

# **Public Facilities Report**

## **Portofino Cove Community Development District**

**September 30, 2016**

**By: Governmental Management Services-South Florida, LLC  
District Manager  
5385 N. Nob Hill Road  
Sunrise, Florida 33351**

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Public Facilities Report  
Portofino Cove Community Development District  
September 30, 2016

## **I. Purpose and Scope**

This report is provided at the request of Portofino Cove 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 Ordinance No. 3349 of the City Council of Fort Myers (the "City"). The Portofino Cove Community Development District is located in the city of Fort Myers, Lee County, Florida, lying within Section 32, Township 44 South, Range 25 East. The District encompasses 20.13 acres and is located north of Colonial Boulevard approximately 1500' west of Winkler Road. The residential development (referred to herein as "Portofino Cove" or the "Development") is located within the boundaries of the District and is planned for 252 residential dwelling units.

## **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**

Unknown at this time

**Exhibit A**

**Engineer's Report**

ENGINEER'S REPORT  
FOR THE  
PORTOFINO COVE  
COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS  
PORTOFINO COVE COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

BANKS ENGINEERING  
2515 NORTHBROOKE PLAZA DRIVE, SUITE 200  
NAPLES, FLORIDA 34119

October 25, 2006  
Amended May 3, 2007

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ENGINEER'S REPORT

**1. INTRODUCTION**

**1.1 Description of the Portofino Cove Development and Portofino Cove Community Development District**

The Portofino Cove Community Development District (the "District") is located in the City of Fort Myers, Lee County, Florida, lying within Section 32, Township 44 South, Range 25 East. The District encompasses 20.13 acres and is located north of Colonial Boulevard approximately 1500' west of Winkler Road. The residential development (referred to herein as "Portofino Cove" or the "Development") is located within the boundaries of the District and is planned for 252 residential dwelling units. The Development is planned as multi-family units. The Development is also planned to include a mitigation area, and various recreational amenities.

The District was established to finance, acquire and construct certain public infrastructure (the "Project") that will support the Development. A portion of these improvements have been or will be completed by Prime Homes at Portofino Cove, Ltd., the primary developer of Portofino Cove ("the Developer"), and will be acquired by the District with proceeds of bonds issued by the District. Any of the Project not funded with the Bonds is expected to be funded by the Developer.

The following table depicts the uses of land in the Development.

**TABLE 1**

| <b>TYPE OF USE</b>             | <b>ACREAGE +/-</b> | <b>% OF TOTAL</b> |
|--------------------------------|--------------------|-------------------|
| RESIDENTIAL                    | 8.97               | 44.5%             |
| VEGETATED PRESERVES            | 5.11               | 25.4%             |
| PUBLIC ROADWAYS                | 0.81               | 4.0%              |
| PRIVATE RIGHT-OF-WAY & PARKING | 4.0                | 19.9%             |
| LAKES                          | 1.24               | 6.2%              |
| <b>TOTAL</b>                   | 20.13              | 100               |
|                                |                    |                   |

**1.2 Purpose and Scope of the Report**

The purpose of this report is to provide a description of the Portofino Cove Community Development District, the capital improvements comprising the Project and an estimate of the costs of the Project.

**2. DISTRICT BOUNDARIES AND PROPERTIES SERVED**

**2.1 District Boundaries**

Exhibit "A" delineates the boundaries of the District. The District is bounded on the west, north and east by undeveloped lands zoned B-1, to the south by Colonial Boulevard.

## **2.2 Description of Properties Served**

The District is located in Sections 32, Township 44 South, Range 25 East, Lee County, Florida.

The existing land within the District except for the vegetated preserve areas has been cleared of vegetation as construction of the Project is under way. The terrain is flat with elevations ranging from 16' to 18' NGVD. Ground water is generally 1' below natural ground during the wet season. The dry season water table may drop up to 6' below existing grade.

The property within the District is zoned B-1. This "zoning" approval identifies the land use regulations and development commitments for the Project.

## **2.3 Existing Infrastructure**

The District is located within the City of Fort Myers water-sewer franchise area which provides water and wastewater services to the community. At the present time, City of Fort Myers does not have effluent reuse water available to the Development for irrigation. Groundwater from onsite sources will be used as a source for site irrigation.

Potable water for the Development will be provided by connections to and extension of the existing City of Fort Myers franchise water mains. There is an existing 12" main located approximately 450' north of the District and within the Winkler Road Right-of-Way. The potable water is provided by the City of Fort Myers water treatment plant.

Wastewater from the Development will be collected within the site and pumped off-site via forcemains and pumping stations located within the site. The wastewater from the Development will be pumped to an existing 24" forcemain, which is maintained and operated by the City of Fort Myers. This existing 24" forcemain is located approximately 450' north of the District and within the Winkler Road Right-of-Way. This forcemain pumps to the City of Fort Myers treatment plant.

The District drains to the existing onsite wetland that ultimately discharges to the 10 Mile Canal and to the Gulf of Mexico.

Colonial Boulevard is adjacent to the District and will provide access to the Development. The Development will have one (1) access.

The District is located within the franchise areas of Florida Power Light (FPL) and Embarq Telephone. Cable service is available from Comcast. These utility companies will provide electrical power, telephone service and cable television to the District. These services will not be funded by the District.

All utilities are available to the Development or will be available during the development of the Project. Water and wastewater capacities of the City of Fort Myers are currently sufficient to serve the build-out of the Development within the District.



### **3. PROPOSED DISTRICT INFRASTRUCTURE**

#### **3.1 Summary of the Proposed District Infrastructure**

The land within the District will receive special benefit from the improvements to be financed by the District. The benefit to the land as a result of constructing the improvements will equal or exceed the cost of the improvements.

