

# Windward Community Development District

## ENGINEER'S REPORT FOR CAPITAL IMPROVEMENTS

### Osceola County, Florida

**Prepared For:**

Windward Community Development District

**Date:**

April 27, 2017



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**Windward Community Development District  
Engineer's Report for Capital Improvements**

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## **Windward Community Development District Engineer's Report for Capital Improvements**

### ***Section 1 Introduction***

#### ***1.1. Background***

The Engineer's Report for Capital Improvements (the "Report") for the Windward Community Development District (the "District") has been prepared to assist with financing and construction of the capital improvements contemplated to be constructed, acquired and/or installed within the District or outside of the District (the "Capital Improvement Plan") pursuant to requirements of Osceola County, Florida.

Capital Improvements reflected in the Report represent the current Capital Improvement Plan for the District. Many of the necessary regulatory approvals have been obtained for the Development (hereinafter defined). The remaining permits necessary to complete the Development are expected to be obtained during the normal design and permitting processes. We are confident that the balance of the required permits are obtainable as needed. For reference, a permit matrix for the Development is included herein. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies as outlined in Section 2 below. This report, therefore, may be amended from time to time.

Cost Estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

#### ***1.2. Location and General Description***

The Four Seasons at Orlando property (the "Development") is part of the Mystic Dunes DRI/PD located within Section 15, Township 25 South, Range 27 East, Osceola County, Florida. The developer of the development is K. Hovnanian at Mystic Dunes, LLC (the "Developer"). The overall Mystic Dunes DRI/PD includes approximately 606 acres, which is subdivided into Parcels A, B, C, D, E, F, G, H, I, J, K, L, M, N, and O, together with Conservation Areas, an 18 hole golf course, roadways, Clubhouse, Recreation area, and Sales Center. The northern portion of the overall Mystic Dunes DRI/PD has been developed with Timeshare Resort units, and an 18 golf course has been constructed throughout the development. The Development is located east of SR 429, north of Sand Hill Road and west of Old Lake Wilson Road. (See Exhibits 1 and 2). Zoning for the Development was approved by Osceola County as revised on December 12, 2016.

The Windward Community Development District (the "District") encompasses the Development and includes approximately 128 acres (see Exhibits 3 and 10).

#### ***1.3. District Purpose and Scope***

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements to be financed by the District. The District will finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

#### ***1.4. Description of Land Use***

**Windward Community Development District  
Engineer's Report for Capital Improvements**

The lands within the District encompass approximately 128 acres. Based on the PD the development program for the property within the District allows for construction of 455 single family detached residential units. The approved land uses within the District include the following areas. Exhibits included herein provide detail on land use locations and the development program.

<b>Proposed Development</b>	<b>Approximate Acres</b>
Private	80.1
Stormwater	7.4
Open Space	10.7
Roads & Utility Tracts	29.0
Conservation	0.7
Total Acres	128

***Section 2 Government Actions***

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each project design, the individual permits that need to be obtained will need to be evaluated; not all will necessarily apply to every sub-phase within the District.

**Permitting Agencies & Permits Required**

1. Osceola County
  - a. Preliminary Subdivision Plan
  - b. Mass Grading (optional)
  - c. Site Development Plan
  - d. Final Plat
2. South Florida Water Management District (SFWMD)
  - a. Environmental Resource Permit
    - i. Mass Grading/Master Stormwater Construction
    - ii. Final Engineering for Onsite Improvements
  - b. Water Use Permit (Dewatering)
    - i. Mass Grading/Master Storm
    - ii. Final Engineering for Onsite Improvements
3. Toho Water Authority Utilities (TWA)
  - a. Final Engineering Construction Plans –Water, Sewer, and Reclaimed Water Distribution Systems
4. Florida Department of Environmental Protection (FDEP)
  - a. Water Distribution System
  - b. Sanitary Sewer Collection and Transmission System
  - c. National Pollutant Discharge Elimination System (NPDES)
5. Army Corp of Engineers

**Windward Community Development District  
Engineer's Report for Capital Improvements**

**6. Florida Fish and Wildlife Conservation Commission (FWC)**

***Section 3      Infrastructure Benefit***

The District will fund, and in certain cases maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, perimeter landscape and irrigation improvements within the District boundary. However some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As much of the property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential community. The District can construct, acquire, own, operate and/or maintain any or all of the proposed infrastructure. The Developer or other party/parties will construct and fund the infrastructure outside of the District and/or not funded by the District.

***Section 4      Capital Improvement Plan***

The District capital improvements will connect and interact with the adjacent offsite roads, stormwater management systems, potable water, reclaimed water, and sewer systems. The proposed infrastructure improvements addressed by this Report include elements internal and external to the District. The elements include the master stormwater management and drainage systems, roadway improvements, landscaping, street lighting, pavement markings and signage, as well as potable watermain, reclaimed watermain and sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections and Exhibits 5 through 9. Exhibit 12, details the Cost Opinion for the District's capital improvement plan.

The Improvement Plan will be constructed and financed in logical segments, as property within the District is developed by the Developer. The District anticipates issuing multiple series of bonds to fund all or a portion of the Capital Improvement Plan.

**Windward Community Development District  
Engineer's Report for Capital Improvements**

***Section 5 Description of Capital Improvement Plan***

***5.1 Roadway Improvements***

As indicated above, the District will fund roadway construction internal to the District consisting of local roadways. Exhibit 5, Roadway Ownership Map, provides a graphical representation of the proposed improvements. All such local roadways will be open to the public.

***5.2 Stormwater Management***

As indicated above, the District will fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with Osceola County and the South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 6A, Post-Development Basin Map provide graphical representations of the proposed stormwater management system.

***5.3 100-Year Floodplain***

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panels 12097C 0040G and 12097C 0030G both dated June 18, 2013, none of the project site is located within the 100-year Flood Hazard Area (FHA), Zone AE or Zone A. Exhibit 6C, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries.

The lack of FEMA FHA does not preclude of any Jurisdiction having permitting authority from requiring the establishment of Base Flood Elevations (BFE) nor to avoid measures resulting from any filled areas below the BFE which will require mitigation in the form of a volume-for-volume match between BFE impacts and compensating storage.

