

MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S PUBLIC FACILITIES REPORT

PREPARED BY:

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PREPARED FOR:

MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
WALTON COUNTY, FLORIDA

March 28, 2012

RICHARD A. MOORE, P.E.
FLORIDA REGISTRATION NO. 38745

Magnolia Creek Community Development District Public Facilities Report

Introduction:

The Magnolia Creek Community Development District (the "District" or "CDD") was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure for the Owls Head Development. The District encompasses a total of 797.33 acres of land located entirely within the City of Freeport, Florida. More specifically, the District is located adjacent to and east of S.R. 83 (U.S. Highway 331) approximately 4.3 miles north of its intersection with S.R. 20, see *Site Vicinity Map* below.

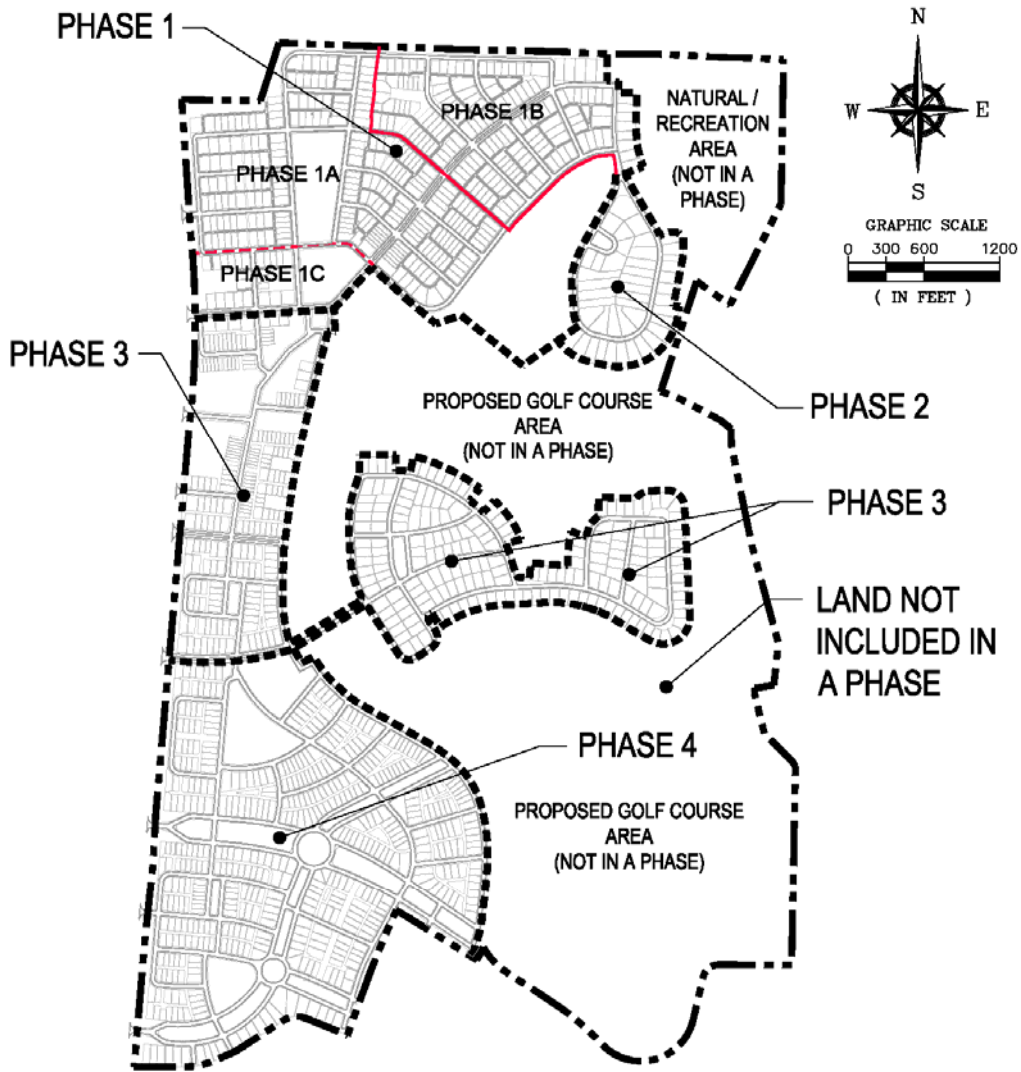


Magnolia Creek CDD Site Vicinity Map
N.T.S.

Initial Project Planning:

The District was planned per the principles of New Urbanism. Several districts were proposed consistent with the nomenclature of New Urbanism. Areas included approximately 33.42 acres of Rural Preserve (T-1), 105.3 acres of Rural Reserve (T-2), 35 acres of Sub-Urban (T-3), 349 acres of General Urban Development (T-4), and 38.61 acres of Urban Town Center (T-5). The remainder of the land was planned as golf course. Planned as a pedestrian-oriented, mixed use community, Owls Head Development was proposed to offer both single-family dwelling units and commercial/retail space.

The Development was designed to be constructed in multiple phases, see *Phase Map* below.



