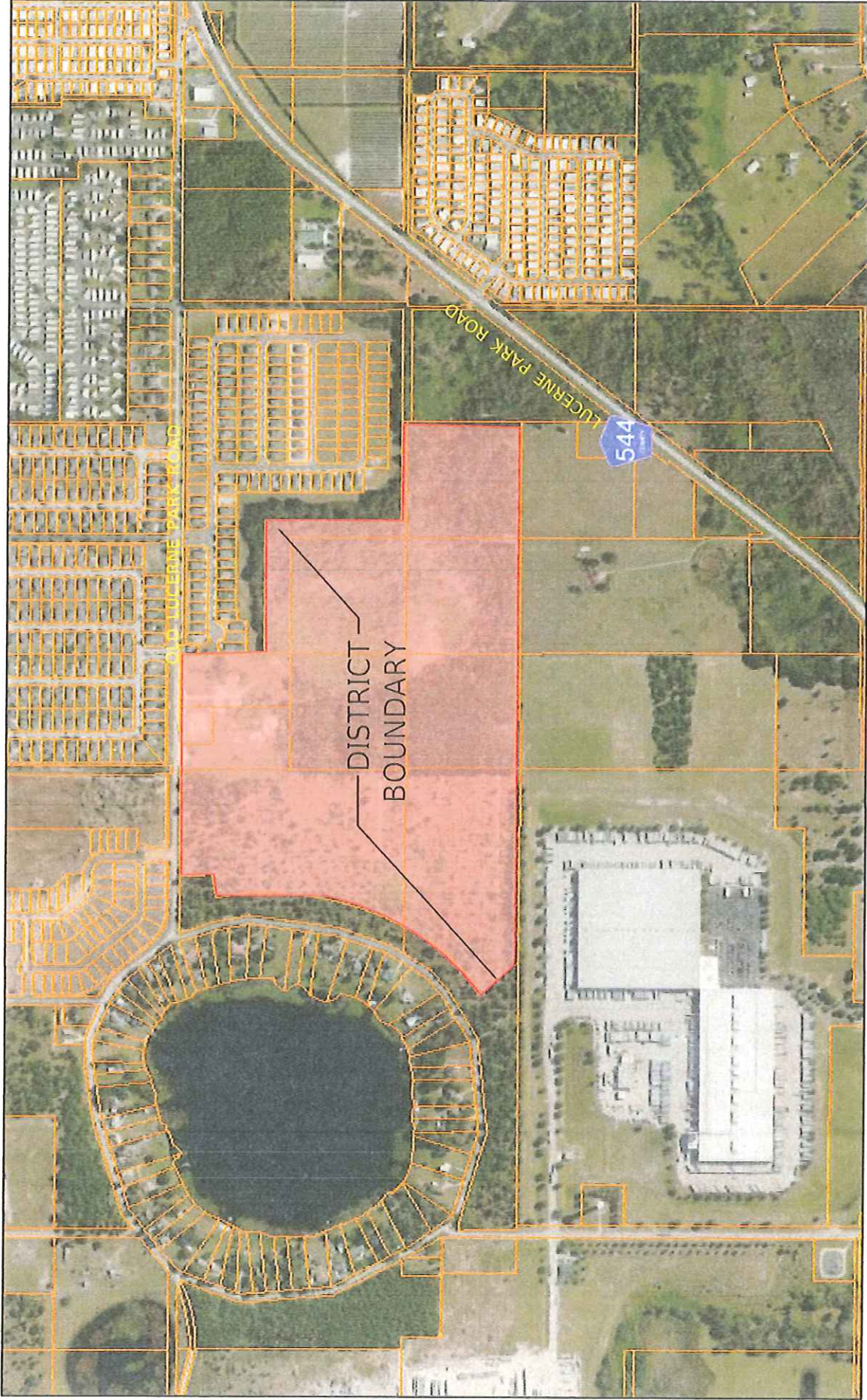
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## EXHIBIT 2

### LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION



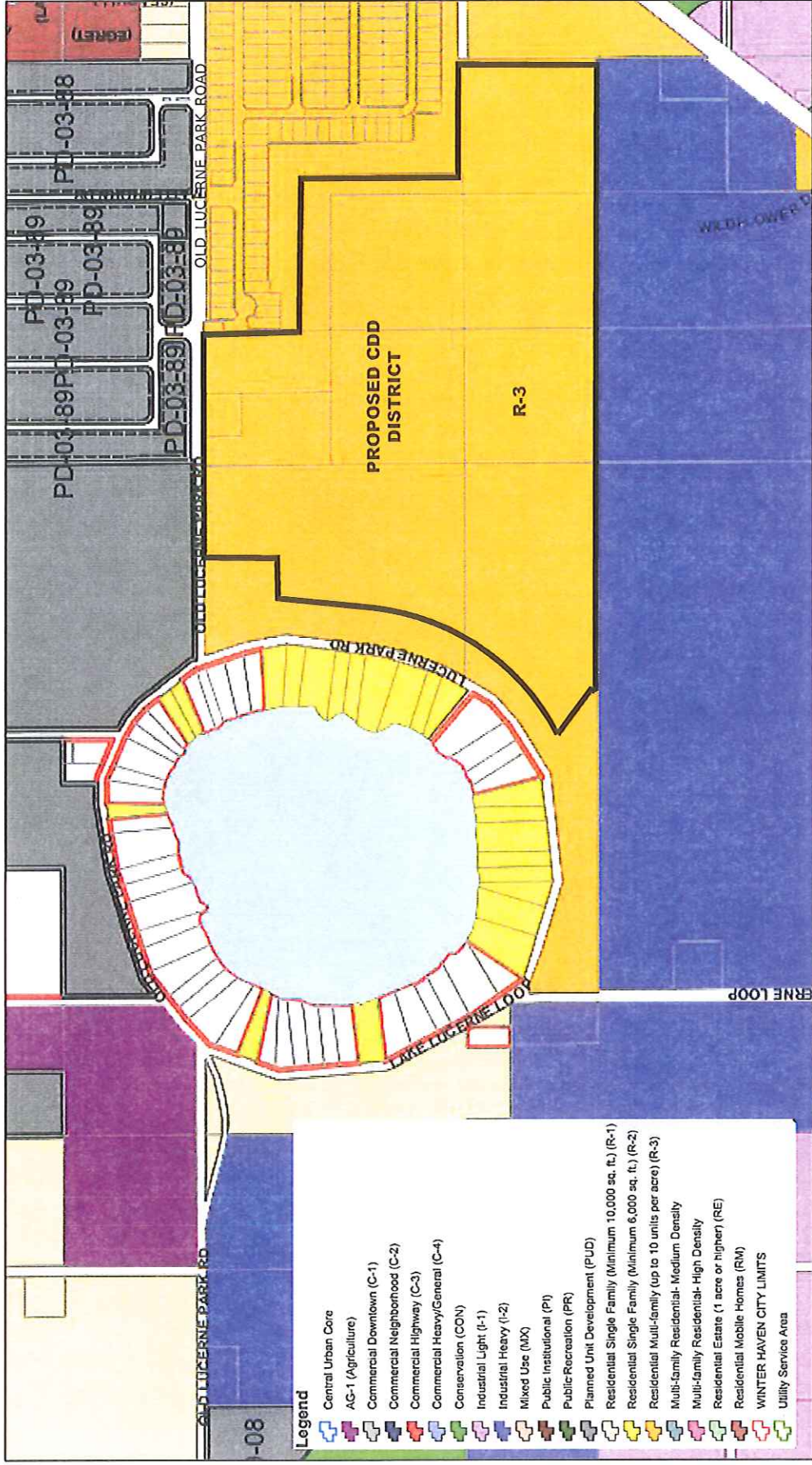
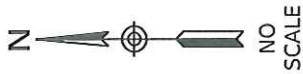


