


**MASTER
ENGINEER'S REPORT**

FOR

**BLUE LAKE
COMMUNITY DEVELOPMENT DISTRICT**

FEBRUARY 8, 2019

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Cover
Table of Contents
Pages 1-15

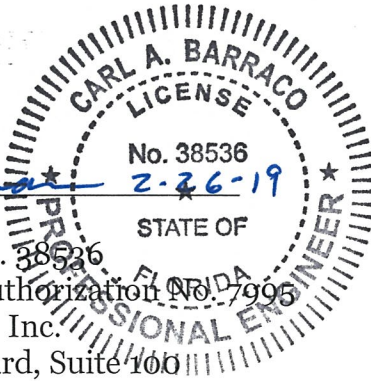


TABLE OF CONTENTS

I.	INTRODUCTION	1
1.1	PURPOSE AND SCOPE	1
1.2	DESCRIPTION OF WILDBLUE DEVELOPMENT	1
	EXHIBIT 1 – LOCATION MAP	3
	EXHIBIT 2 – FUTURE LAND USE MAP	4
	TABLE 1 – PROJECTED LAND USE	5
1.3	THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT	5
	TABLE 2 – PROJECTED PRODUCT TYPES AND PHASING	5
1.4	REPORT ASSUMPTIONS	6
II.	DISTRICT BOUNDARY AND EXISTING INFRASTRUCTURE	7
2.1	DISTRICT BOUNDARY	7
2.2	EXISTING INFRASTRUCTURE	7
III.	PROPOSED PROJECT	8
3.1	PROPOSED DISTRICT INFRASTRUCTURE	8
3.2	DRAINAGE SURFACE WATER MANAGEMENT SYSTEM	8
3.3	ON-SITE UTILITIES	9
3.4	OFFSITE UTILITY AND ROADWAY IMPROVEMENTS	10
3.5	ENVIRONMENTAL RESTORATION AND MITIGATION	10
3.6	PROFESSIONAL AND MISCELLANEOUS FEES	11
IV.	OPINION OF PROBABLE CONSTRUCTION COSTS	11
4.1	SUMMARY OF COSTS	11
4.2	DISTRIBUTION OF COSTS	11
	TABLE 3 – DISTRIBUTION OF COSTS	11
	TABLE 4 – OWNERSHIP, OPERATION, AND MAINTENANCE RESPONSIBILITIES	12
4.3	PERMITS	12
	TABLE 5 – PERMITTING MATRIX	13
V.	CONCLUSION	15
5.1	SUMMARY	15

I. INTRODUCTION

1.1 Purpose and Scope

This Engineer's Report has been prepared to assist with the financing, construction and acquisition of public infrastructure improvements (herein, "the Project") to be undertaken to support development of the ±705.87 acre Blue Lake Community Development District (herein, "the District") within the ±2,960 acre WildBlue Development (herein, "the Development"). The Development is conterminous with the geographical area of the District, which is located wholly within, but does not constitute the entire area of the Development. This report will present a description of major District infrastructure components of the Project, as well as estimates of cost for completing these improvements. The financing of a portion of the Project is expected to be in the form of one or more series of special assessment bonds to be issued by the District (herein, the "Bonds"). Any portion of the Project not constructed with bond funds will be constructed and conveyed to the District by Lennar Homes, LLC (herein, the "Developer") or a successor. All lands within the District are owned by CalAtlantic Group, Inc. Lennar Homes, LLC subsequently purchased, and currently wholly owns, CalAtlantic Group, LLC.

1.2 Description of WildBlue Development

The WildBlue Development is a ±2,960 acre proposed development within unincorporated Lee County, Florida. A site location map is provided in Exhibit 1. Lee County Concurrency Application CPA2014-00004 was filed to establish an environmental restoration overlay within a specific area of the Density Reduction/Groundwater Resource (DR/GR) Future Land Use Category. It proposed a maximum density of 1,100 dwelling units, as well as amenities, a private marina and recreational uses, and up to 40,000 square feet of commercial space. Lee County Zoning Application DCI2014-00009 was filed concurrently to rezone the property from Agricultural District (AG-2) and Private Recreation Facility Planned Development (PRFPD) to Mixed Use Planned Development (MPD).

