

**Naples Heritage Community Development District
Public Facilities Report
October 2017**

- 1. Provide a description of existing public facilities owned or operated by the special district. This description shall include the current capacity of the facility, the current demands placed on the facility.**

The Naples Heritage Community Development District (the “District”) currently owns the community roadways, stormwater management system, irrigation system, guardhouses, conservation areas and buffer areas throughout the District. The majority of these items are maintained by the Master Association.

The capacity of the District’s facilities is not quantifiable, but the facilities appear to have been designed and constructed in order to provide acceptable levels of service to the community, which has been built out.

- 2. Provide a description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within the next 7 years. For each public facility identified, describe how the district currently proposes to finance the facility.**

The District facilities have been fully developed. There are no plans to construct additional improvements at this time.

- 3. If the special district currently proposes to replace any facilities identified in Paragraph 1 or 2 within the next 10 years, then a date when such facility will be replaced shall be provided.**

There are no plans to replace any existing improvements within the next 10 years.

- 4. Provide the anticipated time the construction, improvement, or expansion of each facility will be completed.**

The District facilities have been fully developed. There are no plans to construct additional improvements at this time.

- 5. Provide the anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.**

The capacity of the District’s facilities is not quantifiable, but the facilities appear to have been designed and constructed in order to provide acceptable levels of service to the community, which has been built out.

Terry Cole
District Engineer, Hole Montes

**ENGINEER'S REPORT
FOR THE
NAPLES HERITAGE
COMMUNITY DEVELOPMENT DISTRICT**

PREPARED FOR:

**BOARD OF SUPERVISORS
NAPLES HERITAGE COMMUNITY DEVELOPMENT DISTRICT**

ENGINEERS:

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NOVEMBER 1996

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NAPLES HERITAGE COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

1.1 Description of Naples Heritage Community Development District

The community development served by the Community Development District is located in Collier County, Florida lying within Sections 3, 4, 9 & 10, Township 50 South, Range 26 East and more precisely being South of Davis Boulevard and East of County Road 951. The development has entrances on both Davis Boulevard and County Road 951. The Davis Boulevard entrance was designed to align with the proposed Islesworth Community. The completed subdivision will contain a maximum 799 dwelling units. The project has a mixture of single and two family units, two-story and four-story condominium units, a complete 18-hole golf course with aqua driving range, clubhouse facility, satellite recreation facilities, lake/water management system and conservation areas. The PUD was approved by the Board of Collier County commissioners on December 12, 1995. The PUD Master Plan was approved as the Subdivision Master Plan per the PUD Ordinance 95-74. The Board of Collier County approved the establishment of the Naples Heritage Community Development District on September 24, 1996 and its boundaries are coterminous with those of the development.

The community will be developed in two phases. Construction of Phase One improvements began in February 1996 and consists of infrastructure to serve 431 residential units. Construction of Phase Two is anticipated to start in January 1997.

TABLE 1

TYPE OF USE	ACREAGE ±	% OF TOTAL
RESIDENTIAL	77.08	13.8
GOLF COURSE/CLUB/MAINTENANCE	88.86	15.9
RIGHT-OF-WAY	37.24	6.7
PRESERVE	276.48	49.7
LAKES	74.75	13.4
PARKS	2.59	0.5
TOTAL	557.00	100

1.2 Purpose and Scope of the Report

The purpose of this report is to provide a description of the Naples Heritage Community Development District, the capital improvements to be constructed and financed by the district and an apportionment of the costs for the capital improvements, and their operation and maintenance. The financing and assessment methodology will developed by the District's financial advisor.

2. DISTRICT BOUNDARIES AND PROPERTIES SERVED

2.1 District Boundaries

Exhibit "A" delineates the proposed boundaries of the District. The District is surrounded by agricultural, residential, undeveloped, preserve and public land uses including State Road 84 to the Northwest and County Road 951 to the East; Naples National Golf Club and agricultural lands to the South and East; undeveloped residential and agricultural lands to the North; agricultural and public golf driving range to the West; and undeveloped residential to the South.

2.2 Description of Properties Served

The District is located in Section 3, 4, 9 and 10, Township 50 South, Range 26 East, Collier County, Florida. The District boundaries are under ownership by US Home Corporation and Clyde Quinby, Trustee.

The existing land within the District consists of wetlands and forested open space. The terrain is flat with elevations ranging from 9 to 11 feet NGVD. Ground water is generally at or above natural ground to one foot below natural ground during the wet season. The dry season water table may drop up to 5 feet.

The entire property within the District is zoned "Planned Unit Development" (PUD) and is depicted on Exhibit "A".

2.3 Existing Infrastructure

The District is located within the Collier County Water-Sewer District which provides water, wastewater and irrigation services to the community. The Collier County Board of County Commissioners serves as Ex-Officio governing board of the Collier County Water-Sewer District.

