

Database Verification for Water Lines Assessment in Banyan Village, Port LaBelle



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by

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Table of Contents

INTRODUCTION	3
PLUS DATABASE VERIFICATION	4
WATER LINE MAPS.....	6
LOTS LACKING WATER LINES.....	9
SUMMARY.....	12

Introduction

The purpose of this report is to verify the accuracy of the Banyan Village properties database and to determine which single-family residential lots and other parcels are subject to the potable water lines service special assessment.

Banyan Village is the eastern section of Port Labelle in Hendry County, Florida (see Figure 1). Banyan Village is the eastern-most part of the Port LaBelle Utility System (PLUS) service area.



Figure 1. Location of Banyan Village relative to Port La Belle.

Banyan Village is composed of more than 3800 land parcels in 4 areas (Units 10, 11, 12 and 13) as shown in Figure 2. The installation of water service lines in Banyan Village was completed in 2007. Banyan Village lots are included in the PLUS database accessible through the PLUS website. These lots are also cataloged in the Property Appraiser's database accessible through the Hendry County Property Appraiser's website.

PLUS website: <http://www.hendryutilities.com/customers/index.php>

(this database will be referred to as PLUS)

Hendry County Property Appraiser's website: <http://hendryprop.com>

(this database will be referred to as Hendryprop based on the website name)

