

**AFFIDAVIT OF CHRISTINA M. BAXTER
(ENGINEER)**

BEFORE ME, personally appeared Christina M. Baxter, who after being duly sworn stated that the following facts set forth in the attached Testimony of Christina M. Baxter (Engineer) for Storey Park Community Development District are true and correct.

THE WITNESS HAD NO FURTHER TESTIMONY.

Christina Baxter

Signature of Witness

Date: 1/15/15

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15 day of January 2015, by Christina M. Baxter, as Project Manager of Poulos & Bennett, LLC. She is personally known to me or has produced a valid driver's license as identification.

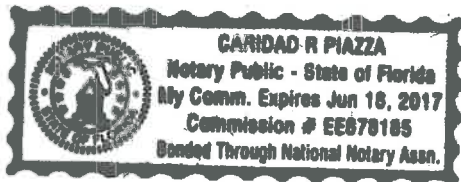
Caridad R. Piazza

Notary Public; State of FLORIDA

Print Name: CARIDAD R. PIAZZA

My Commission Expires: 6/18/2017

My Commission No.: EE 78185



**TESTIMONY OF CHRISTINA M. BAXTER (ENGINEER)
FOR
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

1. Please state your name and business address.

My name is Christina M. Baxter. My business address is 4625 Halder Lane, Suite B, Orlando, Florida 32814.

2. By whom are you employed and in what capacity?

I am employed by Poulos & Bennett, LLC as Project Manager.

3. How long have you held that position?

I have held that position since February 2012.

4. Please describe your duties with Poulos & Bennett.

I am responsible for overseeing projects of various size and development programs. Projects that I have been involved with include Single-Family, Multifamily, Commercial, Retail and Office improvements within projects that range in size from several acres to large development of regional impact (“DRI”) and planned development (“PD”) developments.

5. Please give your educational background, with degrees earned, major areas of study and institutions attended.

I obtained a Bachelor of Science degree in Civil Engineering from the University of Central Florida in 2003, and I obtained a Bachelor of Science in Biology from the University of Northern Arizona in 2000. I have attended numerous continuing education seminars on stormwater management, engineering design, project management and environmental permitting.

6. Do you have any professional licenses, registrations, or certifications?

Yes. I am a practicing Registered Professional Engineer, Florida license # 67547.

7. Are you a member of any professional associations?

Yes, I am a member of the American Society of Civil Engineers.

8. Please describe your work experience and background.

1 I have 11 years of experience as a civil engineer. Before working for Poulos & Bennett, I
2 worked for the VHB Miller Sellen for 1 year and MSCW, Inc. for 7 years.
3

- 4 **9. Have you ever testified as an expert witness? If so, please describe in what capacity**
5 **and in what types of proceedings.**

6
7 No.
8

- 9 **10. Please summarize your previous experience as it relates to public facility design and**
10 **construction.**
11

12 I have extensive experience in the design of roadways, stormwater management systems,
13 sanitary sewer collection, pumping and transmission systems, potable water distribution
14 systems and reclaimed water distribution systems associated with public infrastructure
15 design and construction. In my career, I have designed or supervised the design and
16 permitting of many projects throughout Central Florida in accordance with municipal
17 design standards.
18

- 19 **11. Please summarize your previous work experience relating to special districts in**
20 **general.**
21

22 I have been involved with the design and permitting of a development within 1 other
23 community development district ("CDD"), and I have worked on design and permitting
24 of improvements and master stormwater plans in 1 CDD. I have worked on permitting
25 drainage and construction projects through the South Florida, St. Johns and Southwest
26 Florida Water Management Districts for 11 years.
27

- 28 **12. Have you been involved in any developments of the type and nature contemplated**
29 **within the Storey Park Community Development District?**
30

31 Yes.
32

- 33 **13. Where in Florida are the other special districts with which you have worked?**
34

35 Gardens at Millenia Community Development District, located in the City of Orlando.
36

- 37 **14. Are you familiar with the petition filed by Lennar Homes, LLC seeking the**
38 **establishment of the Storey Park Community Development District?**
39

40 Yes, I am. My firm assisted the Petitioner with the preparation of several exhibits in this
41 Petition.
42

1 **15. Are you generally familiar with the geographical area, type, and scope of**
2 **development and the available services and facilities in the vicinity of the proposed**
3 **District?**
4

5 Yes, I have been involved with the property since 2007. I have been to the property and
6 am familiar with the available infrastructure services to the property. I am the engineer of
7 record for the Master Drainage Plan, Master Utility Plan, and several infrastructure
8 projects currently under construction within the Storey Park PD.
9

10 **16. Did you prepare, or have others prepare under your supervision, any of the exhibits**
11 **attached to the petition?**
12

13 Yes, I did.
14

15 **17. Which exhibits to the Petition did you prepare or have others prepare under your**
16 **supervision? Are they true and correct?**
17

18 Exhibit 1 and Composite Exhibits 4, 5 and 6 (“**Engineer Exhibits**”) were prepared by my
19 firm or under my firm’s supervision. To the best of my knowledge, they are all true and
20 correct.
21

22 **18. Do any of the Engineer Exhibits require any change or correction?**
23

24 No.
25

26 **19. In general, what do the Engineer Exhibits demonstrate?**
27

28 Exhibit 1 is a general location map which graphically delineates the location of the
29 District within the City of Orlando, Florida.
30

31 Composite Exhibit 4 consists of four maps of the District showing current major trunk
32 water mains, sewer interceptors and outfalls, reclaimed water improvements, and a post-
33 development basin map.
34

35 Composite Exhibit 5 includes two tables: one depicting the estimated timetable for
36 construction of District improvements/services, and the other setting forth a good-faith
37 cost estimate for construction of the improvements/services.
38

39 Composite Exhibit 6 includes three maps depicting the current, proposed future general
40 distribution, location and extent of public and private uses within the District.
41

42 **20. What methods did you use to configure the timetable contained in Composite**
43 **Exhibit 5?**
44

1 I used several methods to configure this timetable; estimated man hours to complete the
2 job; past experience for these types of construction, and consulted with contractors for
3 these types of projects.
4

5 **21. What methods did you use to estimate the costs contained in Composite Exhibit 5?**
6

7 I determined the scope of each improvement categories from preliminary project master
8 plans and through input from project planners and engineers. Roadway and utility costs
9 were generally estimated based on (1) cost per linear foot basis, (2) my experience in this
10 field, (3) prior job experience and (4) recent contractor bids on similar projects.
11

12 **22. In your professional opinion, are the construction cost estimates for the proposed**
13 **facilities and the timetable for the Storey Park Community Development District**
14 **reasonable?**
15

16 Yes, given the current state of the design and permitting of the infrastructure.
17

18 **23. What capital facilities are presently expected to be provided by the Storey Park**
19 **Community Development District?**
20

21 The proposed District presently expects to provide facilities and services which include
22 roadway improvements, stormwater management, water, sewer and reclaimed water
23 improvements and recreational facilities such as parks and trails.
24

25 **24. Does this conclude your testimony?**
26

27 Yes, it does.
28