Potable water for the community will be provided by connection to and extension of existing Collier County Water-Sewer District water mains. There is an existing 16" main located in the State Road 84 right-of-way and an existing 20" main located in the County Road 951 right-of-way. The potable water is provided by the Collier County Regional Water Plant.

Wastewater from the community will be collected within the site and pumped via force mains and pumping stations to the master pump station located in the easterly portion of the site. This master pump station then pumps via a 10" force to an existing 12" force main located in the County Road 951 right-of-way to the South County Regional Wastewater Treatment Facility.

Irrigation water service will be provided by the Collier County Water-Sewer District when reclaimed water becomes available from the South County Regional Wastewater Treatment Facility. Effluent mains have not been extended to the community at this time. When said mains are extended, the irrigation lake will serve as an effluent storage pond. On-site pumping and storage facilities will supplement the effluent system.

The District is located within the Lely Canal Drainage Basin with the receiving body being the Lely Canal. This system then discharges to coastal basins to the south of US 41.

The District is adjacent to two major arterial roadways. State Road 84 to the northwest and County Road 951 to the east. The District will have a major connection at each of these arterials.

The District is located within the franchise areas of Florida Power and Light and Sprint United Telephone of Florida. Cable service is available from Continental Cablevision. These utilities are expected to provide electrical power, telephone service and cable television to the District.

All utilities are available to the property or will be during the development of the infrastructure.

3. PROPOSED DISTRICT INFRASTRUCTURE

3.1 Summary of the proposed District infrastructure

The District infrastructure will generally consist of the following:

- Roadways
- Utilities
- Earthwork
- Water Management
- Parks and Security
- Wetland Mitigation
- Professional Services
- Miscellaneous Costs

3.2 Roadways

The roadways within the District will consist of two-lane undivided and 4-lane divided sections. The roadways will provide access to the various land uses within the District and will connect to the existing public roadways which border the District. The roadways will be constructed with platted rights-of-ways or access easements. Presently there are four miles of roadway proposed for construction.

The roadways will be constructed of stabilized subgrade, limerock base, asphalt paving, curbing and gutter, sidewalks, signage and striping. The roadways will also include landscaping and streetlighting. The street lighting will be provided and installed by Florida Power and Light. The landscaping will be addressed in a subsequent section. The roadways will be designed and constructed in accordance with appropriate Collier County Subdivision and PUD Standards.

3.3 Utilities

The utilities within the District will consist of potable water, wastewater collection/transmission and irrigation systems which will be designed and constructed in accordance with the appropriate Collier County Water-Sewer District and Florida Department of Environmental Protection standards. It is anticipated the potable water and wastewater collection/transmission systems will be conveyed by the District to the Collier County Water-Sewer District for ownership, operation and maintenance after completion of construction.

The potable water facilities will consist of 8" and 10" distribution mains with all required valves, fire hydrants and water services to individual lots and development tracts. Connections to the existing Collier County system will be located at State

Road 84 to the west and County Road 951 to the east. There will be approximately 22,000 linear feet of water main constructed.

The wastewater facilities will consist of gravity collection mains with individual lot and development tract services flowing to five on-site pumping stations, force mains connecting these station to the on-site master pumping station and a force main to connect to the existing Collier County system located in the County Road 951 right-of-way adjacent to the east property line of the community. It is estimated that 16,000 linear feet of gravity collection system and 10,000 feet of force main.

The irrigation system will consist of an irrigation lake with recharge wells and pump stations to recharge the irrigation lake from the on-site water management lakes, an irrigation pumping station and irrigation distribution mains with services for lots, development parcels, roadways, landscaped areas and golf course playing areas and amenities. The irrigation lake will become a reclaimed water storage facility when Collier County can provide reclaimed water to the community. Presently a 10" reclaimed water main is installed from the State Road 84 entrance to the irrigation lake. This main will connect to the County system when that system has been extended to the community. Approximately 30,000 linear feet of irrigation main will be constructed.

3.4 Earthwork and Clearing

Stormwater management, irrigation and park amenity lakes within the District will be excavated and the material will be used for fill of roadways, golf course construction and development tracts. It is necessary to fill these components to provide minimum finished elevations for typical storm events and flood protection. Also due to unsuitable material located at the substrata of the community, rock burial zones have been utilized where possible in the community to generate suitable fill for the community.

The lakes will be excavated in accordance with the size and depth requirements of the Collier County Land Development Code and South Florida Water Management District. Approximately 74 acres of lakes will be excavated resulting in approximately 1.5 million cubic yards of material. All material will remain on-site for construction of proposed infrastructure.

