

Viera East

COMMUNITY DEVELOPMENT DISTRICT

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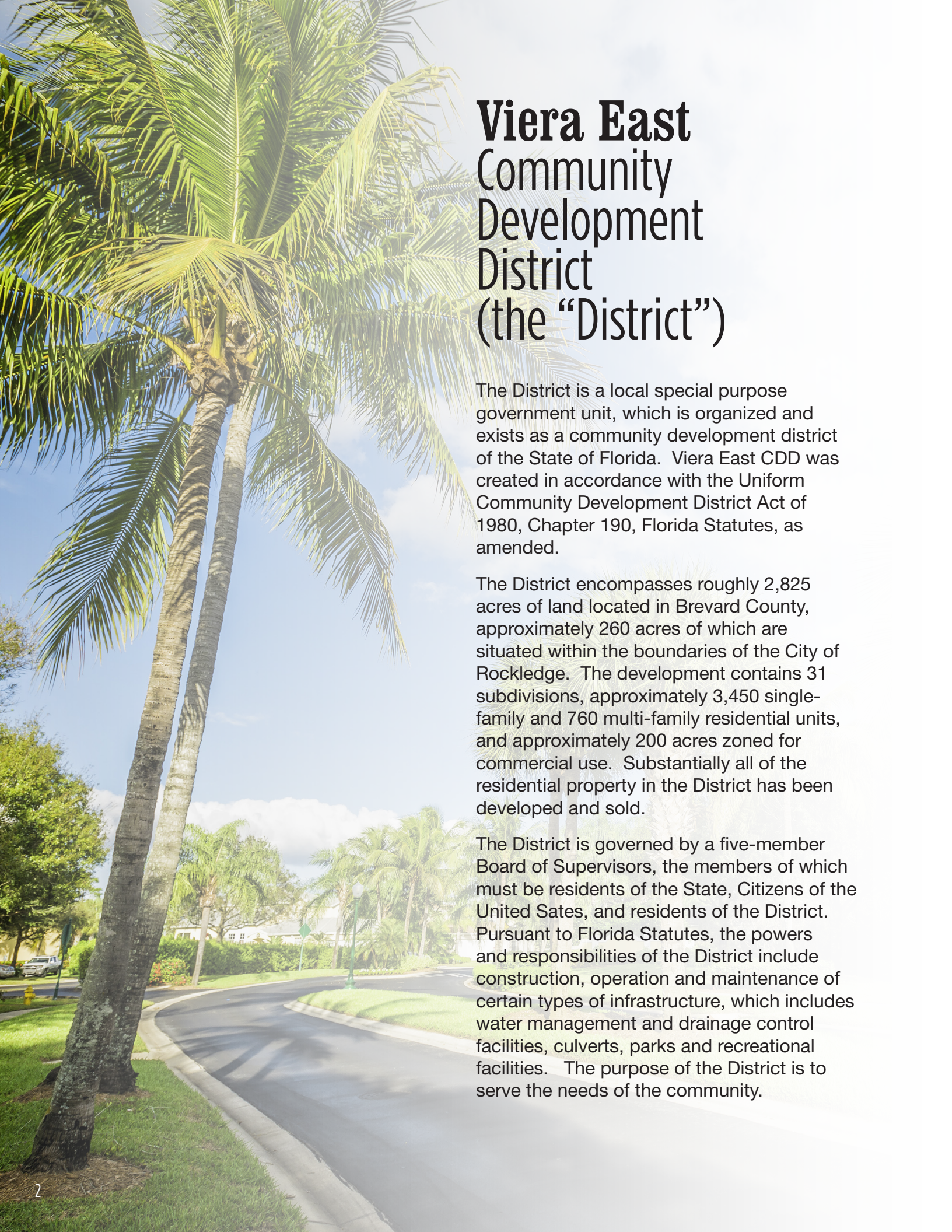
Tim Melloh, PGA - General Manager/COO
Lane Burney - Head Golf Professional
Scott Eberly - Golf Course Superintendent
Ed Grasser - District Maintenance Supervisor
Inez Campos - Administration

District Manager

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Viera East Community Development District (the “District”)

The District is a local special purpose government unit, which is organized and exists as a community development district of the State of Florida. Viera East CDD was created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended.

The District encompasses roughly 2,825 acres of land located in Brevard County, approximately 260 acres of which are situated within the boundaries of the City of Rockledge. The development contains 31 subdivisions, approximately 3,450 single-family and 760 multi-family residential units, and approximately 200 acres zoned for commercial use. Substantially all of the residential property in the District has been developed and sold.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State, Citizens of the United States, and residents of the District. Pursuant to Florida Statutes, the powers and responsibilities of the District include construction, operation and maintenance of certain types of infrastructure, which includes water management and drainage control facilities, culverts, parks and recreational facilities. The purpose of the District is to serve the needs of the community.

An aerial photograph showing a residential neighborhood with houses and palm trees, a large body of water (lake or lagoon), and a golf course with green fairways and sand traps. The scene is viewed from a high angle, showing the layout of the area.