CPA2014-00004 proposed to establish an overlay within the DR/GR to allow for increased residential densities up to a maximum of two dwelling units per acre. Density is proposed to vary based on the source of additional dwelling units. The Lee County Board of County Commissioners (BoCC) adopted the amendment as Ordinance No. 15-13 on August 5, 2015. The Florida Department of Economic Opportunity also reviewed the amendment and deemed it sufficient on August 17, 2015; it became effective with the state on September 17, 2015.

Zoned AG-2 and PRFPD, DCI2014-00009 sought to rezone the subject site to MPD to authorize development of a maximum 1,000 dwelling units, with maximum building heights of 35 feet, as well as amenities, buffers, preservation requirements and accessory uses as outlined in Zoning Resolution Z-15-021 and demonstrated on the Master Concept Plan. The Hearing Examiner recommended approval on September 18, 2015, subject to 30 conditions and one deviation. The BoCC considered and approved the rezoning request on October 21, 2015.

Zoning Resolution Z-15-032 was amended via Administrative Amendment ADD2018-00017, approved on February 2, 2018, increasing the allowed density within the WildBlue MPD from 1,000 dwelling units to a maximum of 1,096 dwelling units.

Located on Corkscrew Road west of the Alico Road intersection, the MPD provides a compatible plan when considering public benefit and surrounding land uses. It allows for a step-down transition in residential intensity from surrounding developments, CenterPlace and Miromar Lakes. Additionally, the development is proposed to be clustered in an area previously disturbed by mining operations, while preserving the on-site natural resources. By clustering the development, greater expanses of land can be dedicated to preserve and enhance native ecosystems as well as improve compatibility with the conservation lands and the Stewart Cypress Slough.

Surrounding zoning designations include residential, agricultural and industrial. The northern edge of the Development is bordered by submerged Lee County lands, Cemex Construction Materials, and vacant land owned by Florida Gulf Coast University (FGCU), all of which is zoned Agricultural-2. Lands immediately east of the Development boundary include individual residential parcels zoned AG-2, as well as vacant land zoned AG-s and Industrial Planned Development (IPD). The southern edge of the Development is bordered by Corkscrew Road, the Grandezza MPD and a vacant parcel zoned AG-2. Residential communities Bella Terra and Preserve at Corkscrew are situated south of Corkscrew Road, both zoned CPD and RPD. To the west the Development is bordered by vacant land zoned AG-2; Miromar Lakes, zoned MPD and DRI; and the CenterPlace MPD.