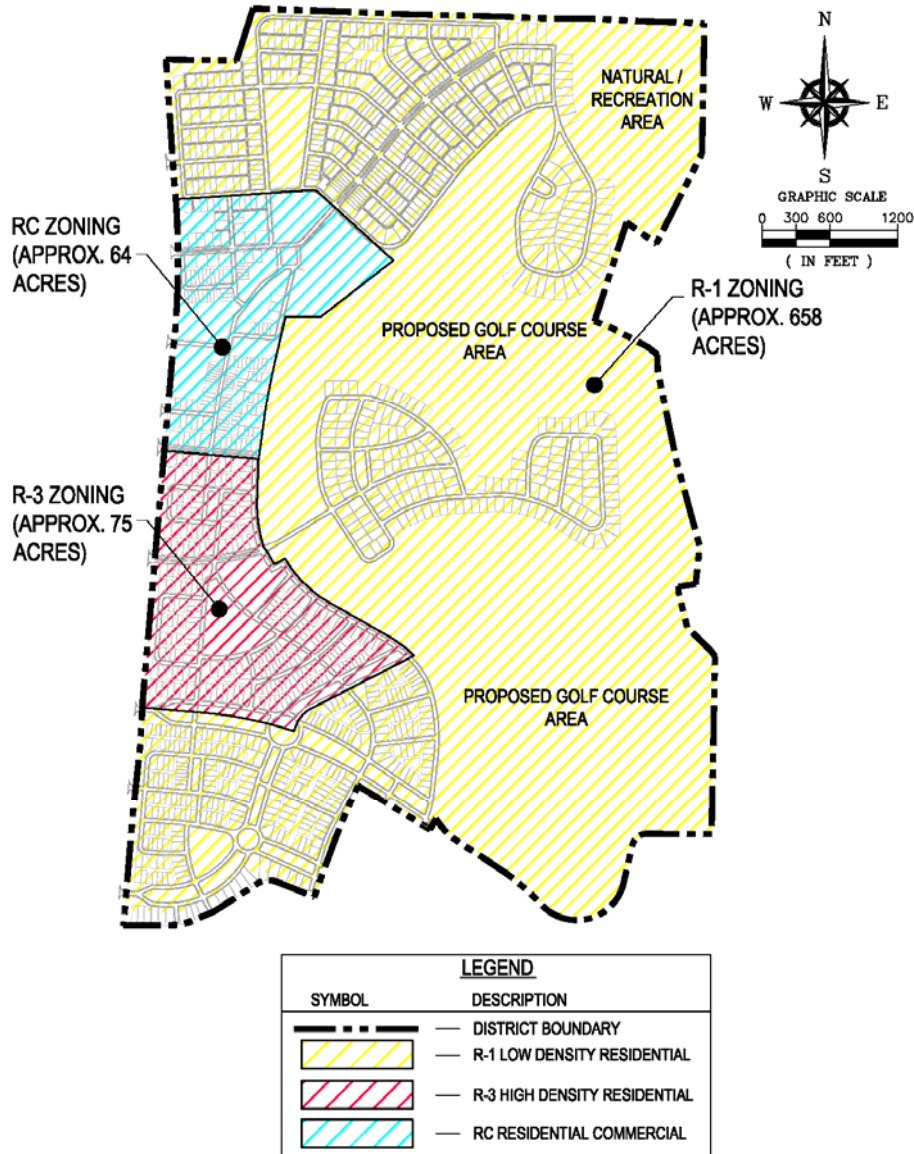
LEGEND	
SYMBOL	DESCRIPTION
— — — — —	DISTRICT BOUNDARY
— · — · — · —	PHASE LINES
— — — — —	PHASE 1A AND 1B BOUNDARY LINE
— · — · — · —	PHASE 1A AND 1C BOUNDARY LINE

Phasing information depicted hereon is approximate and subject to change.

Magnolia Creek CDD Phase Map

Current Project Zoning:

At the time of this report, zoning includes approximately 64 acres of RC Zoning, approximately 658 acres of R-1 Zoning, and approximately 75 acres of R-3 zoning. The zoning boundaries as shown below were estimated from the City of Freeport's online zoning map and acreages were taken from City of Freeport Ordinance 06-23 and Ordinance 09-01.



Magnolia Creek CDD Zoning Map

General Infrastructure Construction Status:

