

PUBLIC FACILITIES REPORT

Prepared for the

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

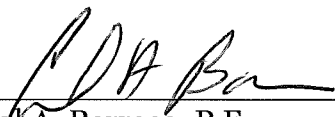
LEE COUNTY, FLORIDA

August 15, 2017

Prepared by:

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 8-15-17

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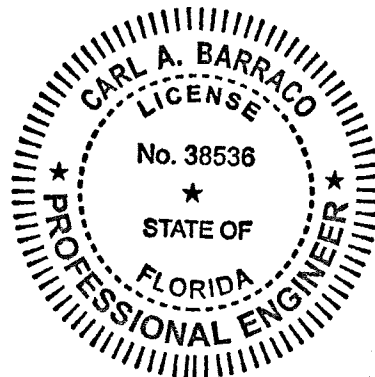


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Note: Exhibits 1 through 4 are included in this report. Refer to the Florida Statutes to obtain Appendix A and the Catalina at Winkler Preserve Community Development District Public Facilities Report dated August 22, 2007 to obtain Appendices B through I.

PURPOSE AND SCOPE

This report is provided at the request of the Catalina at Winkler Preserve Community Development District (the District) to comply with the requirement of 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 seven years.

GENERAL INFORMATION

The Catalina at Winkler Preserve Community Development District is located in Lee County, Florida, and was established on September 13, 2005 by Lee County Ordinance 05-16 by the Lee County Board of County Commissioners. The District primarily provides stormwater management services and, in the past, provided capital improvements for wastewater and water facilities, which have been dedicated to and are currently owned, operated and maintained by Lee County Utilities (LCU). The District is approximately 3,900 feet in length, 1,200 feet in width, and its area encompasses approximately 111.27 acres. The District is comprised of single family residential and common areas (sidewalks, roadway islands, amenities centers, etc.). Development of the District was undertaken and completed in three phases as follows:

Phase I – The first phase of improvement included an area of 49.18 acres, and contains 170 single family units. The phase is bound to the west by Winkler Road, to the north and south by the District boundary line, and to the east by Phase 3. Construction of this phase is complete and all water and sewer utilities have been dedicated to and accepted by LCU.

Phase II – This phase included 1.08 acres, and contains the amenity center. This phase is complete and all water and sewer utilities have been dedicated to and accepted by LCU.

Phase III - This phase of the district included an area of 43.16 acres, and contains 112 single family units. The phase is bound to the north and south by the District boundary line, to the west by Phase 1 and to the east by the wetland preserve. Construction of this phase is complete and all water and sewer utilities have been accepted by LCU.

The remainder of the District is conservation/preservation area.

PUBLIC FACILITIES

A. Potable Water Facilities

1. The District is supplied potable water from LCU. The potable system within the District was constructed by the District and dedicated to LCU. The estimated demand on the system based on a peaking factor of three is 213,030 gallons per day. There are two points of connection of the water distribution system within the District and the remainder of the LCU system. The main connection of the potable water system within the District is at the entrance to the District along Winkler Avenue; the looping connection point is located on the District's south boundary line.
2. The District does not provide water treatment, nor does the District add pressure to the system. Both treatment and pressure of the water are supplied by LCU. The potable water facilities provide water for potable consumption and fire protection.
3. Water distribution facilities were constructed throughout all phases of the District. These facilities consist of approximately 10,500 linear feet of 8 inch diameter watermain, together with valves and fittings. Individual service to the existing residential units is typically provided by 1-inch diameter pipe. A Florida Department of Health Water Clearance has been obtained for all phases of the project. Dedication of utilities to LCU was completed for Phases 1 and 3 on September 26, 2006 and August 14, 2007, respectively. Lee County Utilities owns, operates, and maintains all potable water facilities within the District.

B. Wastewater Facilities

1. Wastewater collection facilities are located throughout the site. The wastewater facilities are owned by LCU, and connect into the LCU System at the tie-in point located at the main entrance along Winkler Road. The wastewater facilities consist of approximately 9,300 linear feet of 8 inch diameter gravity sewers, 2,200 linear feet of 6" diameter force main, 1 lift station, and 44 wastewater manholes. The lift station design capacity for peak flows is 214,500 GPD. The pump used is a Flygt Model CP 3152 with a design pumping rate of 243.1 gpm. A Florida Department of Environmental Protection Wastewater Clearance has been obtained for all phases of the project. Dedication of utilities to LCU was completed for Phases 1 and 3 on September 26, 2006 and August 14, 2007, respectively. Lee County Utilities owns, operates, and maintains all wastewater facilities within the District.