Master Drainage System

The water management system facilities consist of 85 lakes, 33.1 miles of shoreline, several canals, culverts, control structures, and wetland areas. These facilities are designed to prevent flooding and to maintain the quality of storm water runoff in accordance with regulatory standards. The water management facilities attenuate, direct, and absorb excess runoff from the lands within the District. The District is responsible for the operation and maintenance of the Master Drainage System. In addition, a conservation and open space system enhances the wetlands and wildlife habitat within the District. The conservation system provides preservation of approximately 254 acres of existing wetlands, including the majority of the existing mixed wetland hardwoods. Approximately 116 acres of flow-ways or man-made wetlands link numerous recharge lakes to the natural wetland system.

Frequently Asked Questions

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Why doesn't the District pump the lakes down when there is a major storm approaching?

The lakes are actually retention ponds and are designed to retain water. There is not a way to lower the height of the ponds. The level of the retention ponds are controlled through water management structures on each pond. When the level of the retention pond reaches a certain height the water will flow to a header canal that runs adjacent to I-95, on to another header canal that takes it under I-95, and then to the St. Johns River.

Does the overflow rainwater from our area drain into the Indian River Lagoon?

No. When the level of the retention ponds reaches a certain level, the excess water flows through outfall structures that take it through various wetlands and flow-ways to a major header canal that runs adjacent to I-95. From this point, the excess water flows under I-95, westward, to the St. Johns River.

Why do the streets flood after a major storm? Will my house flood?

The Viera East CDD Stormwater Management system was designed using two storm events as approved by the SJRWMD. The main design storm event is the 25 year 24 hour event which has 10.6 inches of rain in 24 hours. This event provides for the determination of the size of the lake systems within the District. The ponds and lakes are also modeled for the 100 year storm event which would be the closest to a large event such as a hurricane. The 100 year event is very important as all finish floors for every home or structure is set one-foot above the maximum stage for this event. The top of banks for the lakes and ponds is set at the maximum stage of the 100 year event. Water in the entire system should, in most instances, be within the lake and pond systems with temporary standing water in the streets which, by design, serve as a temporary holding area.

Conservation Areas, Preserves, Wetlands & Uplands

The communities of Viera East are situated within hundreds of acres of preserved upland and wetland habitats. These permit-required conservation areas (or preserves) are owned and managed by the Viera East Community Development District (VECDD) and are protected by conservation easements (which are legal documents that place restrictions on property in order to protect its associated natural resources).

The VECDD is responsible for maintaining Viera East's conservation areas in their natural state in perpetuity. Management activities include regular exotic (non-native) vegetation control and removal; fire wise habitat management for wildfire safety (i.e., thinning of vegetative fuels directly adjacent to homes); replacement of dead/damaged native plants as needed; prevention of encroachment/trespassing into preserves through education, signage, fencing, etc.; and enforcement of compliance with conservation easements. The following activities are prohibited in the conservation areas: construction or placing of buildings, roads, utilities, signs, etc.; dumping or

placing of soil, trash, yard waste, or other materials; removal or destruction of native vegetation, with the exception of the specific activities described above; planting of non-native vegetation, including sod and other non-native grasses; excavation, ditching, dredging or removal of soil; and any other activities which are detrimental to fish and wildlife.

In some circumstances, Viera East staff will make the executive decision to remove native vegetation from a conservation area if it may potentially be dangerous to people or property (e.g., a large, dead tree with falling limbs hanging over a sidewalk or building). These decisions are made on a case-by-case basis following consultation with knowledgeable professionals. Accordingly, native vegetation removal from the Viera East preserves (beyond that described above), will only be considered when safety or direct property damage are valid concerns. Otherwise, all preserves are to be maintained with their native habitats intact, as required by the conservation easements.



Scrub-Jay Habitat

The Florida Scrub-Jay is listed as “threatened” by the Federal Government and is the only species of bird endemic or unique to the State of Florida. Due to their social nature, Florida Scrub-Jays cooperate by forming extended family groups. Prior offspring help their parents guard nest sites, raise young, and fight off predators.

The District is responsible for maintaining a successful Florida Scrub-Jay population within the Scrub-Jay Preserve in perpetuity. This consists of managing the Scrub-Jay habitat for the specific benefit of the Florida Scrub-Jay through the use of mechanical maintenance, exotic vegetation control methods, and prescribed burns. Many other wildlife species such as the gopher tortoise and Indigo snake also benefit from these habitat management activities. Over the years, Viera East CDD Management have successfully collaborated with Michelle Smurl, Florida Scrub-Jay Research Coordinator for the Brevard Zoo, to maintain this 400-acre preserve, located between Viera Boulevard and Barnes Boulevard. The successful management of this preserve has resulted in the utilization of more than 20 confirmed families of Scrub-Jays. (Further information on the Scrub-Jay and their habitat can be found on the District Website at www.vieraeastcdd.com).



