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SIXTH SUPPLEMENTAL ENGINEER'S REPORT
(Phase 3C Assessment Area)

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Prepared For:

Board of Supervisors
Highlands Community Development District

Prepared By:

Landmark Engineering & Surveying Corporation

August 18, 2016 (rev)
July 13, 2016

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1. Introduction

1.1 Purpose of Report

The purpose of this report is to provide engineering support to fund improvements in Phase 3C of the Ayersworth Glen Community (“Community”, fka the Highland Estates Community) as outlined in the Master Engineer’s Report last revised in October 2015.

Phase 3C is currently entitled for 220 single family residential lots and their associated infrastructure. This report will identify the proposed capital improvements to be constructed by the Highlands Community Development District (“CDD”) along with an opinion of probable cost.

This report should be reviewed in conjunction with the Master Engineer’s Report.

1.2 Overview

The 520-acre Community is located within portions of Sections 28 and 29, Township 31 South, Range 20 East, Hillsborough County, Florida.

The Community is expected to consist of up to 1,806 single-family dwelling units, a Community recreation / amenity area, neighborhood parks, a commercial outparcel, and all associated infrastructure.

The CDD was established under Hillsborough County Ordinance 03-28, which was passed by the Board of County Commissioners on October 13, 2003. The boundary of the CDD was expanded under Hillsborough County Ordinance 15-17, which was passed by the Board of County Commissioners on July 27, 2015. The CDD owns and operates the roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Community.

Improvements and facilities financed, acquired, and/or constructed by the CDD will be required to conform to regulatory criteria from Hillsborough County, the Southwest Florida Water Management District, and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost is provided in Section 3 of this report.

The development plan prepared by the CDD reflects the present intentions of the CDD. 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 Community. The CDD reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while comparable level of benefits to the Community 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 CDD's Board of Supervisors. Estimated costs outlined in this report were 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 storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the Community will be maintained by the CDD. Roadway improvements, sidewalks, water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to Hillsborough County for ownership and maintenance.

1.3 Hillsborough County Development Approval

Development within the Community was approved by the Hillsborough County Board of County Commissioners as Planned Development RZ 80-067 (PRS 03-0440 BW). The Hillsborough County Comprehensive Plan Land use Map designates the majority of the Community as Residential-4 (Res-4) lying within the Urban Service Area.

The Community is zoned and entitled to build up to 1,806 units at a gross density of 3.5 units per acre. However the current plans on file with Hillsborough County are approved for 1,787 lots.

2. CDD Boundary and Existing Infrastructure

2.1 CDD Boundary

The boundaries of the CDD are the same as those of the Community. The CDD encompasses approximately 520 acres of land.

The CDD is bordered to the north by County Road 672 (Balm Road) and residential properties; to the west by U.S. Highway 301 South; to the south partially by Sumner Road and residential properties; and to the east by a construction debris landfill.

Access to the CDD is provided along U.S. Highway 301 South, Balm Road, and Sumner Road.

2.2 Existing Infrastructure

Phase 1 was constructed in 2006 and consists of 627 single family lots, roadways, sidewalks, stormwater management facilities, landscaping, irrigation, and recreational facilities; Phase 2B was constructed in 2013 and consists of 214 single family lots, roadways, sidewalks, stormwater management facilities, landscaping and irrigation; Phase 2A was constructed in 2014 and consists of 159 single family lots, roadways, sidewalks, stormwater management facilities, landscaping and irrigation; and Phase 3A was constructed in 2016 and consists of 227 single family lots, roadways, sidewalks, stormwater management facilities, landscaping and irrigation.

The CDD is located within the Hillsborough County Urban Service Area, and the County has agreed to serve the site with water and wastewater. As a condition of establishment of the CDD, the CDD is not authorized to provide retail or wholesale utility service.

3. Opinion of Probable Construction Costs

Table 1 provides a Summary of Opinion of Probable Costs associated with the proposed improvements in Phase 3C. Water distribution, wastewater collection, storm water management, roadways, storm collection systems, landscaping, irrigation, and earthwork are included in the summary. Other costs, such as (but not limited to) legal, administrative, financing, operation, and maintenance costs are not included in the estimate.

4. Summary and Conclusion

The infrastructure outlined in this report will provide support necessary for the development of the Phase 3C land into a community. The proposed development is consistent with the Highlands Community Development District plan approved by Hillsborough County.