2. Lee County Utilities utilizes its Fiesta Village Wastewater Treatment Plant for treatment of wastewater generated by the District. Treatment processes include pretreatment, secondary wastewater treatment, filtration, and disinfection. Lee County Utilities has committed to serve the needs of the District within the permitted capacity of the municipal wastewater treatment facility.

C. Water Management System

1. The water management system, which has been entirely completed, consists of a single 93.66 acre basin, three interconnected lakes comprising 23.57 acres, and 17.62 acres of preserved wetlands. Surface water is treated and attenuated through the system of interconnected lakes in order to meet all South Florida Water Management District (SFWMD) standards for discharge and water quality. A control elevation for the system was set at 2.50' NGVD, minimum roads were set at 6.0' NGVD, minimum perimeter berms were set at 4.70' NGVD, and finished floors were set at the required minimum Federal Emergency Management Agency (FEMA) flood zone elevation of 11.0' NGVD, as shown on FIRM community panel No. 125124 0435B. The District constructed the surface water management system and owns the lake area which provides treatment and attenuation of stormwater runoff. The District is also responsible for operation and maintenance of the system in accordance with SFWMD Environmental Resource Permit (ERP) # 36-04616-P which was originally issued to Winkler Preserve LLC. After certification of the surface water management system to the SFWMD, the permit and operation and maintenance of the system was transferred to the District.

PROPOSED EXPANSIONS OVER THE NEXT SEVEN YEARS

A. Water and Wastewater Facilities

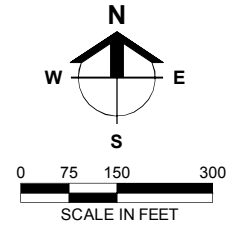
There are no current plans for expansion of water and wastewater facilities within the district over the next seven years.

B. Water Management System

There are no current plans for expansion of the water management system within the district over the next seven years, however, ongoing standard maintenance of the water management system lake slopes and preserve areas will be performed.

REPLACEMENT OF FACILITIES

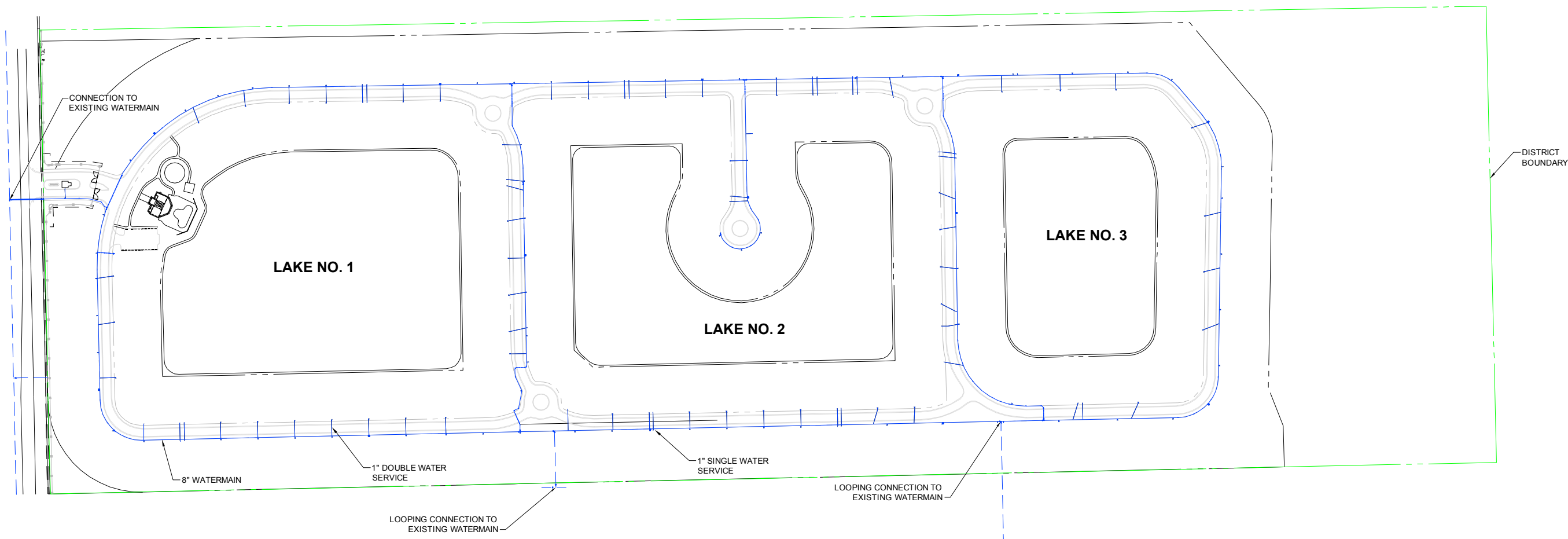
The District currently has no plans for replacement of any District owned facilities.