**EXHIBIT 3**  
**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT BOUNDARY MAP**

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- Legend**
- Central Urban Core
  - AG-1 (Agriculture)
  - Commercial Downtown (C-1)
  - Commercial Neighborhood (C-2)
  - Commercial Highway (C-3)
  - Commercial Heavy/General (C-4)
  - Conservation (CON)
  - Industrial Light (I-1)
  - Industrial Heavy (I-2)
  - Mixed Use (MX)
  - Public Institutional (PI)
  - Public Recreation (PR)
  - Planned Unit Development (PUD)
  - Residential Single Family (Minimum 10,000 sq. ft.) (R-1)
  - Residential Single Family (Minimum 6,000 sq. ft.) (R-2)
  - Residential Multi-Family (up to 10 units per acre) (R-3)
  - Multi-Family Residential- Medium Density
  - Multi-Family Residential- High Density
  - Residential Estate (1 acre or higher) (RE)
  - Residential Mobile Homes (RM)
  - WINTER HAVEN CITY LIMITS
  - Utility Service Area

**EXHIBIT 4**  
**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**ZONING MAP**  
**CITY OF WINTER HAVEN**


**Dennis Wood Engineering**  
 1925 BARTOW ROAD  
 LAKELAND, FL 33801  
 OFFICE: (863) 940-2040  
 FAX: (863) 940-2044  
 CELL: (863) 662-0018  
 DENNIS WOOD, PROFESSIONAL ENGINEER  
 EMAIL: dennis@woodcivil.com

