

# **Public Facilities Report**

## **Portofino Springs 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 Springs Community Development District  
September 30, 2016

## **I. Purpose and Scope**

This report is provided at the request of Portofino Springs 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. 06-23 of the board of County Commissioners of Lee County, Florida (the "County"). The Portofino Springs Community Development District is located in Le County, Florida, lying within Section 33, Township 45 South, Range 24 East. The District encompasses 16.8 acres and is located at the NE corner of Park Royal Drive and Bass Road. Portofino Springs (the "Development") is approved for 200 multi-family residential 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 SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS  
PORTOFINO SPRINGS COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

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

November 30, 2006

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**ENGINEER'S REPORT**

**1. INTRODUCTION**

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

The Portofino Springs Community Development District (the "District") is located in Lee County, Florida, lying within Section 33, Township 45 South, Range 24 East. The District encompasses 16.98 acres and is located at the NE corner of Park Royal Drive and Bass Road. The residential development (referred to herein as "Portofino Springs" or the "Development") is located within the boundaries of the District and is planned for 200 residential dwelling units. The Development is planned as multi-family units. The Development is also planned to include 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 Springs, Ltd., the primary developer of Portofino Springs ("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 will 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	10.78	63.5
PRIVATE RIGHT-OF-WAY AND PARKING	5.5	32.4
AMENITY AREAS	0.7	4.1
<b>TOTAL</b>	16.98	100

**1.2 Purpose and Scope of the Report**

The purpose of this report is to provide a description of the 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 located in Healthpark DRI RPD-CPD and is bounded on the west by Bass Rd and a medical office, on the North by existing single family homes, the east by developed multiple family homes, and the south by an existing medical office and Park Royal Drive.

## **2.2 Description of Properties Served**

The District is located in Sections 33, Township 45 South, Range 24 East, Lee County, Florida.

The existing land within the District has been cleared of vegetation as construction of the Project is underway. The terrain is flat with elevations ranging from 3.5' to 5' NGVD. Ground water is generally 1' below natural ground during the wet season. The dry season water table may drop up to 3' below existing grade.

The property within the District is zoned RPD / CPD. This zoning category identifies the land use regulations and development commitments for the Project.

## **2.3 Existing Infrastructure**

The District is located within the Lee County Utilities water-sewer franchise area, which provides water and wastewater services to the community. At the present time, effluent reuse water is available to the District for irrigation from Lee County Utilities. The reuse water is subsequently re-pumped by Healthpark and provided to the District for irrigation use. Groundwater from onsite sources will be used as a backup source for site irrigation should the effluent system fail.

Potable water for the Development will be provided by connections to and extension of the existing Lee County Utilities franchise water mains. There are existing mains located and within the Bass Road and Park Royal Drive Rights-of-Way. The potable water is provided by the Lee County Utilities water treatment plant.

Wastewater (Sanitary Sewer) service for the Development will be provided by connections to and extensions of the existing Lee County Utilities gravity sewer system. An existing 8" gravity sewer stub is available to the District near the SE corner of the district along Park Royal Drive. This stub will be extended to serve the District.

The District drains to the existing Healthpark Surface Water Management System that ultimately discharges Estero Bay via Cow Slough. Treatment of stormwater runoff from the District occurs in offsite lakes in the Healthpark master stormwater management system.

Bass Road and Park Royal Drive, public local roads, are adjacent to the District and will provide access to the Development. The Development will have two (2) access points, one to each public road.

The District is located within the franchise areas of Florida Power Light (FPL) and Embark 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 Lee County Utilities 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 Project will generally consist of the following:

- Stormwater Management
- Public Roadways
- Onsite Water and Wastewater

#### **3.2 Stormwater Management**

The District stormwater management system consists of, drainage pipes, catch basins, surface drainage features (valley gutter and swales), and berms. Storage and treatment of stormwater runoff occurs in offsite lakes since there are no onsite lakes. All fill needed to construct the Project will come from offsite sources.

The District property is low and must be filled to prevent flooding, and to create the surficial drainage features. The surficial drawings features (swales and valley gutter) must be constructed at specific elevations in order to facilitate drainage of the Development and surrounding properties. The District cost will include the cost for clearing and filling for the construction of the perimeter berm and surficial drainage features and for the construction of the drainage pipes and inlets all of which are part of the stormwater management system.

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 swales and perimeter berms. Ground cover will consist of sod, and will be a District cost.

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**

Improvements will be made to the existing public roadways adjacent to the District. These improvements will consist of sidewalks and buffer construction in and adjacent to the public roadways. The buffers will consist of ground cover, sod, shrubs, flowers, trees and other plant materials. This vegetation will help beautify the District and the public roadway areas and provide a visual barrier between the uses. A public sidewalk will be constructed in and adjacent to the public roadways. The District cost will be for sidewalk and planting materials adjacent to the public right-of-way that are on the outside of the perimeter fence surrounding the Project.

Lee County requires road impact fees for new residential units in the amount of \$2000 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 Water and Wastewater**

The utilities within the District will consist of potable water and wastewater collection systems which will be designed and constructed in accordance with the appropriate Lee County Utilities 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. All onsite wastewater and water facilities will be owned and maintained by the District.

Lee County requires water and sewer connection fees for new residential units in the amount of \$2300 per unit for the type of multi family units planned within the District. These connection 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 water and wastewater systems is included in the cost for water and wastewater.

### **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 SPRINGS COMMUNITY DEVELOPMENT DISTRICT

Portofino Springs	Cost (dollars)
District Funded Infrastructure	
3.2 Stormwater Management	750,000
3.3 Public Roadways	800,000
3.4 Water and Wastewater	1,210,000
<b>Total</b>	<b>2,760,000</b>

**5. Permits**

All required permits needed for the commencement of infrastructure construction have been issued and are valid and in full effect. The issued permits include:

- SFWMD ERP
- Lee County Development Order
- HRS Water System Construction Permit
- FDEP Sewer System Construction Permit
- FDEP Sewer System Construction Permit

 5/17/07

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