LEGEND

WATER MAIN —

DISTRICT BOUNDARY —



PREPARED FOR

**CATALINA
AT WINKLER
PRESERVE**

COMMUNITY
DEVELOPMENT
DISTRICT

PROJECT DESCRIPTION

**CATALINA
AT WINKLER
PRESERVE**

CDD EXHIBIT

PART OF SECTION 10
TOWNSHIP 46 SOUTH
RANGE 24 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS
AND / OR OPPORTUNITIES.

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PLOT BY	WES KAYNE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

NO.	DATE	DESCRIPTION

PLAN STATUS

PROJECT / FILE NO.	22271
SHEET NUMBER	EXHIBIT 2

EXHIBIT 2
**CATALINA @ WINKLER PRESERVE POTABLE WATER SYSTEMS CONSTRUCTED BY THE DISTRICT,
DEDICATED TO LEE COUNTY UTILITIES FOR OWNERSHIP, OPERATION, AND MAINTENANCE**

**CATALINA
AT WINKLER
PRESERVE**

COMMUNITY
DEVELOPMENT
DISTRICT

PROJECT DESCRIPTION

**CATALINA
AT WINKLER
PRESERVE**

CDD EXHIBIT

PART OF SECTION 10
TOWNSHIP 46 SOUTH
RANGE 24 EAST
LEE COUNTY, FLORIDA

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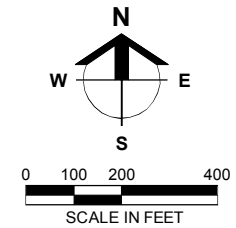
CROSS REFERENCED DRAWINGS