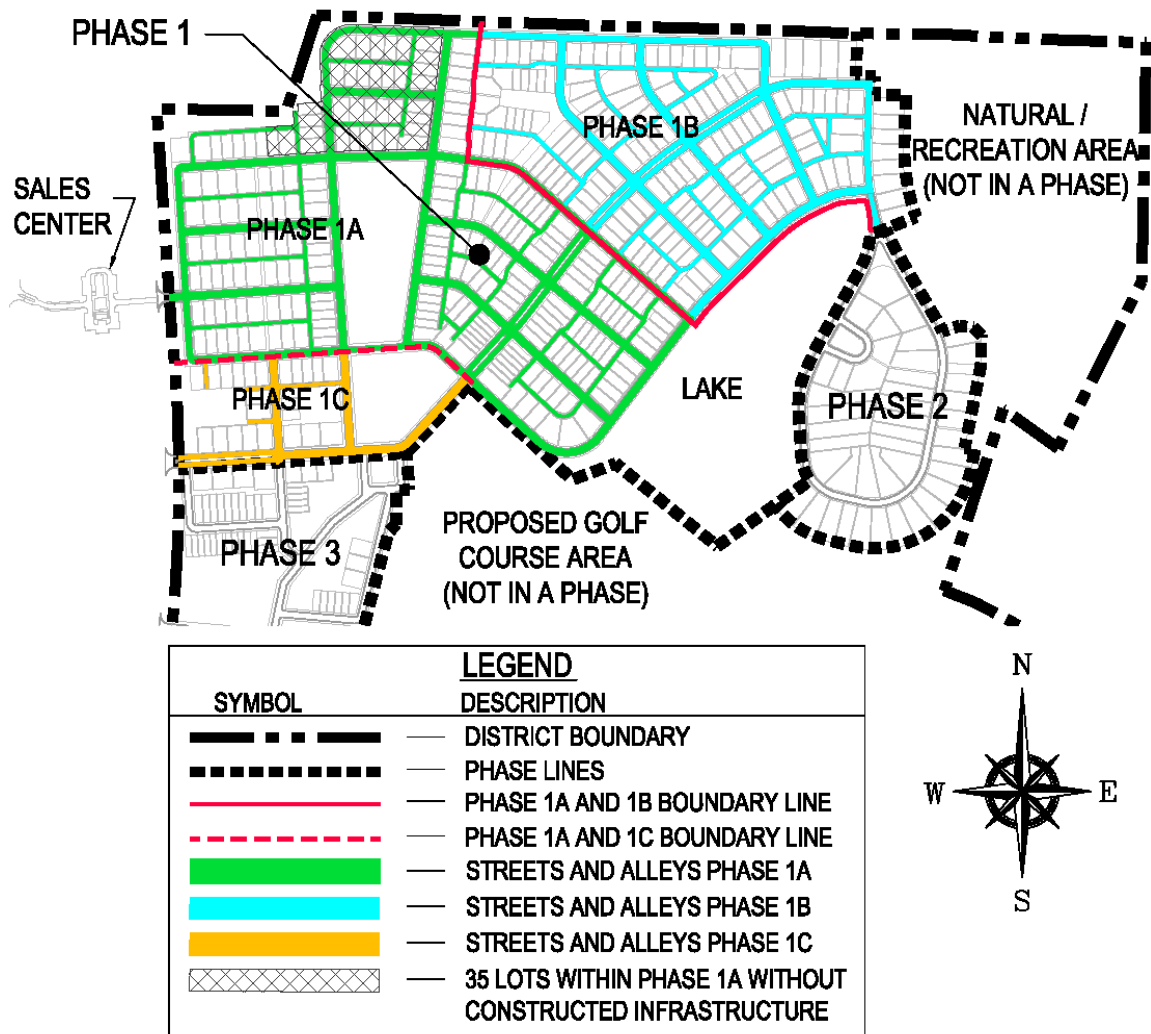
The District's infrastructure, water, sewer, stormwater and roadway improvements serving Phase 1A, 1B, and 1C have been partially completed.

No infrastructure improvements for Phase 2, 3 or 4 are constructed. The remainder of this report focuses on Phase 1 infrastructure, Phase 1 demands, and Phase 1 capacities. None of the infrastructure is fully complete, therefore State and Local final certifications are not in place to allow acceptance and operation of the systems.

Description of Existing Public Facilities:

Roadway Improvements:

Within Phase 1, networks of roads have been partially constructed to provide circulation to the general public. The entrance to the Development is located on S.R. 83 (U.S. Highway 331). The original entrance to the Development and the sales center was built with a connection to S.R. 83 prior to the S.R. 83 relocation project. The relocation has been completed and S.R. 83 currently is located adjacent to the Development and east of the sales center. The streets are generally two-lane, two-way paved sections with parallel parking spaces located along some of the roads. The roadways are accessible to the public and are to be maintained either by the District or the City of Freeport at the time of construction completion. As of the date of this report, the majority of the roadways located within Phase 1A have the first layer of asphalt installed and the majority of the alleys within Phase 1A are complete. No roadways or alleys have been constructed within the cross-hatched portion of Phase 1A containing 35 lots as shown below. No curbing or paving has been constructed within the limits of Phase 1B. Within Phase 1C, roadways are constructed with the first layer of asphalt installed and the Phase 1C alleys are complete.



Transportation Improvements depicted hereon is approximate and subject to change.

Magnolia Creek CDD Phase 1 Proposed Roadway Improvement Map
 N.T.S.