3.5 Storm water Management

The District stormwater management system consists of excavated stormwater management lakes, drainage pipes, catch basins, swales, berms and water control structures. Stormwater runoff from within the District will be collected and conveyed to the stormwater management lakes for water quality treatment and quantity storage. The stormwater will discharge from the six water control structures to spreader swales

which discharge to overland flow through the conservation areas to the south and west.

The stormwater management will be designed and constructed in accordance with South Florida Water Management District standards for water quality treatment, quantity storage and flood protection.

3.6 Parks and Security

Landscaping will be provided in park areas, roadways, perimeter monument walls and District entrances. Landscaping will consist of sod, annual flowers, shrubs, ground cover, littoral plantings in lakes and trees. Existing vegetation will be utilized where possible.

Security for the district will be provided with a manned guardhouse at the State Road 84 entrance, electric gatehouse at the County Road 951 entrance, entrance walls and berms located along adjacent public rights-of-way and fencing along the southerly perimeter of the community. These facilities will be landscaped to blend into the community and its environment.

3.7 Wetland Mitigation

The wetland mitigation within the District will consist of the construction and planting of aquatic littoral zones in the stormwater management lakes, removal of exotic plant species from the preserve areas and restoration and enhancement of the wetland hydroperiods within the wetland preserves and wildlife management areas.

3.8 Professional Services

The professional services for design and construction of all components within the District consist of engineering of walls and structures for security, roadways, utilities, soils investigation and testing, landscape design, environmental consultation and construction services for inspection of infrastructure during construction.

3.9 Miscellaneous Costs

These costs include permitting fees for construction of required District infrastructure, bonding for these facilities, construction inspection services and formation of the District.

