

# **WATERFORD LANDING**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 23, 2021**

**BOARD OF SUPERVISORS**

**SPECIAL MEETING**

**AGENDA**

# Waterford Landing Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

September 16, 2021

Board of Supervisors  
Waterford Landing Community Development District

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Waterford Landing Community Development District will hold a Special Meeting on September 23, 2021 at 11:00 a.m., at the offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion/Consideration: City of Fort Myers Installation of New Raw Water Source Wells to Supplement Existing City Wellfield
  - A. Newsletter
  - B. Temporary Construction Easement
4. Discussion/Consideration: City of Fort Myers Water Utility Network Project
  - A. C3 Station 1887 at 3195 Birchin Ln (AA)
  - B. Site R27 3947 Eldon Rd
5. Acceptance of Resignation of Supervisor John Campo [Seat 5] (*Term Expires November 2022*)
6. Consider Appointment to Fill Unexpired Term of Seat 5
  - Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)
    - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - B. Membership, Obligations and Responsibilities
    - C. Financial Disclosure Forms
      - I. Form 1: Statement of Financial Interests

- II. Form 1X: Amendment to Form 1, Statement of Financial Interests
- III. Form 1F: Final Statement of Financial Interests
- D. Form 8B – Memorandum of Voting Conflict
- 7. Consideration of Resolution 2021-08, Designating Certain Officers of the District, and Providing for an Effective Date
- 8. Acceptance of Unaudited Financial Statements as of August 31, 2021
- 9. Approval of July 28, 2021 Public Hearing and Regular Meeting Minutes
- 10. Other Business
- 11. Staff Reports
  - A. District Counsel: *Straley & Robin*
  - B. District Engineer: *Barraco and Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: November 18, 2021 at 11:00 A.M.

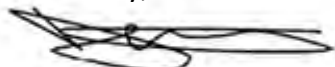
○ QUORUM CHECK

JOYCE L. HEIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
ROBERT E. STILLMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
CHARLES COX	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
MARCINA STRANG	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 12. Supervisors' Requests
- 13. Public Comments
- 14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-909-7930.

Sincerely,



Daniel Rom  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 528 064 2804**

# **WATERFORD LANDING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **3A**



# WATER TREATMENT PLANT

## Source Water Project

The City of Fort Myers (City) is pleased to announce the planning and construction of a series of new raw water source wells to supplement the existing City wellfield. Additional raw water production wells are necessary to replace older or underproducing wells and to meet the increasing potable water demands of the growing population. The City has adequate water treatment plant capacity but will need to construct additional facilities to meet projected raw water demands for 2022 and beyond.

The City has identified and is planning for the new water supply sources and facilities needed to serve existing and new developments within the City limits.

### The goals of these efforts are to:

1. Explore and acquire land for prospective raw water production wells
2. Install new raw water production wells
3. Install new raw water transmission main pipelines
4. Rehabilitate existing raw water production wells and raw water transmission main pipelines
5. Efficiently and effectively manage raw water resources

### What is raw water? Raw water is ground water that has not yet been treated for drinking use.

In September 2021, the City will begin construction on the first two raw water wells identified as P-21 and P-22. These wells are expected to be in production by summer 2022. Well locations along with their associated new transmission main pipeline are shown on the aerial map below.





# WATER TREATMENT PLANT

## Source Water Project

### What to expect during well construction:

- Crews will begin well construction by clearing trees and vegetation and preparing the site for the drill equipment delivery.
- The well driller will use a 50' tall drill rig and/or a smaller 30' tall-truck mounted reverse circulation rotary drill rig to install the wells.
- Drill crews will work Monday through Friday from 7 a.m. through 7 p.m.
- Once the drilling is completed, another contractor will mobilize to install the well head and pump equipment.

### What to expect during transmission main installation:

Most of the 14" and 24" diameter transmission main pipeline will be installed by underground drilling. Crews will dig small pits to facilitate the connections of the pipes. New transmission main pipes will be fused together and pulled underground from one drill pit to the next. After the pipe installation, the pits will be refilled. Pipe crews are expected to work Monday through Friday from 7 a.m. to 5 p.m.

**Portions of the North Colonial Linear Trail between Veronica S. Shoemaker Boulevard and Hodges University will be closed during the well drilling and transmission main installation operations. More information to come.**

### What will the finished well head facility and pump equipment look like?

- The pump facility will include a concrete pad, pipe, an electrical and instrumentation box, and a generator for emergency use.
- The facility will be surrounded with a green chain link fence topped with barbed wire. Black screening material will be attached to obscure the view.
- A light will be on top of the instrumentation box to indicate proper operations.
- The facility will be lit at night for security.



Raw Water Well Facility

For more information about the project or to sign up for project email updates, visit the website at [www.FortMyersUtilities.com](http://www.FortMyersUtilities.com) or contact the City's public information consultant for the project:

**Cella Molnar & Associates, Inc.**  
**239-337-1071 • 877-496-1076 (toll free)**  
**email to [info@FortMyersUtilities.com](mailto:info@FortMyersUtilities.com)**

# **WATERFORD LANDING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4A**

# C3 - PHASE II PROPOSED RADIO EQUIPMENT AND ANTENNA

3195 BIRCHIN LN  
FORT MYERS, FL 33916  
LAT: 26°37'12.36" (N) / 26.620100°  
LONG: 81°49'36.08" (W) / -81.826690°



SATELLITE IMAGE



STREET MAP

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	REV.
CD-1	TITLE SHEET	
CD-2	GENERAL NOTES AND LOCATION PLAN	
CD-3	SITE OVERVIEW	
CD-4	POLE ELEVATION AND EQUIPMENT DETAILS	
CD-5	POLE GROUNDING AND WIRING	
CD-6	CCU REPEATER DETAILS	
CD-7	H-FRAME DETAILS	
CD-8	TRAFFIC CONTROL TYPICALS	