Planning, design, permitting, and construction of the CDD's infrastructure will be in accordance with applicable regulatory agencies with jurisdiction over the CDD area and will require permits prior to initiating construction of these improvements.

Quantities used to prepare the Summary of Opinion of Probable Costs provided in this report were based on the Community Development District plans available for the development at the time the report was prepared. Quantities may vary upon completion of detailed construction drawings.

The estimate of infrastructure construction cost is an estimate only and not a guaranteed maximum price. The estimated construction cost is based on unit prices experienced for ongoing similar items of work in the area and developer's own cost database. Because labor market, cost of equipment and materials, and construction processes necessary to complete the work are beyond control and fluctuations in cost are expected, the final construction cost may be higher or lower than the estimate provided in this report.

HIGHLANDS
Community Development District

Table 1 – Land Use Summary Within The District Boundaries

Distribution by Land Use ⁽¹⁾

Land Use	Area (acres)	Percentage
Stormwater Ponds	88.5	17.0 %
Residential	380.2	73.1 %
Commercial	13.0	2.5 %
Wetland / Conservation	30.1	5.8 %
Recreation / Open Space	8.5	1.6 %
TOTAL	520.3	100.0 %

Distribution by Lot Size ⁽²⁾

Phase	40' Lots	50' Lots	60' Lots	70' Lots	TOTAL	Percentage
1	0	338	170	119	627	34.6%
2A	0	159	0	0	159	8.8 %
2B	0	128	86	0	214	11.8 %
3A	70	157	0	0	227	12.5 %
3B	162	69	0	0	231	12.4 %
3C	149	71	0	0	220	12.5 %
4	0	132	0	0	128	7.3 %
TOTAL	381	1,050	256	119	1,806	100.0 %

Notes:

1. Figures are approximate; Areas may change upon final layout.
2. Lot widths subject to change.

HIGHLANDS
Community Development District

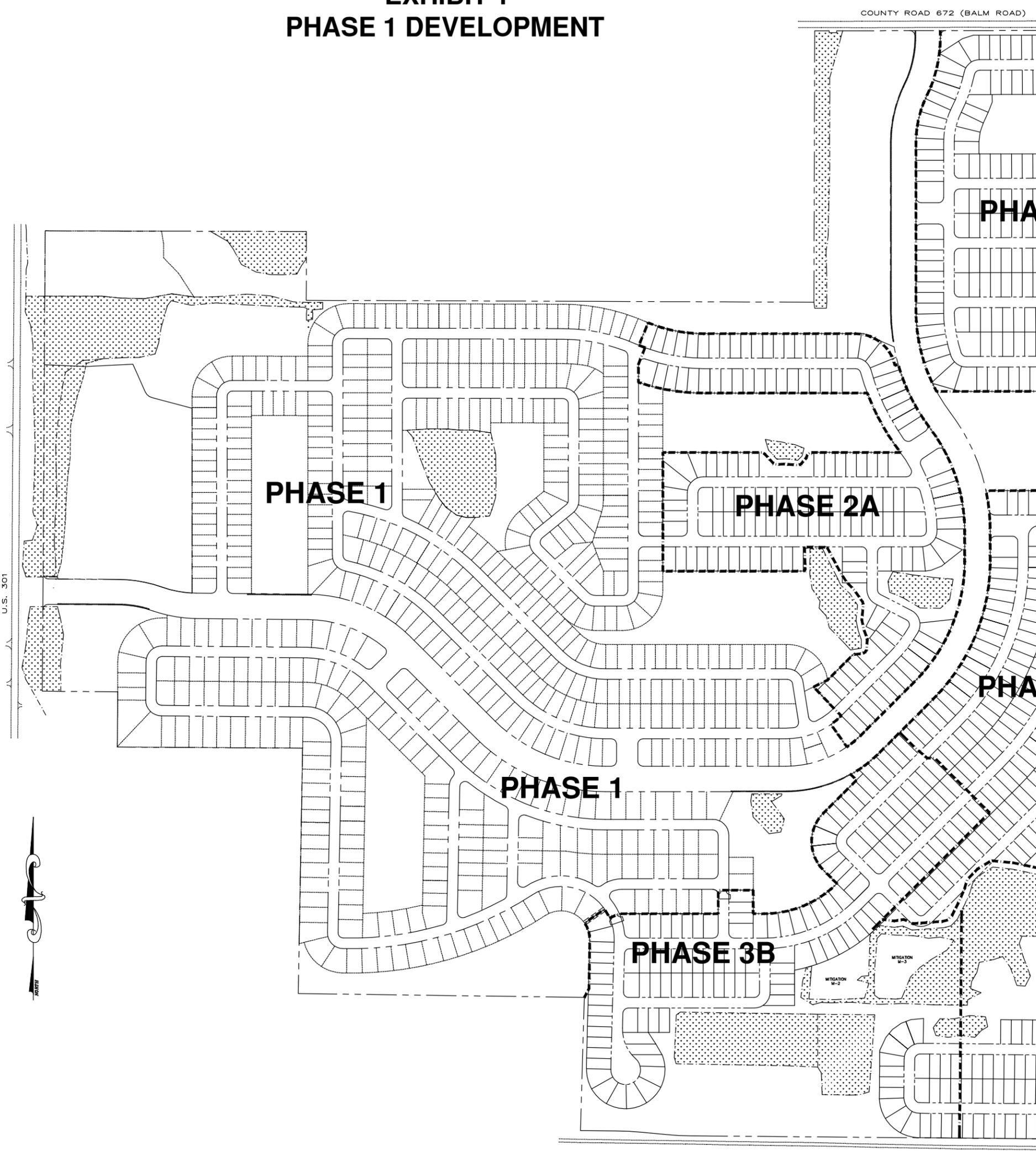
Table 2 – Summary of Opinion of Probable Costs ⁽⁵⁾⁽⁷⁾