EXHIBIT 1 – LOCATION MAP

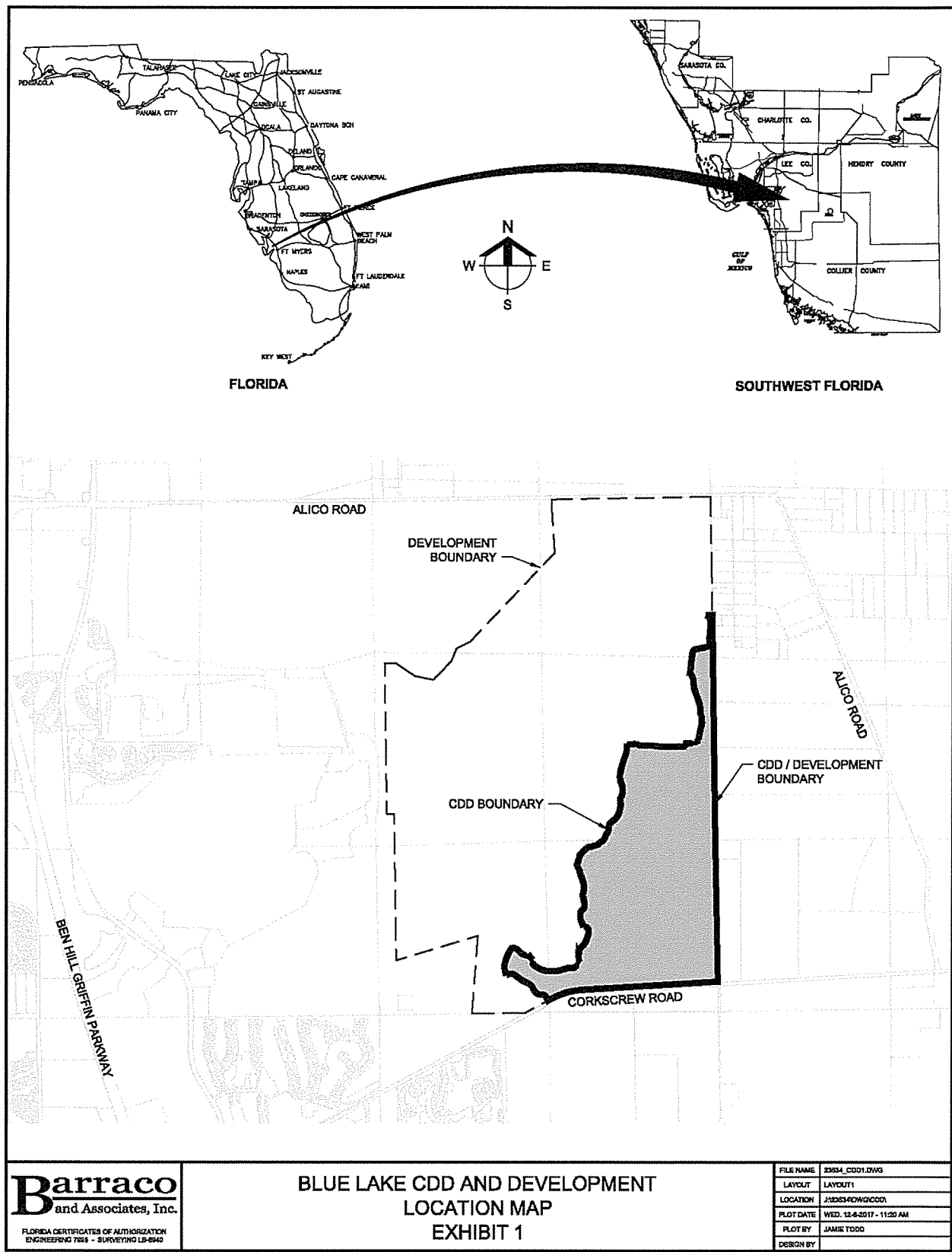


EXHIBIT 2 – FUTURE LAND USE MAP

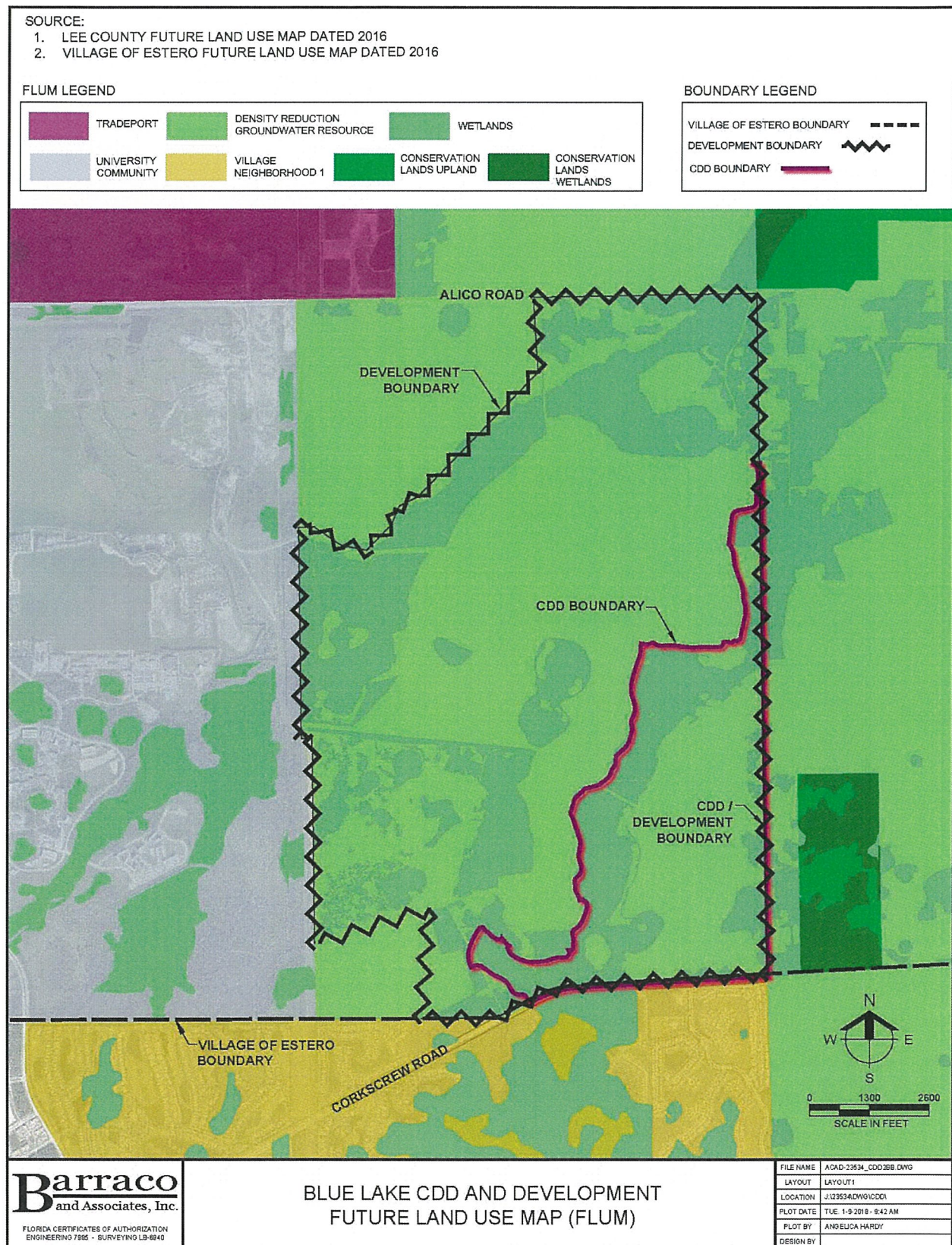


TABLE 1 – PROJECTED LAND USE				
	Development		District	
Total Acreage	±2,960 ac		±706 ac	
LAND USE:				
Water Management Area	116 ac	3.9%	13 ac	1.8%
Buildings	140 ac	4.7%	47 ac	6.7%
Pavement	81 ac	2.7%	26 ac	3.7%
Open Space (Pervious Area)	401 ac	13.6%	86 ac	12.2%
Preserve	1,329 ac	44.9%	302 ac	42.8%
Recreational Lakes	893 ac	30.2%	232 ac	32.9%
TOTAL:	2,960 ac	100%	706 ac	100%

1.3 The Blue Lake Community Development District

The District consists of ±705.87 acres and is located within Sections 8, 17, 19 and 20, Township 46 South, Ranges 26 East in Lee County, Florida. It is situated within the boundaries of the overall ±2,960 acre Development. Refer to Table 1 for a description of Development and District lands and Exhibit 1 for the District boundary. The community that will comprise the District will be known as and has received construction approvals under the name VistaBlue. A total of 423 single-family units are proposed to be constructed within the District throughout three phases. Table 2 identifies the lot types and totals by phase.

TABLE 2 – PROJECTED PRODUCT TYPES AND PHASING				
	Development		District	
Residential Dwelling Units	1,096		423	
Commercial Space	40,000 sf		0 sf	
	50' Lots	60' Lots	75' Lots	TOTAL
Phase 1	0	18	4	22
Phase 2	59	42	29	130
Phase 3	123	88	60	271
TOTAL	182	148	93	423

The petition to establish the District was submitted to Lee County for Administrative Approval (ADD2018-00042) on March 2, 2018. Following Lee County Department of Community Development review and recommendation for establishment of the District, Ordinance No. 18-20 was adopted by the Lee County Board of County Commissioners on August 21, 2018 and became effective with the State of Florida on August 22, 2018 (the “Establishing Ordinance”). The District has been established by and operates in accordance with the Establishing Ordinance, and pursuant to the provisions of Chapter 190, Florida Statutes for the purpose of planning, financing, constructing, operating and maintaining public infrastructure for the lands comprising the community development within the jurisdiction of the District.

The District will also possess the authority to issue Bonds for the purpose of acquiring and constructing certain public infrastructure improvements and to levy taxes, assessments, rates and charges to pay for the construction, acquisition, operation and maintenance of the public improvements.