***5.4 Master Infrastructure***

***5.4.1 Primary Roadways***

The primary roadway improvements include approximately 7,600 linear feet of road and will define the major ingress and egress points throughout the Development as well as serve as the collector roads to support future residential development. The roadways will also serve as locations for the placement of utility infrastructure needed to serve the development of the project, see Exhibit 5.

***5.4.2 Potable Water Distribution System***

The District will fund the construction of the water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The potable water system will be conveyed to, and owned and maintained by TWA once it has been certified complete. The main sizing within the District, sized to provide water to residents of the District, will be required to be designed and constructed based on the Master Utility Plan (MUP). Exhibit 7, Potable Water Distribution System Map, provides a graphical representation of the water mains to be constructed within the District.

## **Windward Community Development District Engineer's Report for Capital Improvements**

### ***5.4.3 Reclaimed Water Distribution System***

The District will fund the construction of the reclaimed water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The reclaimed water system will be conveyed to, and owned and maintained by the District once it has been certified complete by the District. The main sizing within the District, sized to provide reclaimed water to the lot boundaries and common areas, will be required to be designed and constructed based on the MUP. Exhibit 8, Reclaimed Water Distribution System Map, provides a graphical representation of the proposed system within the District.

### ***5.4.4 Wastewater System***

The District will fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by TWA once it has been certified complete by the District. The main sizing and lift stations within the District, sized to provide wastewater service to the residents of the District, will be required to be designed and constructed based on the MUP. Exhibit 9, Wastewater System Map, provides a graphical representation of the proposed system within the District.

### ***5.4.5 Landscape & Hardscape***

The landscaping and irrigation of the primary roadways will provide the "first impression" of the Development. The District will fund landscape and hardscape construction and maintenance within common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements.

### ***5.4.6 Electrical Distribution and Street Lights***

Most, if not all, District constructed Master Infrastructure will include underground electric and street lighting. The street lighting system will be constructed in cooperation with Osceola County, Duke Energy and the Developer. The District will fund the cost to trench the underground installation only. Leasing and monthly service charges associated with the upgraded street lighting fixtures along District owned and maintained roadways within the District are the responsibilities of others. Duke Energy and the appropriate community entity will own and maintain the electric and street light infrastructure.

### ***5.5 Professional and Inspection Fees***

Design, permitting and construction for the proposed District Capital Improvement Plan, professional services are required by various consultants. The consultants required are: civil engineer, geotechnical, planner, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included as Soft Costs for the District Capital Improvement Plan.



**Windward Community Development District  
Engineer's Report for Capital Improvements**

***Section 6 Ownership and Maintenance***

Proposed District Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway & Alley Improvements	County/District	County/District
Offsite Roadway Improvements	County	County
Master Stormwater Management System	District	District
Potable Water Distribution System	TWA	TWA
Sanitary Sewer System	TWA	TWA
Reclaimed Water Distribution System	District	District
Landscaping, Irrigation and Signage	District	District
Electrical Distribution & Street Lights	Duke Energy/District	Duke Energy/District

***Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces***

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity at no cost.

***Section 8 Estimate of Probable Capital Improvement Costs***

The Estimate of Probable Capital Improvement Plan Costs is provided in Exhibit 12. Design costs associated with the improvements herein before described have been estimated based on the best available information. Other soft costs include portions of the wetland/permit surveying, design and engineering for all of the described work, regulatory permitting and materials testing. Last, a reasonable project contingency estimate has been included utilizing rounding factors.

Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in construction cost due to market fluctuation.

***Section 9 Conclusions and Summary Opinion***

The Capital Improvement Plan as described are necessary for the functional development of the property within the District as required by the applicable local governmental agencies. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The public infrastructure as described in this Report will serve its intended function provided the construction is in substantial compliance with the future design and permits which will be required by the District. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the District's Capital Improvement Plan in this report are based on the concept plans for the District as currently proposed. In our professional opinion, and to the best of our knowledge

**Windward Community Development District  
Engineer's Report for Capital Improvements**

and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed infrastructure Capital Improvement Plan costs are public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida. It is therefore our opinion that the construction of the proposed District Capital Improvement Plan can be completed at the costs as stated.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, 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 this opinion.

**As District Engineer:  
Poulos & Bennett, LLC**



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David M. Kelly, PE, CFM  
State of Florida Professional Engineer No. 43325

# **Appendix**

November 21, 2016  
 P & B Job No. 16-114

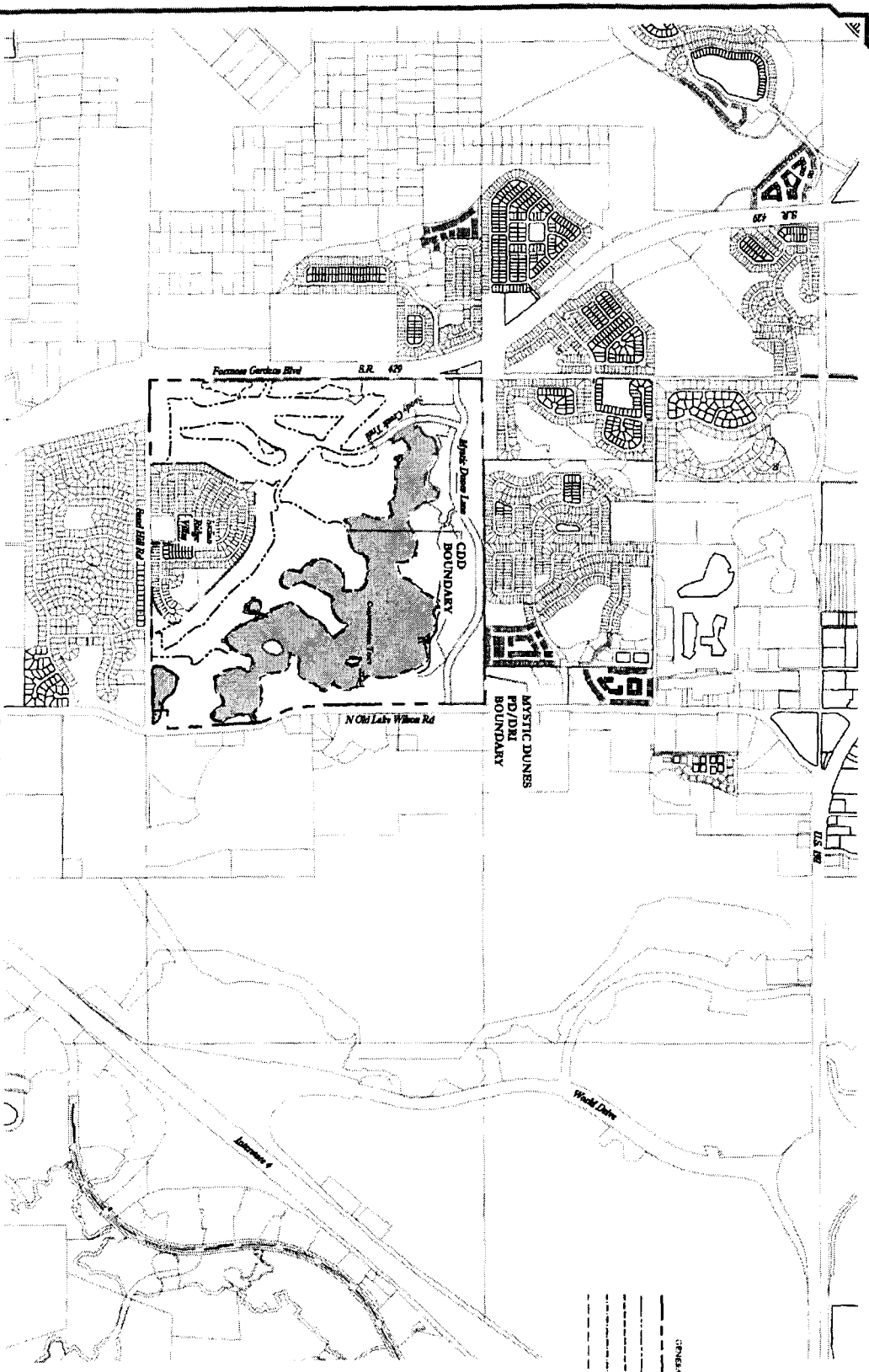
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 Chicago, PA 60604-5724

