

Woodland Ranch Estates Community Development District
219 East Livingston Street– Orlando – Florida – 32801

January 27, 2026

Town of Dundee- Town Managers Office
202 East Main Street
Dundee, Florida 33838
Attn: Kenneth Cassell- Town Manager

Re: Woodland Ranch Estates Community Development District Initial Public Facilities Report

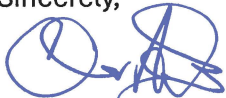
Dear Mr. Cassell;

Pursuant to Section 189.008, Florida Statutes (the “Statute”), each independent special District in Florida is required to submit an initial public facilities report (the “Report”) to each local general-purpose government in which it is located within the first year of establishment. Enclosed to comply with the requirements of the Statute is the Report for the Woodland Ranch Estates Community Development District (the “District”), dated January 26, 2026.

It is my understanding that the next “Special District’s due date for filing the Report with the Local General-Purpose Government” for Dundee, Florida is October 1, 2030 (the “Submittal Date”). The District will send annual update letter identifying any changes to the Report prior to the next Submittal Date when a fully updated Report will be submitted.

Should you have any questions or comments, please feel free to contact me at cadams@gmstnn.com or phone (865) 250-1617.

Sincerely,



Chris Adams
Compliance Administrator

cc: District Manager
District Counsel
District Engineer

Exhibit A
Public Facilities Report

**WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT
INITIAL PUBLIC FACILITIES REPORT – DATED JANUARY 26, 2026**

I. PURPOSE AND SCOPE

This Initial Public Facilities Report attached as **Exhibit A**, is provided for the Woodland Ranch Estates Community Development District (the “**District**”) to comply with the requirement of Section 189.08, *Florida Statutes*, regarding the preparation and filing of a Special District Public Facilities Report.

II. PUBLIC FACILITIES

The District may currently own, operate or maintain certain of the public improvements comprising a portion of the District’s “**Capital Improvement Plan**,” as described in the District’s *Engineer’s Report for the Woodland Ranch Estates Community Development District* dated September 8, 2022, (the “**Engineer’s Report**”), a copy of which is attached hereto as **Exhibit B**. The public improvements are located within the District (or adjacent thereto) and are intended to have the capacity necessary to provide services to the planned units listed in the Engineer’s Report.

III. PROPOSED EXPANSIONS (7 YEAR HORIZON)

The District does not have plans to build, improve, or expand public improvements or community facilities within the District over the next seven years. Provided however, the district may construct or acquire components of the Capital Improvement Plan within the District’s boundaries.

IV. REPLACEMENT OF FACILITIES (10 YEAR HORIZON)

The District does not propose to replace any public facilities within the next 10 years.

V. CHAPTER 189, FLORIDA STATUTES

Attached as Exhibit C is a copy of Section 189.08, Florida Statutes for reference purposes only.

Exhibit B
Engineer's Report



***WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT***

***ENGINEER'S REPORT
OF CAPITAL IMPROVEMENTS***

Prepared For

***BOARD OF SUPERVISORS
WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT***

Prepared by:

***Hunter Engineering, Inc.
4900 Dundee Road
Winter Haven, FL 33884
863-676-7770***

September 8, 2022

**Bryan Hunter, P.E.
FL Registration No. 53168
FL CA No. 8394**

**WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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- EXHIBIT 7 - Summary of District Facilities
- EXHIBIT 8 - Summary of Probable Costs

**ENGINEER'S REPORT
WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

I. INTRODUCTION

The Woodland Ranch Estates Community Development District (the "District" or the "CDD") is generally located on the east and west side of H.L. Smith Road, approximately 1.75 miles south of Hatchineha Road, within the Town of Dundee, Florida (the "Town"). The District currently contains approximately 124.42 acres and is expected to consist of 343 single family lots, recreation & amenity areas, and associated infrastructure.

The CDD was established by Town Ordinance No. 22-26, which was approved by the Town Commission on September 13, 2022. The District will own and operate the stormwater management facilities as well as the landscape, irrigation, signage, and recreational facilities within the Development. The roadway system will be owned and operated by the District except for offsite roadway improvements which will be owned and operated by Polk County.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to applicable regulatory criteria of the Town, Polk County, Florida (the "County"), the Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the Development, defined below. Any public improvements or facilities acquired by the District will be at the lesser of cost or fair market value. An estimate of the probable cost of the public improvements is provided in Composite Exhibit 7 of this report.

This Report and the Capital Improvement Plan (as herein defined) included herein, reflect 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, if any, are not expected to diminish the benefits received by the developable land within the District. The District reserves the right to make

reasonable adjustments to this Report to meet applicable regulatory requirements of agencies with jurisdiction over the Development, while maintaining comparable levels of benefit to the developable lands served by the public improvements.

Implementation of any proposed facilities or public 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 may differ from the estimates due to a wide variety of factors having the potential to affect construction costs.

All roadways, including sidewalks, as well as the storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds), landscaping, irrigation, signage, & recreational amenities 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 Town for ownership and maintenance. All offsite roadway improvements will be owned and maintained by Polk County.

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 and/or acquire, operate, and maintain 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 public improvements. We have considered, and in specific instances have 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, and the District Board of Supervisors, including its staff and consultants.

III. THE DEVELOPMENT

The Development will consist of 343 single family homes and associated infrastructure (“Development”). The Development is a planned residential community generally located on the east and west sides of H.L. Smith Road approximately 1.75 miles south of Hatchineha Road, within the limits of the Town. The property has Future Land Use designations of LDR (Low-Density Residential) and a zoning designation of RSF-3. The current construction plans identify 3 phases of project development, however, the current intention of the Developer is to construct the entire project (all 3 phases) at once. An Opinion of Costs for the development of the entire project is provided in Composite Exhibit 7 of this report.

IV. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure for all three phases of the Development. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities, recreational facilities, off-site roadway improvements (including turn lanes along County Road 653) and off-site utility extensions.

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 occur as required. Below ground installation of telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Duke Energy for the street light poles and lighting service. Only the differential cost of undergrounding of wire in the public right-of-way or on

District land is included.

As a part of the recreational component of the CIP, an amenity center and other public parks will be constructed within the Development. The public parks and amenity center will be accessed by the proposed public roadways and sidewalks and will be available for use by the general public.

All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

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 will be conveyed 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 wet detention to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the SWFWMD. There are no known natural surface waters within the Development.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0390G demonstrates that the property is located within Flood Zones X with certain portions along the easternmost boundary lying in Zone A. No floodplain impacts are proposed.

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 has been 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 right of ways within the Development are primarily 60 feet in width with wider sections for the boulevard entrance. The roadways will primarily consist of 20 ft. of asphalt pavement and Miami curb or Type F curb and gutter on each side. 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. All roadways within the District will be open to the general public.

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 the public. As stated above, the District's funding of roadway construction is expected to occur for all public roadways within the Development.

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 Town of Dundee. These facilities will be installed within the proposed public rights-of-way along H.L. Smith Road and within the District. This water system will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The wastewater service provider will be the Town of Dundee. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed primarily 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. This proposed gravity sewer system will connect to a newly proposed public lift station within the Development, which will be owned and maintained by the Town of Dundee.

Reclaimed water is not proposed for this project. For the irrigation of the public right of ways and common areas, either a private irrigation system will be funded and constructed by the District, or irrigation water service will be provided as part of the domestic water system design. Any water, sewer, or reclaimed 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 Developments entrances on H.L. Smith Road. At this time, there are no finalized impact fee credits or other cost-share agreements associated with the aforementioned off-site improvements.

The site construction activities associated with the CIP are anticipated for completion in 2023. Upon completion of the improvements, inspections will occur and 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 Town/County.

Amenities and Parks

The District will provide funding for an amenity center to include parking areas, a clubhouse/cabana with restroom facilities, pool, and a tot lot. A secondary amenity area will also be provided which includes a recreational pavilion, playground, open space and walking trails. All paths, parks, etc. discussed in this paragraph are available to the general public.

Electric and Lighting

The electric distribution system serving the Development is currently planned to be underground. The

District presently intends to fund costs related to the electric conduit, transformer/cabinet pads, and electric manholes that are required. However, the District shall only fund the differential cost of undergrounding the electric system versus installing it overhead. Electric facilities funded by the District will be owned and maintained by the District, with Duke Energy providing underground electrical service to the Development. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with Duke Energy for operation and maintenance of the street light poles and lighting service to the District. Only the differential cost of undergrounding of wire in public right-of-way on District land is included.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, and entry features will be provided by the District. It is anticipated, though not confirmed at this time, that the irrigation system will use an irrigation well. The well and irrigation water mains to the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping where provided will consist of sod, shrubs, ground cover and trees for certain common areas within the Development. These items will be funded, owned and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, the differential cost of undergrounding electrical lines, 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 the Development are required and include the SWFWMD Environmental Resource Permit (ERP), Polk County Level 2 Driveway Approval, Polk County Health Department, Florida Department of Environmental Protection (FDEP), and Town Construction Plan Approval. The following is a summary of required permits obtained and pending for the construction of the public

infrastructure improvements for the District:

Permits / Approvals	Approval / Expected Date
Zoning Approval	Approved
Preliminary Plat	Approved
SWFWMD ERP	Approved
Town Construction Plan Approval	Expected September 2022
Polk County Driveway Improvements	Approved
Polk County Health Department Water	Expected September 2022
FDEP Sewer	Expected September 2022
ACOE	Not Applicable

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 Town. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the Town, County, the SWFWMD, and other applicable agencies. It should be noted that the public 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 planned infrastructure as shown on construction drawings incorporating the required specifications found in the most current Town, County & SWFWMD regulations.

VIII. REPORT MODIFICATION

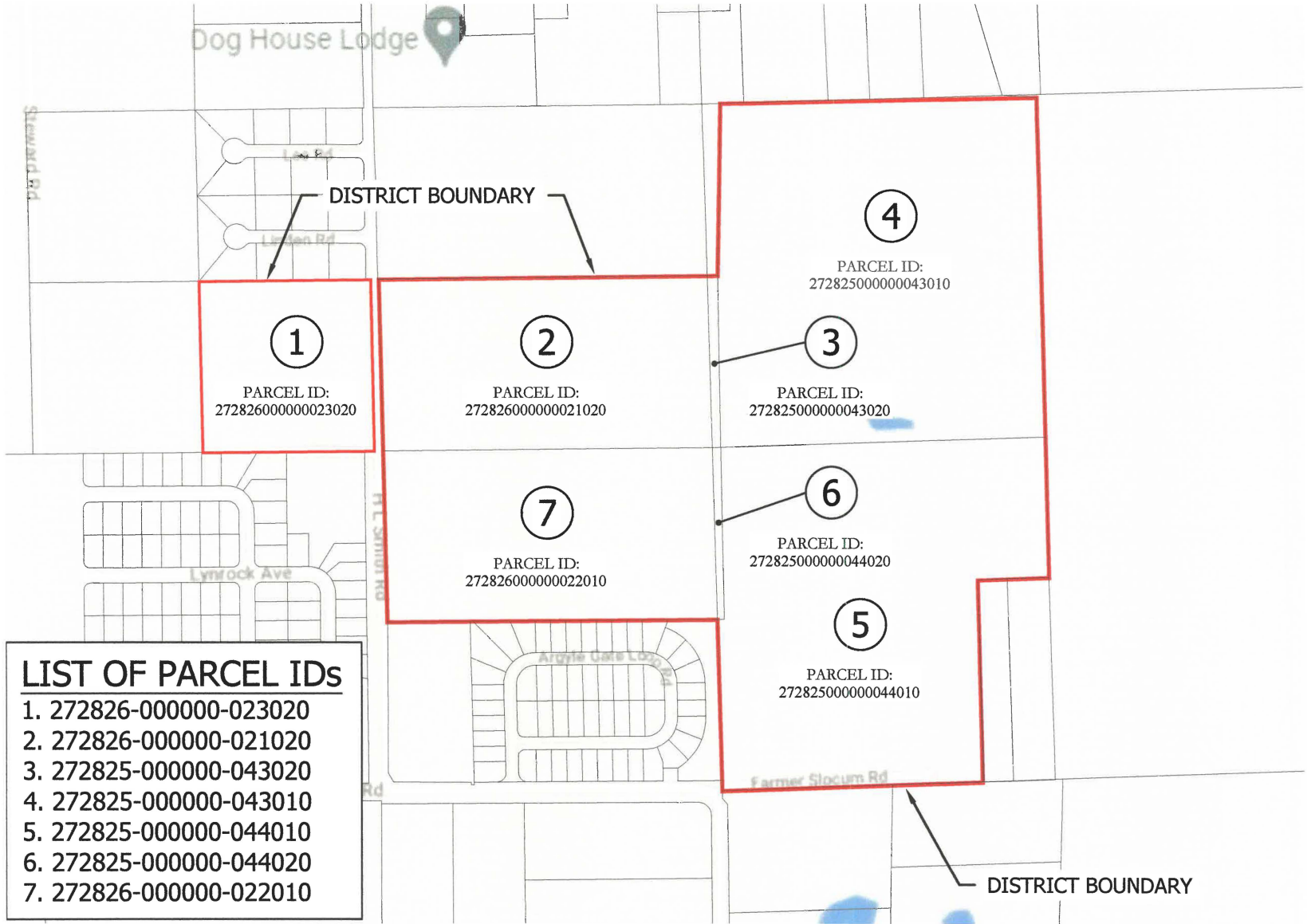
During development and implementation of the public infrastructure improvements as described herein for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such 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 area. 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 area, 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 proposed CIP can be completed at the cost as stated.