Surrounding future land uses, as identified by the 2018 Lee County Future Land Use Map, include DR/GR and Wetlands to the north and west, and DR/GR, Wetlands and Conservation Lands to the east. The southern property line borders Suburban and Wetlands that fall within the Village of Estero.

Special District Services, Inc., a firm specializing in special district management, will serve as the management company of the District on a contractual basis. They will oversee the operation and maintenance of the District, as supervised by the Board of Supervisors of the District.

1.4 Report Assumptions

In the preparation of this report, Barraco and Associates, Inc. relied upon information provided by the current landowner and the Developer. While Barraco and Associates, Inc. has not independently verified the information provided by outside sources, there is no apparent reason to believe the information provided by others is not valid for the purposes of this report.

II. DISTRICT BOUNDARY AND EXISTING INFRASTRUCTURE

2.1 District Boundary

The WildBlue Community Development District (MPD) borders the District to the north and west. Lands immediately east of the District boundary include individual residential, zoned AG-2, and vacant land zoned AG-2 and IPD. To the south, the District is bordered by Corkscrew Road. Residential communities Bella Terra and Preserve at Corkscrew are situated south of Corkscrew Road, both zoned CPD and RPD.

2.2 Existing Infrastructure

Extension of existing infrastructure outside of the boundaries of the District will comprise a portion of the improvements to be constructed and/or acquired by the District and financed with proceeds from the Bonds. Prior to commencement of development of VistaBlue, there was no existing infrastructure within the District. Currently, the only existing infrastructure within the District boundary includes that which has been constructed to date as part of the District infrastructure.

III. Proposed Project¹

3.1 Proposed District Infrastructure

The District's Project for public infrastructure improvements (construction and/or acquisition) within the District and outside the District is expected to include, but is not limited to, the following:

- Drainage and Surface Water Management System
- On-Site Utilities
- Offsite Utility and Roadway Improvements
- Environmental Restoration and Mitigation
- Professional and Miscellaneous Fees

The improvements described in this report represent the present intentions of the Developer, as current landowner, and the District, subject to applicable local general purpose government land use planning, zoning and other entitlements. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies including local, state, and federal agencies. Subsequently, the actual improvements may vary from the capital improvements in this report. The cost estimate contained in this report has been prepared based on the best available information, and is based on preliminary designs and current economic conditions. The actual cost may vary depending on the final engineering design, permitting, construction and approvals, as well as economic conditions at the time of construction. Construction includes incidentals associated with each public infrastructure improvement category. The following sections describe the elements which are part of the District's Capital Improvement Project.

Construction began in the 2nd quarter of 2018. Project completion is anticipated in or about the 4th quarter of 2021.

3.2 Drainage Surface Water Management System²

Environmental Resource Permit (ERP) Number 36-05075-P was originally issued by the South Florida Water Management District (SFWMD) to serve ±4,056 acres of a residential and golf development, including the lands now comprising the Development. Subsequent applications modified the surface water management system (SWMS) specifically serving the ±2,960 acre Development, including Application Number 180116-19, which authorizes the current design of the SWMS. On March 30, 2018, Application Number 180308-2 authorizing the transfer of the SWMS serving only the District from the previous permittee to CalAtlantic Group, Inc. was approved, issuing breakaway ERP No. 36-05075-P-02.

The SWMS will consist of wet and dry detention, culverts, inlets, and stormwater control structures. Utilizing material excavated on-site, dry detention areas will be constructed along the outside perimeter of the VistaBlue community.

¹ Any property acquired by the District will be at no cost, or the lower of cost or fair market value.

² Does not include grading associated with building pads both for initial construction and in conjunction with home construction, or the costs of transporting the fill to private lots. The District will not pay for any improvements on private lots.

Stormwater runoff within the District will be routed to the dry detention areas for treatment and attenuation before discharging into existing Blue Lake via twelve (12) outfall structures. Blue Lake will provide additional treatment and attenuation prior to discharging into the Stewart Cypress Slough through three (3) control structures, as depicted in Exhibit 2.