PLAN REVISIONS

NO.	DESCRIPTION

PLAN STATUS

PROJECT / FILE NO.	SHEET NUMBER
	EXHIBIT 3



LEGEND	
GRAVITY SEWER	
FORCE MAIN	
DISTRICT BOUNDARY	

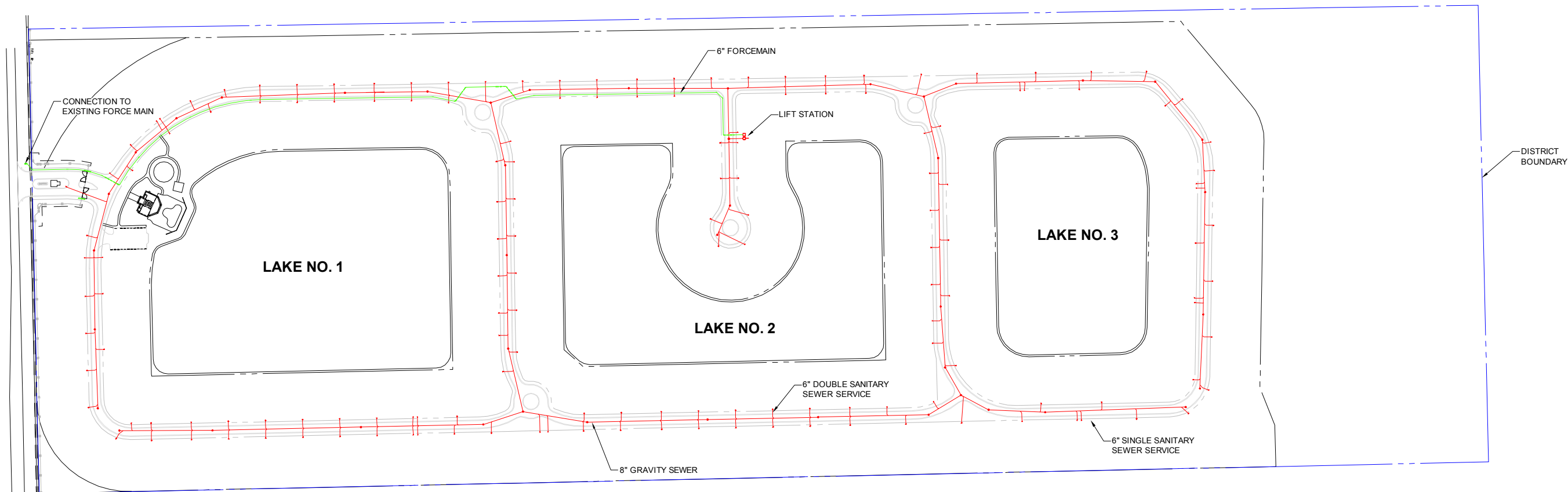


EXHIBIT 3
CATALINA @ WINKLER PRESERVE POTABLE WASTEWATER SYSTEMS CONSTRUCTED BY THE DISTRICT,
DEDICATED TO LEE COUNTY UTILITIES FOR OWNERSHIP, OPERATION, AND MAINTENANCE

**CATALINA
AT WINKLER
PRESERVE**

**COMMUNITY
DEVELOPMENT
DISTRICT**

PROJECT DESCRIPTION

**CATALINA
AT WINKLER
PRESERVE**

CDD EXHIBIT

PART OF SECTION 10
TOWNSHIP 46 SOUTH
RANGE 24 EAST
LEE COUNTY, FLORIDA

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CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

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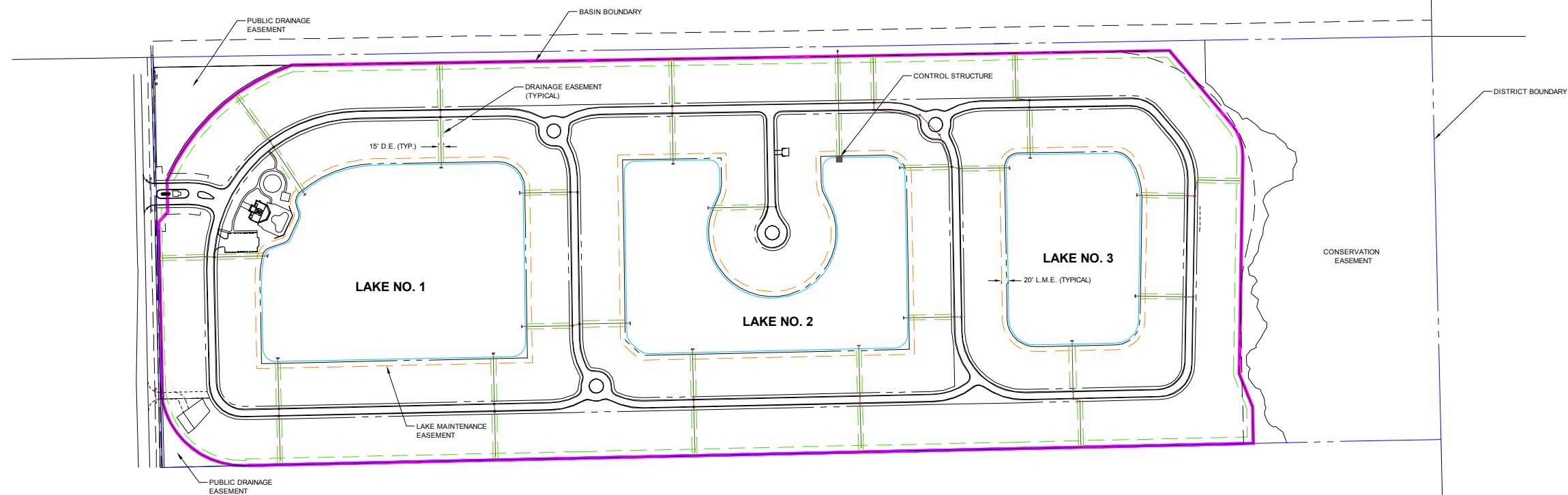
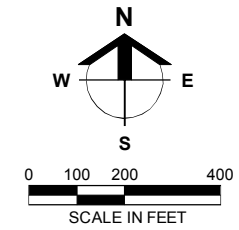
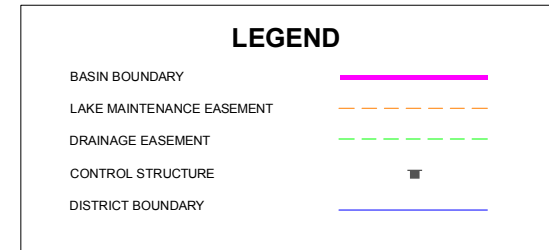


EXHIBIT 4
CATALINA @ WINKLER PRESERVE COMMUNITY DEVELOPMENT
DISTRICT SURFACE WATER MANAGEMENT SYSTEM