Roadway Improvements Capacity / Demand Summary

Phase 1 Roadway Improvements Demand:

Phase 1A (72.2 acres) – 237 Residential Lots (202 Existing Residential Lots and 35 Future Residential Lots)

Phase 1B (69.3 acres) – 158 Future Residential Lots

Phase 1C (14.5 acres) – RC Zoned Property (116 Maximum Dwelling Units per City of Freeport Land Development Code)

Phase 1 Roadway Improvements Capacity:

Phase 1A – 237 Residential Lots

- For 202 existing residential lots (with infrastructure installed), roadway capacity for full build out has been adequately provided subject to the installation of the final layer of asphalt on existing roads, and securing other final governmental approvals as may be required.
- For 35 future residential lots (without infrastructure installed) the planned (unconstructed) roadway capacity is sufficient and will be deemed adequately provided subject to construction roads and alleys accessing these lots and securing other final governmental approvals as may be required.

Phase 1B – 158 Residential Lots

- For Phase 1B the planned roadway capacity is sufficient and will be deemed adequately provided subject to construction roads and alleys accessing these lots and securing other final governmental approvals as may be required.

Phase 1C - RC Zoned Property

- Onsite roadway capacity for full build out has been adequately provided, subject to the installation of the final layer of asphalt on existing roads, and securing other final governmental approvals as may be required

Stormwater Management:

The stormwater management facilities to serve Phase 1 of the District consist of inlets, manholes, storm pipes, exfiltration trenches, dry ponds, wet ponds and overflow outfall structures. The stormwater management system was designed to meet state and local requirements to retain the storm runoff within the development at levels that provide flood protection for the roadways, alleyways and residential/commercial space.

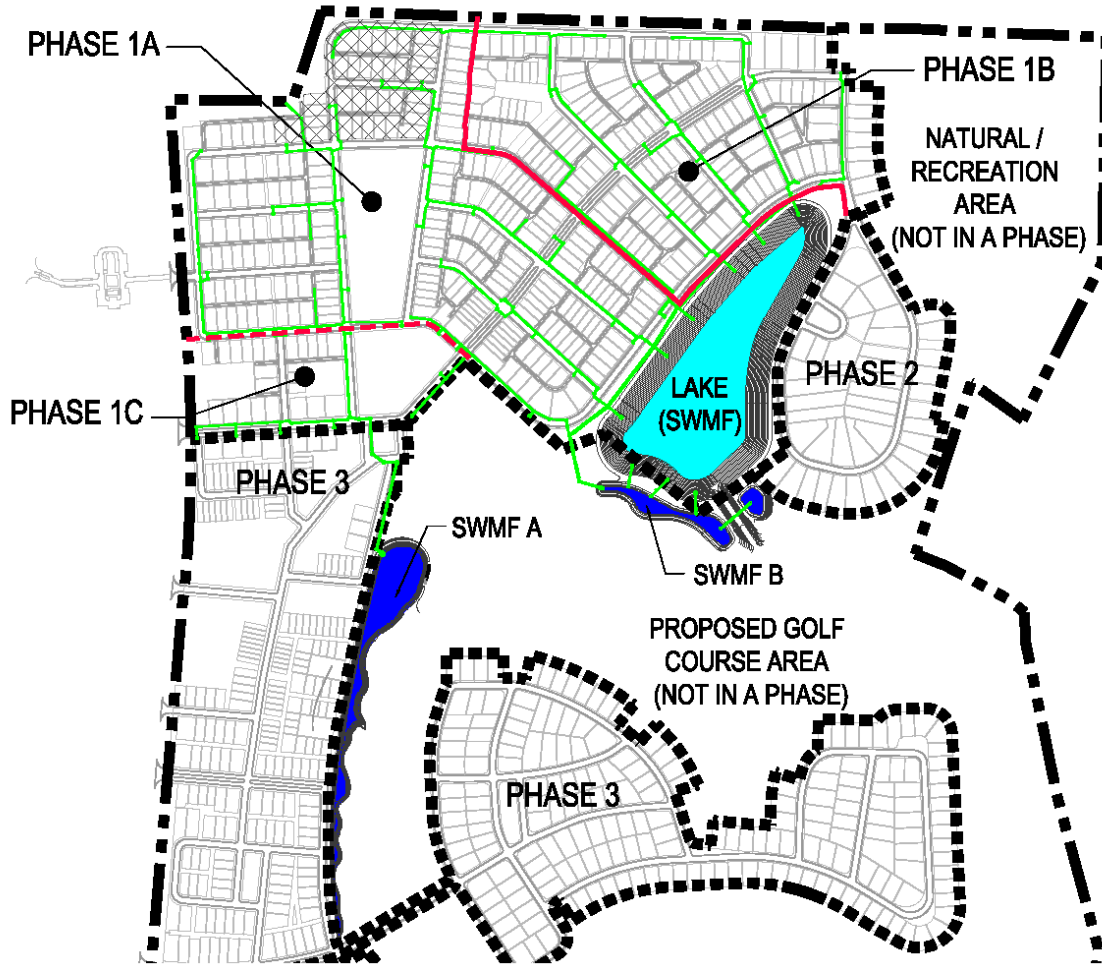
In accordance with the Federal Emergency Management Agency (FEMA, Map Number 12131C0436G, Panel 436 of 738, dated September 29, 2010) the Development falls within Zone A and Zone X flood zone.

At the time of this report, portions of the stormwater system still need to be completed prior to the Engineer's Final Certification of the system with State and Local agencies to place into operation. Conveyance improvements located within Phase 1C and the not-cross hatched portion of Phase 1A are complete. For Phase 1B and the remaining cross hatched portion of Phase 1A, stormwater conveyance systems have not been constructed.