- LIST OF PARCEL IDs**
1. 272826-000000-023020
 2. 272826-000000-021020
 3. 272825-000000-043020
 4. 272825-000000-043010
 5. 272825-000000-044010
 6. 272825-000000-044020
 7. 272826-000000-022010

DISTRICT BOUNDARY
WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By
HUNTER ENGINEERING, INC.
Certificate of Authorization #8394
4900 Dundee Road Telephone: 863-676-7770
Winter Haven, FL 33884 Facsimile: 863-965-0181

LEGEND
— COMMUNITY DEVELOPMENT
— DISTRICT BOUNDARY

Date: January 10, 2022

Exhibit 1

COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
CITY OF DUNDEE, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

(PARCELS 2 - 7)

A PARCEL OF LAND LOCATED IN SECTIONS 25 AND 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING ALL THE LANDS CONVEYED BY DEED TO WEBINGA DEBORAH ANN DESCRIBED IN OFFICIAL RECORDS BOOK 10912, PAGE 446 AND ALL THE LANDS CONVEYED BY DEED TO WOODLAND RANCH ESTATES LLC, OFFICIAL RECORDS BOOK 12012, PAGE 550, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

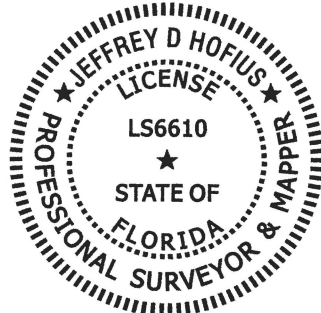
COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, N88°49'15"E, A DISTANCE OF 72.75 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10912, PAGE 446, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, N88°49'15"E, A DISTANCE OF 1240.65 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25; THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, S01°20'21"E, A DISTANCE OF 1331.98 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, S01°22'31"E, A DISTANCE OF 540.36 FEET TO THE NORTHERLY LINE OF THE SOUTH 792 FEET; THENCE ALONG SAID NORTHERLY LINE, S87°55'44"W, A DISTANCE OF 280.02 FEET TO THE WESTERLY LINE OF THE EAST 280 FEET; THENCE ALONG SAID WESTERLY LINE, S01°22'31"E, A DISTANCE OF 792.12 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID SECTION 25, S87°55'56"W, A DISTANCE OF 1022.92 FEET TO SOUTHWEST CORNER OF SAID SECTION 25; THENCE DEPARTING THE SOUTHWEST CORNER OF SAID SECTION 25, ALONG THE EAST LINE OF SAID SECTION 26, N01°34'57"W, A DISTANCE OF 671.18 FEET TO THE NORTHEAST CORNER OF TRACT "A" OF THE PLAT OF WALDEN VISTA AS DESCRIBED IN PLAT BOOK 129, PAGES 29-30, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF SAID SECTION 26, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, S89°30'13"W, A DISTANCE OF 1294.83 FEET TO THE EAST RIGHT-OF-WAY LINE (AS PER OCCUPATION) OF HL SMITH ROAD; THENCE DEPARTING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, ALONG THE EAST RIGHT-OF-WAY LINE (AS PER OCCUPATION) OF SAID HL SMITH ROAD, N01°19'19"W, A DISTANCE OF 1339.34 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE (AS PER OCCUPATION) OF SAID HL SMITH ROAD, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, N89°22'25"E, A DISTANCE OF 1329.69 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, N01°07'31"E, A DISTANCE OF 672.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.096 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:



PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED
ON THE ELECTRONIC DOCUMENTS

LEADING EDGE LAND SERVICES, INC.
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
LICENSED BUSINESS: 6846
JEFFREY D. HOFIUS P.S.M. NO. 6610

THE ABOVE NAMED PROFESSIONAL SURVEYOR SHALL BE RESPONSIBLE FOR
THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 5J-17.062, F.A.C.

<p>LEADING EDGE LAND SERVICES INCORPORATED</p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH OF DESCRIPTION FOR CENTER STATE DEVELOPMENT, LLC</p>	<p>DATE OF DRAWING: 7 MAR 2022</p>
	<p>THIS IS NOT A SURVEY.</p>	<p>MANAGER: JDH CADD: TQ</p> <p>PROJECT NUMBER: 975-21010</p> <p>FIELD BOOK NUMBER:</p> <p>LAST FIELD WORK:</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 975010CDD.DWG</p> <p>(NO SCALE) SHEET 1 OF 7</p>

COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
CITY OF DUNDEE, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

(PARCEL 1)

THE SE 1/4 OF THE NW 1/4 OF SE 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST,
POLK COUNTY, FLORIDA.


CONTAINING 10.319 ACRES OF LAND, MORE OR LESS.

LEGEND

CCR	CERTIFIED CORNER RECORD	●	FOUND IRON ROD WITH CAP (UNLESS OTHERWISE NOTED)
ID#	IDENTIFICATION	⊠	FOUND RAILROAD SPIKE
LS	LICENSED SURVEYOR	○	SET IRON PIPE WITH CAP "LB 6846"
LB	LICENSED BUSINESS	■	FOUND CONCRETE MONUMENT
O.R.	OFFICIAL RECORDS BOOK		
PG.	PAGE		
PGS.	PAGES		
R/W	RIGHT-OF-WAY		
M.B.	MAP BOOK		
PLS	PROFESSIONAL LAND SURVEYOR		
P.O.B.	POINT OF BEGINNING		
(P)	PER PLAT		
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

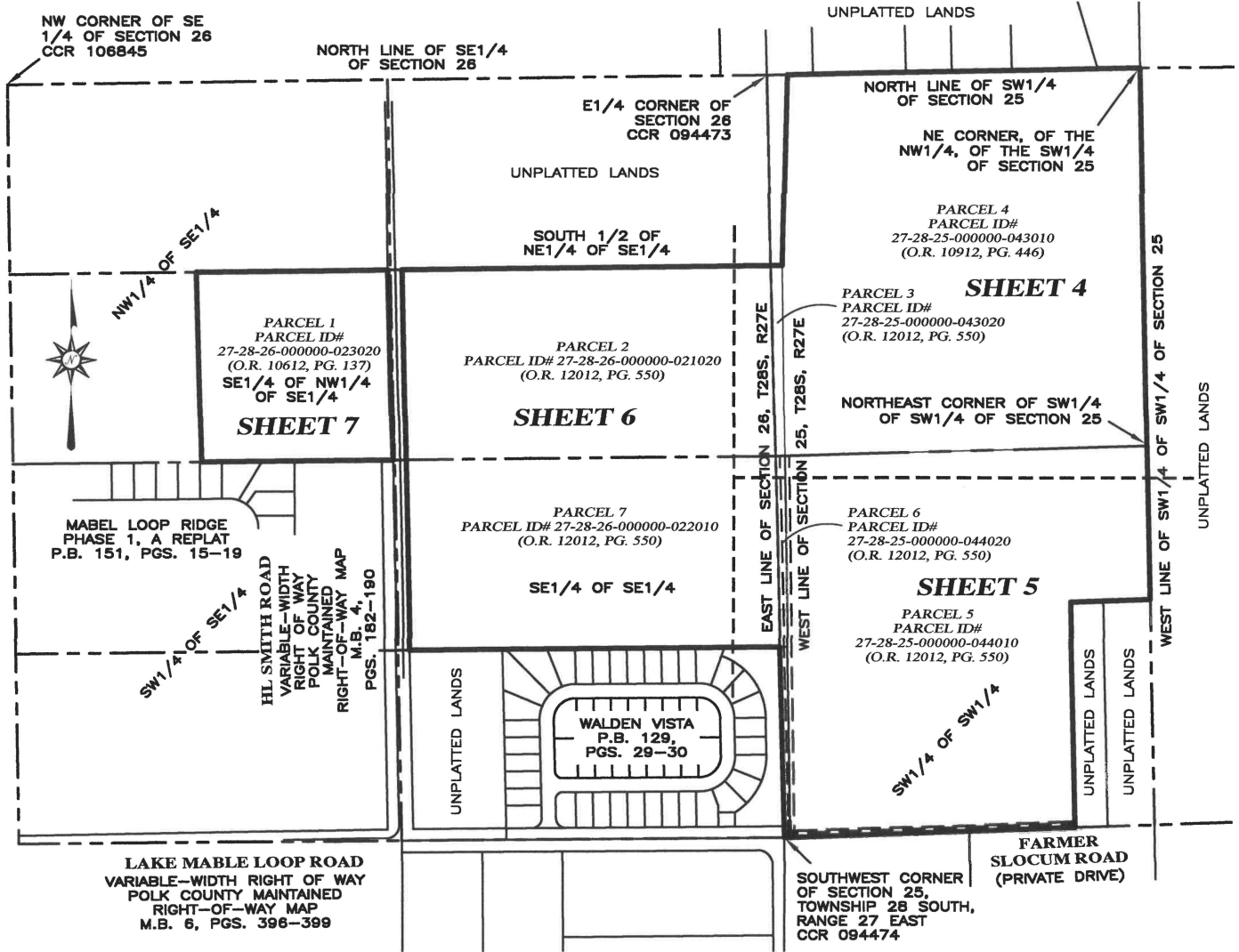
SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DEFINE THE LIMITS OF A CDD (COMMUNITY DEVELOPMENT DISTRICT) EXHIBIT.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST, NAD 83, NGS ADJUSTMENT OF 2011. THE WEST LINE OF THE E1/2 OF THE SE1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, BEARS N01°19'19"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

 LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB:www.leadingedgels.com FLORIDA LICENSED BUSINESS NUMBER LB 6846	SKETCH OF DESCRIPTION FOR CENTER STATE DEVELOPMENT, LLC	DATE OF DRAWING: 7 MAR 2022
	(SEE SHEET 1 OF ?? FOR DIGITAL SIGNATURE) THIS IS NOT A SURVEY.	MANAGER: JDH
		PROJECT NUMBER: 975-21010
		FIELD BOOK NUMBER:
		LAST FIELD WORK:
		CREW CHIEF(S):
		COMPUTER FILE: 975010CDD.DWG
		(NO SCALE) SHEET 2 OF 7

COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
CITY OF DUNDEE, POLK COUNTY, FLORIDA



INDEX MAP

(SCALE: 1" = 600')

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
CENTER STATE DEVELOPMENT, LLC

(SEE SHEET 1 OF ?? FOR DIGITAL SIGNATURE)
THIS IS NOT A SURVEY.

DATE OF DRAWING: 7 MAR 2022

MANAGER: JDH

PROJECT NUMBER: 975-21010

FIELD BOOK NUMBER:

LAST FIELD WORK:

CREW CHIEF(S):

COMPUTER FILE: 975010CDD.DWG

SCALE: 1" = 600'

SHEET 3 OF 7

COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
CITY OF DUNDEE, POLK COUNTY, FLORIDA

P.O.C. PARCELS 2 THRU 7

0 300 600



GRAPHIC SCALE 1" = 300'

E1/4 CORNER OF SECTION 26
FOUND 4"x4" CONCRETE MONUMENT
(NO IDENTIFICATION)
CCR 094473

UNPLATTED LANDS

N88°49'15"E
72.75'

N88°49'15"E 1240.65'
(N88°49'15"E 1240.65')

FOUND IRON PIPE
(NO IDENTIFICATION)
NE CORNER, OF THE
NW1/4, OF THE
SW1/4 OF
SECTION 25

P.O.B. PARCELS 2 - 7

NORTH LINE OF SW1/4
OF SECTION 25

SEE SHEET 6
MATCHLINE

N01°07'31"E 672.11'
(N01°07'31"E 672.11')

PARCEL 4
PARCEL ID#
27-28-25-000000-043010
(O.R. 10912, PG. 446)
NW1/4 OF SW1/4

FOUND 4"x4"
CONCRETE MONUMENT
(NO IDENTIFICATION)
0.18'E

FOUND 5/8" IRON ROD
WITH CAP
(LS 4726- LB 5486)
0.43'N, 0.38'E

PARCEL 3
PARCEL ID#
27-28-25-000000-043020
(O.R. 12012, PG. 550)

PARCEL 2
PARCEL ID#
27-28-26-000000-021020
(O.R. 12012, PG. 550)

S00°53'57"E 670.52'

WEST LINE OF NW1/4 OF SECTION 25

S01°20'21"E 1331.98'
(S01°20'21"E 1331.98')

UNPLATTED LANDS



33.00'

MEMBERSHIP AND
AGENCY AGREEMENT
O.R. 9343, PG. 2175
(AS PER PARCEL ID#
27-28-25-000000-043020)

NORTHEAST CORNER OF SW1/4
OF SW1/4 OF SECTION 25

N88°22'01"E 1274.71'

FOUND ANGLE
IRON

FOUND 5/8" IRON ROD WITH CAP
(LS 4726- LB 5486)
0.21'E

MATCHLINE
SEE SHEET 5

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON



8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
CENTER STATE DEVELOPMENT, LLC

(SEE SHEET 1 OF ?? FOR DIGITAL SIGNATURE)
THIS IS NOT A SURVEY.

DATE OF DRAWING: 7 MAR 2022

MANAGER: JDH

PROJECT NUMBER: 975-21010

FIELD BOOK NUMBER:

LAST FIELD WORK:

CREW CHIEF(S):

COMPUTER FILE: 975010CDD.DWG

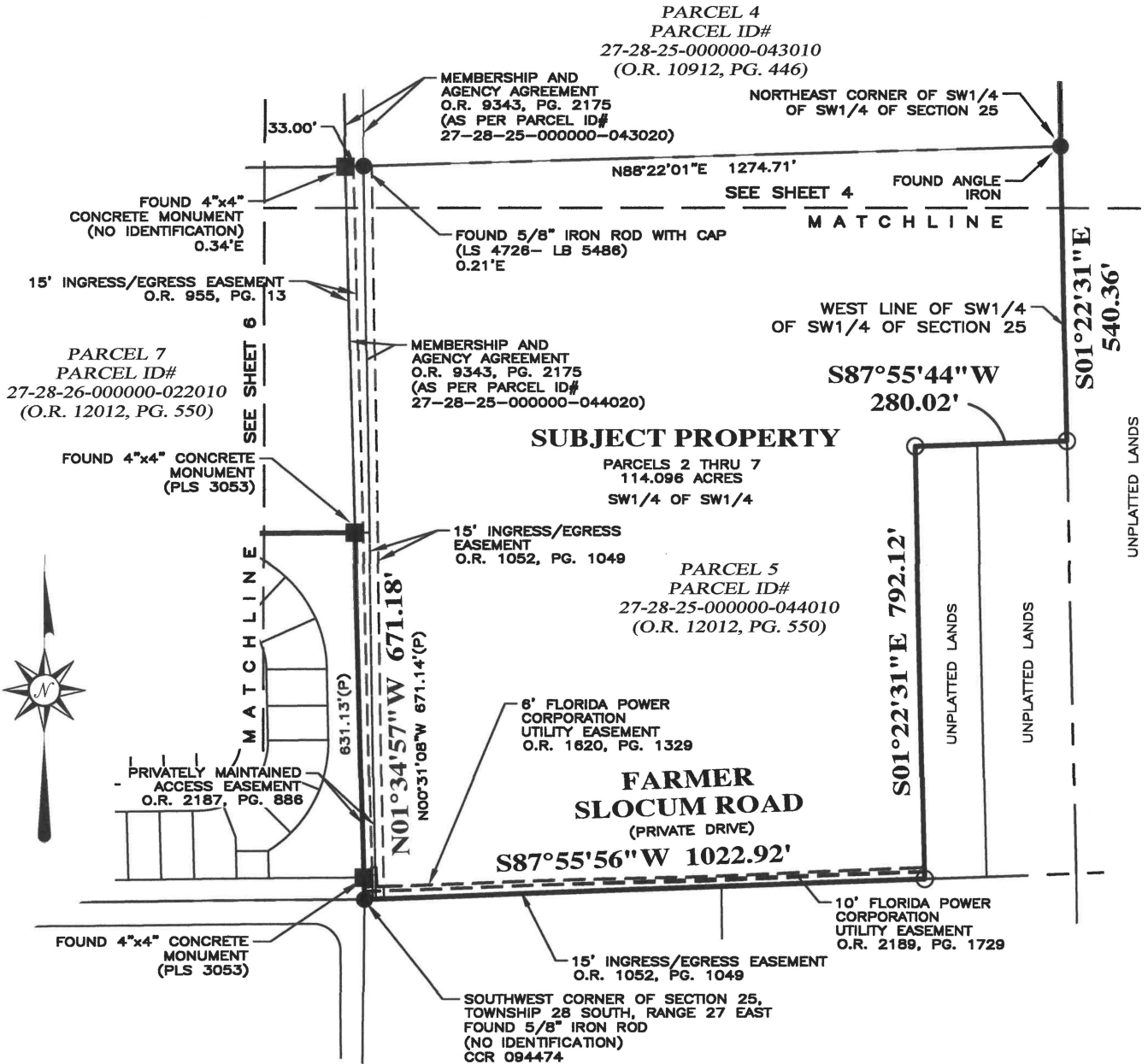
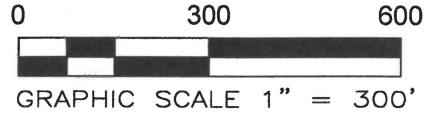
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SHEET 4 OF 7

COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
CITY OF DUNDEE, POLK COUNTY, FLORIDA

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON



SKETCH OF DESCRIPTION
FOR
CENTER STATE DEVELOPMENT, LLC

DATE OF DRAWING: 7 MAR 2022

MANAGER: JDH

PROJECT NUMBER: 975-21010

FIELD BOOK NUMBER:

LAST FIELD WORK:

CREW CHIEF(S):

COMPUTER FILE: 975010CDD.DWG

SCALE: 1" = 300'

SHEET 5 OF 7

(SEE SHEET 1 OF ?? FOR DIGITAL SIGNATURE)
THIS IS NOT A SURVEY.