Infrastructure ⁽³⁾⁽⁶⁾⁽⁹⁾	PHASE 3C ⁽¹⁾ (220 Lots)	TOTAL
Off-Site Improvements ⁽¹⁰⁾	\$ 100,000	\$ 100,000
Recreation Amenities	\$ 35,000	\$ 35,000
Stormwater Management ⁽²⁾⁽³⁾⁽⁶⁾	\$ 1,557,400	\$ 1,557,400
Utilities (Water and Sewer)	\$ 926,400	\$ 926,400
Roadway ⁽⁴⁾	\$ 849,100	\$ 849,100
Entry Feature & Signage ⁽⁸⁾	\$ 104,150	\$ 104,150
Contingency	\$ 450,000	\$ 450,000
TOTAL	\$ 4,022,050	\$ 4,022,050

Notes:

1. Infrastructure consists of roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, neighborhood parks and recreational facilities
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder
3. Includes stormwater pond excavation, placement of fill, and wetland mitigation
4. Includes sub-grade, base, asphalt paving, curbing, and civil / site engineering
5. Includes subdivision infrastructure and civil / site engineering only
6. Stormwater does not include grading associated with building pads
7. Estimates are based on 2015 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. Consists of stormwater management facilities located in future phases which are required to meet regulatory discharge requirements for Phase 3C

EXHIBIT 1 PHASE 1 DEVELOPMENT



LOT SPECIFICATIONS (PER RZ 03-0440)

- MINIMUM LOT SIZE = 4,000 sq.ft.
- MINIMUM LOT WIDTH = 40'
- MINIMUM FRONT YARD = 20'
- MINIMUM SIDE YARD = 5'
- MINIMUM REAR YARD = 20'
- MAXIMUM BUILDING HEIGHT = 35'