The surface water management system has been designed in accordance with the SFWMD Applicant's Handbook Volume II. These regulations set minimum criteria for water quality treatment and flood protection. The surface water management areas are designed to attenuate the 25-year, 3-day rainfall event. Roadways will be designed at or above the estimated 5-year, 1-day rainfall event stage. All homes and habitable structures will be designed at or above the estimated 100-year, 3-day rainfall event stage.

A sediment and erosion control plan will be prepared and implemented for the entirety of the Project. Sediment and erosion control includes slope and outfall protection, such as hay bales, staked silt fences and floating turbidity barriers. A National Pollutant Discharge Elimination System (NPDES) permit must be obtained for construction activities, including a Stormwater Pollution Prevention Plan.

3.3 On-Site Utilities³

District-funded utilities will consist of water, wastewater, and irrigation systems. These systems will be designed and constructed in accordance with Lee County Utilities (LCU), Florida Department of Environmental Protection (FDEP), and Lee County Department of Health (LCDOH) standards, as applicable. The turnover of completed water and sanitary sewer utilities by the District to LCU will take place upon completion of construction of these facilities. LCU will also act as the supplier of water to the water distribution systems, as well as the collector of the wastewater from the wastewater collection system. The District will own, operate and maintain the irrigation distribution system.

South Florida Water Management District (SFMWD) Water Use Permit Number 36-08891-W was approved on December 5, 2017 and allows for dewatering of the water table aquifer to facilitate installation of underground utilities. Irrigation provided by the use of surface water from on-site lakes is permitted by Water Use Permit Number 36-05078-W, issued on January 4, 2017.

On-site potable water facilities will include transmission and distribution lines, along with the necessary valves, fire hydrants and water services to individual buildings and parcels. It is currently estimated to include ±18,800 linear feet of 8" watermain and ±1,500 linear feet of 10" watermain.

On-site wastewater facilities will include individual sewer services, force mains, and lift stations. Current designs include a total of four (4) lift stations with three of the lift stations discharging sewage to a master lift station, which will pump to offsite LCU infrastructure. The Project is anticipated to require ±18,300 linear feet of 8" gravity sewer, ±9,200 linear feet of 4" force main and ±1,800 linear feet of 6" force main.

³ If street lighting will be included, only undergrounds of wires in the public right-of-way and on District land will be financed by the District.

On-site irrigation facilities will include distribution lines, along with necessary appurtenances, and is estimated to require ±38,500 linear feet of 2" irrigation main and four (4) pump stations.

3.4 Offsite Utility and Roadway Improvements⁴

Offsite utility and roadway improvements are required by Lee County Comprehensive Plan Amendment CPA2014-00004, Zoning Resolution No. Z-15-021 and/or local development approval for the Project.

Offsite utility improvements include extension of sanitary sewer transmission mains within the Lee County Corkscrew Road right-of-way to serve the Development and improve the current LCU system, as well as the relocation of a Lee County Utilities potable water well. Off-site utility improvements are anticipated to include ±180 linear feet of 12" watermain and 2,600 linear feet of 6" forcemain.

Offsite roadway improvements include construction of ±740 linear feet of auxiliary lanes and enhancements to an existing traffic signal to manage increased traffic flows and enhance safety. Auxiliary lanes serving east-bound and west-bound traffic approaching the District are proposed to be added at the Corkscrew Road access. Ownership and maintenance of all offsite improvements will be conveyed to Lee County upon completion and certification, as applicable.

3.5 Environmental Restoration and Mitigation

Environmental consideration influenced the design of this Project to reduce or eliminate direct and secondary impacts, as well as preserve and restore the hydrologic ecological integrity to the greatest extent possible within the design parameters. Restoration and mitigation efforts will also satisfy SFWMD, U.S. Army Corps of Engineers (ACOE) and Lee County Zoning requirements and specifications. Proposed preservation and restoration activities are anticipated to provide a net benefit to water quality and as such, enhance aquatic vegetation and wildlife habitat. These restoration activities will also re-establish and revitalize wetland flowways.

A wetland mitigation plan has also been devised to enhance wetland functions. Based on a Uniform Mitigation Assessment Methodology Analysis performed on the site, the functional loss associated with development impacts is significantly exceeded by the increased wetland functionality resulting from implementation of the proposed on-site mitigation plan.