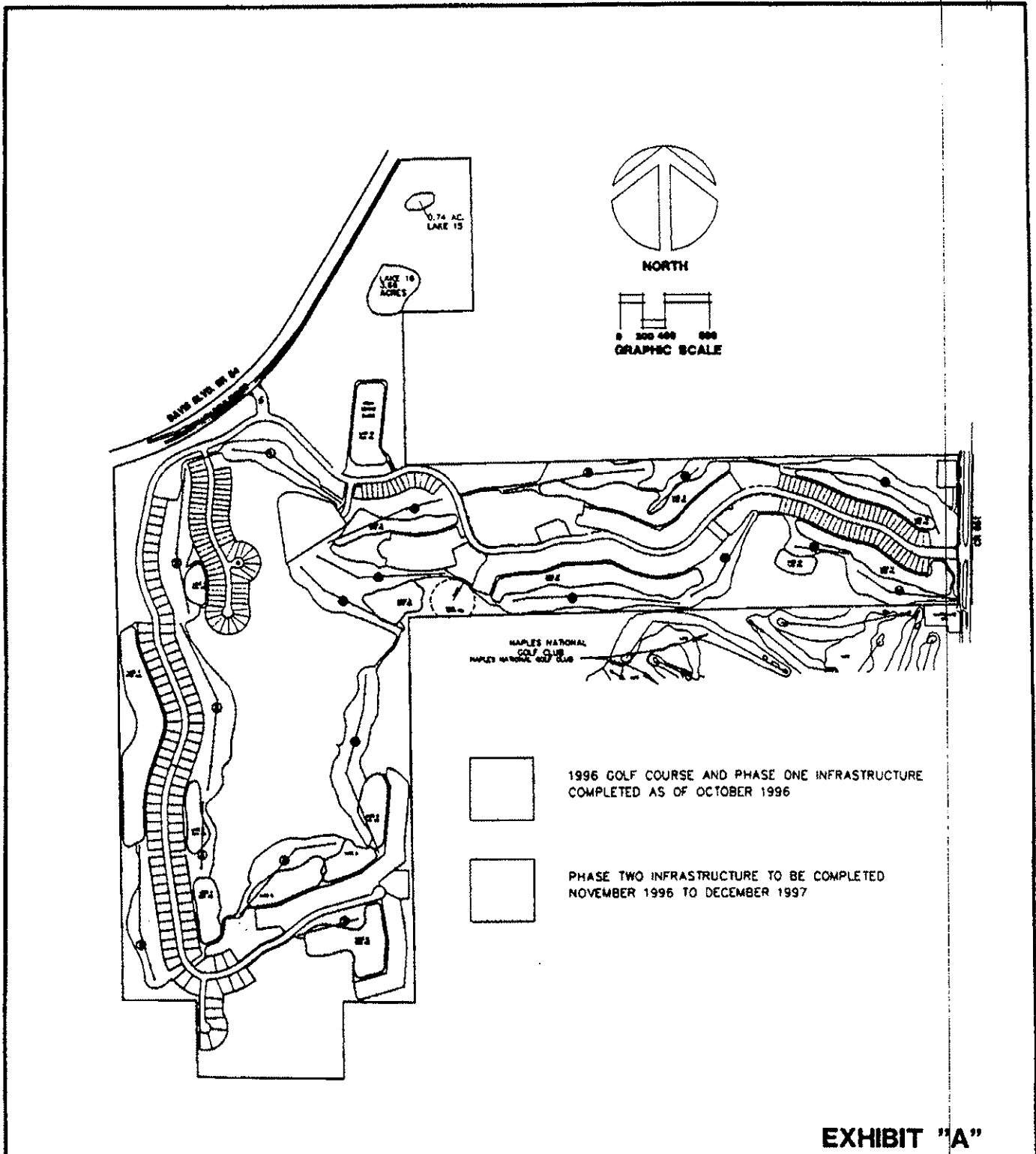


EXHIBIT "A"

FOR: NAPLES HERITAGE COMMUNITY DEVELOPMENT DISTRICT		McANLY ENGINEERING AND DESIGN INC. ENGINEERING, PLANNING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE 5101 TAMMAM TRAIL EAST, SUITE 202 NAPLES, FLORIDA 33962 (941) 775-0723 FAX (941) 775-9236		<table border="1"> <thead> <tr> <th>#</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		#	REVISIONS	DATE																					
#	REVISIONS	DATE																											
DESCRIPTION: NAPLES HERITAGE GOLF & COUNTRY CLUB PROJECT MAP S 3,4,9 & 10, T 50 S, R 28 E, COLLIER COUNTY, FLORIDA		SCALE: GRAPHIC DWN: G.R.G. CHK: G.R.G. DATE: 10/29/96		COPYRIGHT, 1996 BY McANLY ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED DWG. FILE: NHGCCDD SHEET 1 OF 1																									

4. OPINION OF PROBABLE CONSTRUCTION COSTS

An opinion of probable costs in 1996 dollars for the District infrastructure is represented in Table 1. The District will be financing the proposed infrastructure.

The total includes a 10% contingency for the entire costs of District infrastructure. All costs are represented in 1996 dollars. The professional fees consist of land surveying and engineering of infrastructure, environmental permitting, landscape design, miscellaneous structural engineering, soils investigation and testing, and engineering construction services that are necessary for the design, permitting and services during construction of the District infrastructure. The miscellaneous costs consist of permitting fees, bonding, construction engineering inspection services and Community Development District formation that are necessary during construction of District infrastructure..

The costs do not include the legal, administrative, financing, operation or maintenance services necessary to finance, construct and operate the District infrastructure.

It is my professional opinion that these costs are reasonable for the quality of work performed.

TABLE 2
(in thousands of dollars)

Project Infrastructure Costs	\$ 20,211
Amount Spent to Date	\$ 18,229
District Improvement Spent to Date	\$ 11,211
District Improvements Phase II	\$ 1,982

TABLE 3

**SUMMARY OF THE OPINION OF PROBABLE COST
FOR
NAPLES HERITAGE COMMUNITY DEVELOPMENT DISTRICT**

INFRASTRUCTURE	COST (in thousands of dollars)		
	Phase One	Phase Two	TOTAL
ROADWAY	\$ 1,104	\$ 676	\$ 1,780
UTILITIES	\$ 2,102	\$ 702	\$ 2,804
EARTHWORK	\$ 4,853	\$ 0	\$ 4,853
WATER MANAGEMENT	\$ 598	\$ 67	\$ 665
PARKS AND SECURITY	\$ 790	\$ 175	\$ 965
WETLAND MITIGATION	\$ 513	\$ 0	\$ 513
PROFESSIONAL FEES	\$ 418	\$ 143	\$ 561
MISCELLANEOUS	\$ 283	\$ 69	\$ 352
CONTINGENCY	\$ 550	\$ 150	\$ 700
TOTALS	\$ 11,211	\$ 1,982	\$ 13,193

Note: These amounts are represented in 1996 dollars.

5. Permits

Permits for construction are required prior to the commencement of infrastructure improvements. These permits include the following:

- Local zoning approval.
- Army Corps of Engineers Dredge and Fill Permit.
- South Florida Water Management District Surface Water and Water Use Permit.
- Environmental Protection Agency NPDES.
- Local Development orders by Collier County
- Florida Department of Environmental Protection Water and Wastewater Construction Permits.

All approvals and permits have been obtained for the golf course construction and Phase One infrastructure. The Phase Two Construction plans are presently in for review with Collier County and will be approved in November 1996. All necessary permits for construction of Phase Two will be obtained in December 1996.

The District Engineer will certify that all permits necessary to complete Phase 1 have either been obtained or, in his professional opinion, will be obtained and that there is no reason to believe that the necessary permits cannot be obtained for the entire development.