

Portico Community Development District Public Facilities Report

April 3, 2007

Prepared for:

**Portico Community Development District
Board of Supervisors**
Ft. Myers, Fl

Prepared by:

JOHNSON
ENGINEERING
251 West Hickpochee Avenue
LaBelle, FL 33935-4763
863.612.0594
EB# 642

Portico Community Development District

Table of Contents

<u>SECTION</u>		<u>PAGE</u>
I.	Purpose and Scope	1
II.	Introduction / Project Description	1
III.	Existing Public Facilities	
	1. Stormwater Management System	1
	2. Potable Water System	1
	3. Sanitary Sewer System	2
	4. Conservation Area	2
	5. Access Improvements	2
	6. Professional Fees and Permits	3
IV.	Currently Proposed Public Facilities Expansion within Five Years	
	1. Stormwater Management Systems	3
	2. Potable Water System	3
	3. Sanitary Sewer Systems	3
	4. Access Improvement and Utilities Connections	4
	5. Professional Fees and Permits	4
V.	Replacement of Facilities	5
Exhibit	Location Map	6

I. Purpose and Scope

This report is being prepared at the request of the Portico Community Development District (PCDD) to comply with the requirements of 189.415, Florida Statutes, regarding the Special Districts Public Facilities Report. It is the intentions of this report to provide general descriptions of public facilities owned by the District together with the proposed facility expansion programs within the next five years.

II. Introduction / Project Description

The Portico Community Development District (PCDD) was formed to provide utilities, utilities connection, irrigation, stormwater management, wetland and upland preserve areas, and roadway access. PCDD consists of 589.15 acres located in east Lee County. The land is accessed and bordered on the west by Buckingham Road. The Location Map, the attached Exhibit 1, graphically represents the location and boundary of PCDD.

Portico Community Development District is located in Sections 33 and 34, Township 43 South and Range 26 East.

Phase I of the planned three phases is under construction with portions of the stormwater management, potable, and sanitary for this phase completed in December 2006.

III. Existing Public Facilities

Presently there are no constructed residential units connected to the public facilities. The on-site Construction office and Sales Center are portable units not connected to the public facilities.

1. Stormwater Management System

Phase I of the stormwater management system has been built in accordance with the South Florida Water Management District Environmental Resource Permit, # 36-05388-P. The system consists of roadway inlets and stormwater piping that collect runoff to the on-site lakes and wetland system for water quality treatment and stormwater detention before discharge to the adjacent River Hall residential development as depicted in the permit drawings. The stormwater continues through existing water conveyance structures and drainage system to the Caloosahatchee River to the north of PCDD.

Drainage Basins A and B are included in Phase I. These basins are fully functional and are designed to accommodate the runoff when all residential lots and amenity structures with parking are constructed.

2. Potable Water System

Phase IA of the potable water system is comprised of 4", 8", 10", and 12" diameter lines for potable service and fire protection. These lines have been installed. A portion of the 12" diameter line runs from the PCDD entrance up Buckingham Road to State Road 80 as required by the development order for the residential project. This phase has completed approximately 3.1 miles of the planned 11.3 miles of water line.

The fire line clearance has been obtained and the potable line placed in service for this purpose with the system continuing to be owned and maintained by PCDD. This portion of the potable system serves 203 single family units. The installed portions of the potable water system have been inspected by Lee County Utilities (LCU) and tested to Florida Department of Environmental Protection (FDEP) standards.

Additional portions, Phase IB, of the potable system are to be completed before submittal for acceptance of Phase I by Lee County Utilities from PCDD. Phase IB will serve 177 single family units for a total in Phase I of 380 single family units.

3. Sanitary Sewer System

Phase IA of the sanitary sewer system is comprised of both gravity mains and force mains with two lift stations. Both the gravity and force mains have been pressure tested and verified for meeting standards for their respective sanitary sewer requirements by Lee County Utilities while continuing to be owned and maintained by PCDD. This portion of the sanitary sewer system serves 203 single family units. This phase has completed approximately 2.5 miles of the planned 7.3 miles of gravity mains and 1.3 miles of the planned 3.5 miles of force main and has been connected to the existing sanitary sewer main located within the Buckingham Road Right-of-Way.

Additional portions, Phase IB, of the sanitary system are to be completed before submittal for acceptance of Phase I by Lee County Utilities from PCDD. Phase IB will serve 177 single family units for a total in Phase I of 380 single family units.