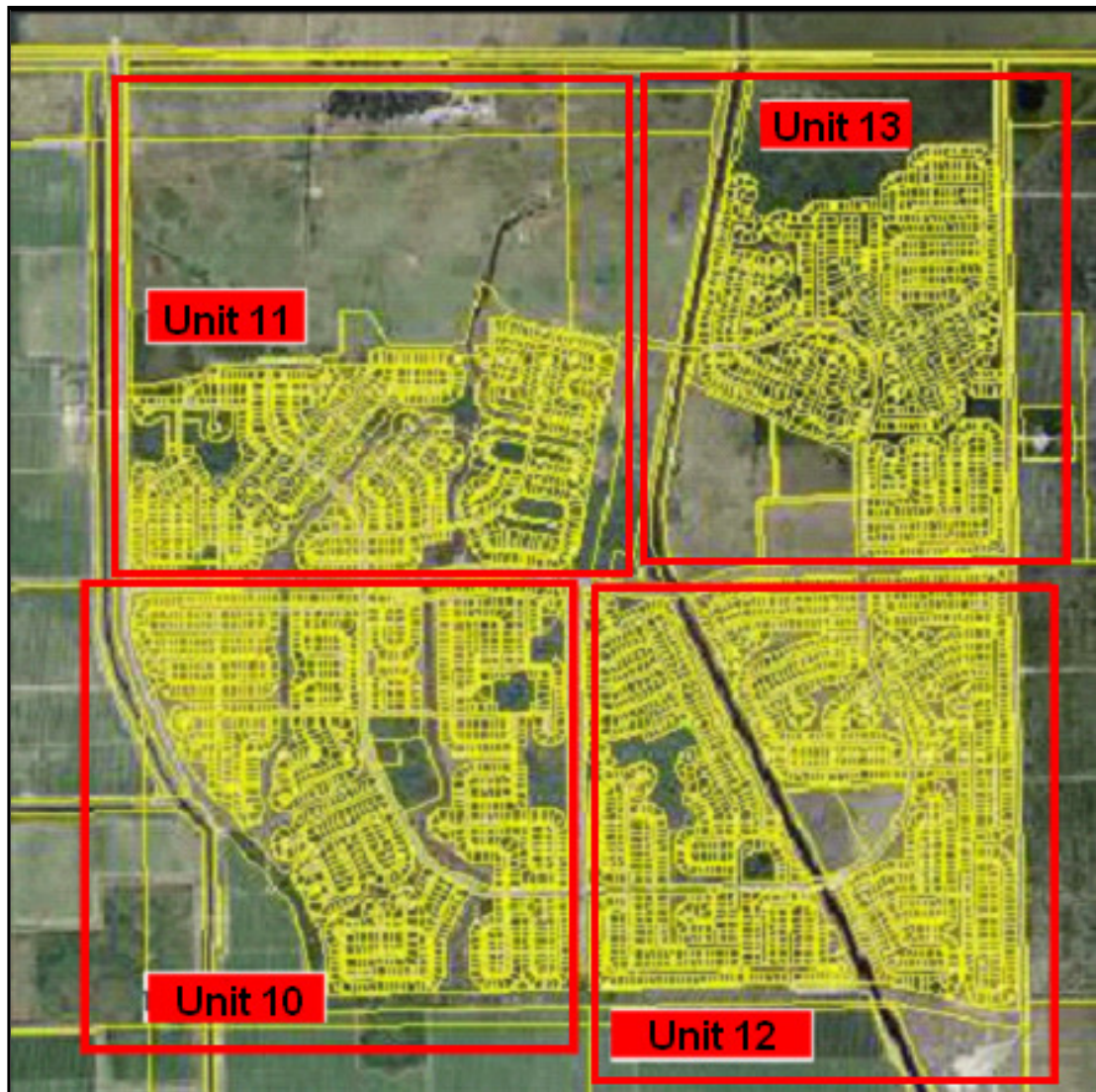


Figure 2. GIS map of Banyan Village from <http://hendryprop.com>.

PLUS Database Verification

The data for Banyan Village lots can be viewed online at www.HendryUtilities.com/customers. The database records for each parcel include fields designating their Unit number and other attributes, allowing searching/queries based on various criteria. The key field for each property parcel is the PIN (property ID number). A typical pin number includes the following digits: # RG TS SC-UNT-BLOK-LOT.# (example: 4 29 43 10-110-2433-048.0).

All Port LaBelle parcels have PINs beginning with 4 29 43 10-. The four is the market code representing the geographic sector of the county. The 29 43 10 represents a

location code: Range 29E, Township 43S, Section 10. The UNT value is the Port LaBelle Unit 3-digit/letter code (110 for Unit 11 in this case). Three digits are required since, for example, the code for Country Village neighborhood is HP1 (Holiday Park in Unit 1) The BLOK value is the residential Block number in the platted area. The LOT.# is the specific lot/parcel number within the Block.

Banyan Village is composed of 4 units, for a total of 3878 lots. Each unit is separated into 3 general categories of parcels: residential lots, water management lots and other lots (commercial, schools, government, etc.).

Table 1. Number of lots per unit and total of lots in Banyan Village according to initial PLUS database and the Hendryprop database as viewed on November 1, 2009.

UNIT	PLUS database	Hendryprop database
10	1031	1031
11	668	668
12	1370	1370
13	808	809
Total	3877	3878

Although the PLUS database included only 3877 parcels, there are in fact a total of 3878 parcels in Banyan Village, composed of 3583 residential lots, 285 water management lots and 10 commercial/education/government as documented by the Hendryprop database. The PLUS database was missing one water management lot, so it was necessary to add this lot in PLUS database.

The missing data was found by comparing the PLUS database and the Hendryprop database for Banyan village (from Unit 10 to 13). The missing data record was in Unit 13 with the PIN 4 29 43 10 130 000A 010 1. The following table details the types and number of parcels in each unit (S=Vacant Residential, W=Water Management District, E=Public School, B=Commercial or Native Pasture, G= Government).

Table 2. Final PLUS online database summary for Banyan Village.

ZONE	S	W	E	B	G	Total
Unit 10	1018	10	2	1	0	1031
Unit 11	660	8	0	0	0	668
Unit 12	1281	87	1	1	0	1370
Unit 13	624	180	1	2	2	809
Total	3583	285	4	4	2	3878

Water Line Maps

The Hendryprop.com website has a GIS maps interface that is useful for obtaining maps of Banyan Village. These maps were used to diagram the newly installed potable water service pipes in Banyan Village and determine which lots do not have access to these water lines.

The first task was identifying all the water management and other land use parcels. The second task was locating the main water lines (backbone loop) and the smaller water distribution pipes on the maps. These were identified using the pipe installation contractor's notebook.

Five parcels cannot be viewed on the Hendryprop website. These are primarily road right of ways and, like the water management lots, they are not subject to the water lines special assessment.