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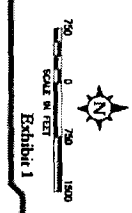
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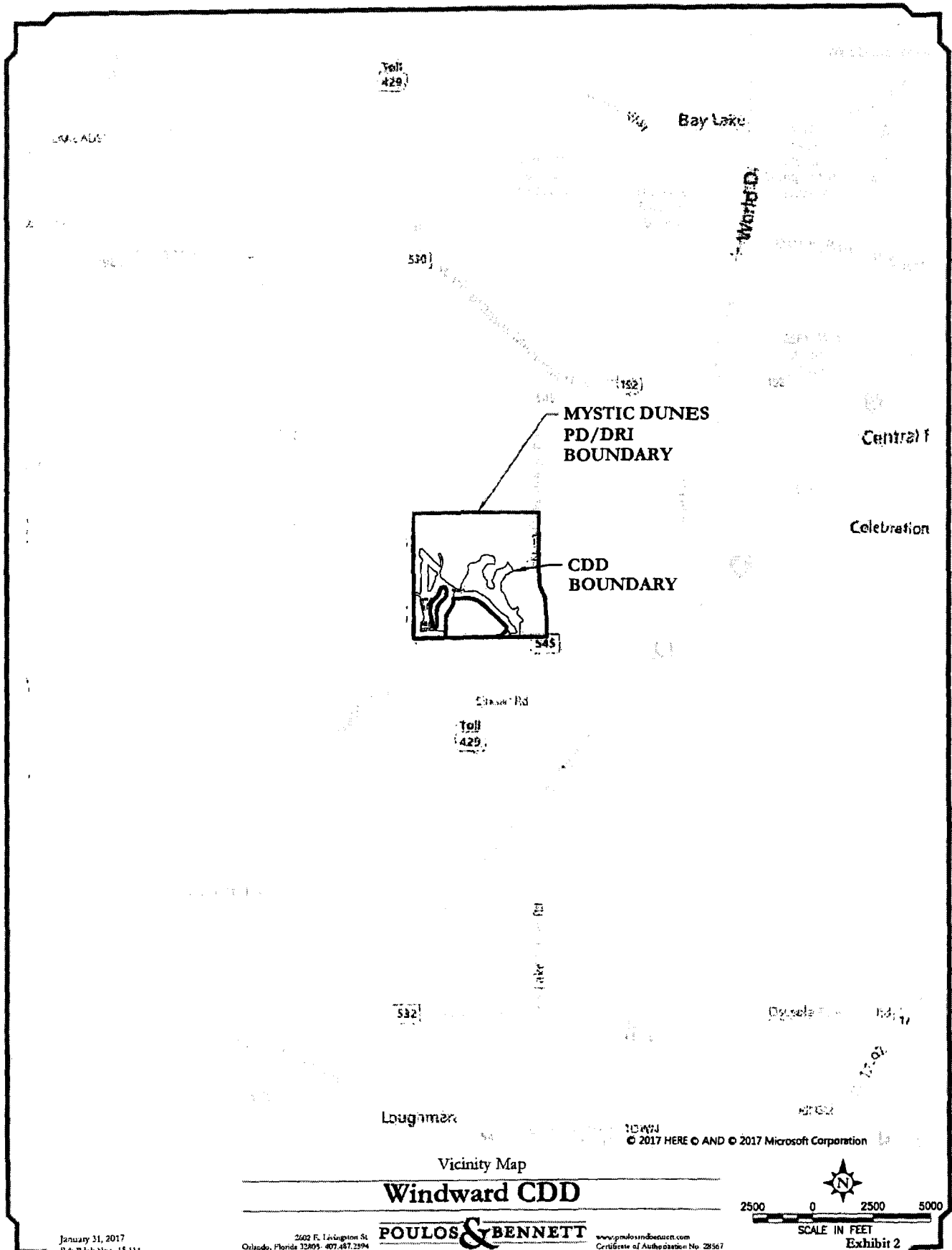
# Windward CDD

Location Map



- GENERAL LEGEND**
- PD Boundary
  - CDD Boundary
  - Dune/Stream
  - Utility Easement
  - Construction Right





January 31, 2017  
P & B Job No.: 15-114

2602 E. Livingston St.  
Orlando, Florida 32805-4074 407.487.2594

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EXHIBIT 2 - THE CDD BOUNDARY LINES, PD/DRI BOUNDARY, AND CDD MAP

A parcel of land comprising a portion of Tracts A and B of PALM, according to the Plat thereof as recorded in Plat Book 13, Pages 101 through 109 and portion of Block 11, FLORIDA FRUIT AND TRUCK LAND COMPANY starting to the Plat thereof as recorded in Plat Book 8, Page 68, all of the Public Records of Duval County, Florida and lying in Section 18, Township 25 South, Range 27 East, County of Duval, Florida.