The Project will generally consist of the following:

- Stormwater Management
- Public Roadways & Landscaping
- Onsite Water and Wastewater
- Offsite Water and Wastewater

#### **3.2 Stormwater Management**

The District stormwater management system consists of excavated stormwater management lakes, drainage pipes, catch basins, surface drainage features, swales, berms and water control structures and a mitigation area. A stormwater management lake within the District has been and will continue to be excavated. The lake will be excavated in accordance with the size and depth requirements of the City of Fort Myers Land Development Code Standards and South Florida Water Management District. Approximately 1.24 acres of lake will be excavated resulting in the generation of approximately 14,000 cubic yards of material.

The mitigation area is part of the stormwater management system since runoff from the Development must discharge to this area during storm events to maintain water levels and wetland hydroperiods. The mitigation area along with the lakes may be acquired by the District at the Developer's cost basis or for fair market value as determined by an independent appraisal. In this report we have assumed that the acquisition cost will be \$210,000/acre which we understand is the Developer's cost.

The District cost will include the cost for clearing and excavating the lakes and for the filling and construction of the perimeter berm and drainage swales which are part of the stormwater management system. The filling and grading of the residential areas which are not part of the stormwater management system will not be financed by the District. The drainage pipes and inlets will also be part of the District stormwater management infrastructure as these facilities collect and route stormwater runoff from the Development to the lakes for storage and treatment. Construction of the stormwater management system is in progress. Approximately 75% of the lake has been excavated.

Stormwater runoff will primarily be stored in the lakes during the 100 year 3 day storm event. Stormwater runoff from within the District will be collected and conveyed to the stormwater management lake for water quality treatment and quantity storage. The stormwater will discharge from the water control structure to the outfall pipe to the onsite mitigation area which ultimately discharges to 10 Mile Canal and to the Gulf of Mexico.

The stormwater management system has been designed and constructed in accordance with South Florida Water Management District standards for water quality treatment, quantity storage and flood protection and in accordance with the existing permit.

Ground cover will be provided as necessary to prevent erosion on the lake banks and perimeter berms. Ground cover will consist of sod, shrubs and littoral plantings in and around lakes.

A reasonable contingency to cover unexpected cost or unforeseen requirements along with the proportional cost of the professional and application fees attributable to the stormwater management system is included in the cost for stormwater management.

### **3.3 Public Roadways**

A frontage road adjacent to Colonial Boulevard is a proposed public roadway within the District boundary, but outside the gates of the Development. The District will be responsible for the acquisition of Right-of-Way for construction of the frontage road within the District. The Frontage Road within the District will be a two lane public road approximately 900' in length. Upon completion it is contemplated that this public roadway will be owned and maintained by the District.

Landscape buffers will be placed adjacent to the public roadways. These buffers will consist of ground cover, sod, shrubs, flowers, trees and other plant materials. This vegetation will help beautify the District and public roadway areas and provide a visual barrier between the uses. The District cost will only be for planting materials within and adjacent to the public right-of-way that are on the outside of the perimeter fence surrounding the Project.

The City of Fort Myers requires road impact fees for new residential units in the amount of \$6485 per unit for the type of unit planned within the District. These road impact fees may be financed in whole or in part by the District.

A reasonable contingency to cover unexpected cost or unforeseen requirements along with the proportional cost of the professional and application fees attributable to the public roadways is included in the cost for public roadways.

### **3.4 Onsite Water and Wastewater**

The utilities within the District will consist of potable water and wastewater collection/transmission systems which will be designed and constructed in accordance with the appropriate City of Fort Myers standards and Florida Department of Environmental Protection codes. The potable water and wastewater collection/transmission systems will be constructed by the District or acquired from the Developer. The City of Fort Myers has expressed a desire to accept maintenance of the lift station, master manhole and onsite forcemain. All other onsite wastewater facilities and all onsite water facilities will be owned and maintained by the District.

A reasonable contingency to cover unexpected cost or unforeseen requirements along with the proportional cost of the professional and application fees attributable to the water and wastewater systems is included in the cost for water and wastewater.

### **3.5 Offsite Water and Wastewater**

The offsite water and wastewater facilities will consist of approximately 450' of 6" forcemain and 595' of 10" watermain to serve the District. These mains will be extended south from Winkler Road to the District within public easements to serve the District. Upon completion of these facilities, they will be transferred to the City of Fort Myers for ownership and maintenance.

## **4. OPINION OF PROBABLE CONSTRUCTION COSTS**

A summary of the opinion of probable costs in 2007 dollars for the Project is represented in Table 2. The costs do not include the legal, administrative, financing, operation or maintenance services necessary to finance and operate the District infrastructure.

It is my professional opinion that these costs are reasonable for the work to be performed. I believe that the Project can be constructed within the budget set forth in this report.

TABLE 2  
SUMMARY OF THE OPINION OF PROBABLE COST  
FOR  
PORTOFINO COVE COMMUNITY DEVELOPMENT DISTRICT

| <b>Portofino Cove</b>             | Cost (dollars)     |
|-----------------------------------|--------------------|
| District Funded Infrastructure    |                    |
| 3.2 Stormwater Management         | \$4,050,000        |
| 3.3 Public Roadways & Landscaping | \$500,000          |
| 3.4 Onsite Water and Wastewater   | \$750,000          |
| 3.5 Offsite Water and Wastewater  | \$100,000          |
| <b>Total</b>                      | <b>\$5,400,000</b> |

**5. Permits**

All required permits needed for the commencement of infrastructure construction have been issued. These issued permits include SFWMD & ACOE approval, the City of Fort Myers Site Construction Permit, and Florida Department of Environmental Protection Water and Wastewater Constructed Permits.

\_\_\_\_\_  
David R. Underhill, Jr., P.E.                      Date  
Vice President