Proposed restoration and mitigation will occur in Mitigation Areas I and J, as identified in the Wetland Mitigation/Monitoring/Maintenance Plan approved as part of ERP No. 36-05075-P and its subsequent modifications, and includes preservation, enhancement and restoration of ±302 acres of uplands and wetlands within the District.

⁴ Roadway improvements includes improvements to public roadways and landscaping and irrigation. Includes sub-grade, base, asphalt paving, and curbing.

3.6 Professional and Miscellaneous Fees

Professional fees include the estimated cost for design, construction management, and other professional services of all components of the District infrastructure and also includes other expenses, such as permit application fees.

IV. OPINION OF PROBABLE CONSTRUCTION COSTS

4.1 Summary of Costs

The estimates shown in Table 3 do not include the financing, operation, maintenance services or bond issuance costs necessary to finance and maintain the District infrastructure. All estimates are given in 2018 dollars and no inflation factor has been provided for the time value of money. These costs do not include any land values which may be associated with the possible acquisition of interests in certain lands relating to the infrastructure described in this Report.

4.2 Distribution of Costs

Section III of this report described the proposed public infrastructure comprising the Project, of which a portion will be funded by Bonds. For the purpose of cost estimates presented in this section, the following six categories have been established which contain groupings and associated costs by phase of the various items described in Section 3.1:

TABLE 3 – DISTRIBUTION OF COSTS	
Item	
Drainage and Surface Water Management System	\$2,220,000
On-Site Utilities	\$6,420,000
Offsite Utility and Roadway Improvements	\$1,285,000
Environmental Restoration and Mitigation	\$1,600,000
Professional and Miscellaneous Fees	\$756,000
Totals	\$12,281,000

Drainage and Surface Water Management System includes preparing the site via clearing, grubbing, excavation and placement of excavated fill, curbing, storm sewer structures, and piping. *On-Site Utilities* include both gravity and transmission sanitary sewer, potable watermain and irrigation systems. *Offsite Utility and Roadway Improvements* consist of the installation of watermain and forcemain within the Lee County right-of-way on Corkscrew Road, relocation of a LCU potable water well, construction of auxiliary lanes and enhancements to an existing traffic signal serving Corkscrew Road, as well as associated landscaping and irrigation. *Environmental Restoration and Mitigation* includes preservation and restoration of hydrologic ecological integrity, enhancement of aquatic vegetation and wildlife habitat, and re-establish and revitalize wetland flowways and functions. *Professional and Miscellaneous Fees* consist of the estimated cost for design, assistance during construction, and other professional services of all components of District infrastructure, as well expenses including, but not limited to, permit application fees. Table 4 summarizes various ownerships for the design components listed in this report. The “financing entity” is the entity responsible for funding and constructing each infrastructure component. Upon completion of construction and final certification, the infrastructure component will then be turned over to the “operation and maintenance entity.”

TABLE 4 – OWNERSHIP, OPERATION, AND MAINTENANCE RESPONSIBILITIES⁵			
Proposed Infrastructure Improvements	Ownership	Financing Entity	Operation & Maintenance Entity
Surface Water Management System	BLCDD	BLCDD	BLCDD
Offsite Roadway Improvements	LCDOT	BLCDD	LCDOT
Potable Water Distribution System	LCU	BLCDD	LCU
Wastewater Collection and Transmission System	LCU	BLCDD	LCU
Landscape and Irrigation	BLCDD	BLCDD	BLCDD
Environmental Restoration Mitigation Improvements	BLCDD	BLCDD	BLCDD
BLCDD = Blue Lake Community Development District LCDOT = Lee County Department of Transportation LCU = Lee County Utilities			

4.3 Permits

Federal, state, and local permits and approvals are required prior to the construction of site infrastructure. Permits and permit modifications are considered part of the normal design and permitting process, and may be applied for at the time the improvement is undertaken.

All permits known to be required for construction of the Project's main infrastructure are either in effect or considered obtainable within the normal course of construction plan development and permit application/processing. Modification to existing permits may be required as detailed construction plans are developed.

⁵ Any property acquired by the District will be at no cost, or the lower of cost or fair market value.