1	SHEET S-1-r 29-31-20	PREPARED FOR HIGHLANDS CDD 12051 CORPORATE BLVD. ORLANDO, FLORIDA 32817	PROJECT NAME AYERSWORTH GLEN HILLSBOROUGH COUNTY, FLORIDA SHEET TITLE OVERALL PLAN	REVISIONS ORIGINAL: 2/2/09	 8515 Palm River Road Tampa, Florida 33619 E.B. # 28014 Phone (813) 621-7841 Fax (813) 621-6761 www.lesc.com	TODD C. AMADEN, P.E. FL. PE NO. 53967
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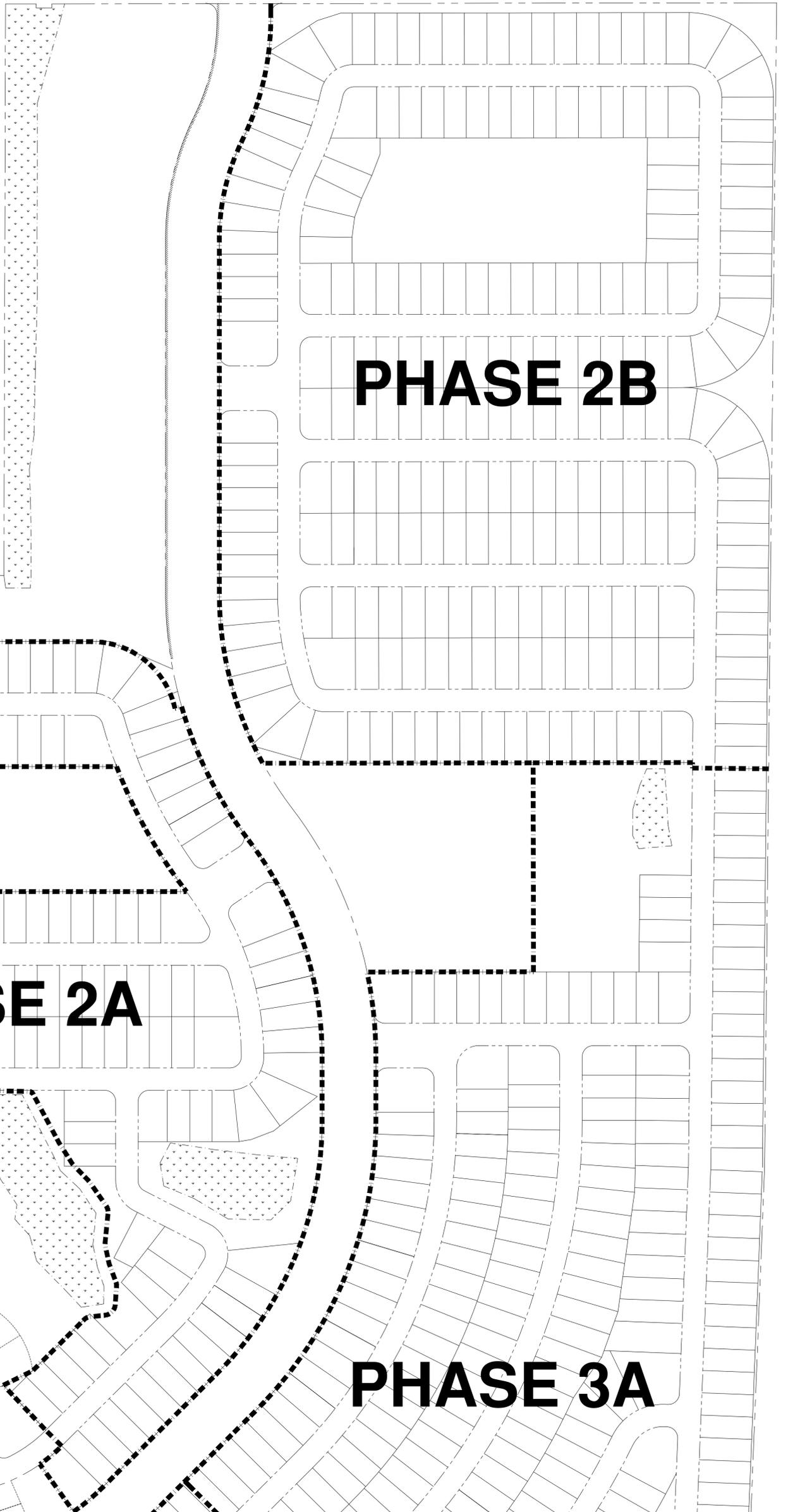
EXHIBIT 2 PHASE 2 DEVELOPMENT

COUNTY ROAD 672 (BALM ROAD)



LOT SPECIFICATIONS (PER RZ 03-0440)

MINIMUM LOT SIZE = 4,000 sq.ft.
MINIMUM LOT WIDTH = 40'
MINIMUM FRONT YARD = 20'
MINIMUM SIDE YARD = 5'
MINIMUM REAR YARD = 20'
MAXIMUM BUILDING HEIGHT = 35'