Table 3. Banyan Village land parcels not appearing in the GIS viewer of HendryProp.com.

PIN	Unit	Zone	Acres	Owner
4 29 43 10 100 000A 001.0	10	A-1	44.2	Port LaBelle CDD
4 29 43 10 110 A000 002.0	11	Roads	103.3	Port LaBelle CDD
4 29 43 10 120 A000 001.0	12	Roads	169.6	Port LaBelle CDD
4 29 43 10 130 A000 001.0	13	Roads	72.4	Port LaBelle CDD
4 29 43 10 130 A000 001.1	13	Roads	61.3	Port LaBelle CDD

Figures 3 through 8 provide map descriptions of all the Banyan Village lots and roads relative to their access to road frontage and water lines. The following color codes apply to Figures 3 through 8:

- black: water management lots
- green: streets with main water pipe of 8 to 16-inch diameter
- yellow: streets with small water pipe of 6-inch diameter
- brown: streets with no water pipes
- red: streets not constructed and no water pipes
- grey: residential lots with access to water lines
- pink: residential lots without water pipe frontage
- orange: education (E), business (B) and government (G) parcels



Figure 3. Unit 10 with a color key representing lots and pipes.



Figure 4. Unit 11 with a color key representing lots and pipes.



Figure 5. Unit 12 with a color key representing lots and pipes.

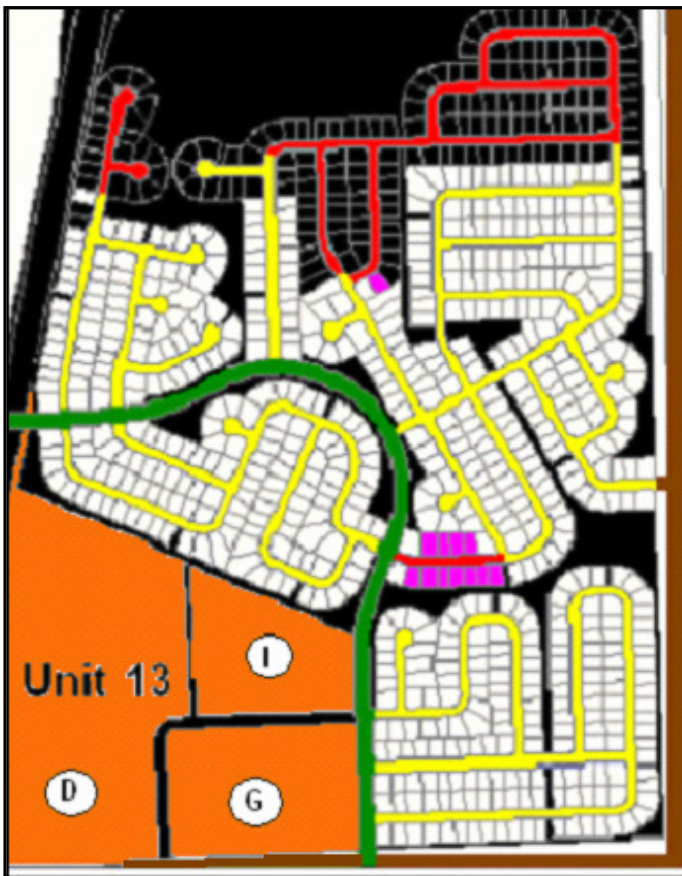


Figure 6. Unit 13 with a color key representing lots and pipes.

Lots Lacking Water Lines

To determine which lots are subject to a potable water line special assessment it was necessary to verify that all residential lots had access to potable water supply lines along their road frontage. Inspection of the pipe installation contractor notes revealed that 12 residential lots have no access to potable water. All are located in Unit 13 and are identified in Table 4 and Figures 7 and 8.