Said parcel is particularly described as follows:

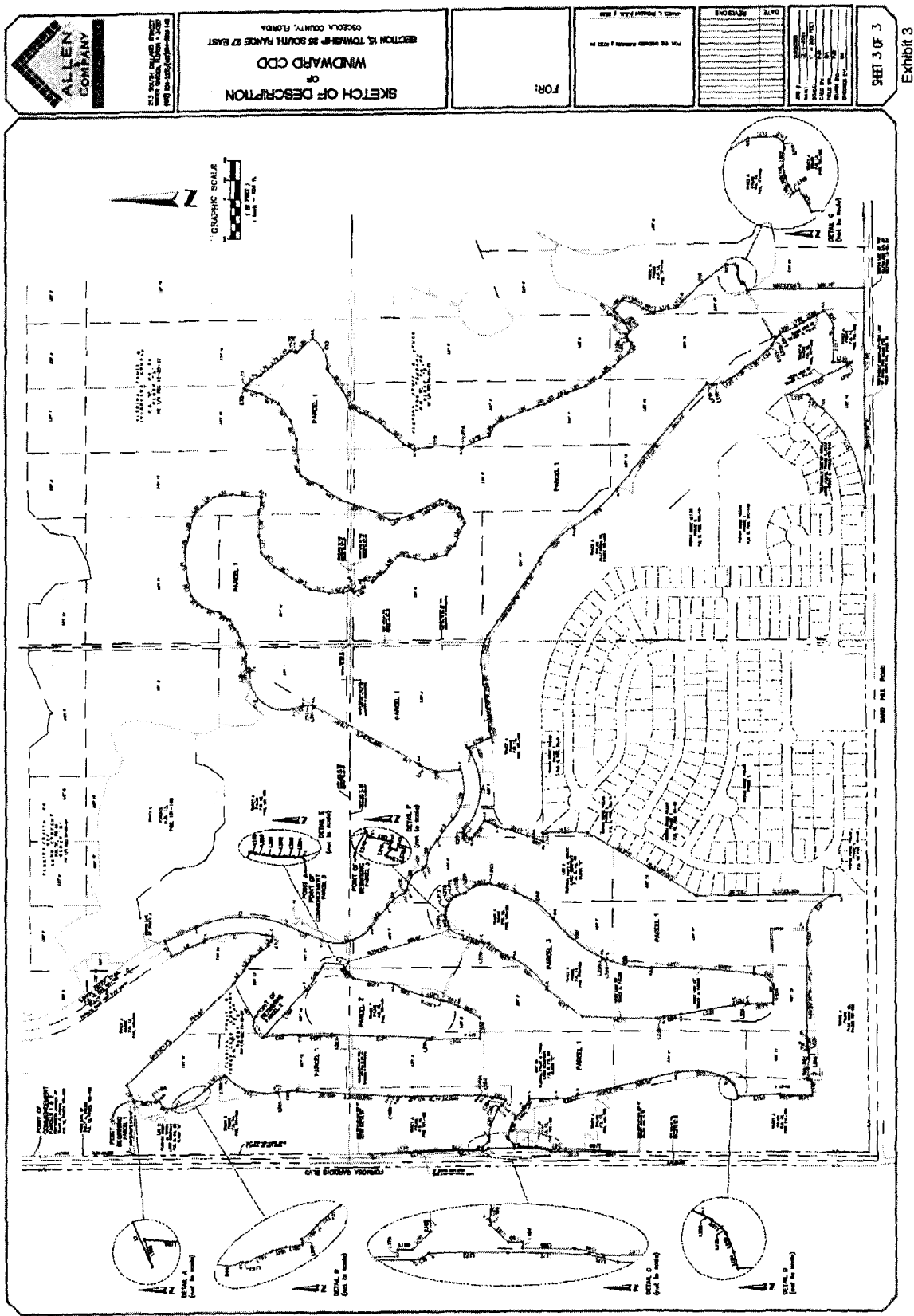
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CONTINUED ON PAGE 34



Contributed 16,17 acres more or less.

SUBJECT'S NAME: THIS IS NOT A BOUNDARY SURVEY. THE DOMINATION OF THE LANDS SHOWN HEREIN ARE AS PER THE CLIENTS REQUEST. THIS LOCAL EXAMINATION AND SEARCH WAS PROVIDED WITHOUT THE BENEFIT OF FIELD SURVEYING. THE INFORMATION WAS OBTAINED WITHOUT THE SIGNATURE AND ORIGINAL BOUNDARY MAP OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ALL LANDS SHOWN HEREIN ARE ASSUMED AND BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 18-25-27 R2M, S2M, T2N FOR ANGLAR DOMINATION ONLY.