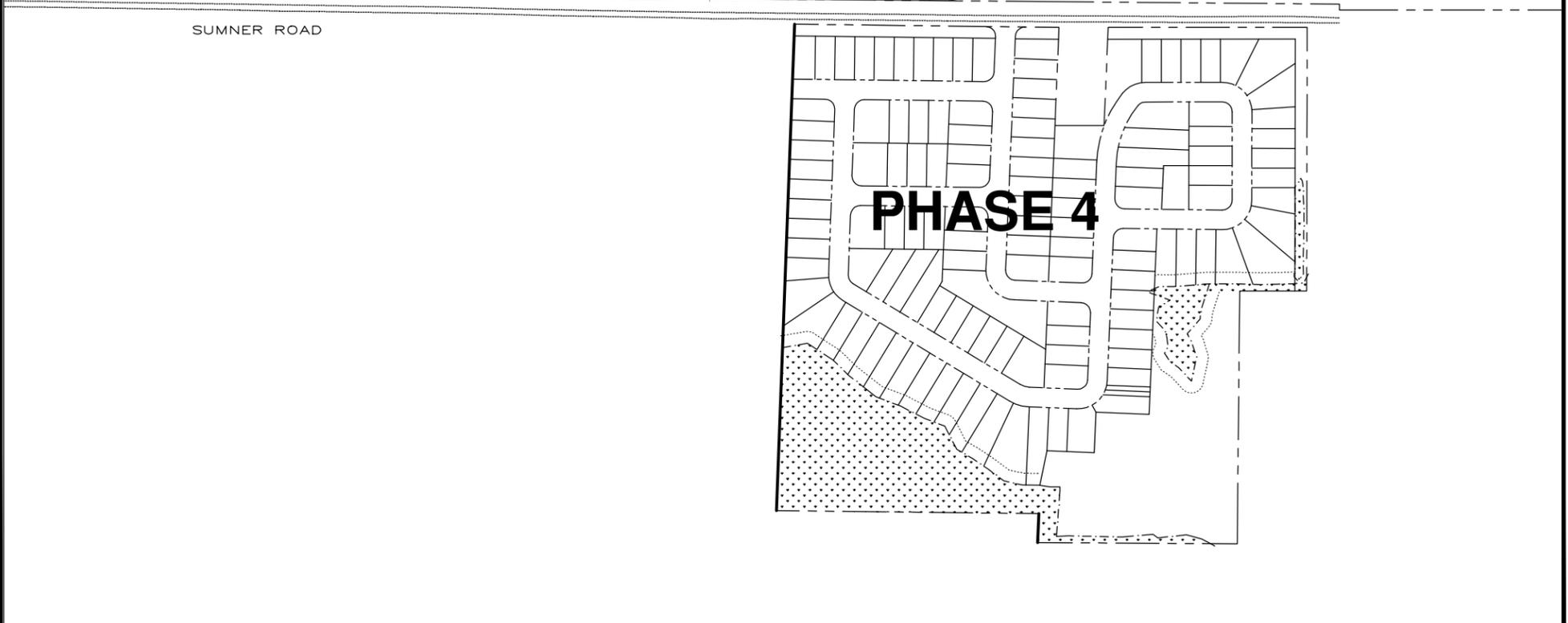