TABLE 5 – PERMITTING MATRIX

OVERALL

Agency	Type of Permit	Permit Number	Issue Date	Expiration	Status	Notes
SFWMD	ERP	36-05075-P-02	03/30/18	02/09/23	Approved	
SFWMD	WUP (Dewatering)	36-08891-W	12/05/17	12/05/22	Approved	
SFWMD	WUP (Irrigation)	36-05078-W	01/04/18	01/04/23	Approved	
FDEP	NPDES NOI	FLR20BU36	04/25/18	04/14/22	Approved	
Lee County	Limited Review Development Order	LDO2017-00368	10/03/17	04/01/25	Approved	Off-Site Forcemain
Lee County	Development Order	DOS2017-00003	03/10/17	11/17/35	Approved	Earthwork/Mitigation
Lee County	Concurrency	CNC2017-00003	03/10/17	03/06/20	Approved	Earthwork/Mitigation
Lee County	Comprehensive Plan Amendment	CPA2014-00004	09/17/15	N/A	Approved	
Lee County	Resolution	Z-15-021	10/21/15	N/A	Approved	
Lee County	Ordinance	18-20	08/21/18	N/A	Approved	Establishing BLCDD
ACOE	Dredge and Fill	SAJ-2003-10995	01/28/16	01/28/21	Approved	

PHASE 1

Agency	Type of Permit	Permit Number	Issue Date	Expiration	Status	Notes
Lee County	Development Order	DOS2017-00069	12/21/17	11/17/35	Approved	
Lee County	Concurrency	CNC2017-00069	12/21/17	12/21/20	Approved	
Lee County	Plat	PLT2018-00012	01/25/18	N/A	Recorded	Inst. No. 2018000020447
FDOH	Potable Water Permit	0217283-213-DSGP	03/08/18	03/07/23	Approved	
FDEP	Sanitary Sewer Permit	38436-417-DWC	08/21/18	08/20/23	Approved	

PHASE 2

Agency	Type of Permit	Permit Number	Issue Date	Expiration	Status	Notes
Lee County	Development Order	DOS2018-00012	08/02/18	11/17/25	Approved	
Lee County	Concurrency	CNC2018-00012	08/02/18	08/02/21	Approved	
Lee County	Plat	PLT2018-00009	02/06/19	N/A	Approved	Inst. No. 2019000027087
FDOH	Potable Water Permit	0217283-221-DSGP	08/20/18	08/19/23	Approved	
FDEP	Sanitary Sewer Permit	38436-419-DWC/CM	08/21/18	08/20/23	Approved	

TABLE 5 – PERMITTING MATRIX (CONTINUED)

PHASE 3

Agency	Type of Permit	Permit Number	Issue Date	Expiration	Status	Notes
Lee County	Development Order	DOS2018-10045	08/13/18	11/17/35	Approved	Earthwork
Lee County	Concurrency	CNC2018-10045	08/08/18	08/08/21	Approved	
Lee County	Development Order	TBD	TBD	TBD	TBD	
Lee County	Concurrency	TBD	TBD	TBD	TBD	
Lee County	Plat	TBD	TBD	TBD	TBD	
FDOH	Potable Water Permit	TBD	TBD	TBD	TBD	
FDEP	Sanitary Sewer Permit	TBD	TBD	TBD	TBD	
SFWMD = South Florida Water Management District						
FDEP = Florida Department of Environmental Protection						
FDOH = Florida Department of Health						
ACOE = Army Corps of Engineers						

V. CONCLUSION

5.1 Summary

The WildBlue Development is a ±2,960 acre proposed development consisting of 1,096 residential units with associated infrastructure within unincorporated Lee County, Florida. The Blue Lake Community Development District is located wholly within the WildBlue Development and is comprised of ±705.87 acres including 423 residential units and was established on August 22, 2018 with the purpose of planning, financing, constructing, operating and maintaining public infrastructure for the lands comprising the community development within the jurisdiction of the District. It possesses the authority to issue Bonds for the purpose of acquiring and constructing certain public infrastructure improvements. Such improvements include drainage and surface water management system, on-site utilities, off-site roadway and utility improvements, and environmental restoration and mitigation, as described throughout Section III of this report. The benefit of improvements provided by the Bonds for the District is anticipated to be greater than the cost of the Project.