

Public Facilities Report

**Viera East
Community Development District**

September 30, 2016

**By: Governmental Management Services-Central Florida, LLC
District Manager
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I. Purpose and Scope

This report is provided at the request of Viera East Community Development District (the "District") as an obligation under Section 189.08 Florida Statutes regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next 10 years. The Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on the District's website. 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.

II. Introduction

The District is a local unit of special purpose government of the State of Florida (the "State") created in accordance with the Uniform Community Development District Act of 1980, Florida Statutes, as amended (the "Act"), by rule 42m-1.001. Viera East is located east of I-95 and north of Wickham Road. The District encompasses approximately 2,825 acres consisting of 4,222 residential units, and 200 acres of commercial use. The District also has an 18-hole championship golf course and parks.

III. Public Facilities

The District has constructed and/or acquired the facilities detailed in the Districts Engineer's Report which is attached as Exhibit A.

IV. Proposed Expansions over the Next Ten Years

The District has no plans to expand the facilities within the next 10 years.

V. Replacement of Public Facilities

There are currently no plans to replace the District's public facilities.

VI. Anticipated Completion Date

The Facilities are complete

3. Mitigation Facilities

Wetlands mitigation facilities included flow ways and restoration of wetlands as required by permits.

THE DEVELOPMENT

General

The District is a local unit of special purpose government organized and existing as a community development district of the State of Florida created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"). It was created effective April 16, 1991, by the Florida Land and Water Adjudicatory Commission upon the petition of The Viera Company (the "Developer").

The District encompasses approximately 2,825 acres of land located in Brevard County (the "County"), of which approximately 260 acres of land are within the boundaries of the City of Rockledge (the "City"). The land comprising the District is part of a larger "new town" development called Viera (the "Development"). The Development was with land owned by The Viera Company, or its corporate parent, A. Duda & Sons, Inc. The Development is located in the geographic center of Brevard County and is bisected by I-95 with approximately 8 miles of interstate frontage.

An initial phase for the Development included the 2,825 acres within the District, which is called "Viera East." Viera East is located east of I-95 and north of Wickham Road. The County and the City issued DRI Development Orders in November 1990. All 2,825 acres of land within the District is included in these DRI Development Orders.

Residential development covers a range of products from standard single-family detached and patio homes on lots ranging in size from 50-foot to 110-foot frontage, to attached townhouses. Finished single family home prices range from the low \$100's to the mid-\$300's.

The Development within the District contains approximately 3,450 single-family and 760 multi-family residential units and approximately 200 acres for commercial use. Substantially all of the residential property in the District has been completed and sold.

The District's recreation facilities are comprised of an 18-hole championship golf course, swimming pools, 3 lighted tennis courts, open playing field, basketball courts, pavilion for social gatherings, fully equipped playground, bike trails, parks and sidewalks. These amenities were privately funded.

Infrastructure

The District has made certain improvements to its water management system and roadways. The improvements included the construction of water management facilities, water

Engineer; Shutts & Bowen LLP, Orlando, Florida, as District Counsel; and the District Manager to prepare the Benefit Special Assessment Allocation Report.

THE PRIOR PROJECTS

The Series 1996A Bonds were issued to achieve a crossover refunding of the District's 1991 Bonds which were issued for the purpose of completing the 1991 project (the "1991 Project"). Simultaneously with the issuance of the Series 1996A Bonds, the District issued its 1993B Bonds which were issued for the purpose of completing the 1993 project (the "1993 Project"). Additionally, the District issued its 1996B Bonds for the purposes of completing the 1996 project (the "1996 Project"). Together the 1991 Project, the 1993 Project and the 1996 Project are referred to herein as the "Prior Projects."

The Prior Projects consisted of certain improvements to the District's water management system and roadways, including the construction of water management facilities and wetland mitigation areas, water control systems, culverts and major arterial roadways. Additionally, the District has created a conservation and open space system within the District that will result in the overall improvement and enhancement of wetlands and wildlife habitat on-site.

(a) The 1991 Project

System improvements included in the 1991 Project have been constructed. The project funded from the proceeds of the Series 1991 Bonds was the first phase of the System.

The 1991 Project included the facilities and improvements, as shown below:

1. Water Management System

Completed works included the Header Canal running north-south the entire length of the District, the water control structures and culverts, and the flow way south of Viera Boulevard and west of Crane Creek Boulevard. The District also completed the upgrade and clean out of the existing ditches. In addition, portions of the lakes and canals south of Viera Boulevard have been constructed, as well as portions of the backbone drainage system. Because of the location of development within the District, portions of the necessary lakes in the northwest area of the District were also constructed.

2. Roadways

Completed roadways include Viera Boulevard from Murrell Road to U.S. Highway 1, two lanes of Murrell Road from its terminus at Indian River Colony Club north to a point 1500 feet north of Viera Boulevard and the Paint Street Connector. In addition, the railroad crossing at Viera Boulevard was completed, as well as certain required improvements to U.S. Highway 1 to accommodate the new intersection with Viera Boulevard. In place of the proposed Spyglass Road, Viera Boulevard was also extended west of Murrell Road to the site of the future I-95 interchange ramp.