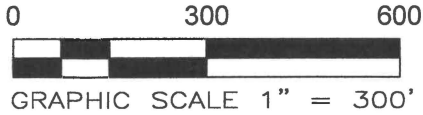
**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgels.com

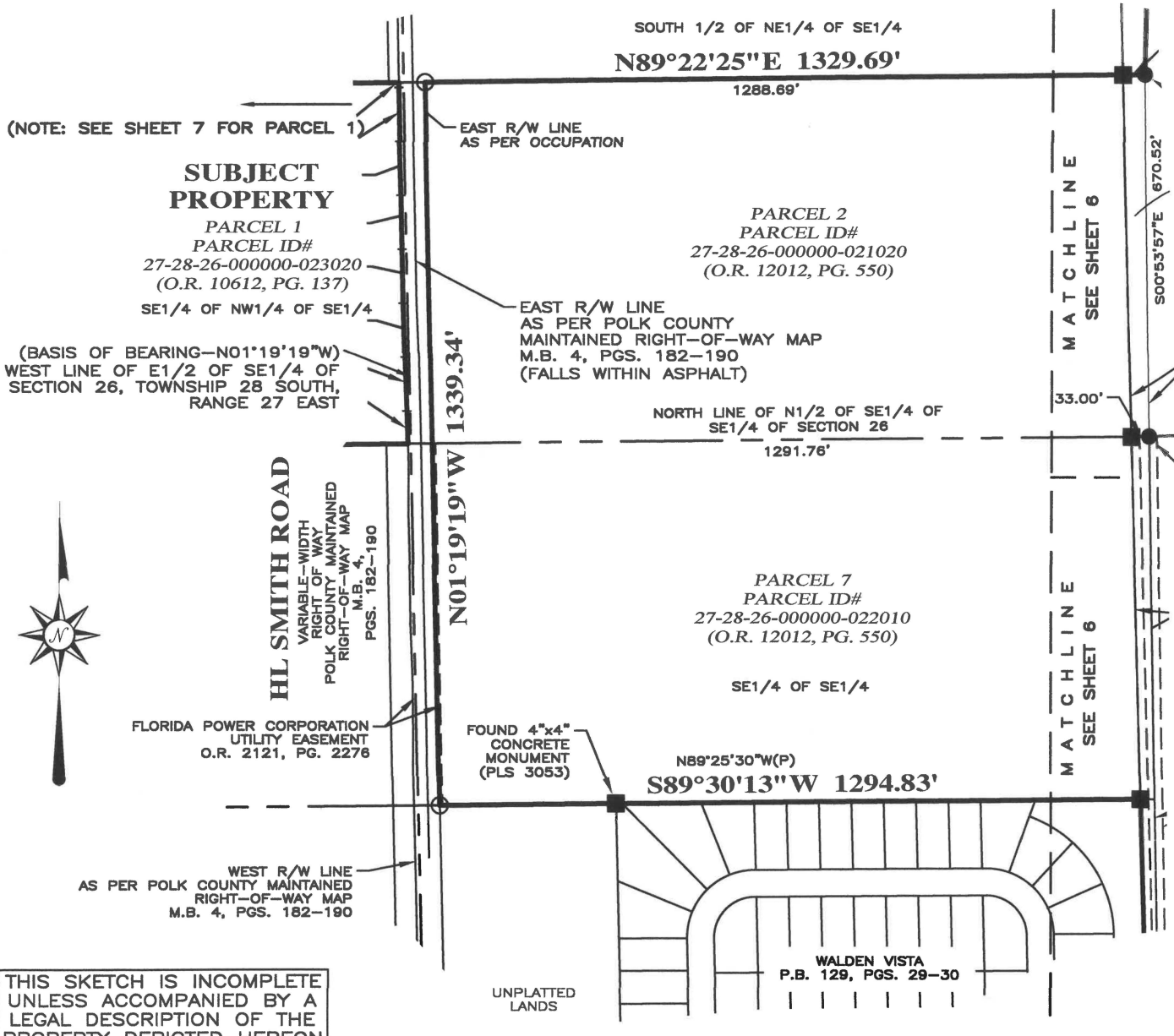
FLORIDA LICENSED BUSINESS NUMBER LB 6846

COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
CITY OF DUNDEE, POLK COUNTY, FLORIDA



UNPLATTED LANDS



THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

SKETCH OF DESCRIPTION
FOR
CENTER STATE DEVELOPMENT, LLC

DATE OF DRAWING: 7 MAR 2022	
MANAGER: JDH	
PROJECT NUMBER: 975-21010	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 975010CDD.DWG	
SCALE: 1" = 300'	SHEET 6 OF 7

(SEE SHEET 1 OF ?? FOR DIGITAL SIGNATURE)
THIS IS NOT A SURVEY.

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6848

COMPOSITE EXHIBIT "2"

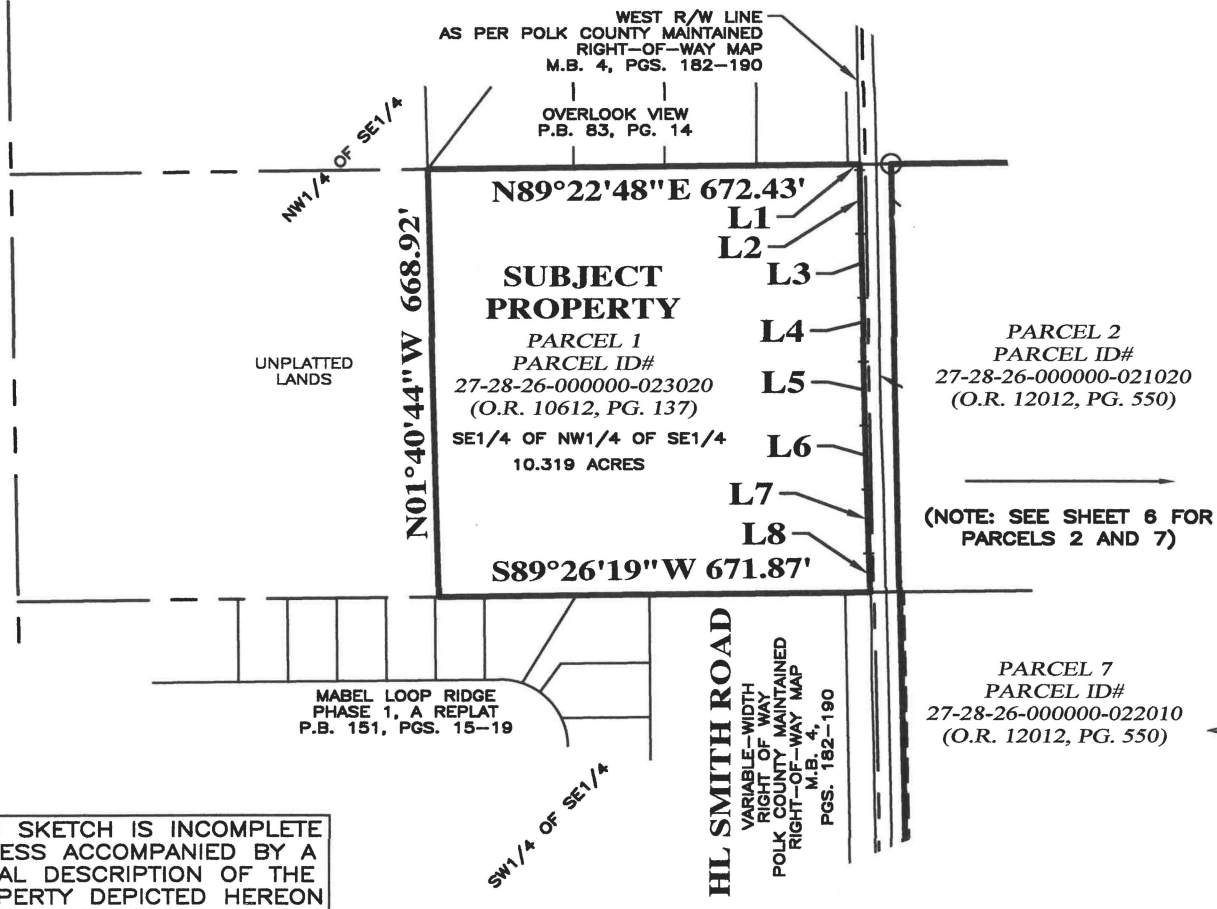
LOCATED IN SECTION 25 AND 26,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
CITY OF DUNDEE, POLK COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°19'19"E	8.89'
L2	S01°19'19"E	100.00'
L3	S01°53'41"E	100.00'
L4	S01°19'19"E	100.00'
L5	S01°19'19"E	100.00'
L6	S01°53'41"E	100.00'
L7	S01°53'41"E	100.00'
L8	S01°53'41"E </td <td>60.73'</td>	60.73'

FOUND 4"x4" CONCRETE
MONUMENT
(NO IDENTIFICATION)
NW CORNER OF SE 1/4
OF SECTION 26
CCR 106845



THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON



**LEADING EDGE
LAND SERVICES
INCORPORATED**

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ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
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FLORIDA LICENSED BUSINESS NUMBER LB 6846

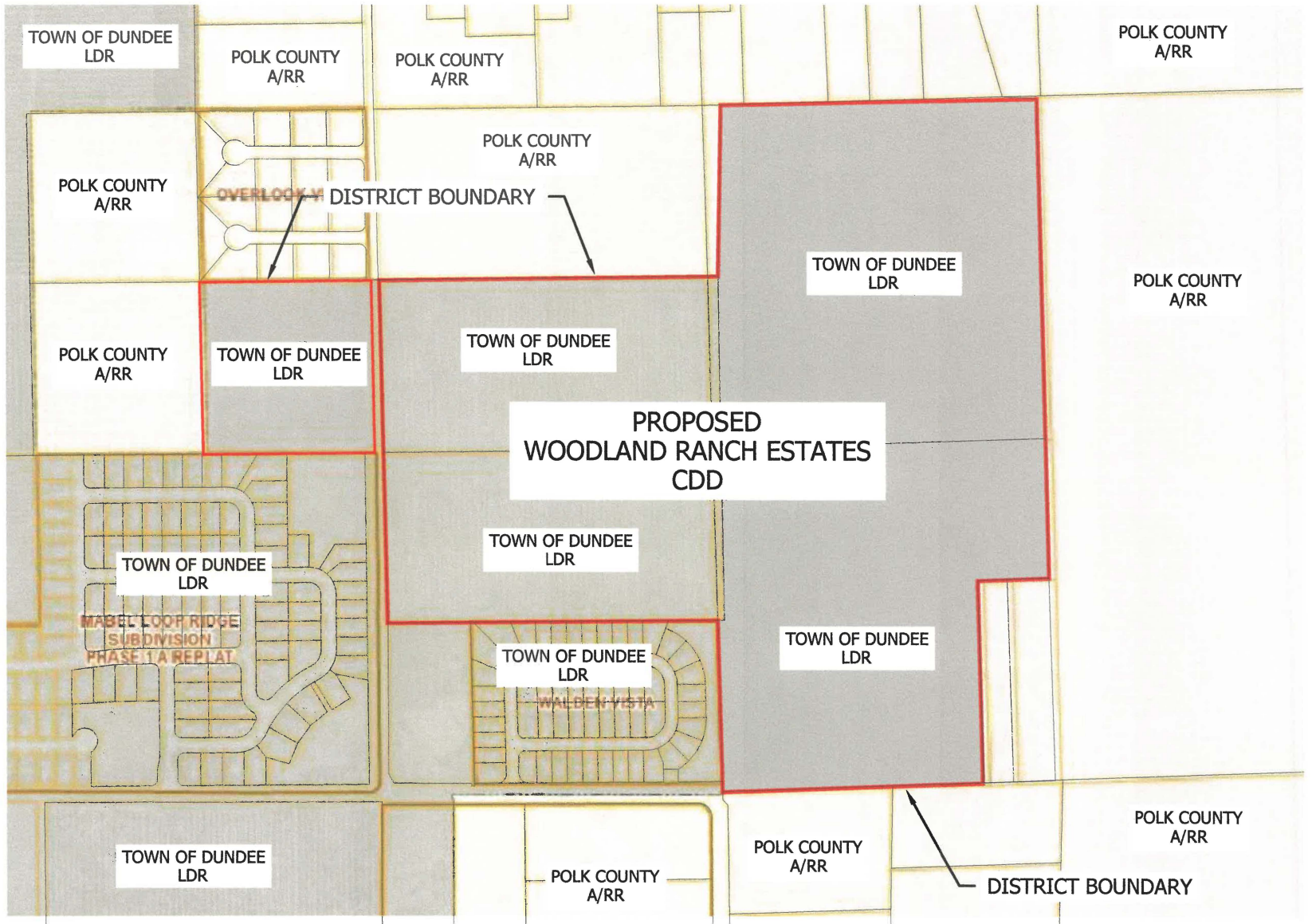
SKETCH OF DESCRIPTION
FOR
CENTER STATE DEVELOPMENT, LLC

(SEE SHEET 1 OF ?? FOR DIGITAL SIGNATURE)
THIS IS NOT A SURVEY.

DATE OF DRAWING: 7 MAR 2022
MANAGER: JDH
PROJECT NUMBER: 975-21010
FIELD BOOK NUMBER:
LAST FIELD WORK:
CREW CHIEF(S):
COMPUTER FILE: 975010CDD.DWG
SCALE: 1" = 300'
SHEET 7 OF 7



NO SCALE



FUTURE LAND USE MAP
WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By

HUNTER ENGINEERING, INC.