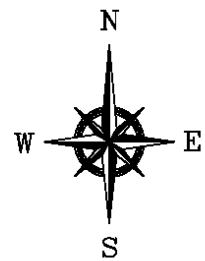
SWMF A along with SWMF B and the lake (see map on page 6) are partially constructed. Once construction of the stormwater management system is complete it will be the responsibility of the District to maintain the system to ensure the system performs as designed.

The *Magnolia Creek CDD Phase 1 Stormwater Management Map* located on page 6 shows the locations of three stormwater facilities which, in combination, provide the retention capacity for Phase 1 improvements.

Note: SWMF A and SWMF B are not located within the limits of Phase 1 but provide Phase 1 stormwater capacity. SWMF A and SWMF B are located within the proposed golf course area within the CDD boundary which is not contained within an identified CDD project phase. A piped stormwater conveyance from Phase 1 traverses Phase 3 lands to reach SWMF A.



LEGEND	
SYMBOL	DESCRIPTION
— — — — —	DISTRICT BOUNDARY
— — — — —	PHASE LINES
— — — — —	STORM DRAIN LINES (AS PROPOSED)
— — — — —	PHASE 1A AND 1B BOUNDARY LINE
- - - - -	PHASE 1A AND 1C BOUNDARY LINE
■ ■ ■ ■ ■	SWMF A AND SWMF B
■ ■ ■ ■ ■	LAKE
▨ ▨ ▨ ▨ ▨	35 LOTS WITHIN PHASE 1A WITHOUT CONSTRUCTED INFRASTRUCTURE



Storm Water System information depicted hereon is approximate and subject to change.

Magnolia Creek CDD Phase 1 Stormwater Management Map
 N.T.S.

Stormwater Management Capacity / Demand Summary

Phase 1 Stormwater Management Demand:

Phase 1A (72.2 acres) – Runoff from 237 Residential Lots (202 Existing Residential Lots and 35 Future Residential Lots) and roads

Phase 1B (69.3 acres) – Runoff from 158 Future Residential Lots and roads

Phase 1C (14.5 acres) – Runoff from developed RC Zoned Property (116 Maximum Dwelling Units per City of Freeport Land Development Code)

Phase 1 Stormwater Management Capacity:

Phase 1A – 237 Residential Lots

- For the 202 existing residential lots, conveyance capacity is provided and sufficient, (subject to verification by review of the as-built surveys). Stormwater facility capacity is provided subject to the completion of SWMF A, SWMF B and the lake, and governmental approvals.
- For 35 future residential lots, the conveyance capacity is not currently provided. Stormwater facility capacity is provided subject to the completion of SWMF A, SWMF B, and the lake, and governmental approvals.

Phase 1B – 158 Residential Lots

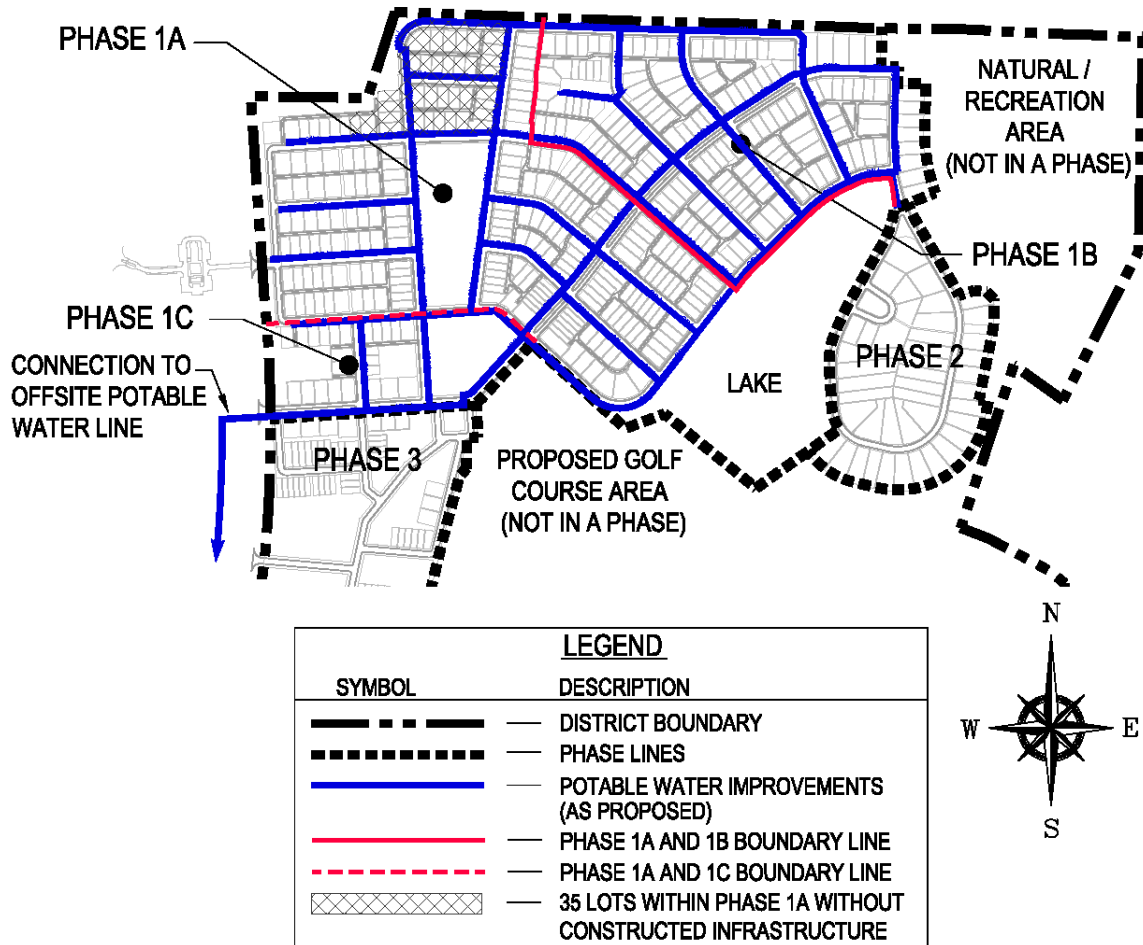
- For Phase 1B, conveyance capacity is provided and sufficient (subject to verification by review of the as-built surveys). Stormwater facility capacity is provided subject to the completion of SWMF A, SWMF B, and the lake, and governmental approvals.