**ALLEN COMPANY**

**SECTION 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST**  
**WINDWARD CDD**  
**SKETCH OF DESCRIPTION**

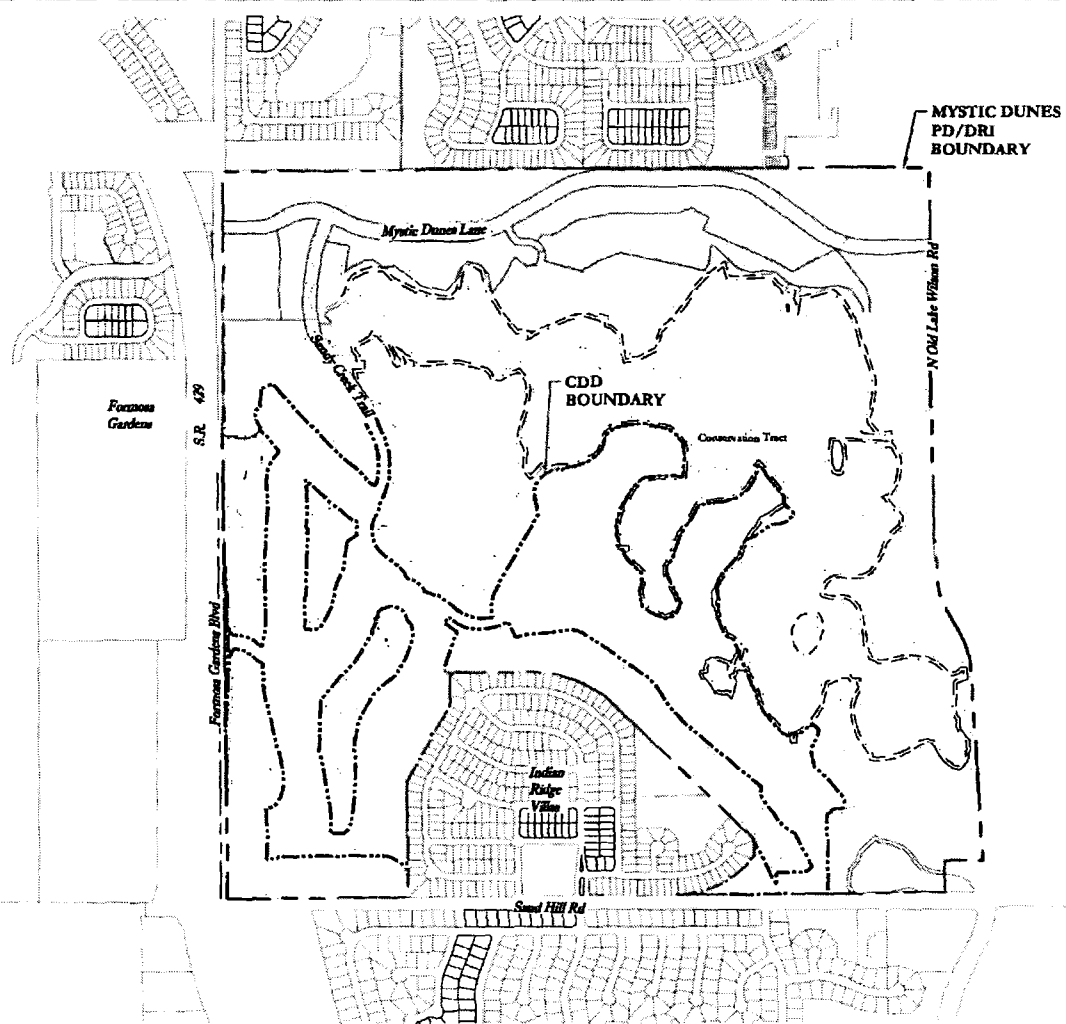
FOR:

DATE: 10/1/2010

SHEET 3 OF 3

Exhibit 3





OWNERSHIP LEGEND	
[Pattern]	K. Hovnanian Property
[Pattern]	Mystic Dunes

#### GENERAL LEGEND

[Line Style]	PD Boundary
[Line Style]	CDD Boundary
[Line Style]	Drainage Easement
[Line Style]	Utility Easement
[Line Style]	Conservation Buffer

K Hovnanian Owned Property & Mystic Dunes Owned Property

## Windward CDD

January 31, 2017  
P & B Job No.: 15-114

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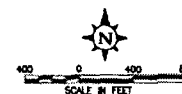


Exhibit 4

2016-15-114: Windward CDD Map & Plat. All rights reserved. No part of this map may be reproduced without written permission.



SOURCE:

FEMA PANEL NOS. 12097C0030G &  
1209C0040G, REVISED: 6/18/2013

OSCEOLA COUNTY GIS PARCEL DATA

FEMA 100 Yr. Flood Plain Map

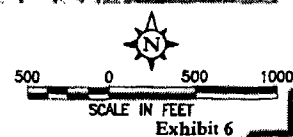
**Windward CDD**

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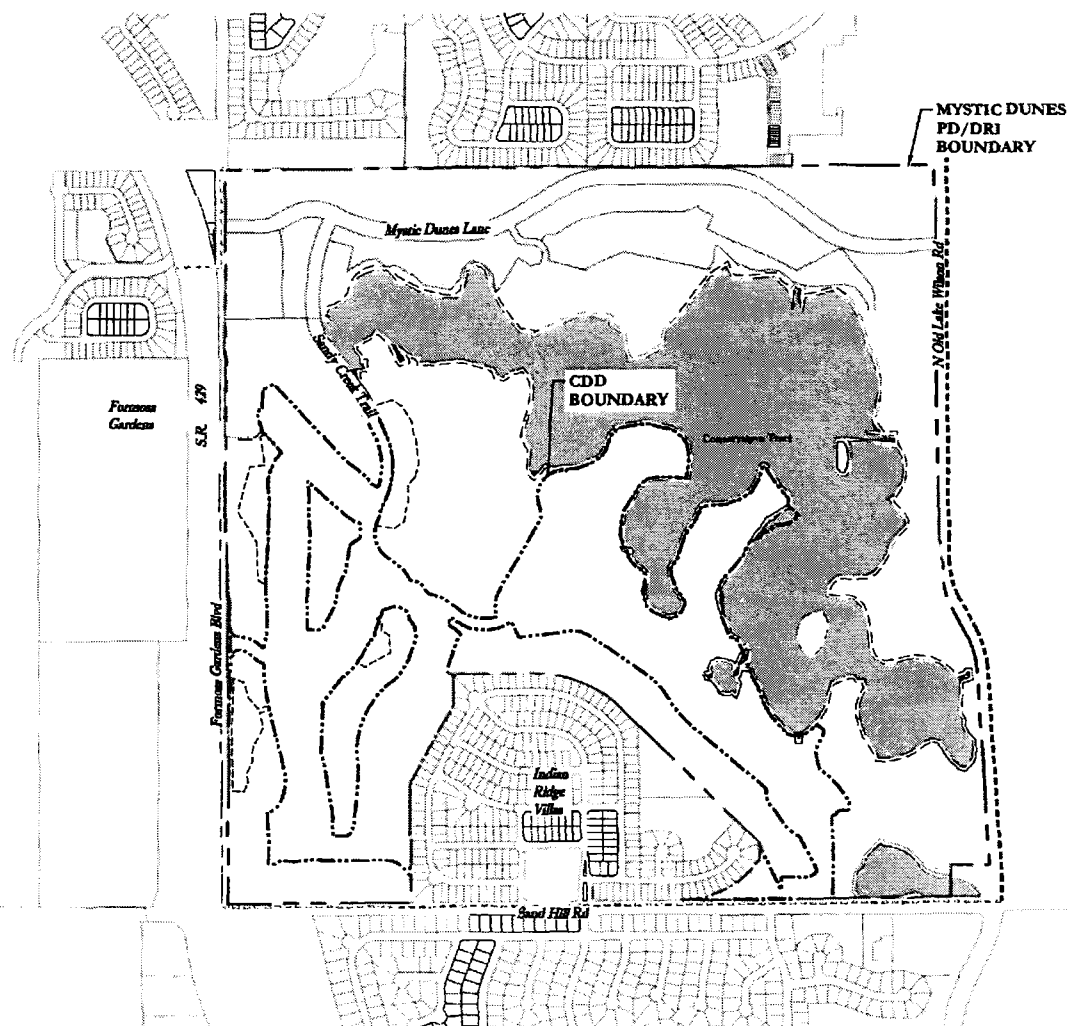
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UTILITY LEGEND	
---	EXISTING UTILITY LINES
---	1" FORCEMAIN
---	36" FORCEMAIN