Certificate of Authorization #88394

4900 Dundee Road
Winter Haven, FL 33884

Telephone: 863-676-7770
Facsimile: 863-965-0181

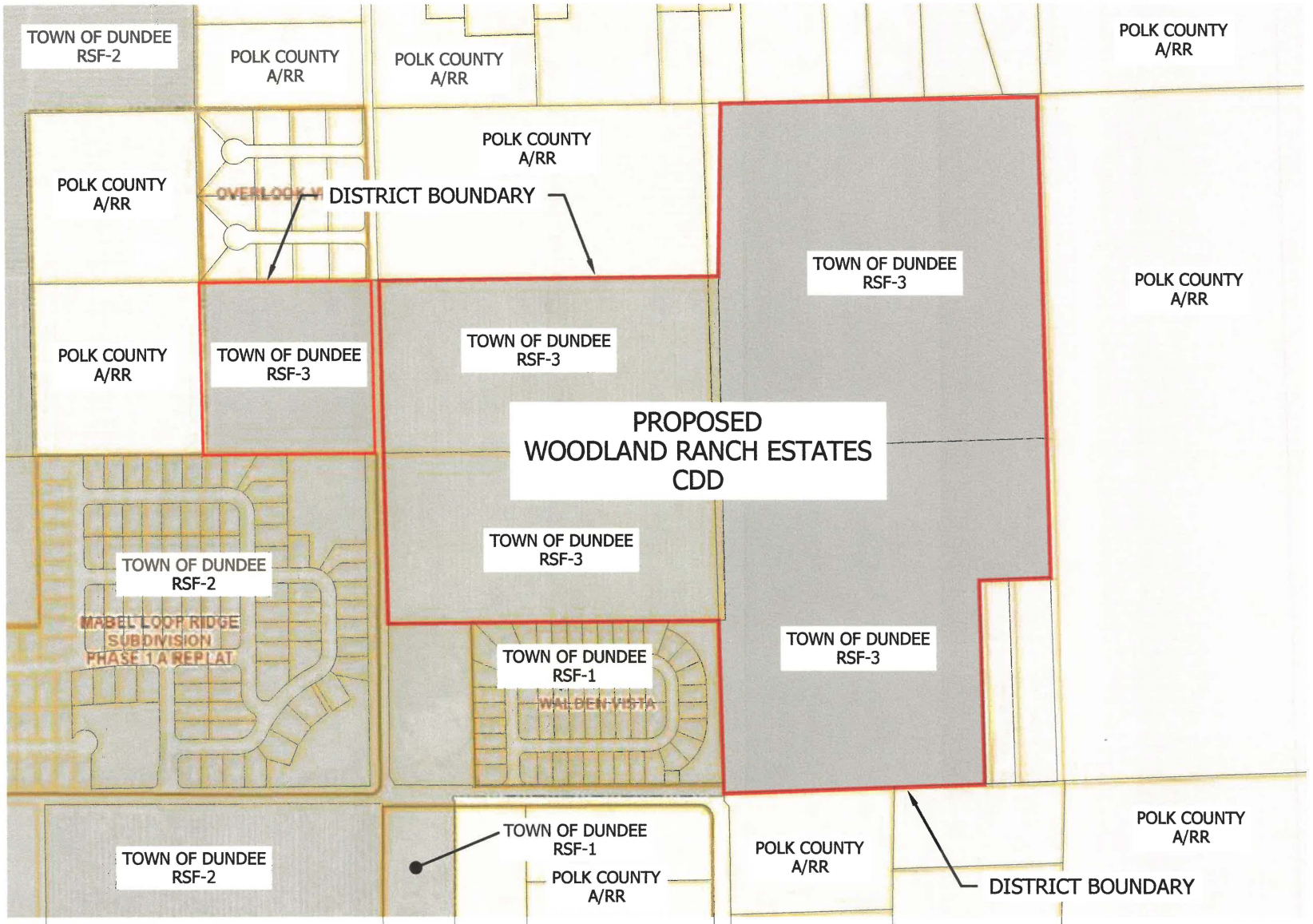
LEGEND

LDR - (LOW DENSITY RES.) TOWN OF DUNDEE

A/RR - (AG. RURAL RES.) POLK COUNTY

Date: January 10, 2022

Exhibit 3



ZONING MAP
WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By



HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884

Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

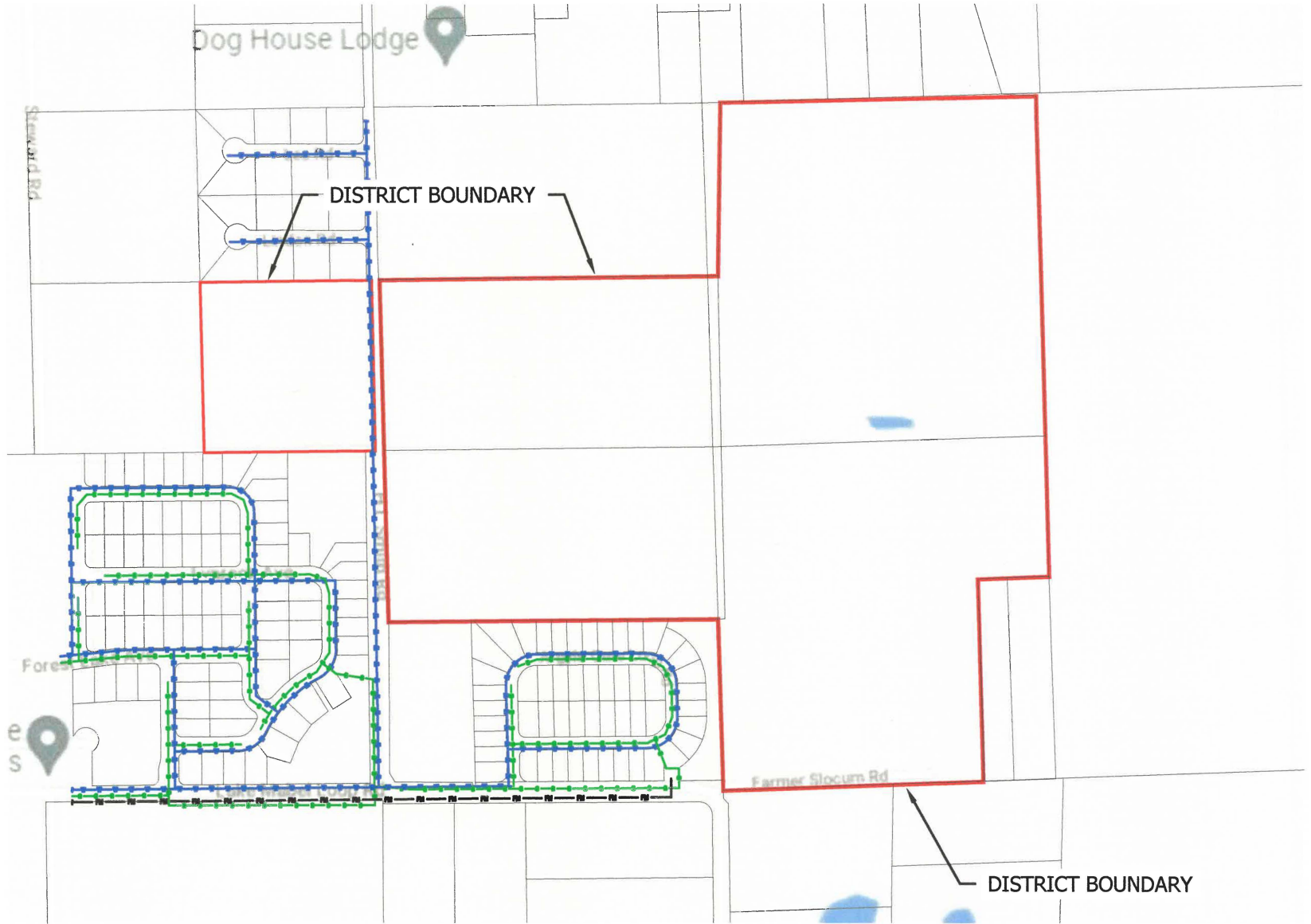
-  TOWN OF DUNDEE
-  A/RR (RURAL) - POLK COUNTY

Date: January 10, 2022

Exhibit 4



NO SCALE



UTILITIES MAP
WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT
DISTRICT

Prepared By




HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884

Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

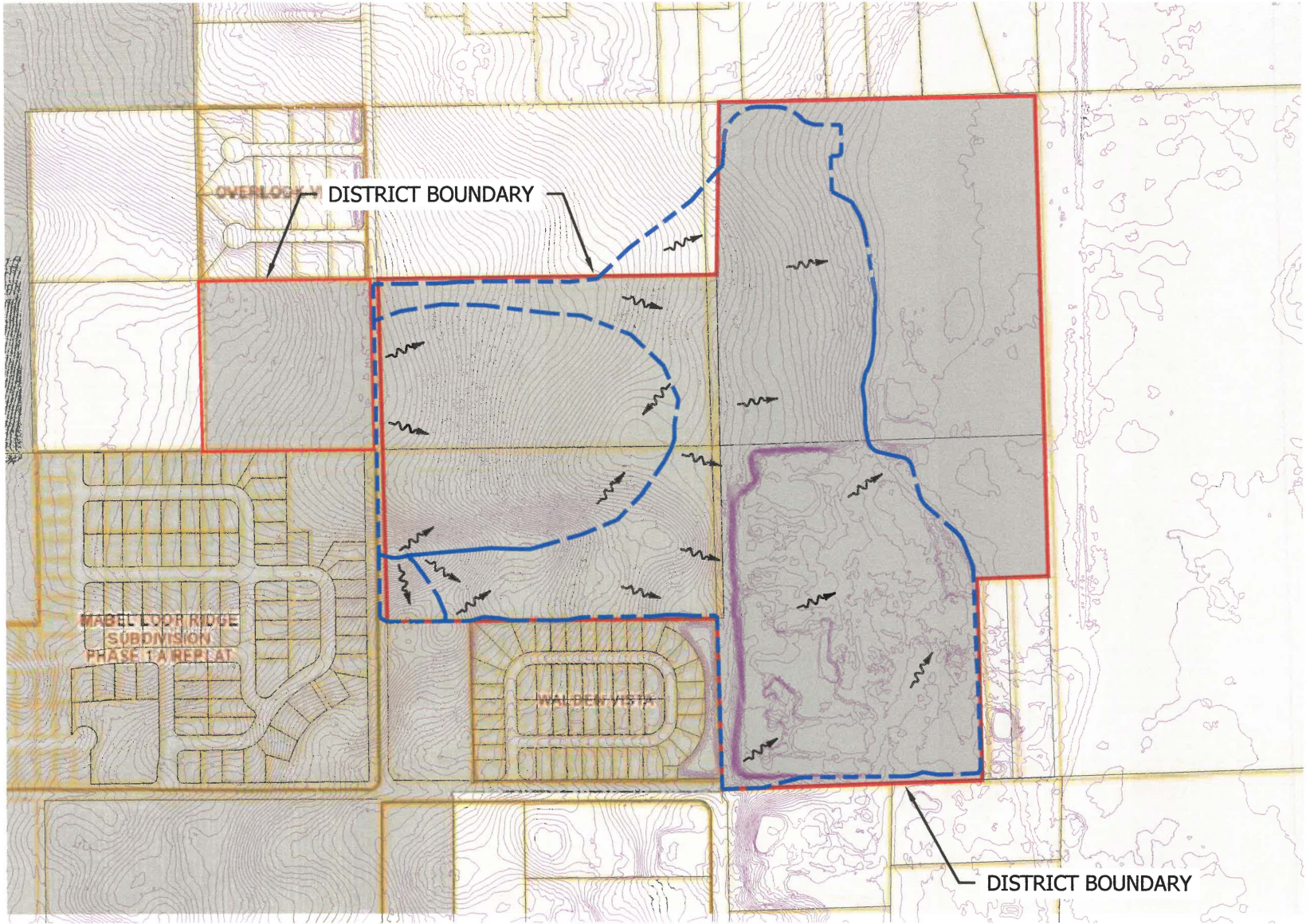
-  WATER LINE
-  GRAVITY SANITARY
-  FORCE MAIN

Date: January 10, 2022

Exhibit 5



NO SCALE



**DRAINAGE MAP
WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Prepared By

HUNTER ENGINEERING, INC.

Certificate of Authorization #8394

4900 Dundee Road
Winter Haven, FL 33884

Telephone: 863-676-7770
Facsimile: 863-965-0181

LEGEND

-  FLOW DIRECTION
-  DRAINAGE BASIN

Date: January 10, 2022

Exhibit 6

Exhibit 7
Woodland Ranch Estates
Community Development District
Summary of Proposed District Facilities

<i>District Infrastructure</i>	<i>Construction</i>	<i>Ownership</i>	<i>Capital Financing ⁽¹⁾</i>	<i>Operation & Maintenance</i>
Offsite Improvements	<i>District</i>	<i>County (Roadways) Town of Dundee (Utilities)</i>	<i>District Bonds</i>	<i>County (Roadways) Town of Dundee (Utilities)</i>
Stormwater Facilities	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Water, Sewer, Reclaimed Water, Lift Stations	<i>District</i>	<i>Town of Dundee</i>	<i>District Bonds</i>	<i>Town of Dundee</i>
Street Lighting / Conduit ⁽²⁾	<i>District</i>	<i>District ⁽²⁾</i>	<i>District Bonds</i>	<i>District ⁽²⁾</i>
Roadways	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Entry Feature & Signage	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>
Parks & Recreational Facilities	<i>District</i>	<i>District</i>	<i>District Bonds</i>	<i>District</i>

Notes:

1. *Costs not funded by bonds will be funded by the developer.*
2. *Street lighting / conduit shall be owned and maintained by the District or the District may enter into a lighting agreement with the Local Electric Utility Provider.*

Exhibit 8
Woodland Ranch Estates
Community Development District
Summary of Probable Costs

<i>Infrastructure</i> ⁽¹⁾⁽⁹⁾	<i>Est. Costs</i> 343 Lots ⁽¹⁰⁾ 2022 - 2023
Offsite Improvements ⁽⁶⁾	\$1,000,000
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$3,430,000
Utilities (Water, Sewer, Reclaim, & Street Lighting) ⁽⁵⁾⁽⁶⁾⁽⁸⁾	\$4,287,500
Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$2,915,500
Entry Feature ⁽⁶⁾⁽⁷⁾	\$686,000
Parks & Recreational Facilities ⁽⁶⁾	\$1,372,000
Contingency (10%)	\$1,369,100
Totals	\$15,060,100

Notes:

1. *Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.*
2. *Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by developer or homebuilder.*
3. *Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.*
4. *Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.*
5. *Includes subdivision infrastructure and civil/site engineering.*
6. *Estimates are based on 2022 cost.*
7. *Includes entry features, signage, hardscape, landscape, irrigation and fencing.*
8. *CDD may enter into a Lighting Agreement with the Local Electric Utility Provider for the street light poles and lighting service. Only the incremental cost of the undergrounding of wire in public right-of-way and on District land is included.*
9. *Estimates based on Master Infrastructure to support development of 343 lots.*
10. *Currently, the project is planned to be constructed as a single phase.*

ENGINEER'S REPORT

PREPARED FOR:

**BOARD OF SUPERVISORS
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

ENGINEER:

**VANASSE HANGEN BRUSTLIN, Inc.
(VHB)**

**June 8, 2022
REVISED – July 27, 2022**

WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION AND PURPOSE

The purpose of this report is to provide a description of the capital improvement plan ("CIP") and estimated costs of the CIP for the Wellness Ridge Community Development District ("District").

This Report is submitted based upon our professional opinion and is based on the best available information, and our best knowledge and belief as of the date of this Report.

The Wellness Ridge development within the District (the "Project") is being developed by Lennar Homes, LLC ("Master Developer").