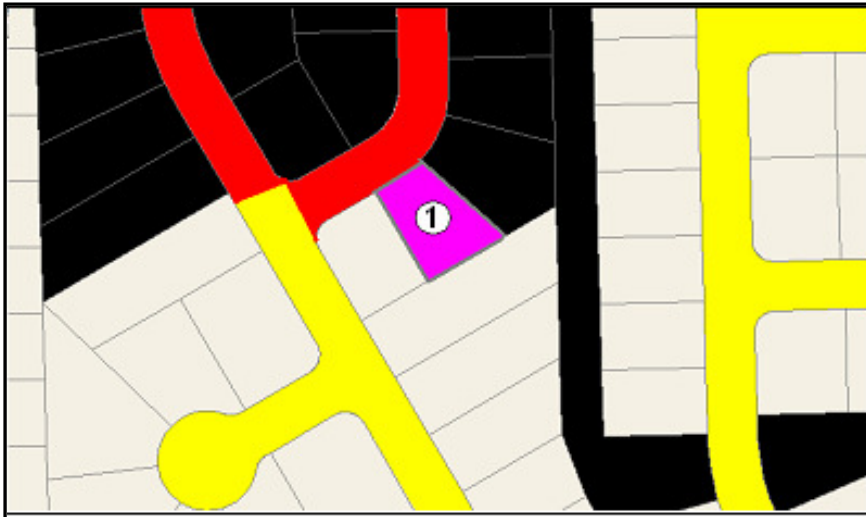


Figure 7. Lot 1 in pink with no water pipe direct access.

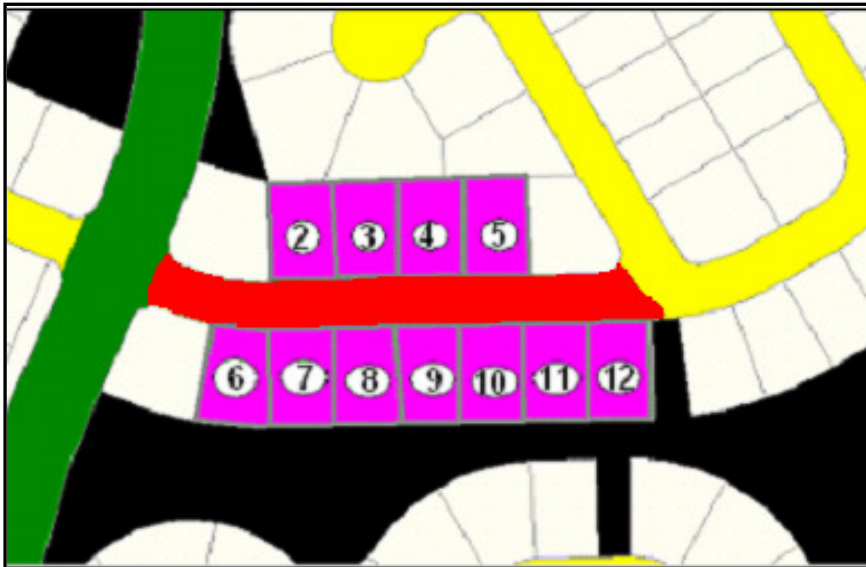


Figure 8. Lots 2 to 12 in pink with no water pipe direct access.

Table 4. Banyan Village residential lots without direct access to water lines.

Number	PIN	Zone	Unit	Owner
1	4 29 43 10 130 2531 011.0	S	13	CHL Holdings, Inc.
2	4 29 43 10 130 2524 015.0	S	13	CHL Holdings, Inc.
3	4 29 43 10 130 2524 014.0	S	13	CHL Holdings, Inc.
4	4 29 43 10 130 2524 013.0	S	13	CHL Holdings, Inc.
5	4 29 43 10 130 2524 012.0	S	13	CHL Holdings, Inc.
6	4 29 43 10 130 2523 024.0	S	13	CHL Holdings, Inc.
7	4 29 43 10 130 2523 023.0	S	13	CHL Holdings, Inc.
8	4 29 43 10 130 2523 022.0	S	13	CHL Holdings, Inc.
9	4 29 43 10 130 2523 021.0	S	13	CHL Holdings, Inc.
10	4 29 43 10 130 2523 020.0	S	13	CHL Holdings, Inc.
11	4 29 43 10 130 2523 019.0	S	13	CHL Holdings, Inc.
12	4 29 43 10 130 2523 018.0	S	13	CHL Holdings, Inc.

Table 5. Summary of Banyan Village water service for residential lots (S).