Recreational Facilities

Woodside Park, Bike Trails, and Viera East Golf Club

Residents have the pleasure and convenience of neighboring Woodside Park, where families enjoy intimate get-togethers with their children and pets. Cloaked by stately, towering oaks, the park boasts open sprawling fields for ball games, a fun playground and winding trails. The scenic trails are great for meditative walks and promote healthy living. The park is open dawn to dusk each day and is located at the corner of Murrell Road and Crane Creek Boulevard. The District maintains over 5 miles of paved trails and sidewalk for the biking, jogging, and walking pleasure of our residents and visitors. Various trails wind through different preserves throughout the district.

The Viera East Golf Club was constructed by the Viera Company in 1994 as a focal point and amenity to the development. It was designed by world-renowned golf course architect, Joe Lee, who has also designed many top courses throughout the country including Disney Palm, Disney Magnolia, Disney Lake Buena Vista, Doral Blue Monster, and the NCR Country Club.

Each year, the golf course hosts over 50,000 rounds of golf and is considered one of the best facilities in Brevard County and Central Florida. The golf course operates off the funds generated through greens fees, cart fees, membership fees, trail fees,

merchandise sales, driving range sales, restaurant lease and golf instruction leases. CDD residents receive a 25% discount on the daily rates for golf and 20% on merchandise for sale in the golf proshop. The clubhouse is home to Divots Grille, which is leased to a third-party vendor. Divots Grille is open for breakfast and lunch daily, and is a favorite venue for special events hosted periodically in the evening. A popular, well-maintained golf course absolutely creates higher property values for not only the homes situated adjacent to it, but for homesites located within a few miles of the facility.

Recently, many improvements have been made to the golf course, including the installation of TifEagle Greens – resulting in state-of-the-art putting surfaces, as well as improvements to the irrigation system. Other recent capital improvements include tee box and bunker renovations, cart path repairs, increased turf-grass management practices, renovated course playability features, and increased landscaping. Because the Viera East Golf Club is a major focal point for the Viera East Community and plays a major role in property values, it is the goal of the Board to ensure it remains a popular, well-maintained facility that is easily accessible by all residents and visitors.



Fire Wise Preserve Edge Maintenance

The communities of Viera East are situated within hundreds of acres of preserved upland and wetland habitats, including preserves for the Florida Scrub-Jay and gopher tortoise. Over time, these habitats become overgrown with both native (saw palmetto and wax myrtle vines, etc.) as well as exotic (primarily Brazilian pepper) vegetation. Due to the close proximity of the residential areas to these preserves, a serious wildfire risk exists for the community at large.

In order to create a fire-safe community, these residential/preserve interface areas require continuous mechanical treatment. This consists of cutting and mulching the existing plant material with a small piece of machinery in an effort to significantly reduce fuel loads adjacent to homes. This process essentially creates a fire break (or gap) in the vegetation. The fire breaks are refreshed on a 3-year cycle. It should be emphasized that the areas to be mechanically maintained are within the preserve boundaries, as opposed to within individual property owners' boundaries. As such, the fire breaks must be maintained in their natural state.





2300 Clubhouse Drive
Viera, FL 32955

Frequently Asked Questions (CONTINUED FROM PAGE 3)

There is undeveloped property behind my house. Will that land ever be developed?

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native vegetation, including sod and other non-native grasses; excavation, ditching, dredging or removal of soil; and activities detrimental to fish and wildlife. In some circumstances, Viera East staff will make the executive decision to remove native vegetation from a conservation area if it may potentially be dangerous to people or property (e.g., a large, dead tree with falling limbs hanging over a sidewalk or building). These decisions are made on a case-by-case basis. To clarify, native vegetation removal from the Viera East preserves, beyond that described above, is only considered when safety or direct property damage is a real concern. Otherwise, all preserves are to be maintained with their native habitats intact, as required by the Conservation easements. Should you have any questions please contact (321) 639-2355.

Is fishing allowed in the lakes in the District?

Fishing is allowed in the District with several exceptions. **Number 1 exception;** fishing lake or pond banks within the Viera East Golf Club boundaries and areas of play is prohibited. **Number 2 exception;** fishing along lake or pond banks directly behind a residential property that is not your own. Fishing behind a residential home that is not yours can be deemed trespassing. **Homeowners/Residents:** As a Homeowner or Resident should you find someone behind your home fishing without

your permission please feel free to contact your local Police or Sherriff's Office, using the non-emergency phone number, and ask to have those persons moved along. The District has provided local law enforcement authorities information on areas in which trespassing onto CDD property can be enforced, these areas include behind your home. The boundaries are mapped. Multi-family dwellings i.e.; Condominium and or Apartment Buildings may have additional restrictions which should be followed according to their particular rules.

The District would like to continue to make fishing available to our residents. All residents also have a reasonable expectation of privacy and security. Use common sense and respect when fishing anywhere in the District.

Can I swim or use a boat in the lakes in the District?

No. Swimming and boating are not allowed.

Do I receive a Discount at the District owned Golf Course?

Yes. Residents of the Viera East Community Development District receive a 25% discount off the posted daily fee rate for golf.

For more information on the Viera East Community Development District, please visit our website at....vieraeastcdd.com