The District has been established for the purposes of financing the acquisition and/or construction of certain public infrastructure necessary to support the orderly development of the District.

2. GENERAL SITE DESCRIPTION

The Project is a 574.01 acre development located within the City of Clermont in Lake County, Florida. The Project is located within Section 22, Township 23, Range 26 East and abuts Schofield Road on the west and Five Mile Road (clay road) to the east. The Project boundary is the same as the District boundary. Exhibits 1 and 2 attached hereto shows the boundaries and legal descriptions of the District.

The existing zoning of the property is PUD. This type of land use allows for the single-family residential development as a permitted use. Exhibit 3 attached shows the surrounding land uses.

3. PROPOSED CIP

The CIP is intended to provide public infrastructure improvements for the lands within the District, which lands are planned for up to 1,850 attached and detached residential homes. The proposed site plan for the Project is attached as Exhibit 4 to this report. The following Table shows the planned land uses within each assessment area within the District, which is subject to change:

TABLE 1 – LAND USE AND AREA

Parcel	Land Use	Gross Acres
Assessment Area 1	Residential	377.96
Assessment Area 2	Residential	196.05
Total		574.01

The CIP functions as a system of improvements benefitting all lands within the District. While the exact configuration and location of the Project is not yet final, the information set forth herein with respect to the Project is probable based on existing plans.

The CIP is anticipated to serve the following lot types, although such lot types are subject to change:

TABLE 2 RESIDENTIAL DEVELOPMENT PROGRAM

Area	SF 60'	SF 50'	SF 41'	SF 40'	SF 32'	TH 25'	TH 22'	TOTAL
Assessment Area 1	53	334	19	155	167	98	141	967
Assessment Area 2	55	350	137	61	79	0	201	883
TOTAL	108	684	156	216	246	98	342	1850

In general, the CIP includes the following in association with developable land within the District.

- Stormwater management systems
- Internal Roadway improvements
- Water, Sewer/wastewater, and reclaimed water improvements
- Wastewater lift stations
- Hardscape, Landscape and Irrigation
- Traffic Signals (offsite)
- Recreation Amenities
- Offsite roadway improvements (Wellness Way Segment B, Hancock Road Segment D South)
- Offsite utility improvements along Hancock Road and Wellness Way)
- Undergrounding of Electrical Utility lines

More specifically, the CIP infrastructure includes:

Stormwater Management System:

The stormwater collection and outfall system is a combination of roadway curbs, curb inlets, pipe, control structures, dry ponds and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project is landlocked. The stormwater system will be designed consistent with the criteria established by the St. Johns River Water Management District and the City for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

NOTE: No earthwork on privately owned lands or lots is included in the CIP. Accordingly, the District will not fund any costs of transporting fill to, or any grading of, lots.

Internal Roadway Improvements:

The CIP includes subdivision roads within the District. Generally, all roads will be 2-lane undivided roads with periodic roundabouts. Such roads include the roadway asphalt, base, and striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with City standards.

All internal roadways may be financed by the District, and will be transferred to the City for ownership, operation and maintenance of the curb, asphalt, and storm sewer system (gutters and underground piping). The District will maintain improvements outside of the curb (sidewalks, landscape, hardscape).

There are no anticipated impact fee credits associated with the construction of any of the internal roadways.

Water and Sewer/Wastewater/Lift Station and Reclaimed Utilities:

As part of the CIP, the District intends to construct and/or acquire water, sewer/wastewater and reclaimed water infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made along Hancock Road and Wellness Way.

Sewer and wastewater improvements for the Project will include onsite 8-12" diameter gravity collection systems, and onsite lift stations.

Reclaimed water improvements for the Project will include connections to reclaimed water mains along Hancock Road and Wellness Way.

See attached **Exhibit 5A**.

It is anticipated the system will be transferred by the District to the City of Clermont for ownership, operation and maintenance.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. The irrigation system will consist of reclaimed water mains. Moreover, hardscaping will consist of entry features and signage.

The City has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District.

Traffic Signal

The CIP includes the construction of a traffic signal along Wellness Way. This traffic signal may be financed by the District, and will be transferred to the County for ownership, operation and maintenance.

Recreational Amenities:

In conjunction with the construction of the CIP, the District intends to construct recreational amenity facilities, including but not limited to, a clubhouse, pool, picnic covered and outdoor seating areas, bike paths and racks, open air pavilion, viewing benches, dog park, playground, community garden and walking paths. The District may or may not also finance additional amenities, parks and other common areas for the benefit of the District. These improvements will be funded, owned and maintained by the District, or alternatively may be funded by the developer and turned over to a homeowners' association for ownership, operation and maintenance. All such improvements are considered common elements for the benefit of the District landowners.

Street Lights / Undergrounding of Electrical Utility Lines

Street lights are not included within the CIP, but instead may be leased through an agreement with the Sumter Electric Cooperative (SECO), in which case the District would fund the street lights through an annual operations and maintenance assessment.

The CIP does however include the differential cost of undergrounding electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by SECO. The District can fund the improvements and then transfer the improvement to SECO for operation and maintenance.

Off-Site Roadway Improvements

Offsite roadway improvements include construction of the two outside lanes of the future four lane roadways for Wellness Way – Segment B and Hancock Road – Segment D South. These improvements will consist of roadway and turn lane improvements.

There may be impact fee credits associated with the construction of the offsite roadway improvements.

Off-Site Utility Improvements

Offsite water improvements include 1,900 LF of 12-inch watermain along Schofield Road, 5,600 LF of 16-inch watermain along Wellness Way, and 19,500 LF of 20-inch watermain along Hancock Road and to the City water treatment plant.

Offsite wastewater improvements include a master triplex lift station and force main improvements including a total of 5,600 LF of 16-inch force main along Hancock Road, south of Five Mile Road and 13,700 LF of 20-inch force main along Hancock Road from Five Mile Road north to the City wastewater treatment plant.

See attached **Exhibit 5B**.

Please note the City of Clermont requires the offsite water main to be oversized to a 20-inch and the force main to be oversized to a 20-inch. The pipe material cost for the oversize will be reimbursed by the City of Clermont on separate agreement with the Master Developer. The oversize pipe cost is not included in the cost opinion below.

The District will fund and acquire these improvements and convey the improvements to the City of Clermont for ownership, operation and maintenance.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

The following table shows who will finance and operate the various improvements of the CIP.

TABLE 3 RESIDENTIAL IMPROVEMENTS

Improvement	Financing Entity	Operations Entity
Residential Development		
Stormwater Improvements	CDD	CDD
Roadways	CDD	City/CDD*
Water & Wastewater Utilities	CDD	City
Lift Station (3 total)	CDD	City
Hardscape, Landscape & Irrigation	CDD	CDD
Traffic Signal (Wellness Way/Phase 1A)	CDD	County
Recreational Amenities	CDD	CDD
Street Lights	N/A	N/A
Offsite Roadway	N/A	County
Offsite Utility	CDD	City
Undergrounding of Electric	CDD	CDD

* Refer to maintenance responsibilities noted above.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

TABLE 4 – RESIDENTIAL IMPROVEMENTS - PERMITS

PERMIT	STATUS
City of Clermont – Comprehensive Plan and Annexation	Approved
City of Clermont – Zoning and PD Agreement	Approved
City of Clermont – Preliminary Site Plan (PSP)	Approved
City of Clermont – Site Development Plans (Phase 1A)	Approved
City of Clermont – Site Development Plans (Future Phases)	To Be Submitted
City of Clermont – Site Development Plans – Offsite Utility	Submitted, Under Review
Lake County – Offsite Utility	Submitted, Under Review
SJRWMD – Environmental Resource Permit	Approved
FEMA LOMR	To be Submitted
FDEP/ACOE Environmental Determination/Permit	Approved
FDEP Water Construction (Phase 1A)	Approved
FDEP Water Construction (Future Phases)	To Be Submitted
FDEP Wastewater Construction (Phase 1A)	To Be Submitted
FDEP Wastewater Construction (Future Phases)	To Be Submitted

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 5 below presents, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 5 are reasonable and consistent with market pricing for the Residential Development CIP.

TABLE 5 – OPINION OF PROBABLE COST

Improvement	Total Estimated Cost	Assessment Area #1	Assessment Area #2
CIP			
Stormwater Improvements	\$ 18,300,000.00	\$ 10,190,000.00	\$ 8,110,000.00
Roadways	\$ 17,100,000.00	\$ 9,120,000.00	\$ 7,980,000.00
Water, Sewer & Wastewater Utilities	\$ 12,000,000.00	\$ 5,540,000.00	\$ 6,460,000.00
Lift Stations	\$ 4,600,000.00	\$ 4,600,000.00	\$ -
Hardscape, Landscape & Irrigation	\$ 7,900,000.00	\$ 4,480,000.00	\$ 3,420,000.00
Traffic Signal	\$ 750,000.00	\$ 750,000.00	\$ -
Recreational Amenities	\$ 10,000,000.00	\$ 10,000,000.00	\$ -
Offsite Roadway*	\$ -	\$ -	\$ -
Offsite Utility**	\$ 10,300,000.00	\$ 10,300,000.00	\$ -
Undergrounding of Electric	\$ 2,600,000.00	\$ 1,180,000.00	\$ 1,420,000.00
subtotal	\$ 83,550,000.00	\$ 56,160,000.00	\$ 27,390,000.00
Other			
Soft Costs (10%)	\$ 8,355,000.00	\$ 5,616,000.00	\$ 2,739,000.00
Contingency (15%)	\$ 12,532,500.00	\$ 8,424,000.00	\$ 4,108,500.00
TOTAL	\$ 104,437,500.00	\$ 70,200,000.00	\$ 34,237,500.00

Cost Opinion Notes:

1. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in Lake County, Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals;

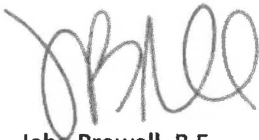
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20+ years;
- All of the assessable property within the District will receive a special benefit from the Residential Improvements that is at least equal to such costs; and

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public, including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property.

Please note that the CIP as presented herein is based on the Preliminary Site Plan (PSP) as last submitted to City of Clermont in March of 2021 and is subject to market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, wastewater, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, 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, and the District expressly reserves the right to do so.

Vanasse Hangen Brustlin, Inc.

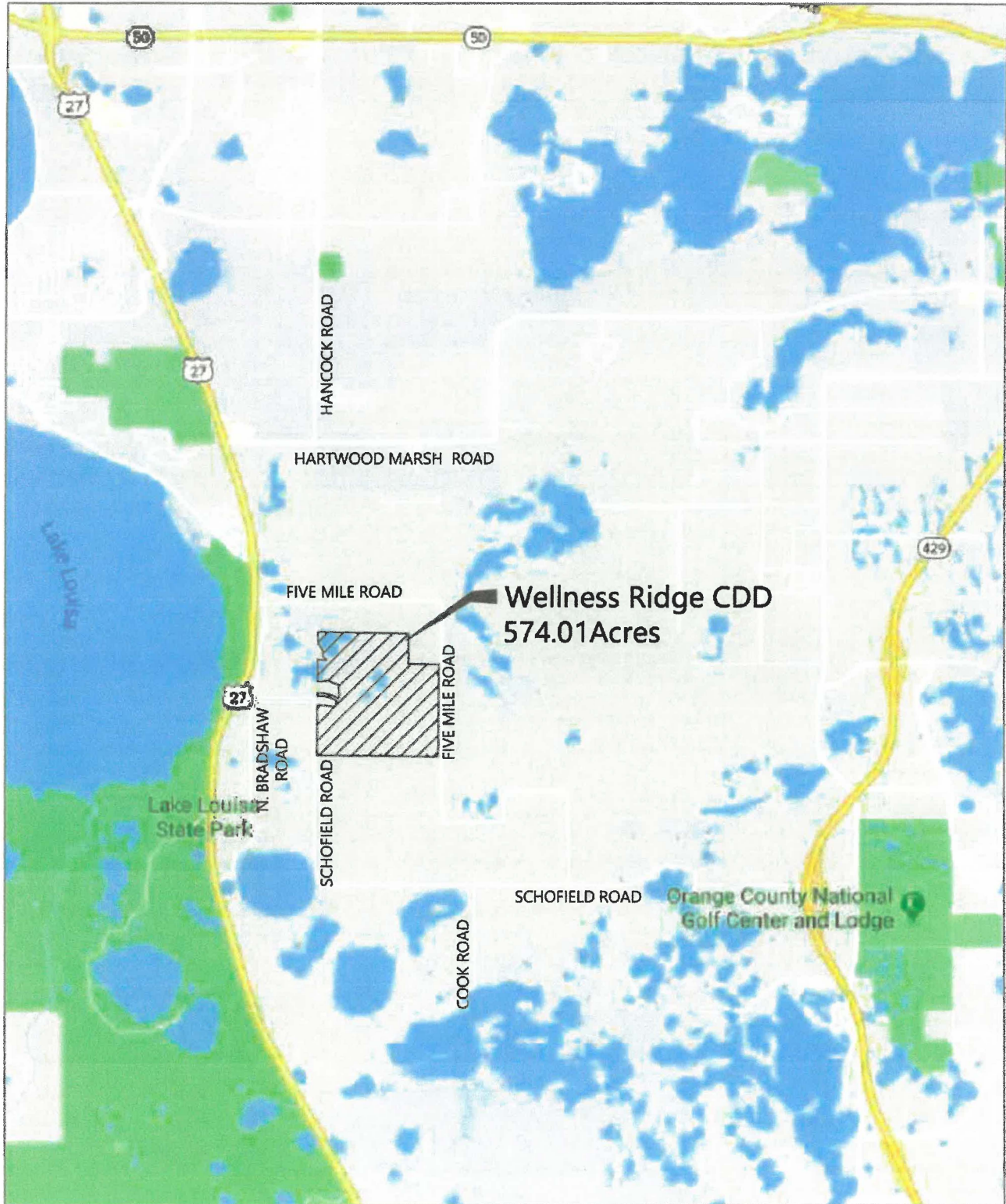


John Prowell, P.E.
FL License No. 59469
Date: July 27, 2022

John B.
Prowell, PE

Digitally signed by
John B. Prowell, PE
Date: 2022.07.27
15:10:31 -04'00'