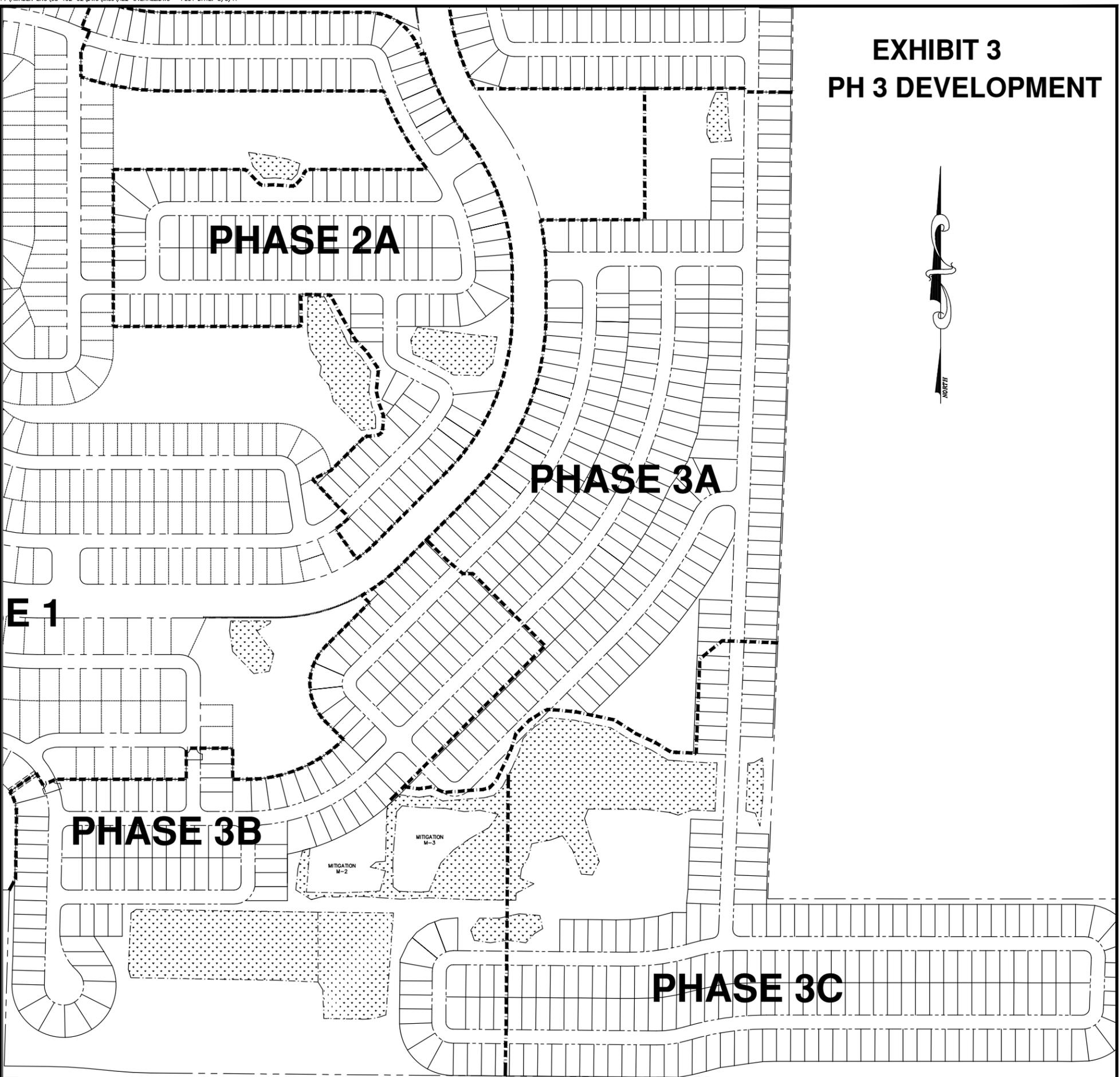
PHASE 2A