4. Conservation Area

The South Florida Water Management Environmental Resource Permit for the project within the PCDD boundaries includes slightly over 37 acres of conservation lands. These tracts have been acquired as part of Phase I and the conservation easements have been dedicated to the South Florida Water Management District. Copies of these conservation easements have been recorded in Lee County as required in the permit.

The 37 acres of conservation lands within PCDD are comprised of 64% uplands, 25% wetlands, and 11% constructed wetlands.

5. Access Improvements

Included in the Lee County Development Order are access improvements and utilities connections adjacent to PCDD. Completed portions of access improvements during Phase I include the entrance turn lane, sidewalk along the project frontage of Buckingham Road, and alteration of the roadway drainage associated with the turn lane and the sidewalk. The partial improvements to the utilities connections that have been completed have been conveyed to PCDD.

6. Professional Fees and Permits

The extent of the conveyed costs for the professional fees and permits to date represents only the professional fees for the Phase I completed plans.

IV. Currently Proposed Public Facilities Expansion within Five Years

1. Stormwater Management System

The next phase, Phase II, is planned to include the remainder of the stormwater lakes, lake interconnecting piping, and stormwater control structures for the project as described in the South Florida Water Management Environmental Resource Permit within the next five year period. The Portico Community Development District bond validation covered the planned three phases to complete the stormwater management system as described in the PCDD Engineer's Report. It is anticipated that additional bond issuances will be sufficient to cover the future stormwater management costs with the option of developer contribution for unanticipated costs.

2. Potable Water System

Phase II of the potable water system will likely be extended within the next five years. This next portion of the potable water system will be designed and constructed in accordance with Lee County Utilities and Florida Department of Environmental Protection standards. This phase is planned to provide an additional 296 single family units and 110 townhomes. Following construction of the potable water system the PCDD will dedicate the system to Lee County Utilities.

Phase III may or may not be constructed within the next five years. The progress in the development will be monitored to determine the schedule for completion of the final portion of the potable water system.

The Portico Community Development District bond validation covered the planned three phases to complete the potable water system as described in the PCDD Engineer's Report. It is anticipated that additional bond issuances will be sufficient to cover the future potable water system costs with the option of developer contribution for unanticipated costs.

3. Sanitary Sewer System

Phase II of the sanitary sewer system will likely be extended within the next five years. This next portion of the sanitary sewer system will be designed and constructed in accordance with Lee County Utilities and Florida Department of Environmental Protection standards. This phase is planned to provide an additional 296 single family units and 110 townhomes. Following construction the sanitary sewer system the PCDD will dedicate the system to Lee County Utilities. This second phase will include improvements to the sanitary sewer system along Buckingham Road to State Road 80. This utility improvement is further addressed in the following Access Improvements and Utilities Connections section of this report.

Phase III may or may not be constructed within the next five years. The progress in the development of the community within the PCDD boundary will be monitored to determine the schedule for completion of the final portion of the sanitary sewer system.

The Portico Community Development District bond validation covered the planned three phases to complete the sanitary sewer water system as described in the PCDD Engineer's Report. It is anticipated that additional bond issuances will be sufficient to cover the future sanitary sewer system costs with the option of developer contribution for unanticipated costs.

4. Irrigation Main Line System

Portions of the irrigation main line system have been installed and it is anticipated that within the next five years installation will continue in the manner to provide the necessary irrigation capability for all areas also served by the potable and sanitary sewer systems.

The Portico Community Development District bond validation covered the all phases of the irrigation main line system as described in the PCDD Engineer's Report. It is anticipated that additional bond issuances will be sufficient to cover the future sanitary sewer system costs with the option of developer contribution for unanticipated costs.

5. Access Improvements and Utilities Connections

Additional access improvements as noted in the Phase I Development Order plans are anticipated within the next five years and these improvements will be coordinated with the Lee County Community Development Department during the Phase II construction. The anticipated improvements include additional roadway and intersection elements with traffic signal modifications.

Additional improvements to Lee County Utility infrastructure, such as the utilities connections, are also anticipated within the next five years. These improvements along Buckingham Road and State Road 80 will be determined by Lee County Utilities in accordance with applicable permits.