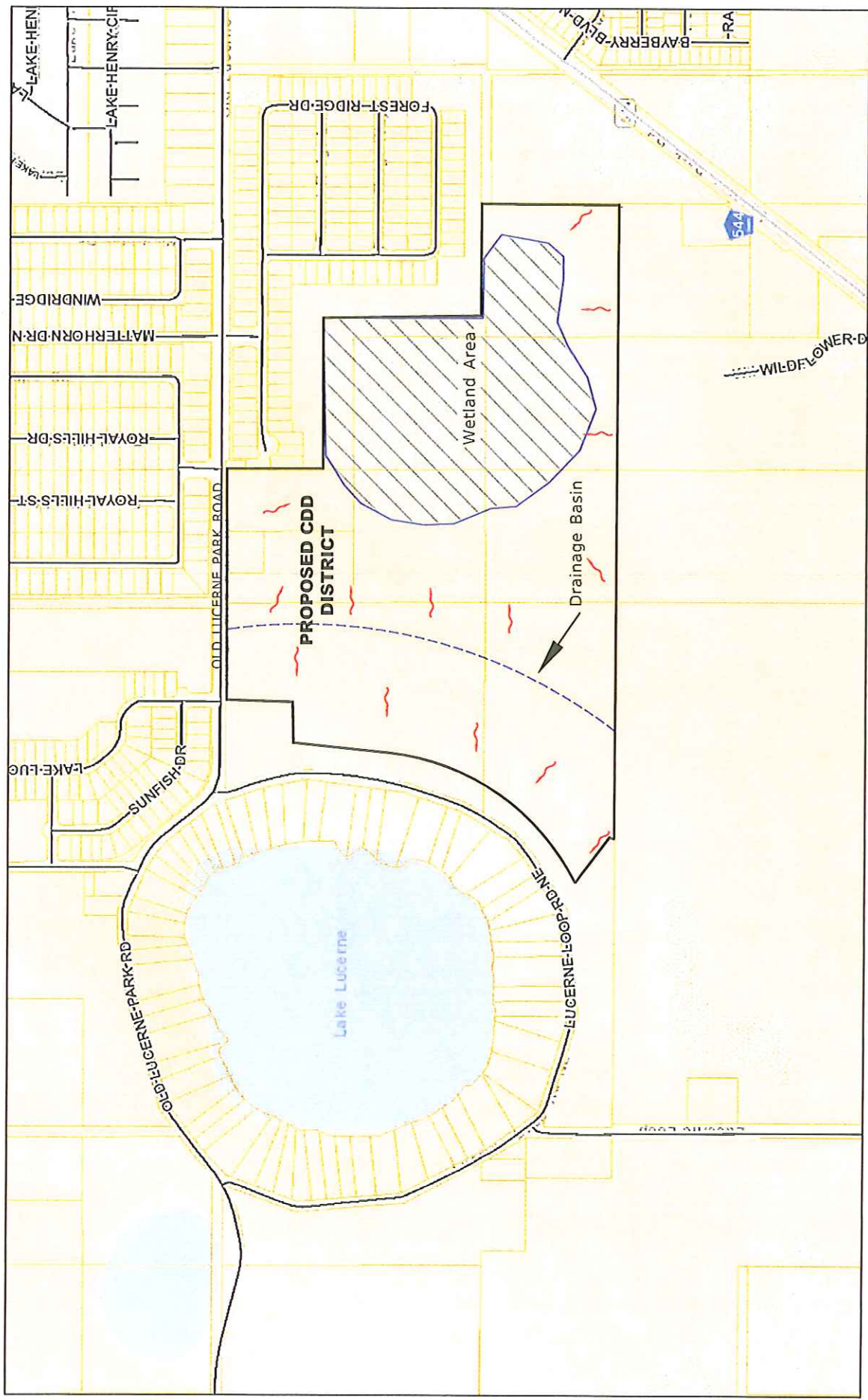


**EXHIBIT 5**  
**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**2025 FUTURE LAND USE**  
**CITY OF WINTER HAVEN**

**Dennis Wood Engineering**  
 LLC  
 DENNIS WOOD, PROFESSIONAL ENGINEER  
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**Dennis Wood Engineering LLC**  
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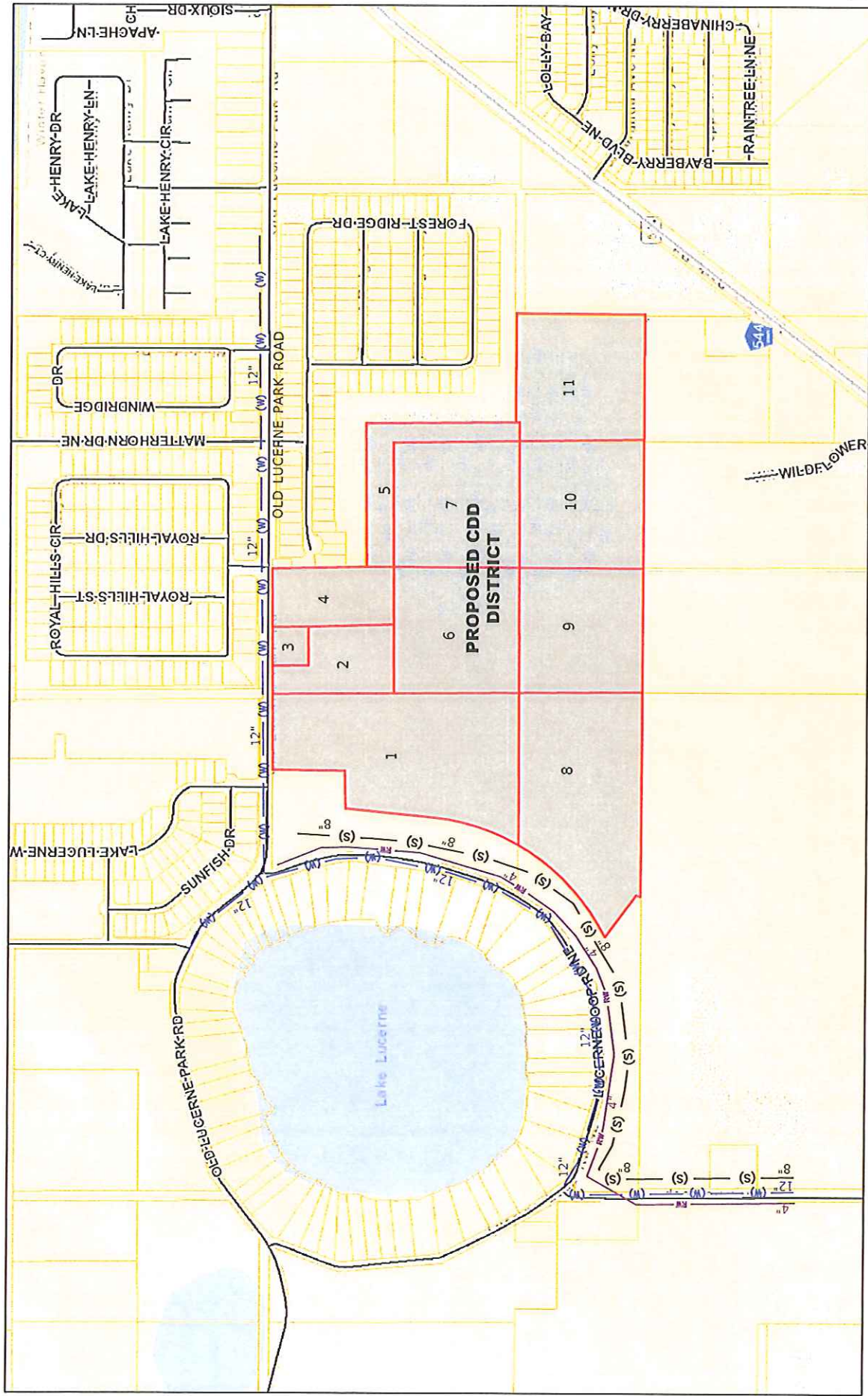
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1925 BARTOW ROAD  
 LAKELAND, FL 33801