Phase 1C - RC Zoned Property

- Conveyance capacity is provided and sufficient (subject to verification by review of the as-built surveys). Stormwater facility capacity is provided subject to the completion of SWMF A, SWMF B, and the lake, and governmental approvals.

Water Distribution:

The Development's water distribution system consists of pipes ranging in size from 6" diameter to 12" diameters for water service and fire flow demands to serve Phase 1A, 1B and 1C. The water system has been constructed in its entirety within Phase 1B, Phase 1C, and within the roadways serving the 202 existing lots in Phase 1A. The system has not been final tested to allow Engineer's Final Certification of the system with State and Local Agencies to place into operation. The water system serving the portion of Phase 1A which contains 35 future residential lots has not been constructed (see cross hatched area below).



Potable Water System information depicted hereon is approximate and subject to change.

Magnolia Creek CDD Phase 1 Proposed Water Distribution Map
 N.T.S.

Water Distribution Capacity / Demand Summary

Phase 1 Water Distribution Demand:

Phase 1A (72.2 acres) – 237 Residential Lots (202 Existing Residential Lots and 35 Future Residential Lots)

Phase 1B (69.3 acres) – 158 Future Residential Lots

Phase 1C (14.5 acres) – RC Zoned Property (116 Maximum Dwelling Units per City of Freeport Land Development Code)

Phase 1 Water Distribution Capacity:

Phase 1A – 237 Residential Lots

- For the 202 existing residential lots onsite capacity for full build out is provided subject to governmental approvals. Capacity will conform to the City of Freeport Land Development Code and provide a minimum design flow of 100 gpd/p, storage capacity of a 24 hour reserve, and 20 psi of pressure per user. Approximately 707 users are projected for the 202 existing lots in Phase 1A.
- For 35 future residential lots, the water supply system capacity is sufficient but there is no water service currently constructed to the lots.

Phase 1B – 158 Residential Lots

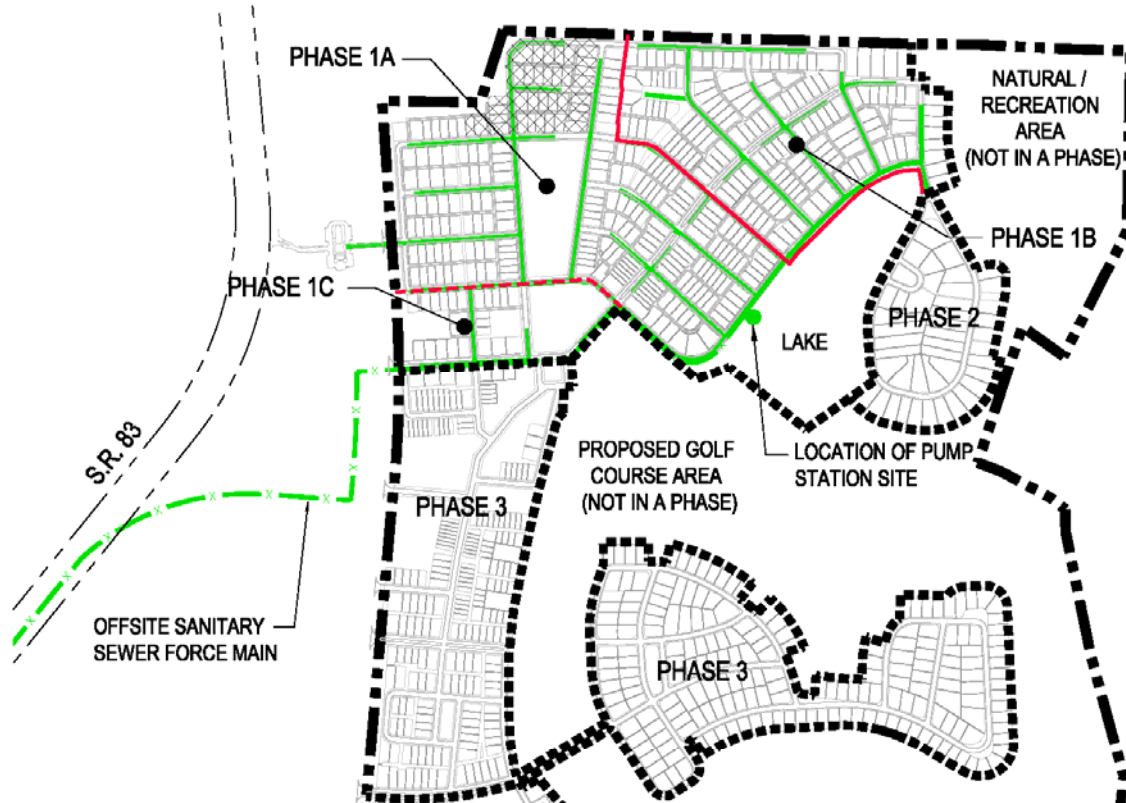
- For Phase 1B, onsite capacity for full build out is provided subject to governmental approvals. Capacity will conform to the City of Freeport Land Development Code and provide a minimum design flow of 100 gpd/p, storage capacity of a 24 hour reserve, and 20 psi of pressure per user. Approximately 553 users are projected for Phase 1B.