PHASE 2B

PHASE 3A

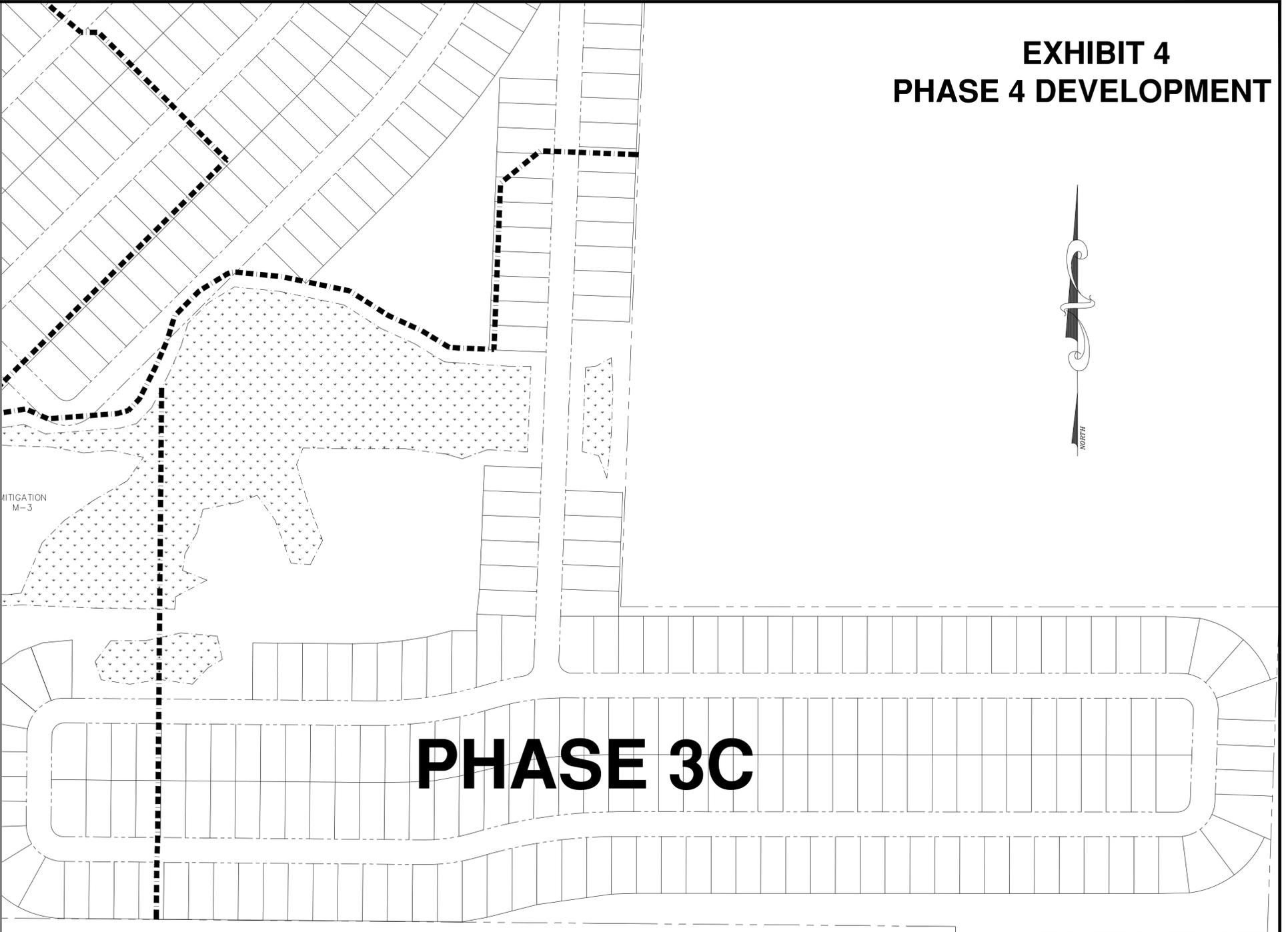
1	SHEET S-1-R 29-31-20	PROJECT #	HE-2	PREPARED FOR	HIGHLANDS CDD 12051 CORPORATE BLVD. ORLANDO, FLORIDA 32817	PROJECT NAME	AYERSWORTH GLEN HILLSBOROUGH COUNTY, FLORIDA	REVISIONS	ORIGINAL: 2/2/09	 8515 Palm River Road Tampa, Florida 33619 E.B. # 28014 Phone (813) 621-7841 Fax (813) 621-6761 www.lesc.com	TODD C. AMADEN, P.E. FL. PE NO. 53967
		DESIGNED	TCA	DRAWN	TCA	SHEET TITLE	OVERALL PLAN				

EXHIBIT 3 PH 3 DEVELOPMENT



1 SHEET	PROJECT # HE-2 DRAWN TCA DESIGNED TCA 5-1-r 29-31-20	PREPARED FOR HIGHLANDS CDD 12051 CORPORATE BLVD. ORLANDO, FLORIDA 32817	PROJECT NAME AYERSWORTH GLEN HILLSBOROUGH COUNTY, FLORIDA	REVISIONS ORIGINAL: 2/2/09	LANDMARK ENGINEERING & SURVEYING CORPORATION 8515 Palm River Road Tampa, Florida 33619 E.B. # 28014 Phone (813) 621-7841 Fax (813) 621-6761 www.lescc.com	TODD C. AMADEN, P.E. FL. PE NO. 53967
		SHEET TITLE OVERALL PLAN				

EXHIBIT 4 PHASE 4 DEVELOPMENT



1 SHEET	PREPARED FOR HIGHLANDS CDD 12051 CORPORATE BLVD. ORLANDO, FLORIDA 32817	PROJECT # HE-2	PROJECT NAME AYERSWORTH GLEN <small>HILLSBOROUGH COUNTY, FLORIDA</small>	REVISIONS ORIGINAL: 2/2/09	 <small>8515 Palm River Road Tampa, Florida 33619 E.B. # 28014</small>	<small>Phone (813) 621-7841 Fax (813) 621-6761 www.lesc.com</small>	<small>TODD C. AMADEN, P.E. FL. PE NO. 53967</small>
		DRAWN TCA	SHEET TITLE OVERALL PLAN	DESIGNED TCA			