#### GENERAL LEGEND

---	PD Boundary
---	CDD Boundary
---	Drainage Easement
---	Utility Easement
---	Conservation Buffer

Existing Sanitary Sewer Infrastructure

**Windward CDD**

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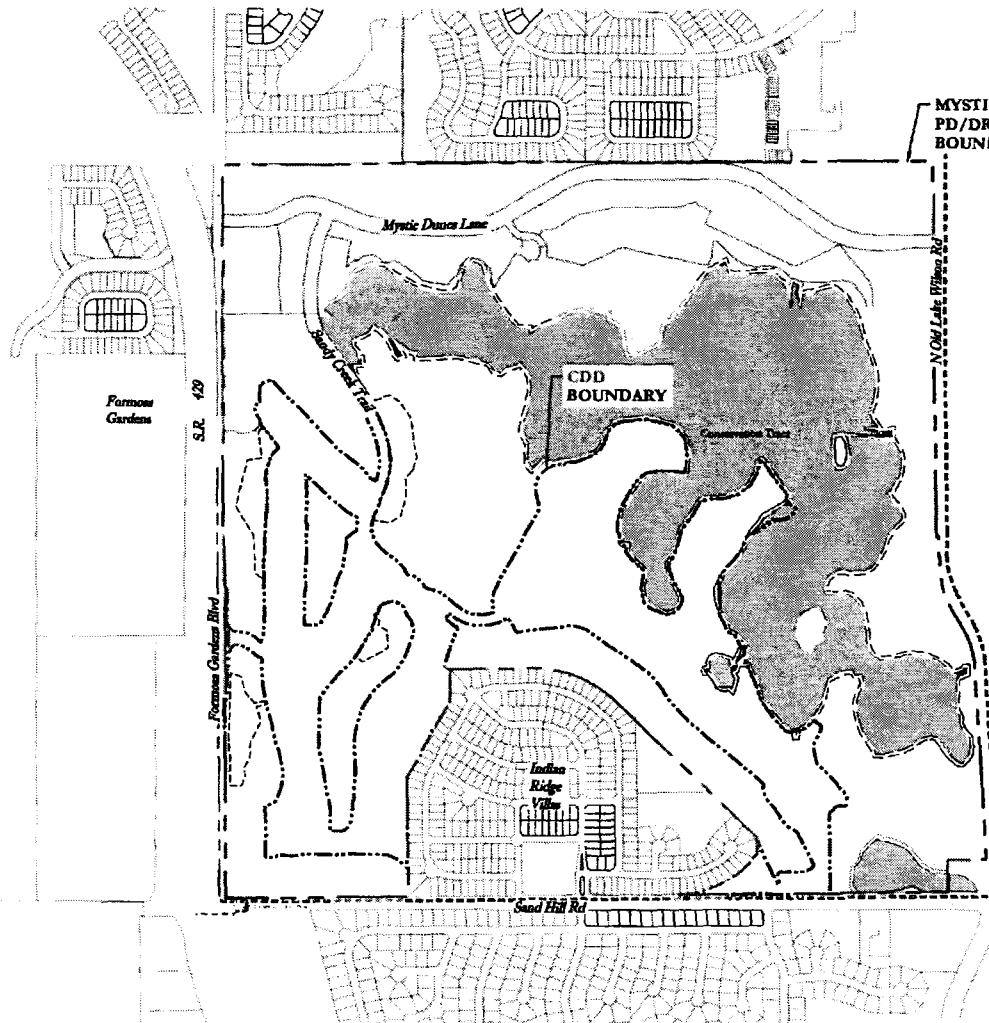
November 21, 2016  
7th Job No. 15-114

PLAN, SECTION, AND OTHER INFORMATION & PRELIMINARY CDD BOUNDARY SHOWN



SCALE IN FEET

Exhibit 7



UTILITY LEGEND	
EXISTING UTILITY LINES	
8" R/WCLAM	
12" R/WCLAM	
18" R/WCLAM	
24" R/WCLAM	

#### GENERAL LEGEND

---	PO Boundary
---	CDD Boundary
---	Drainage Easement
---	Utility Easement
---	Conservation Buffer