All acquisitions of roadway and water management work have been completed.

(b) The 1993 Project

System improvements included in the 1993 Project funded with the proceeds of the Series 1993 Bonds included the improvements as described below.

1. Water Management System

Completed works include numerous lakes and canals east of Murrell Road and North Viera Boulevard, including water control structures and culverts. Also, various mitigation measures were constructed.

2. Roadways

Completed roadways include Spyglass Road east of Murrell Road, the extension of Murrell Road to Barnes Boulevard, and the finalization of signalization at U.S. Highway 1 and Viera Boulevard. In addition, the permitting and design of the proposed I-95 Interchange at Viera Boulevard were undertaken.

(c) The 1996 Project

The System improvements included in the 1996 Project funded with proceeds of the Series 1996B Bonds (the "1996 Project") included the improvements as described below.

1. Water Management System

Water management improvements included numerous lakes in the following subdivisions: Osprey Landing & Osprey Ridge, Bennington, The Heritage, Templeton, Sumerville, Wingate Estates, Auburn Lakes, Bayhill, and Heron's Landing.

Completion of work on the North Canal east of Murrell Road and the acquisition of the Lake #4 Expansion were also a part of this project component. The Developer has constructed several additional lakes and deeded them to the District. The Developer will construct any remaining lakes that are required, at no cost to the District.

2. Roadways

Roadway improvements included Golf Vista Boulevard drainage, which is the loop road in tracts B & C and two additional lanes of Murrell Road from Crane Creek to Barnes Boulevard. The District has entered into an agreement with Brevard County to complete the construction of two additional lanes on Murrell Rd. (Phase 1) from Wickham Rd to Crane Creek.

3. Mitigation Facilities

Wetlands mitigation facilities included flow ways and restoration of wetlands as required by permits.

THE DEVELOPMENT

General

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An initial phase for the Development included the 2,825 acres within the District, which is called "Viera East." Viera East is located east of I-95 and north of Wickham Road. The County and the City issued DRI Development Orders in November 1990. All 2,825 acres of land within the District is included in these DRI Development Orders.

Residential development covers a range of products from standard single-family detached and patio homes on lots ranging in size from 50-foot to 110-foot frontage, to attached townhouses. Finished single family home prices range from the low \$100's to the mid-\$300's.

The Development within the District contains approximately 3,450 single-family and 760 multi-family residential units and approximately 200 acres for commercial use. Substantially all of the residential property in the District has been completed and sold.

The District's recreation facilities are comprised of an 18-hole championship golf course, swimming pools, 3 lighted tennis courts, open playing field, basketball courts, pavilion for social gatherings, fully equipped playground, bike trails, parks and sidewalks. These amenities were privately funded.

Infrastructure

The District has made certain improvements to its water management system and roadways. The improvements included the construction of water management facilities, water

control structures, culverts, and major arterial roadways. All of these improvements were paid for through the District's issuance of its Series 1991 Bonds, Series 1993B Bonds which are currently outstanding in an aggregate principal amount of \$300,000 and Series 1996B Bonds which are currently outstanding in an aggregate principal amount of \$5,045,000. See 'THE PRIOR PROJECTS' herein.

In addition to these improvements, the Developer has donated various land, located within and outside of the District, for government, school and public service facilities, recreational amenities, and medical services. Some of these land donations include 85 acres for the Brevard County Educational Services Facility and Brevard County Government Operations Center; 30 acres to Brevard County for a courthouse facility; and 31 acres to Brevard County for a spring training stadium complex; and 115 acres to Brevard County for a regional park.

Residential Development

The District was formed in 1991 and certain lands within the District have been in active development since 1992. Residential development covers a range of products from standard single-family detached and patio homes on lots ranging in size from 50-foot to 110-foot frontage, to attached townhouses. Finished single-family home prices ranged from the low \$100's to the mid-\$300's.

Commercial Development

The Development currently contains approximately 201.62 acres of commercial use of which only 40 acres remains undeveloped. Existing commercial development consists of 16 office buildings, including the Spyglass Medical Center (31,000 gross square foot medical office building), the Wickham Commons Office Building Complex (85,000 gross square foot office space), and the Corporate Park at Viera Office Park (approximately 58,000 square feet). In addition, commercial development includes the Wuesthoff Progressive Care Center consisting of a Transitional Care Unit and Residential Care Unit, a 63,018 square foot mini-warehouse facility, two Mobil gas stations, a La Petite day care center and a Kash N' Karry Shopping Center.

Recreational Facilities and Other Amenities

The District owns and operates an 18-hole championship golf course. The golf course and club house were financed with proceeds of the Series 1992 Special Revenue Assessment Bonds for a cost of approximately \$6.5 million. In addition, the District has a community park and a jogging trail.

The Developer installed recreation facilities consisting of swimming pools, 3 lighted tennis courts, open playing field, basketball courts, pavilion for social gatherings, fully equipped playground, bike trails, parks and sidewalks.