

Bay Creek Community Development District

Bayside Community Development District

Winter 2013

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Article Headline

CDD MEETINGS

When:

4th Monday of the month at 2 p.m.

Budget workshop
Friday, July 19th at 10am.

Where:

Pelican Landing
Community Center

The public is encouraged to attend.

Bay Creek CDD

Ascot
Bay Creek
Bay Crest
Costa Del Sol
The Cottages
Creekside Crossing
Pinewater Place
Southbridge
The Pointe
The Ridge

Bayside CDD

Addison Place
Bay Cedar
Bellagio
Capri
Castella
Coventry
Cypress Island

Pelican Landing is served by two Community Development Districts (CDD):

- The Bay Creek Community Development District
- The Bayside Community Development District

Do you know what your CDDs do for you?

- They maintain the communities 92 lakes, which cover 216 acres as well as the 38 wetlands spanning 200 acres.
- They renew and retain over 5 million square feet of landscaping among all the common areas, right of ways and parks.
- They manage the street sweeping, street lighting and irrigation water supply.
- They maintain the trunk storm water management system, which consists of the lakes, wetlands, interconnecting pipes and control structures.

The original developer established the CDDs in order to finance Pelican Landing's basic infrastructure during development via tax exempt revenue bonds. The CDDs collect non ad valorem assessments that are part of your Lee County property tax bill each year to offset the annual repayment obligation of the bonds and to also fund the ongoing operations and maintenance of the infrastructure the CDDs continue to own and operate or operate by agreement.

Each CDD, a unit of local special purpose government, is governed by a five-member Board of Supervisors. They hire several part-time professional administrative consultants who provide management, accounting, legal and engineering services. They are required to have an independent third party audit their books each year.

Florenzia
Goldcrest
Heron Cove
Heron Glen
Heron Point
La Scala
Las Palmas
Lakemont
Lakemont Cove
Longlake
Longlake Village
Merano
Messina
Mystic Ridge
Navona
Palermo
Palm Colony
Pennyroyal
The Reserve
The Sanctuary
Sandpiper Greens
Sandpiper Isle
Sawgrass Point
Sorrento
Treviso
Tuscany Isle
Waterside

Meet your Board

Bayside

Walter McCarthy

chair

Marvin Hancock

vice chair

James Patterson

Bernie Cramer

John Crew

assistant secretaries

Bay Creek

Frederick McAuley

chair

Nelson Glueck

vice chair

Robert Pritt

James Janek

Mary McVey

assistant secretaries

Quick Links...

[Our Website](#)

Pelican Landing's Stormwater Management System Design and How it Works

Pelican Landing is located within the Spring Creek watershed Pelican Landing and discharges into the Spring Creek Watershed. Spring Creek flows west and discharges into Estero Bay.

To meet the South Florida Water Management District's approval, the stormwater management system is designed to handle the quantity of rain runoff caused by a 25-year, three-day storm event. A storm like that, which has a four percent probability of occurring annually, is capable of producing 11 inches of rain raising the lakes by two-and-a-half feet.

Pelican Landing's stormwater lakes are generally constructed with four-to-one lake bank slopes, one foot vertical rise to four feet of horizontal run, meaning the lake water level will rise 10 feet along the bank slope during such a storm.

The extra lake water level should drop over a one to two week period (high lake water levels take longer to drop if additional rains follow). During wet season, the lakes may spend days, weeks or longer above the control elevation, which is the water elevation at which Pelican Landing Community storm water flows into downstream discharges.

During dry season, the lake levels drop below this design/control elevation level so the lake water stays in the community.

Pelican Landing's roadways have a centerline road elevation at or above the lake water level due to a five-year, one-day storm event that would produce 5.5 inches of rain. A storm like this will raise lake water levels about one-and-a-half feet before receding. The finished floor elevation of homes in Pelican Landing are constructed at an elevation at least one foot above the center line of the road elevation in the adjacent street.

The community storm water system is functioning as it was planned with few reports of localized street flooding from larger rainy season storms, and with the typical lake water rise and fall anticipated by the design criteria.

Pelican Landing's CDDs 2013 Budget

The CDDs must prepare and adopt a budget no later than September 15 of each year.

The general operating budget generates its revenue through the non ad valorem assessment process (collected as a part of your property tax bill that you receive from Lee County each year).

Here is the Fiscal Year 2013 budget:

ALL OF PELICAN LANDING

\$421.10 per residential unit which includes:

- Professional/Administrative Services
- Field Management Services
- Water Management Services (lakes/wetlands and interconnecting pipe work maintenance)
- Street Lighting Services
- Landscape Services (common areas, right of ways and parks)
- Roadway Services (street sweeping)

\$58.83 per residential unit for:

- Irrigation supply services through the joint operating budget

In addition to the user fees, the monthly bill you or your association receive from the CDDs for actual water usage, the CDDs also collect a non ad valorem assessment for the fixed cost of the system which includes costs not directly related to irrigation usage(eg. system depreciation cost)

Each residential unit in Pelican Landing for Fiscal Year 2013 paid a total of **\$479.93**.

THE COLONY

If you live or own property in The Colony, the Bayside District has an additional general operating budget.

\$484.07 per unit in The Colony includes:

- Professional/Administrative
- Street Lighting
- Landscaping
- Fountain Maintenance

Each unit for Fiscal Year 2013 in The Colony paid a total of **\$964.00**.

REMINDERS

FERTILIZER/LANDSCAPE TREATMENT

Per Lee County Ordinance, there is to be **no** fertilizing of your yard between June 1 & September 30 each year.

When you do fertilize, **do not** fertilize within 10 feet of any lakes, and please **do not** blow excess down the storm drains as these discharge directly into the lakes.

DEBRIS

Please dispose of all other debris properly. Do not dispose of any materials into a storm drain, catch basin or pond. Continue to help keep our lakes and ponds free of any foreign materials.