Existing Reclaim Water Infrastructure

## Windward CDD

November 21, 2016  
P & B Job No: 15-114

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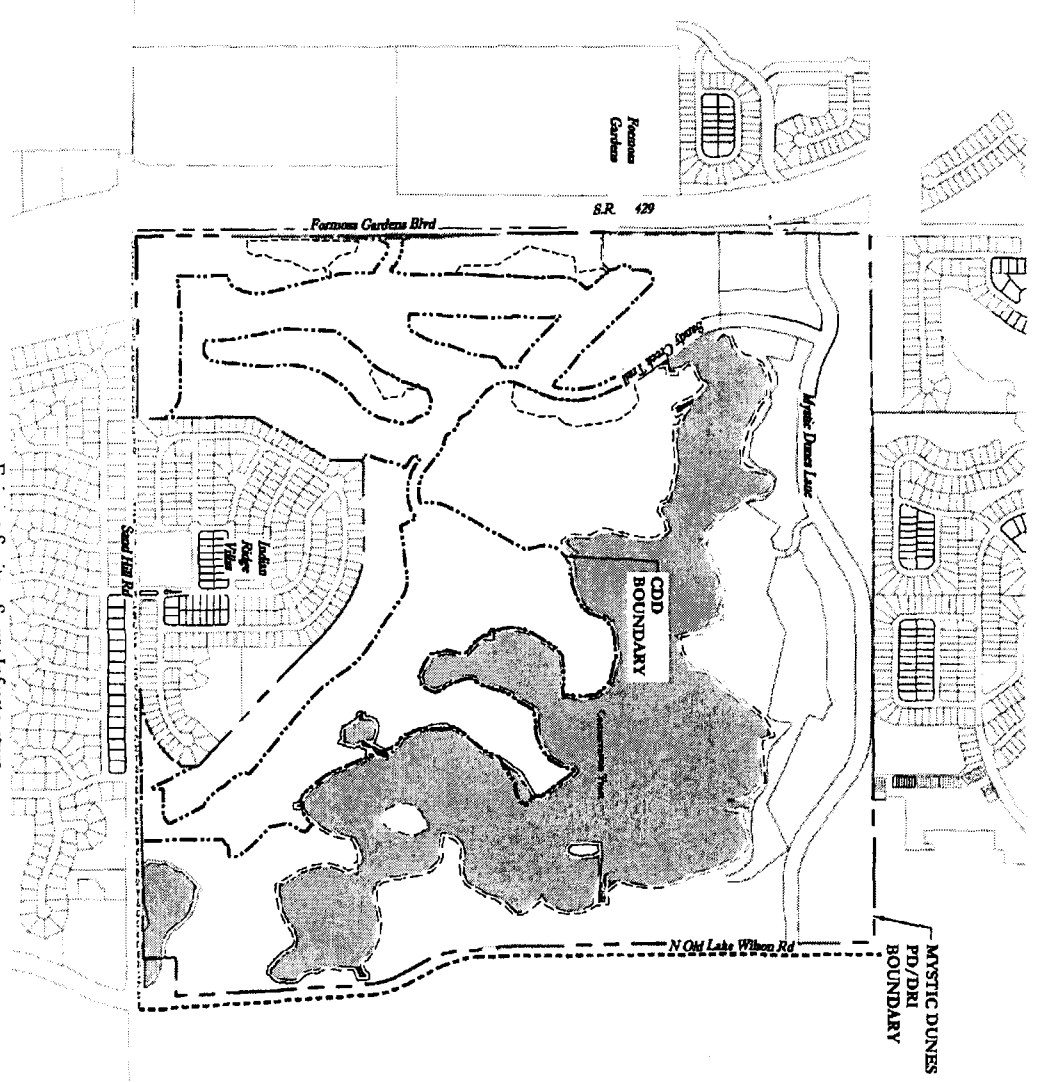


Exhibit 8

November 21, 2016  
 P.A. & J. Inc. 15 111  
 1500 E. Livingston St.  
 Chicago, Illinois 60605-4741

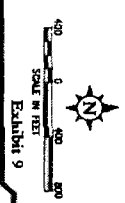
1500 E. Livingston St.  
**POULOS & BENNETT**  
 Civil Engineers & Surveyors  
 1500 E. Livingston St., Suite 200  
 Chicago, Illinois 60605-4741

# Existing Sanitary Sewer Infrastructure **Windward CDD**



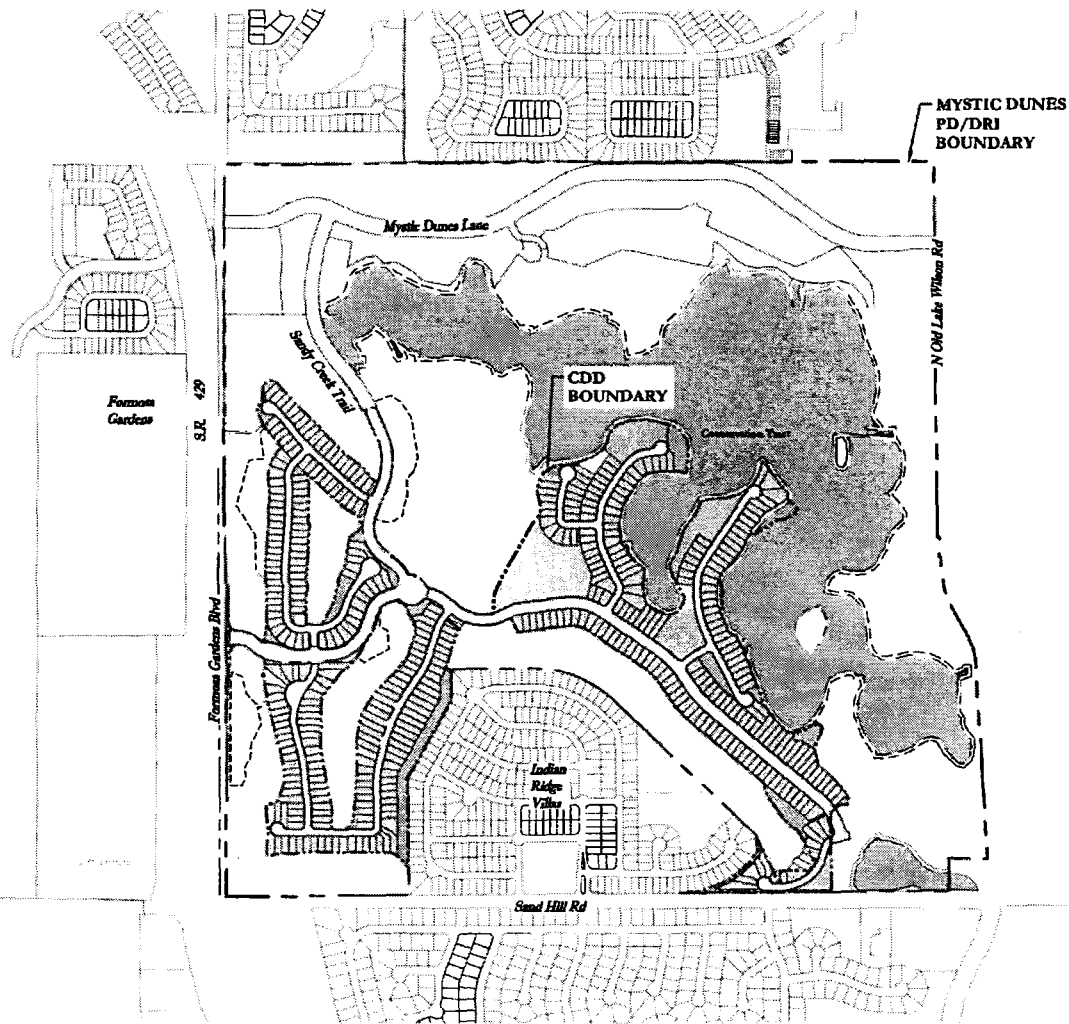
UTILITY LEGEND
Sanitary Sewer
Storm Sewer
Water
Gas
Electric
Telecom