EXHIBITS



Location Map
Wellness Ridge CDD
City of Clermont, Florida

Exhibit 1

June 10, 2022

LEGAL DESCRIPTION: OVERALL PROPERTY

A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida, being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter of said Section 22 for a distance of 60.02 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 3909.85 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 00°20'55" West along the West line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1314.56 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 89°00'54" East along the South line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1290.91 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°19'09" West along said West right of way line for a distance of 1310.25 feet to a point on the North line of the Southeast Quarter of aforesaid Section 22; thence run South 00°27'16" West continuing along the aforesaid West right of way line of Five Mile Road for a distance of 2681.30 feet to a point on the South line of the Southeast Quarter aforesaid Section 22; thence departing said West right of way line run North 89°12'03" West along said South line for a distance of 2612.50 feet to the Southwest corner of the Southeast Quarter of said Section 22; thence run North 89°32'30" West along the South line of the Southwest Quarter of said Section 22 for a distance of 2587.54 feet to a point 60.00 feet East of the Southwest corner of the Southwest Quarter of said Section 22; thence run North 00°23'38" East along a line 60.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 22 for a distance of 2175.74 feet; thence departing said parallel line run South 89°36'22" East for a distance of 250.11 feet; thence run South 84°10'21" East for a distance of 208.90 feet; thence run South 78°44'19" East for a distance of 322.40 feet to a point on a non tangent curve, concave Southeasterly having a radius of 830.00 feet, with a chord bearing of North 21°05'42" East, and a chord distance of 169.47 feet; thence run Northeasterly through a central angle of 11°43'08" along the arc of said curve for a distance of 169.76 feet to a point of tangency; thence run North 26°57'16" East for a distance of 93.25 feet to the point of curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 18°02'44" West, and a chord distance of 35.36 feet; thence run Northwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run North 63°02'44" West for a distance of 69.42 feet to the point of curvature of a curve, concave Southwesterly having a radius of 1671.84 feet, with a chord bearing of North 76°51'21" West, and a chord distance of 798.16 feet; thence run Northwesterly through a central angle of 27°37'14" along the arc of said curve for a distance of 805.94 feet to a point of compound curvature of a curve; concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°51'50" West, and a chord distance of 35.03 feet; thence run Southwesterly through a central angle of 88°56'24" along the arc of said curve for a distance of 38.81 feet to a cusp of a curve, being a point on the aforesaid parallel line; thence run North 00°23'38" East along said parallel line for a distance of 143.33 feet to a point on the South line of the Northwest Quarter of said Section 22; thence run North 00°23'17" East along a line 60.00 feet East of and parallel to the West line of the Northwest Quarter of said Section 22 for a distance of 26.69 feet to the cusp of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 45°05'22" East, and a chord distance of 35.65 feet; thence run Southeasterly through a central angle of 90°57'18" along the arc of said curve for a distance of 39.69 feet to a point of reverse curvature of a curve; concave Southwesterly having a radius of 1791.84 feet, with a chord bearing of South 76°48'22" East, and a chord distance of 852.44 feet; thence run Southeasterly through a central angle of 27°31'17" along the arc of said curve for a distance of 860.69 feet to a point of tangency; thence run South 63°02'44" East for a distance of 68.37 feet to the point of curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 69°42'59" East, and a chord distance of 36.71 feet; thence run Northeasterly through a central angle of 94°28'35" along the arc of said curve for a distance of 41.22 feet to a point of compound curvature of a curve; concave Westerly having a radius of 370.00 feet, with a chord bearing of North 05°49'07" East, and a chord distance of 212.15 feet; thence run Northerly through a central angle of 33°19'08" along the arc of said curve for a distance of 215.16 feet to a point of reverse curvature of a

(Cont.)

**Exhibit 2
July 27, 2022**

curve; concave Easterly having a radius of 855.00 feet, with a chord bearing of North 00°45'58" East, and a chord distance of 344.05 feet; thence run Northerly through a central angle of 23°12'51" along the arc of said curve for a distance of 346.41 feet to a point on a non tangent line; thence run North 69°32'44" West for a distance of 625.69 feet; thence run South 42°14'16" West for a distance of 39.72 feet; thence run South 82°07'45" West for a distance of 127.35 feet; thence run South 82°09'06" West for a distance of 164.00 feet; thence run North 76°26'03" West for a distance of 32.81 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 976.77 feet to a cusp of a curve, concave Northeasterly having a radius of 35.00 feet, with a chord bearing of South 45°46'21" East, and a chord distance of 50.49 feet; thence run Southeasterly through a central angle of 92°19'17" along the arc of said curve for a distance of 56.40 feet to a point of tangency; thence run North 88°04'01" East for a distance of 75.27 feet to the point of curvature of a curve, concave Southerly having a radius of 1030.00 feet, with a chord bearing of South 84°34'28" East, and a chord distance of 263.84 feet; thence run Easterly through a central angle of 14°43'01" along the arc of said curve for a distance of 264.57 feet to a point on a non tangent line; thence run North 12°47'02" East for a distance of 45.00 feet; thence run North 58°22'48" West for a distance of 115.94 feet; thence run North 42°42'47" West for a distance of 108.10 feet; thence run North 19°04'09" East for a distance of 66.46 feet; thence run North 07°13'19" West for a distance of 226.44 feet; thence run North 39°01'14" West for a distance of 217.22 feet; thence run North 21°00'27" West for a distance of 67.17 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 531.69 feet to the POINT OF BEGINNING.
Less and except therefrom:

Those parcels described in Official Records Book 849, Page 2162:

Parcel 122 (fee simple) :

The Northerly 50.00 feet of the Southerly 80.00 feet of the Easterly 35.00 feet of the Westerly 2832.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Parcel 123 (fee simple):

The Northerly 50.00 feet of the Southerly 80.00 feet of the Easterly 35.00 feet of the Westerly 118.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Parcel 124 (fee simple):

The Northerly 250.00 feet of the Southerly 50.00 feet of the Easterly 30.00 feet of the Westerly 83.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Also less from said Section 22, that parcel described in Official Records Book 845, Page 567:

Parcel 129 (fee simple) :

The Westerly 35.00 feet of the Easterly 523.26 feet of the Northerly 50.00 feet of the Southerly 80.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Also less from said Section 22, that parcel described in Official Records Book 851, Page 1455:

Parcel 130 (fee simple):

The Northerly 50.00 feet of the Southerly 900.00 feet of the Westerly 35.00 feet of the Easterly 93.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated may 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, Page 997, all in the Public Records of Lake County, Florida.

Containing 25,003,704 square feet or 574.01 acres, more or less.

Exhibit 2
July 27, 2022

LEGAL DESCRIPTION: ASSESSMENT AREA #1

A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida,
being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter of said Section 22 for a distance of 60.02 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 2935.42 feet; thence departing said North line run South 01°10'37" West for a distance of 72.34 feet to the point of curvature of a curve, concave Easterly having a radius of 430.00 feet, with a chord bearing of South 08°31'05" East and a chord distance of 144.83 feet; thence run Southerly through a central angle of 19°23'25" along the arc of said curve for a distance of 145.52 feet to a point on a non tangent line; thence run South 51°58'40" West for a distance of 88.74 feet; thence run South 48°03'28" West for a distance of 55.59 feet; thence run South 45°02'17" West for a distance of 55.59 feet; thence run South 42°01'07" West for a distance of 55.59 feet; thence run South 39°00'05" West for a distance of 55.51 feet; thence run South 35°59'09" West for a distance of 55.53 feet; thence run South 32°49'09" West for a distance of 61.08 feet; thence run South 30°29'27" West for a distance of 24.66 feet; thence run South 28°15'59" West for a distance of 57.25 feet; thence run South 25°12'07" West for a distance of 55.59 feet; thence run South 22°10'57" West for a distance of 55.59 feet; thence run South 19°09'55" West for a distance of 55.51 feet; thence run South 16°08'59" West for a distance of 55.53 feet; thence run South 12°28'30" West for a distance of 79.77 feet to a point on a non tangent curve, concave Southerly having a radius of 1105.00 feet, with a chord bearing of South 89°53'19" West and a chord distance of 44.76 feet; thence run Easterly through a central angle of 02°19'15" along the arc of said curve for a distance of 44.76 feet to a point on a non tangent line; thence run South 01°55'12" East for a distance of 195.02 feet to a point on a non tangent curve, concave Southwesterly having a radius of 910.00 feet, with a chord bearing of South 57°00'13" East and a chord distance of 1021.13 feet; thence run Southeasterly through a central angle of 68°15'31" along the arc of said curve for a distance of 1084.12 feet to a point of reverse curvature of a curve, concave Northeasterly having a radius of 1830.00 feet, with a chord bearing of South 32°11'36" East and a chord distance of 592.66 feet; thence run Southwesterly through a central angle of 18°38'16" along the arc of said curve for a distance of 595.28 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 570.00 feet, with a chord bearing of South 20°31'44" East and a chord distance of 408.23 feet; thence run Southeasterly through a central angle of 41°58'00" along the arc of said curve for a distance of 417.50 feet to a point on a non tangent line; thence run South 00°27'16" West for a distance of 160.92 feet; thence run South 89°32'44" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 21.03 feet, with a chord bearing of South 45°30'45" East and a chord distance of 35.95 feet; thence run Southeasterly through a central angle of 117°29'05" along the arc of said curve for a distance of 43.11 feet to a point on a non tangent line; thence run South 02°04'51" West for a distance of 60.12 feet to a point on a non tangent curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°27'57" West and a chord distance of 34.74 feet; thence run Southwesterly through a central angle of 88°01'23" along the arc of said curve for a distance of 38.41 feet to a point of tangency; thence run South 00°27'16" West for a distance of 5.02 feet; thence run North 89°32'44" West for a distance of 60.00 feet to a point on a non tangent curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 46°10'19" West and a chord distance of 36.34 feet; thence run Northwesterly through a central angle of 93°15'11" along the arc of said curve for a distance of 40.69 feet to a point of compound curvature of a curve, concave Southerly having a radius of 4970.00 feet, with a chord bearing of South 86°42'31" West and a chord distance of 85.52 feet; thence run Westerly through a central angle of 00°59'09" along the arc of said curve for a distance of 85.52 feet to a point on a non tangent curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of South 09°54'50" West and a chord distance of 7.56 feet; thence run Southerly through a central angle of 18°55'08" along the arc of said curve for a distance of 7.59 feet to a point of tangency; thence run South 00°27'16" West for a distance of 33.41 feet to a point of curvature of a curve, concave Westerly having a radius of 1057.00 feet, with a chord bearing of South 06°24'24" West and a chord distance of 219.22 feet; thence run Southerly through a central angle of 11°54'17" along the arc of said curve for a distance of 219.62 feet to a point of tangency; thence run South 12°21'33" West for a distance of 496.83 feet to the point of curvature of a curve, concave Easterly having a radius of 1343.00 feet, with a chord bearing of South 08°15'16" West and a chord distance of 192.26 feet; thence run Southerly through a central angle of 08°12'33" along the arc of said curve for a distance of 192.42 feet to a point of compound curvature of a curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of South 08°31'58" East and a chord distance of 10.10 feet; thence run Southerly through a central angle of 25°21'56" along the arc of said curve for a distance of 10.18 feet to a point on a non tangent curve, concave Northerly having a radius of 2170.00 feet, with a chord bearing of South 88°43'22" East and a chord distance of 62.32 feet; thence run Easterly through a central angle of 01°38'44" along the arc of said curve for a distance of 62.32 feet to a point of tangency; thence run South 89°32'44" East for a distance of 25.37 feet to a point of compound curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 47°45'19" East and a chord distance of 33.91 feet; thence run Northeasterly through a central angle of 85°23'53" along the arc of said curve for a distance of 37.26 feet to a point of compound curvature of a curve, concave Westerly having a radius of 1230.00 feet, with a chord bearing of North 05°16'41" East and a chord distance of 9.51 feet; thence run Northerly through a central angle of 00°26'36" along the arc of said curve for a distance of 9.51 feet to a point on a non tangent line; thence run South 84°30'02" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 42°01'23" East and a chord distance of 36.88 feet; thence run Southeasterly through a central angle of 95°02'42" along the arc of said curve for a distance of 41.47 feet to a point on a non tangent line; thence run South 00°27'16" West for a distance of 60.00 feet; thence run North 89°32'44" West for a distance of 4.44 feet to the point of curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 45°27'16" West and a chord distance of 35.36 feet; thence run Southwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 00°27'16" West for a distance of 85.00 feet to the point of curvature of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 44°32'44" East and a chord distance of 35.36 feet; thence run Southeasterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 89°32'44" East for a distance of 1446.45 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°27'16" West along said West right of way line for a distance of 120.00 feet; thence departing said West right of way line run North 89°32'44" West for a distance of 1638.10 feet to the point of curvature of a curve, concave Northerly having a radius of 2200.00 feet, with a chord bearing of North 84°48'10" West and a chord distance of 363.81 feet; thence run Westerly through a central angle of 09°29'09" along the arc of said curve for a distance of 364.23 feet to a point on a non tangent line; thence run South 09°56'25" West for a distance of 87.26 feet; thence run South 25°12'49" West for a distance