- LEGEND**
- FLOW DIRECTION
  - DRAINAGE BASIN

**COMPOSITE EXHIBIT 6**  
**LUCERNE PARK CDD**  
**DRAINAGE FLOW PATTERN MAP**

NO SCALE



**LEGEND**

- (W) ——— EXISTING 12" WATER MAIN
- (S) ——— EXISTING 8" GRAVITY SEWER MAIN
- RW ——— EXISTING 4" RECLAIMED WATER MAIN



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 LAKELAND, FL 33801

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**COMPOSITE EXHIBIT 6**  
**LUCERNE PARK CDD**  
**WATER & FORCE MAINS**

NO SCALE

**Exhibit 7**  
**Lucerne Park Community Development District**  
**Summary of Probable Cost**

<u>Infrastructure</u>	<u>Phase 1</u> <u>(137 Lots)</u>	<u>Phase 2</u> <u>(103 Lots)</u>	<u>Phase 3</u> <u>(106 Lots)</u>	<u>Total</u> <u>(346 Lots)</u>
Offsite Improvements <sup>(1)(5)(7)(11)</sup>	\$ 285,000.00	\$ -0-	\$ -0-	\$ 285,000.00
Stormwater Management <sup>(1)(2)(3)(5)(6)(7)</sup>	\$1,800,000.00	\$1,400,000.00	\$1,410,000.00	\$4,610,000.00
Utilities (Water, Sewer, Reclaim, & Street Lighting) <sup>(1)(5)(7)(9)(11)</sup>	\$1,100,000.00	\$ 450,200.00	\$ 460,000.00	\$2,010,200.00
Roadway <sup>(1)(4)(5)(7)</sup>	\$ 590,000.00	\$ 446,000.00	\$ 460,000.00	\$1,496,000.00
Entry Feature <sup>(1)(7)(8)(11)</sup>	\$ 200,000.00	\$ -0-	\$ -0-	\$ 200,000.00
Parks and Amenities <sup>(1)(7)(11)</sup>	\$ 350,000.00	\$ 50,000.00	\$ 50,000.00	\$ 450,000.00
Contingency <sup>(11)</sup>	\$ 206,000.00	\$ 120,000.00	\$ 120,000.00	\$ 446,000.00
	<b>\$4,531,000.00</b>	<b>\$2,466,200.00</b>	<b>\$2,500,000.00</b>	<b>\$9,497,200.00</b>

**Notes:**

1. Infrastructure consists of roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes stormwater pond excavation.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2018 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
9. CDD will enter into a Lighting Agreement with TECO for the street light poles and lighting service.
10. Estimates based on 346 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).

**Exhibit 8**  
**Lucerne Park Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Winter Haven	District Bonds	City of Winter Haven
Street Lighting/Conduit	District	TECO	District Bonds	TECO
Road Construction	District	District	District Bonds	District
Parks and Amenities	District	District	District Bonds	District
Offsite Improvements	District	Polk County	District Bonds	Polk County

\*Costs not funded by bonds will be funded by the developer