Area	Residential Lots (S)		Total
	Water	No Water	
Unit 10	1018	0	1018
Unit 11	660	0	660
Unit 12	1281	0	1281
Unit 13	612	12	624
Total	3571	12	3583

Four of the ten non-residential parcels do not have access to potable water lines. They are identified in Figure 3 - 6 and Table 6 - 8.

Table 6. Water service for business (B), education (E), and government (G) parcels.

Area	Education (E)		Business (B)		Government (G)		Total
	Water	No Water	Water	No Water	Water	No Water	
Unit 10	2	0	1	0	0	0	3
Unit 11	0	0	0	0	0	0	0
Unit 12	1	0	0	1	0	0	2
Unit 13	0	1	1	1	1	1	5
Total	3	1	2	2	1	1	10

Table 7. Details on Banyan Village water service pipe frontage for business (B), education (E), and government (G) parcels, with backbone frontage on pipes at least 8 inches in diameter and distribution frontage on 6-inch diameter pipes.

Label	PIN	Zone	Unit	Backbone Frontage	Distribution Frontage	Owner
A	4 29 43 10 100 000B 001.0	E	10	Yes	No	Board Public Instruction
B	4 29 43 10 100 000B 003.0	E	10	Yes	No	Port LaBelle CDD
C	4 29 43 10 120 000B 001.0	E	12	Yes	No	Board Public Instruction
D	4 29 43 10 130 000B 001.0	E	13	No**	No	Board Public Instruction
E	4 29 43 10 100 000B 002.0	B	10	Yes	No	CHL Holdings, Inc.
F	4 29 43 10 120 000B 002.0	B	12	No	No	CHL Holdings, Inc.
G	4 29 43 10 130 000B 002.0	B	13	Yes	No	CHL Holdings, Inc.
H	4 29 43 10 130 000C 001.0	B	13	Yes* **	No	CHL Holdings, Inc.
I	4 29 43 10 130 000B 002.2	G	13	Yes	No	Hendry County
J	4 29 43 10 130 000C 001.2	G	13	No**	No	Hendry County

* Parcel H has no road frontage on the North side, as shown in Figure 2.

** Water line extension project drawings show plans for future 12-inch diameter backbone pipelines that would serve lots D, H and J.

Table 8. Details on water pipe frontage, parcel areas, and area ERU's for the ten business (B), education (E) and government (G) parcels.

Label	Type of Pipeline	Roadway Frontage	Roadway Pipeline Frontage (feet)	Non-roadway Pipeline Frontage (feet)	Parcel Area (acres)	Area (0.25ac) Equivalent ERUs	Frontage (80ft) Equivalent ERUs
A	Backbone	West	710	0	7.76	31.04	8.88
B	Backbone	West	311	0	2.00	8.00	3.89
C	Backbone	South	170	0	12.00	48.00	2.13
D	None	South	0	0	55.00	220.00	0.00
E	Backbone	West & North	916	0	4.00	16.00	11.45
F	None	East	0	0	11.44	45.76	0.00
G	Backbone	South & East	749	0	19.09	76.36	9.36
H	Backbone	South*	0	421	27.22	108.88	5.26
I	Backbone	East	441	0	14.86	59.44	5.51
J	None	South	0	0	2.80	11.20	0.00

* Parcel H has no road frontage on the North side where the water pipe passes, as shown in Figure 2.

Summary

The PLUS online database at www.HendryUtilities.com/customers was updated to more accurately reflect parcel data for Banyan Village. The PLUS database and the Hendryprop database (www.HendryProp.com) now match in their parcels listing for Banyan Village (Port LaBelle Units 10-13).

Banyan Village contains a total of 3583 single-family residential lots, 285 water management lots, and 10 other (commercial, government, and education) parcels. Of these, 12 single-family residential lots and 4 other (commercial, government, and education) parcels do not have direct, road frontage access to potable water lines.

A total of 3571 residential lots and 6 other (commercial, government, and education) parcels have potable water lines along their road frontage. These 6 non-residential lots that have direct access to water pipes all abut the “backbone” (main) water pipes. None have frontage along the “distribution” lines.