Phase 1C - RC Zoned Property

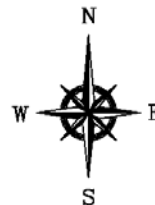
- Onsite capacity for full build out is provided subject to governmental approvals. Capacity will conform to the City of Freeport Land Development Code and provide a minimum design flow of 100 gpd/p, storage capacity of a 24 hour reserve, and 20 psi of pressure per user.

Sanitary Sewer System:

The Development's sanitary sewer system consists of 8" through 12" diameter gravity sewer piping to one lift station which is designed to serve the Phase 1A, 1B and 1C development areas. The gravity sewer serving Phase 1B, 1C and the 202 existing residential lots in Phase 1A has been constructed in its entirety; however the lift station pumps and back-up generator have not been installed. The gravity sewer serving the 35 future residential lots in Phase 1A has not been constructed. These items will need to be completed in accordance with the construction plans for the Owls Head Development prior to the Engineer's Final Certification of the system with State and Local Agencies to place into operation.



LEGEND	
SYMBOL	DESCRIPTION
— — — — —	DISTRICT BOUNDARY
— — — — —	PHASE LINES
— — — — —	SANITARY GRAVITY SEWER (AS PROPOSED)
— x — x — x —	SANITARY SEWER FORCE MAIN (AS PROPOSED)
— — — — —	PHASE 1A AND 1B BOUNDARY LINE
— — — — —	PHASE 1A AND 1C BOUNDARY LINE
— x — x — x —	35 LOTS WITHIN PHASE 1A WITHOUT CONSTRUCTED INFRASTRUCTURE



Sanitary Sewer information depicted hereon is approximate and subject to change.

Magnolia Creek CDD Phase 1 Proposed Sanitary Sewer System Map
 N.T.S.

Sanitary Sewer System Capacity / Demand Summary

Phase 1 Sanitary Sewer System Demand:

- Phase 1A (72.2 acres) – 237 Residential Lots (202 Existing Residential Lots and 35 Future Residential Lots)
- Phase 1B (69.3 acres) – 158 Future Residential Lots
- Phase 1C (14.5 acres) – RC Zoned Property (116 Maximum Dwelling Units per City of Freeport Land Development Code)

Phase 1 Sanitary Sewer System Capacity:

Phase 1A – 237 Residential Lots

- For the 202 existing residential lots, onsite collection and conveyance capacity for full build out is provided. Pump station capacity will not be available and provided until the completed installation of the lift station pumps and back-up generator, and securing governmental approvals. Sewer capacities (when provided) will conform to the City of Freeport Land Development Code and provide a minimum flow of 120 gpd/person. Approximately 707 users are projected for the 202 residential lots in Phase 1A.
- For 35 future residential lots, onsite collection and conveyance lines are not constructed, therefore capacity is not provided at this time. Pump station capacity will not be available and provided until the completed installation of the lift station pumps and back-up generator, and securing governmental approvals. Approximately 123 users are projected for future residential lots in Phase 1A.

Phase 1B – 158 Residential Lots

- For Phase 1B, onsite collection and conveyance capacity for full build out is provided. Pump station capacity will not be available and provided until the completed installation of the lift station pumps and back-up generator, and securing governmental approvals. Sewer capacities (when provided) will conform to the City of Freeport Land Development Code and provide a minimum flow of 120 gpd/person. Approximately 553 users are projected for Phase 1B.