(Cont.) Exhibit 2A
July 27, 2022

to a point on a non tangent line; thence run South 09°56'25" West for a distance of 87.26 feet; thence run South 25°12'49" West for a distance of 73.34 feet; thence run South 25°12'49" West for a distance of 275.14 feet; thence run South 25°35'31" West for a distance of 56.27 feet; thence run South 18°58'47" West for a distance of 56.27 feet; thence run South 18°07'12" West for a distance of 56.19 feet; thence run South 14°17'47" West for a distance of 56.19 feet; thence run South 10°35'59" West for a distance of 56.18 feet; thence run South 07°32'24" West for a distance of 56.17 feet; thence run South 04°16'15" West for a distance of 74.88 feet to a point on a non tangent curve, concave Southeasterly , having a radius of 85.00 feet, with a chord bearing of South 50°31'08" West and a chord distance of 63.94 feet; thence run Southwesterly through a central angle of 44°11'21" along the arc of said curve for a distance of 65.56 feet to a point on a non tangent line; thence run North 89°32'44" West for a distance of 139.12 feet; thence run South 00°47'57" West for a distance of 393.58 feet to a point on the North line of Parcel 122 as recorded in Official Records Book 849, Page 2162 of the Public Records of Lake County, Florida; thence run the following three courses along the perimeter line of said Parcel 122: North 89°12'03" West for a distance of 17.48 feet; thence run South 00°23'38" West for a distance of 50.00 feet; thence run South 89°12'03" East for a distance of 17.13 feet; thence departing said perimeter line, run South 00°47'57" West for a distance of 30.00 feet to a point on the South line of the Southeast Quarter of aforesaid Section 22; thence run North 89°12'03" West along said South line for a distance of 166.38 feet to the Southwest corner of the Southeast Quarter of said Section 22; thence run North 89°32'30" West along the South line of the Southwest Quarter of said Section 22 for a distance of 2587.54 feet to a point 60.00 feet East of the Southwest corner of the Southwest Quarter of said Section 22; thence run North 00°23'38" East along a line 60.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 22 for a distance of 2175.74 feet; thence departing said parallel line run South 89°36'22" East for a distance of 250.11 feet; thence run South 84°10'21" East for a distance of 208.90 feet; thence run South 78°44'19" East for a distance of 322.40 feet to a point on a non tangent curve, concave Southeasterly having a radius of 830.00 feet, with a chord bearing of North 21°05'42" East, and a chord distance of 169.47 feet; thence run Northeasterly through a central angle of 11°43'08" along the arc of said curve for a distance of 169.76 feet to a point of tangency; thence run North 26°57'16" East for a distance of 93.25 feet to the point of curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 18°02'44" West, and a chord distance of 35.36 feet; thence run Northwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run North 63°02'44" West for a distance of 69.42 feet to the point of curvature of a curve, concave Southwesterly having a radius of 1671.84 feet, with a chord bearing of North 76°51'21" West, and a chord distance of 798.16 feet; thence run Northwesterly through a central angle of 27°37'14" along the arc of said curve for a distance of 805.94 feet to a point of compound curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°51'50" West, and a chord distance of 35.03 feet; thence run Southwesterly through a central angle of 88°56'24" along the arc of said curve for a distance of 38.81 feet to a cusp of a curve, being a point on the aforesaid parallel line; thence run North 00°23'38" East along said parallel line for a distance of 143.33 feet to a point on the South line of the Northwest Quarter of said Section 22; thence run North 00°23'17" East along a line 60.00 feet East of and parallel to the West line of the Northwest Quarter of said Section 22 for a distance of 26.69 feet to the cusp of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 45°05'22" East, and a chord distance of 35.65 feet; thence run Southeasterly through a central angle of 90°57'18" along the arc of said curve for a distance of 39.69 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 1791.84 feet, with a chord bearing of South 76°48'22" East, and a chord distance of 852.44 feet; thence run Southeasterly through a central angle of 27°31'17" along the arc of said curve for a distance of 860.69 feet to a point of tangency; thence run South 63°02'44" East for a distance of 68.37 feet to the point of curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 69°42'59" East, and a chord distance of 36.71 feet; thence run Northeasterly through a central angle of 94°28'35" along the arc of said curve for a distance of 41.22 feet to a point of compound curvature of a curve, concave Westerly having a radius of 370.00 feet, with a chord bearing of North 05°49'07" East, and a chord distance of 212.15 feet; thence run Northerly through a central angle of 33°19'08" along the arc of said curve for a distance of 215.16 feet to a point of reverse curvature of a curve, concave Easterly having a radius of 855.00 feet, with a chord bearing of North 00°45'58" East, and a chord distance of 344.05 feet; thence run Northerly through a central angle of 23°12'51" along the arc of said curve for a distance of 346.41 feet to a point on a non tangent line; thence run North 69°32'44" West for a distance of 625.69 feet; thence run South 42°14'16" West for a distance of 39.72 feet; thence run South 82°07'45" West for a distance of 127.35 feet; thence run South 82°09'06" West for a distance of 164.00 feet; thence run North 76°26'03" West for a distance of 32.81 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 976.77 feet to a cusp of a curve, concave Northeasterly having a radius of 35.00 feet, with a chord bearing of South 45°46'21" East, and a chord distance of 50.49 feet; thence run Southeasterly through a central angle of 92°19'17" along the arc of said curve for a distance of 56.40 feet to a point of tangency; thence run North 88°04'01" East for a distance of 75.27 feet to the point of curvature of a curve, concave Southerly having a radius of 1030.00 feet, with a chord bearing of South 84°34'28" East, and a chord distance of 263.84 feet; thence run Easterly through a central angle of 14°43'01" along the arc of said curve for a distance of 264.57 feet to a point on a non tangent line; thence run North 12°47'02" East for a distance of 45.00 feet; thence run North 58°22'48" West for a distance of 115.94 feet; thence run North 42°42'47" West for a distance of 108.10 feet; thence run North 19°04'09" East for a distance of 66.46 feet; thence run North 07°13'19" West for a distance of 226.44 feet; thence run North 39°01'14" West for a distance of 217.22 feet; thence run North 21°00'27" West for a distance of 67.17 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 531.69 feet to the POINT OF BEGINNING.

Less and except therefrom:

Parcel 123 (fee simple):

The Northerly 50.00 feet of the Southerly 80.00 feet of the Easterly 35.00 feet of the Westerly 118.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Parcel 124 (fee simple):

The Northerly 250.00 feet of the Southerly 50.00 feet of the Easterly 30.00 feet of the Westerly 83.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Containing 16,463,762 square feet or 377.96 acres, more or less.

Exhibit 2A
July 27, 2022

LEGAL DESCRIPTION: ASSESSMENT AREA #2

NORTH PARCEL

A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida, being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 2995.44 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 974.43 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 00°20'55" West along the West line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1314.56 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 89°00'54" East along the South line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1290.91 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°19'09" West along said West right of way line for a distance of 1310.25 feet to a point on the North line of the Southeast Quarter of aforesaid Section 22; thence run South 00°27'16" West continuing along the aforesaid West right of way line of Five Mile Road for a distance of 1261.38 feet to a point herein after known as POINT A for the purposes of this description; thence departing said West right of way line run North 89°32'44" West for a distance of 1446.45 feet to the point of curvature of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of North 44°32'44" West and a chord distance of 35.36 feet; thence run Northwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run North 00°27'16" East for a distance of 85.00 feet to the point of curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of North 45°27'16" East and a chord distance of 35.36 feet; thence run Northeasterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 89°32'44" East for a distance of 4.44 feet; thence run North 00°27'16" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of North 42°01'23" West and a chord distance of 36.88 feet; thence run Northwesterly through a central angle of 95°02'42" along the arc of said curve for a distance of 41.47 feet to a point on a non tangent line; thence run North 84°30'02" West for a distance of 60.00 feet to a point on a non tangent curve, concave Westerly having a radius of 1230.00 feet, with a chord bearing of South 05°16'41" West and a chord distance of 9.51 feet; thence run Southerly through a central angle of 00°26'36" along the arc of said curve for a distance of 9.51 feet to a point of compound curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of South 47°45'19" West and a chord distance of 33.91 feet; thence run Southwesterly through a central angle of 85°23'53" along the arc of said curve for a distance of 37.26 feet to a point of tangency; thence run North 89°32'44" West for a distance of 25.37 feet to the point of curvature of a curve, concave Southerly having a radius of 2170.00 feet, with a chord bearing of North 88°43'22" West and a chord distance of 62.32 feet; thence run Westerly through a central angle of 01°38'44" along the arc of said curve for a distance of 62.32 feet to a point on a non tangent curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of North 08°31'58" West and a chord distance of 10.10 feet; thence run Northerly through a central angle of 25°21'56" along the arc of said curve for a distance of 10.18 feet to a point of compound curvature of a curve, concave Easterly having a radius of 1343.00 feet, with a chord bearing of North 08°15'16" East and a chord distance of 192.26 feet; thence run Northerly through a central angle of 08°12'33" along the arc of said curve for a distance of 192.42 feet to a point of tangency; thence run North 12°21'33" East for a distance of 496.83 feet to a point of curvature of a curve, concave Westerly having a radius of 1057.00 feet, with a chord bearing of North 06°24'24" East and a chord distance of 219.22 feet; thence run Northerly through a central angle of 11°54'17" along the arc of said curve for a distance of 219.62 feet to a point of tangency; thence run North 00°27'16" East for a distance of 33.41 feet to a point of curvature of a curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of North 09°54'50" East and a chord distance of 7.56 feet; thence run Northerly through a central angle of 18°55'08" along the arc of said curve for a distance of 7.59 feet to a point on a non tangent curve, concave Southerly having a radius of 4970.00 feet, with a chord bearing of North 86°42'31" East and a chord distance of 85.52 feet; thence run Easterly through a central angle of 00°59'09" along the arc of said curve for a distance of 85.52 feet to a point of compound curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of South 46°10'19" East and a chord distance of 36.34 feet; thence run Southeasterly through a central angle of 93°15'11" along the arc of said curve for a distance of 40.69 feet to a point on a non tangent line; thence run South 89°32'44" East for a distance of 60.00 feet; thence run North 00°27'16" East for a distance of 5.02 feet to a point of curvature of a curve; concave Southeasterly having a radius of 25.00 feet, with a chord bearing of North 44°27'57" East and a chord distance of 34.74 feet; thence run Northeasterly through a central angle of 88°01'23" along the arc of said curve for a distance of 38.41 feet to a point on a non tangent line; thence run North 02°04'51" East for a distance of 60.12 feet to a point on a non tangent curve, concave Northeasterly having a radius of 21.03 feet, with a chord bearing of North 45°30'45" West and a chord distance of 35.95 feet; thence run Northwesterly through a central angle of 117°29'05" along the arc of said curve for a distance of 43.11 feet to a point on a non tangent line; thence run North 89°32'44" West for a distance of 60.00 feet; thence run North 00°27'16" East for a distance of 160.92 feet to a point of curvature of a curve, concave Southwesterly having a radius of 570.00 feet, with a chord bearing of North 20°31'44" West and a chord distance of 408.23 feet; thence run Northwesterly through a central angle of 41°58'00" along the arc of said curve for a distance of 417.50 feet to a point of reverse curvature of a curve, concave Northeasterly having a radius of 1830.00 feet, with a chord bearing of North 32°11'36" West and a chord distance of 592.66 feet; thence run Northwesterly through a central angle of 18°38'16" along the arc of said curve for a distance of 595.28 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 910.00 feet, with a chord bearing of North 57°00'13" West and a chord distance of 1021.13 feet; thence run Northwesterly through a central angle of 68°15'31" along the arc of said curve for a distance of 1084.12 feet to a point on a non tangent line; thence run North 01°55'12" West for a distance of 195.02 feet to a point on a non tangent curve, concave Southerly having a radius of 1105.00 feet, with a chord bearing of North 89°53'19" East and a chord distance of 44.76 feet; thence run Easterly through a central angle of 02°19'15" along the arc of said curve for a distance of 44.76 feet to a point on a non tangent line; thence run North 12°28'30" East for a distance of 79.77 feet; thence run North 16°08'59" East for a distance of 55.53 feet; thence run North 19°09'55" East for a distance of 55.51 feet; thence run North 22°10'57" East for a distance of 55.59 feet; thence run North 25°12'07" East for a distance of 55.59 feet; thence run North 28°15'59" East for a distance of 57.25 feet; thence run North 30°29'27" East for a distance of 24.66 feet; thence run North 32°49'09" East for a distance of 61.08 feet; thence run North 35°59'09" East for a distance of 55.53 feet; thence run North 39°00'05" East for a distance of 55.51 feet; thence run North 42°01'07" East for a distance of 55.59 feet; thence run North 45°02'17" East for a distance of 55.59 feet; thence run North 48°03'28" East for a distance of 55.59 feet; thence run North 51°58'40" East for a

(Cont.)

Exhibit 2B
July 27, 2022

distance of 88.74 feet to a point on a non tangent curve, concave Easterly having a radius of 430.00 feet, with a chord bearing of North 08°31'05" West and a chord distance of 144.83 feet; thence run Northerly through a central angle of 19°23'25" along the arc of said curve for a distance of 145.52 feet to a point of tangency; thence run North 01°10'37" East for a distance of 72.34 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM: that parcel described in Official Records Book 851, Page 1455: Parcel 130 (fee simple): The Northerly 50.00 feet of the Southerly 900.00 feet of the Westerly 35.00 feet of the Easterly 93.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Containing 5,611,100 square feet or 128.81 acres, more or less.

SOUTH PARCEL

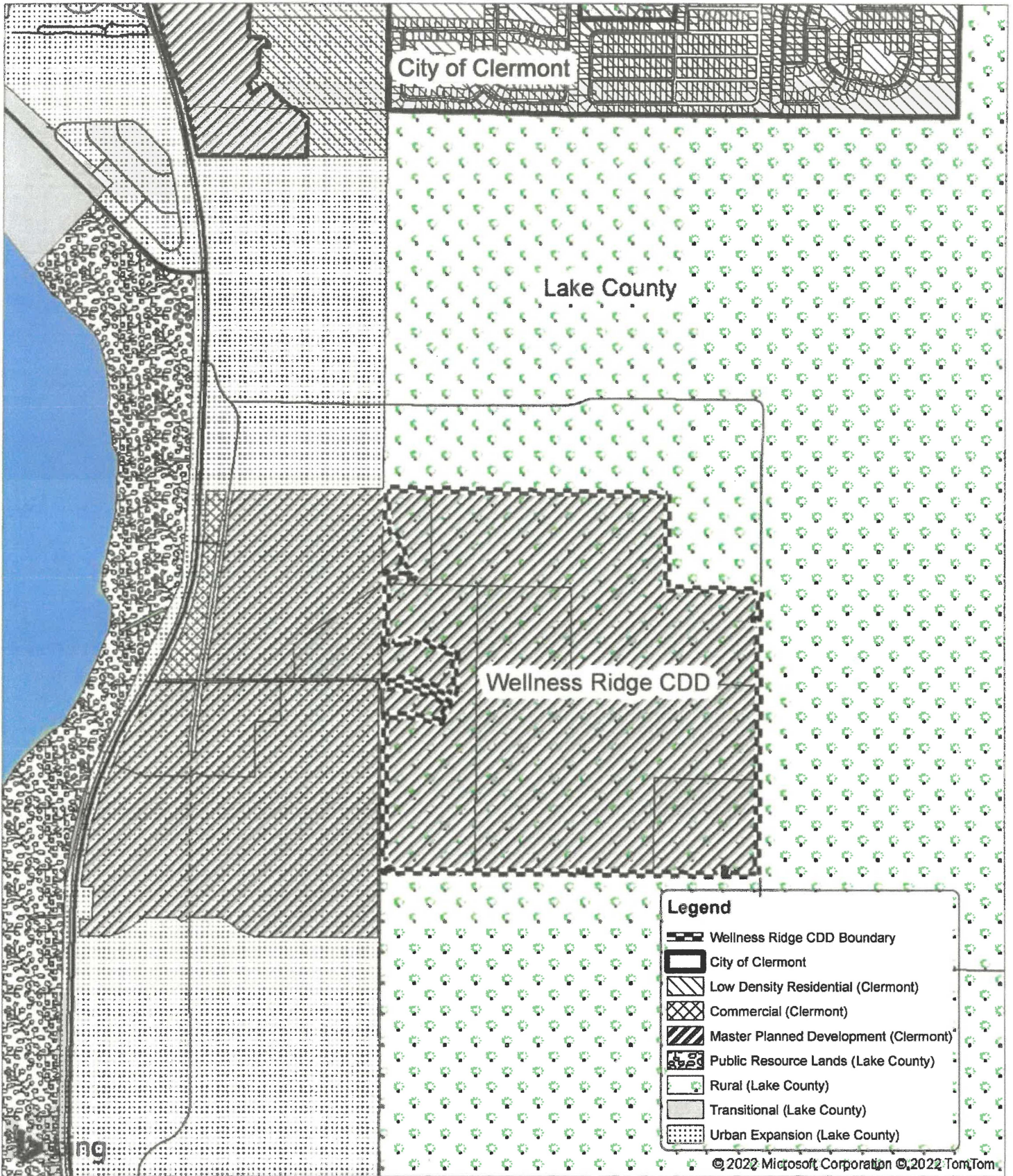
A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida, being more particularly described as:

Commencing at the aforementioned POINT A; thence run South 00°27'16" West along the aforesaid West right of way line of Five Mile Road for a distance of 120.00 feet to the POINT OF BEGINNING; thence continue South 00°27'16" West along said West right of way line for a distance of 1299.92 feet to a point on the South line of the Southeast Quarter of aforesaid Section 22; thence departing the aforesaid West right of way line run North 89°12'03" West along the South line of said Section 22 for a distance of 2446.12 feet; thence departing said South line run North 00°47'57" East for a distance of 30.00 feet to a point on the perimeter of Parcel 122 as recorded in Official Records Book 845, Page 567 of the Public Records of Lake County, Florida; thence run the following three courses along said perimeter: South 89°12'03" East for a distance of 17.85 feet; thence run North 00°25'00" East for a distance of 50.00 feet; thence run North 89°12'03" West for a distance of 17.52 feet; thence departing the perimeter of said Parcel 122 run North 00°47'57" East for a distance of 393.58 feet; thence run South 89°32'44" East for a distance of 139.12 feet to a point on a non tangent curve, concave Southeasterly having a radius of 85.00 feet, with a chord bearing of North 50°31'08" East and a chord distance of 63.94 feet; thence run Northeasterly through a central angle of 44°11'21" along the arc of said curve for a distance of 65.56 feet to a point on a non tangent line; thence run North 04°16'15" East for a distance of 74.88 feet; thence run North 07°32'24" East for a distance of 56.17 feet; thence run North 10°35'59" East for a distance of 56.18 feet; thence run North 14°17'47" East for a distance of 56.19 feet; thence run North 18°07'12" East for a distance of 56.19 feet; thence run North 18°58'47" East for a distance of 56.27 feet; thence run North 25°35'31" East for a distance of 56.27 feet; thence run North 25°12'49" East for a distance of 275.14 feet; thence run North 25°12'49" East for a distance of 73.34 feet; thence run North 09°56'25" East for a distance of 87.26 feet to a point on a non tangent curve, concave Northerly having a radius of 2200.00 feet, with a chord bearing of South 84°48'10" East and a chord distance of 363.81 feet; thence run Easterly through a central angle of 09°29'09" along the arc of said curve for a distance of 364.23 feet to a point of tangency; thence run South 89°32'44" East for a distance of 1638.10 feet to the POINT OF BEGINNING.