GENERAL LEGEND
PD Boundary
CDD Boundary
Orange Easement
Utility Easement
Centerline Buffer









#### GENERAL LEGEND

- PD Boundary
- CDD Boundary
- Drainage Easement
- Utility Easement
- Conservation Buffer
- CDD Stormwater Tract
- Private
- CDD Open Space
- CDD Roads / Utility

Future Public & Private Uses Within CDD

### Windward CDD

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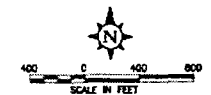


Exhibit 11

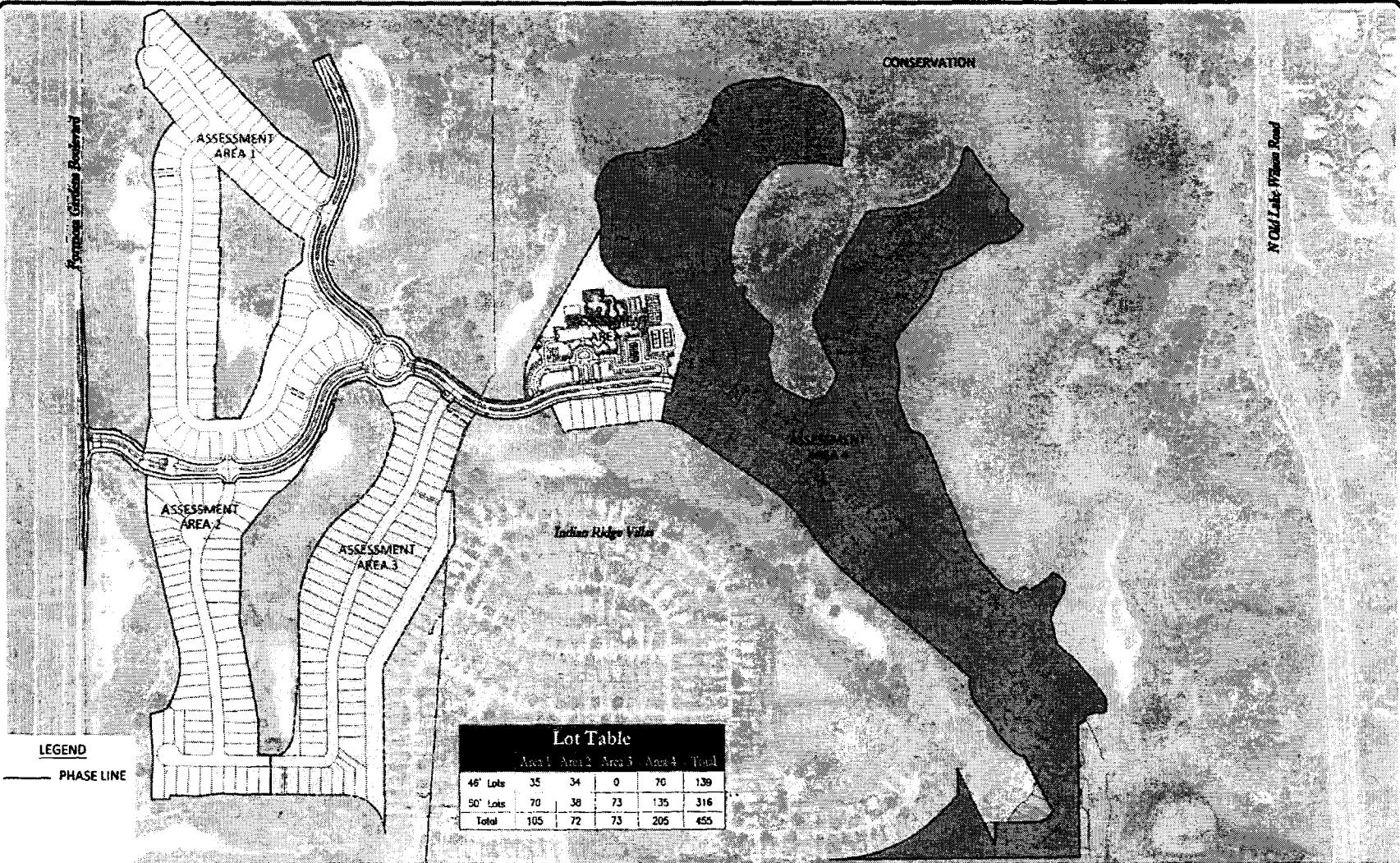
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POULOS & BENNETT ENGINEERS, ARCHITECTS & LANDSCAPE ARCHITECTS, INC. AND PUBLIC PUBLIC ENGINEERS



**Windward CDD**  
**Estimate of Probable Capital Improvement Costs**

<b>Facility</b>	<b>Estimated Cost</b>
Master Stormwater Management System	\$2,836,000
Onsite Transportation Improvements	\$3,452,000
Offsite Improvements	\$578,000
Potable Water Distribution System	\$2,112,000
Sanitary Sewer System	\$3,544,000
Reclaimed Water Distribution System	\$576,000
Landscaping, Walls & Monuments	\$2,682,000
Electrical Distribution & Street Lights	\$780,000
Ecological Mitigation	\$1,082,000
Professional Fees/Contingencies	\$2,423,000
Contingencies	\$2,647,000
<b>Total</b>	<b>\$22,712,000</b>



Assessment Area Exhibit  
**Four Seasons at Orlando**

January 31, 2017  
 P & B Job No. 15-114

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