Phase 1C - RC Zoned Property

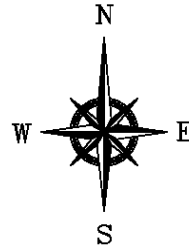
- Onsite collection and conveyance capacity for full build out is provided. Pump station capacity will not be available and provided until the completed installation of the lift station pumps and back-up generator, and securing governmental approvals. Sewer capacities (when provided) will conform to the City of Freeport Land Development Code and provide a minimum flow of 120 gpd/person and 120 gpd per 1,000 square feet of building for commercial use.

Parks and Recreation:

The Development contains a proposed 6.7-acre central park and a 20-acre lake within Phase 1. The central park serves as a project amenity and is approximately 95% complete. Plantings have been installed along the perimeter of the park and the park has been sodded with prescription turf. An amphitheatre is proposed along the southern end of the park, but has not been constructed. An existing 20-acre lake also exists within the limits of Phase 1. The lake has been constructed over the last decade by dredging sand and is proposed to be used for recreational purposes.



LEGEND	
SYMBOL	DESCRIPTION
— (thick dashed line)	DISTRICT BOUNDARY
— (dashed line)	PHASE LINES
— (light blue fill)	LAKE
— (light green fill)	PARK AREA
— (solid red line)	PHASE 1A AND 1B BOUNDARY LINE
— (dashed red line)	PHASE 1A AND 1C BOUNDARY LINE



Areas depicted hereon are approximate and subject to change.

Magnolia Creek CDD Phase 1 Proposed Parks and Recreation Map
 N.T.S.

Parks and Recreation Capacity / Demand Summary

Phase 1 Parks and Recreation Demand:

- Phase 1A (72.2 acres) – 237 Residential Lots (202 Existing Residential Lots and 35 Future Residential Lots)
Approximately 830 users are projected for Phase 1A.
- Phase 1B (69.3 acres) – 158 Future Residential Lots
Approximately 553 users are projected for Phase 1B.
- Phase 1C (14.5 acres) – RC Zoned Property (116 Maximum Dwelling Units per City of Freeport Land Development Code) 116 Future Residential Lots
Approximately 406 users are projected for Phase 1C

Phase 1 Parks and Recreation Capacity:

The City of Freeport Land Development Code requires a minimum of 6 acres of Recreation and Open Space per 1,000 population. Although the City of Freeport Recreation and Open Space requirements are typically intended to be met on a community-wide basis this analysis provides a capacity measure of the Recreation and Open Space which is provided fully within the Magnolia Creek CDD site.

Onsite Park Area Provided: 26.7 acres

Park Demand Rate: 6 acres per 1000 population.

Compute the population supported by 26.7 acres of park:

$$26.7 \text{ acres} / 6 \text{ acres per } 1000 \text{ population} = 4,450 \text{ users (onsite capacity)}$$

Phase 1A – 830 users

Phase 1B – 553 users

Phase 1 C – 406 users

Total 1,789 users

Onsite parks and recreation capacity is provided for 4,450 users per the calculation above. Phase 1 demand is estimated at 1,789 users. Sufficient parks and recreation capacity is provided onsite for Phase 1.

Irrigation System:

The Development's Irrigation system was designed with a network of pipes to provide irrigation to common landscape areas, residential lots, and pocket parks. Portions of the irrigation system have been completed to serve existing landscape areas, however the system has not been constructed in its entirety.



LEGEND	
SYMBOL	DESCRIPTION
	DISTRICT BOUNDARY
	PHASE LINES
	LAKE
	PARK AREA
	STREET SECTIONS TO BE IRRIGATED (AS PROPOSED)
	PHASE 1A AND 1B BOUNDARY LINE
	PHASE 1A AND 1C BOUNDARY LINE

Areas depicted hereon are approximate and subject to change.

Magnolia Creek CDD Phase 1 Irrigation System Map
 N.T.S.

Irrigation System Capacity / Demand Summary

Phase 1 Irrigation System Demand:

Phase 1A (72.2 acres) – Street Sections (Irrigation for Street Trees and Groundcover), Central Park, Lake Edge, and Perimeter Landscaping

Phase 1B (69.3 acres) – Street Sections (Irrigation for Street Trees and Groundcover), and Perimeter Landscaping

Phase 1C (14.5 acres) - RC Zoned Property - Street Sections (Irrigation for Street Trees and Groundcover), and Perimeter Landscaping

Phase 1 Irrigation System Capacity:

Phase 1 - As landscape areas are installed, irrigation systems will be constructed to meet the irrigation demand.

Additions or Expansions:

The Owls Head Development / Magnolia Creek CDD was planned as a multi-phase development as previously discussed. Based on the current economic conditions it is unknown as to whether there will be any new facilities constructed to serve future phases of development. It is uncertain when the remaining infrastructure within sub-phases 1A, 1B or 1C will be completed. The District will take all reasonable steps to ensure the infrastructure is completed as soon as possible.

Replacement of Existing Public Facilities:

The District has no plans proposed to replace any public facilities within the next ten years.

Engineer's Certification:

I hereby certify that the foregoing is a true and correct description of the public facilities for the Magnolia Creek Community Development District to the best of my knowledge.

Richard A. Moore, PE
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Moore Bass Consulting