Less and except therefrom: Those parcels described in Official Records Book 845, Page 567: Parcel 129 (fee simple): The Westerly 35.00 feet of the Easterly 523.26 feet of the Northerly 50.00 feet of the Southerly 80.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Containing 2,928,842 square feet or 67.24 acres, more or less.

Exhibit 2B
July 27, 2022



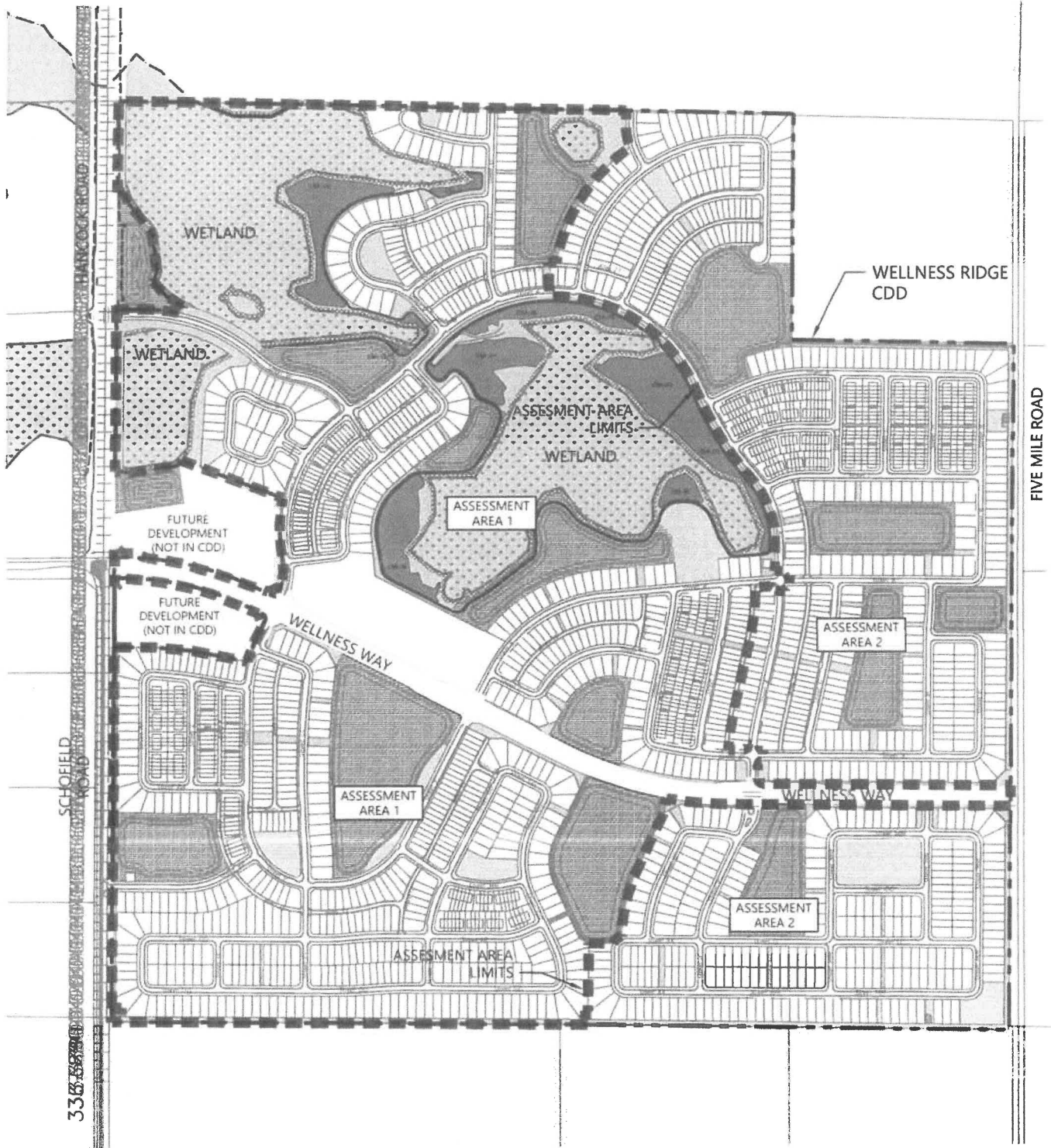
0 0.15 0.3 Miles



Future Land Use Map
Wellness Ridge CDD
City of Clermont, FL

Exhibit 3

June 10, 2022

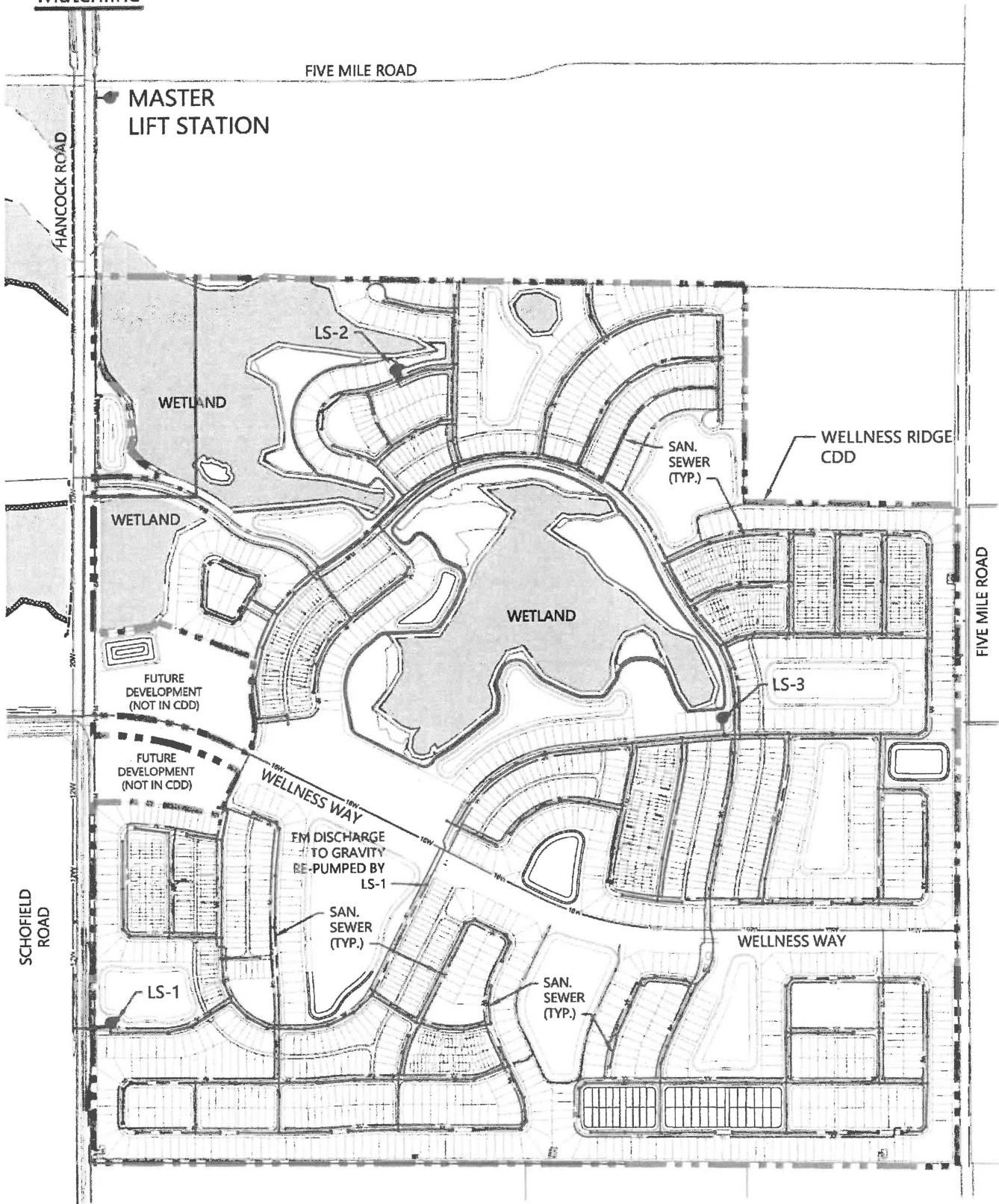


Site Plan
Wellness Ridge CDD
City of Clermont, Florida

Exhibit 4

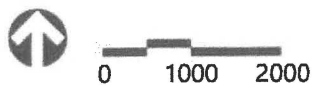
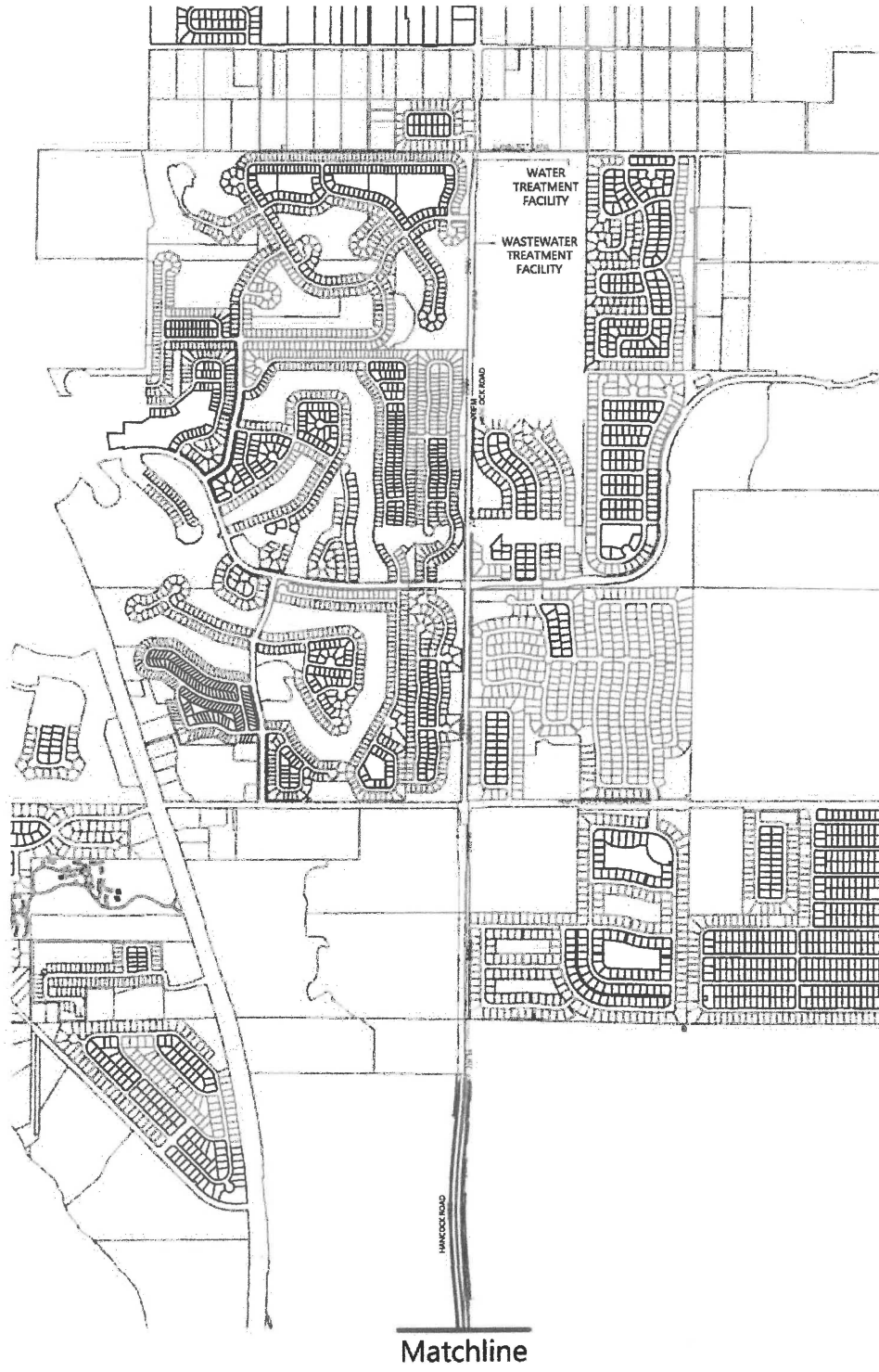
July 27, 2022

Matchline



Utility Location Map
Wellness Ridge CDD
City of Clermont, Florida

Exhibit 5A
June 10, 2022



Utility Location Map
Wellness Ridge CDD
City of Clermont, Florida

Exhibit 5B
June 10, 2022

Exhibit C

**Section 189, Florida
Statutes**

The 2025 Florida Statutes

Title XIII
PLANNING AND
DEVELOPMENT

Chapter 189
UNIFORM SPECIAL DISTRICT ACCOUNTABILITY
ACT

View Entire
Chapter

189.08 Special district public facilities report.—

(1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Community Planning Act, pursuant to part II of chapter 163.

(2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:

(a) A description of existing public facilities owned or operated by the special district, and each public facility that is operated by another entity, except a local general-purpose government, through a lease or other agreement with the special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government required by s. 163.3191. The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. 163.3191(6), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.

(b) A description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.

(c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.

(d) The anticipated time the construction, improvement, or expansion of each facility will be completed.

(e) The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.

(3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans either in its 7-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. 408.039.

(4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. 380.06 may use the most recent local government report required by s. 380.06(6) and submitted by the developer, to the extent the annual report provides the information required by subsection (2).

(5) The facilities report shall be prepared and submitted within 1 year after the district's creation.

(6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. 163.3161, a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.

(7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).

(8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. 190.013, which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.

(9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).

(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

History.—s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8; s. 38, ch. 2011-139; s. 15, ch. 2012-99; s. 35, ch. 2014-22; s. 9, ch. 2018-158; s. 6, ch. 2023-31.

Note.—Former s. 189.415.