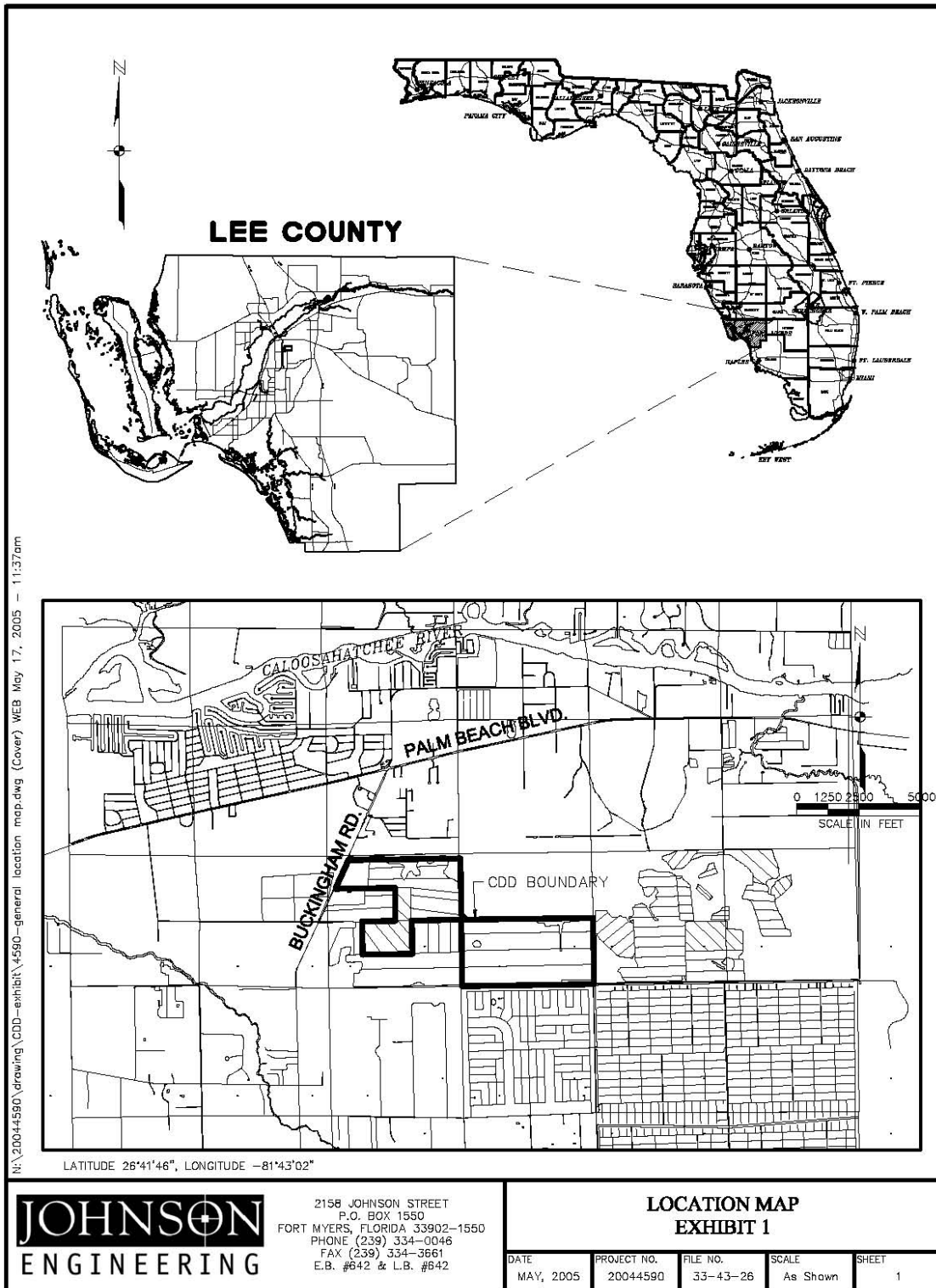
The Portico Community Development District bond validation covered the planned three phases to complete the access improvements and utility connections as described in the PCDD Engineer's Report. It is anticipated that additional bond issuances will be sufficient to cover the future access improvements and utility connections costs with the option of developer contribution for unanticipated costs.

6. Professional Fees and Permits

PCDD intends to pay for the consulting fees and permits associated with the continued construction of public facilities, necessary access improvements, and utility connections over the next five years.

V. Replacement of Facilities

All current PCDD public facilities are either new or under construction therefore plans for replacement are not warranted.



N:\20044590\drawing\CDD-exhibit\4590-general location map.dwg (Cover) WEB May 17, 2005 - 11:37am

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

**LOCATION MAP
EXHIBIT 1**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MAY, 2005	20044590	33-43-26	As Shown	1