

# **Public Facilities Report**

## **Reserve II Community Development District**

**October 1, 2016**

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

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## **I. Purpose and Scope**

This report is provided at the request of Reserve II 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. 99-029 enacted by the Board of County Commissions of St. Lucie County. The District is approximately 510 acres located west of I-95 and east of Glades Cut-Off Road (S.R. 709) and the F.E.C. Railroad. Reserve Boulevard, the primary artery within the Development, bisects the property and connects the northern end of the Development with Interstate-95. The Development was approved to include the construction of the Interstate-95 interchange, Reserve Boulevard, Commerce Centre Drive, 800 residential units, three PGA public eighteen-hole golf courses, a private golf course and country club, an 80 room suite hotel, 35 PGA vacation resort time-share units, portions of the overall water management system, and an industrial park.

## **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  
OF  
STORMWATER MANAGEMENT INFRASTRUCTURE COSTS  
AND OTHER CAPITAL IMPROVEMENTS**

**FOR**

**RESERVE COMMUNITY DEVELOPMENT DISTRICT #2  
ST. LUCIE COUNTY, FLORIDA**

**JANUARY 2000**

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## Section 1 – INTRODUCTION

The Reserve (the “**Development**”) is an upscale residential community within St. Lucie County, Florida, located west of I-95 and east of Glades Cut-Off Road (S.R. 709) and the F.E.C. Railroad. Reserve Boulevard, the primary artery within the **Development**, bisects the property and connects the northern end of the **Development** with Glades Cut-Off Road, and the southern boundary of the **Development** with Interstate-95. The **Development** is proposed to be a mixture of large single family, zero lot line and multi-family residences, along with golf courses, commercial and industrial property.

Development to date includes the construction of the Interstate-95 interchange, Reserve Boulevard, Commerce Centre Drive, approximately 800 residential units, three PGA public eighteen-hole golf courses and a private golf course and country club, an eighty room suite hotel, 35 PGA vacation resort time-share units, portions of the overall water management system and an industrial park.

The purpose of this report is to identify costs incurred with the construction of existing and planned stormwater management facilities along with other capital improvements, such as roads, sidewalks, signage, landscaping, etc. (the “**Project**”) as authorized by Chapter 190 (F.S.).

## Section 2 – DESCRIPTION OF FACILITIES

Reserve Community Development District #2 (the “**District**”) includes North Commerce Centre Drive and land east of Reserve Boulevard, west of Interstate-95 and south of The Reserve Commerce Centre. The **District** comprises approximately 510 acres within the overall 2,506-acre Reserve DRI (See Exhibit I). Of these 510 acres, 172 acres are anticipated to be classified as golf course, 180 acres are anticipated to be classified as five residential pods, 28 acres are classified commercial and the remaining 130 acres are reserved for rights-of-way, preserve areas and wetlands and are considered non-developable. Final acreages for the golf course and residential categories will be defined at the time of platting.

In addition to the stormwater management facilities and roadway discussed below, this report will identify other capital improvements such as landscaping, signage, sidewalks, etc. as authorized under Chapter 190 (F.S.) which benefit the properties within the **District**.

Major infrastructure costs include the costs associated with the design and construction of the following improvements:

- Drainage Divides
- Commerce Centre Drive and related intersection improvements
- Perimeter Berms
- Culverts
- Control Structures
- Lakes and Storm Water Canals



## Wetland Mitigation

North Commerce Centre Drive, constructed in 1999 as a four-lane divided roadway 2,200 feet from Reserve Boulevard through the commercial area and two-lane roadway of approximately 10,800 feet, utilizing a swale and culvert drainage system to the industrial park and the related intersection entrance improvements at Reserve Boulevard were required under the Reserve Development Order prior to any residential development within the **District**.

The master stormwater management system for the Reserve D.R.I. is divided into three sub-basins: Basins A, B and C. The land south of the Reserve Commerce Center, west of Interstate-95 and east of Reserve Boulevard comprise Basins A and B. The **District**, as formed, falls entirely within a portion of Basin B. This report will identify and include costs of facilities constructed or to be constructed within the District which are required and benefit the property in the **District**.

### **Section 3 – EXISTING INFRASTRUCTURE**

The following is a breakdown of costs for construction completed to date. Costs associated with construction of the North Commerce Centre Drive include clearing, control structures, culverts, ten acres of canals and base rock to build the roadway and sodding of the swales and rights-of-way, along with paving, striping, signage and landscaping. The costs below were obtained from original invoices and unit costs.

North Commerce Centre Drive Improvements	\$ 2,330,000
Reserve Boulevard Intersection Improvements	\$ 350,000
Golf Course Stormwater Improvements	\$ 260,000
Residential Pod 18 Stormwater Improvements	\$ 200,000
Residential Pod 20 Stormwater Improvements	<u>\$ 212,000</u>
Total Existing Infrastructure	\$ 3,352,000

#### **Section 4 – PLANNED INFRASTRUCTURE**

The costs of the improvements to be constructed as summarized below are based upon unit costs and engineer's estimates of the cubic yards of fill to be excavated and the various pipe sizes and control structures needed to interconnect these lakes. These costs are adequate to complete 9 acres of water management construction required for the completion of Basin B. Other future infrastructure costs for landscaping, signage, sidewalks, etc. are estimates based on actual costs currently being incurred in the development of two of the residential pods within the **District**.

Lakes	\$ 300,000
Interconnecting Pipes	\$ 200,000
Pod Development Costs	\$ 300,000
Engineering, Surveying & Contingency	<u>\$100,000</u>
Total Planned Infrastructure	\$ 900,000

**Section 5 –COST ALLOCATION METHODOLOGY**

Methods of allocation studied during the preparation of this report included allocation of costs by:

- Land Area
- Number of Units
- Development Intensity

The methodology best suited for allocation of stormwater management costs was determined to be Development Intensity, since higher densities and impervious surface coverage bear direct correlation to the area of surface water management required. The allocation of other infrastructure improvements based on development units was also deemed to allocate costs on a fair and equitable basis to the properties benefited. The basis of development intensity within Basin B is as follows:

	ERU's *
Golf Course	1.0 Unit/Acre
Residential	6.0 Unit/acre
Commercial	8.0 Unit/acre
	* Equivalent Residential Units

**Allocation Basis – Improvements to be constructed with the District**

	<u>Acres</u>	<u>ERU's Number</u>	<u>Percent</u>
Residential	180	1080	73.2
Golf Course	172	172	11.7
Commercial	28	224	15.1
Wetlands, Preserves			
Road Rights-of-way	<u>130</u>	<u>---</u>	<u>---</u>
TOTAL	510	1476	100.0

The improvements constructed or to be constructed within the District consist primarily of a total of approximately 20 acres of lakes, canals and the related interconnecting pipe and control structures, North Commerce Centre Drive and the related intersection improvements at Reserve Boulevard and other infrastructure improvements such as landscaping, signage, and sidewalks within the residential pods and roadways.

The Series 2000 Bonds will provide funding for a substantial portion of the stormwater management and other infrastructure improvements for Basin B as follows:

Existing Improvements	\$ 3,352,000
Planned Improvements	<u>\$ 900,000</u>
TOTAL COSTS	\$ 4,252,000

In addition to the above costs to be substantially funded with the Series 2000 Bonds , Chapter 190 (F.S.) provides for financing water, sewer, roadway and other infrastructure costs, totaling over \$2,500,000 within the residential parcels. The **District** may, at a future date, finance a portion or all of these costs with an additional bond issue.