PROJECT SUMMARY	
SITE NAME:	C3 - PHASE II
POLE NUMBER:	N/A
POLE TYPE:	PROPOSED 43' FIBERGLASS POLE
SITE ADDRESS:	3195 BIRCHIN LN FL 33916 FORT MYERS
ROW OWNER(S):	PRIVATE
POLE OWNER(S):	CITY OF FORT MYERS
SERVICE TERRITORY:	ELE - FLORIDA POWER AND LIGHT TEL - CENTURYLINK, INC
APPLICANT:	CITY OF FORT MYERS

CONSTRUCTION DRAWING			
PREPARED FOR:  City of Fort Myers			
SUBMITTALS			
REV.	DATE	ISSUED FOR	DRAWN BY
1	06/15/21	INITIAL ISSUE	YEH
2	06/21/21	UPDATED DETAILS	YEH
STAMP			
 Digitally signed by <b>T. Woods</b> Date: 2021.06.29 09:02:57 -04'00'			
<b>TILSON</b> On a Mission 16 MIDDLE STREET, 4TH FLOOR, PORTLAND, ME 04101 T: (207) 591-6427 INFO@TILSONTECH.COM TILSONTECH.COM			
C3 - PHASE II 3195 BIRCHIN LN FORT MYERS, FL 33916 LEE COUNTY			
SHEET TITLE			
TITLE SHEET			
DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-1	1



### GENERAL NOTES

1. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREIN WAS DETERMINED BY ENGINEER FROM SURFACE EVIDENCE AND PLANS ON RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD BY CONTRACTOR PRIOR TO COMMENCEMENT OF ALL SITE WORK. CONTRACTOR SHALL CALL DIG SAFE A MINIMUM OF 72 HOURS PRIOR TO PLANNED CONSTRUCTION ACTIVITY.
2. ALL WORK SHALL BE COMPLETED BY CONTRACTOR IN ACCORDANCE WITH ALL GUIDELINES AND REGULATIONS OUTLINED IN WORK PERMITS FURNISHED BY ENGINEER.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NFPA-70, NEC (LATEST EDITION), AND ALL LOCAL BUILDING CODES AND STANDARDS.
4. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR TO COMPLETE ELECTRICAL SYSTEMS SHOWN ON THESE PLANS AS SPECIFIED HEREIN. THE INTENT OF THESE SPECIFICATIONS AND CONTRACT DRAWINGS IS TO PROVIDE DETAILS OF THE VARIOUS SYSTEMS DESCRIBED HEREIN AND INDICATED ON THESE DRAWINGS. ANY LISTING OR INDICATION OF ITEMS FURNISHED OR WORK TO BE PERFORMED SHALL NOT BE COMPLETE IN ITSELF AND SHALL NOT LIMIT THE GENERAL REQUIREMENTS TO FURNISH AND INSTALL EQUIPMENT, ACCESSORIES, CONTROLS, ETC., TO COMPLETE THE CONTRACT IN A SUBSTANTIAL AND FULLY FUNCTIONAL MANNER.
5. THE CONTRACTOR SHALL VISIT THE SITE WITH PLANS AND SPECIFICATIONS IN HAND AND SHALL BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS UNDER WHICH CONSTRUCTION ACTIVITIES WILL BE PERFORMED. THE CONTRACTOR SHALL CONFIRM PRIOR TO COMMENCING WORK THAT SUCH EXAMINATION HAS BEEN MADE AND DIFFICULTIES, IF ANY, NOTED AND REPORTED TO THE ENGINEER. CLAIMS FOR EXTRA COST OF LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR ANY DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN WILL NOT BE RECOGNIZED.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND/OR ERECTION OF ANY MATERIALS OR EQUIPMENT. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ENGINEER.
7. THE CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO ANY CONSTRUCTION ACTIVITY IN A TIMELY MANNER.
8. CONTRACTOR SHALL INCORPORATE PROVISIONS (AS NECESSARY) IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND NEIGHBORING SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY PLANS.
9. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION FROM APPROVED PLANS NOT AUTHORIZED BY THE ENGINEER.
10. DETAILS SHOWN ARE INTENDED TO SHOW END RESULT BASED ON ENGINEERING DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSIONS AND/OR CONDITIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
11. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN ALL AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAD BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT SITE NEAT AND ACCEPTABLE TO THE ENGINEER.
12. ASSESSMENTS OF ENVIRONMENTAL IMPACTS DETERMINED BY ANY AUTHORITY HAVING JURISDICTION (A.H.J.) WILL BE PERFORMED BY OTHERS.
13. UNLESS OTHERWISE SPECIFIED, COORDINATE AND ELEVATION INFORMATION ARE TAKEN FROM GOOGLE EARTH AND NO SURVEY HAS BEEN COMPLETED.

### MATERIAL NOTES

14. ALL EQUIPMENT, CONDUCTORS, AND DEVICES SHALL COMPLY WITH NEC (LATEST EDITION) REQUIREMENTS AND LOCAL UTILITY SPECIFICATIONS.
15. ALL EQUIPMENT, RACEWAYS, CABLES, AND CONDUCTORS SHALL BE PROPERLY ANCHORED TO THE UTILITY POLE OR LIGHTING FIXTURE PER NEC REQUIREMENTS AND LOCAL UTILITY SPECIFICATIONS.
16. ALL GROUNDING SHALL BE IN ACCORDANCE WITH NEC REQUIREMENTS AND LOCAL UTILITY SPECIFICATIONS. GROUND CONDUCTORS SHALL NOT BE SMALLER THAN #6 AWG COPPER, UNLESS OTHERWISE SPECIFIED.
17. BOLT HOLES SHALL BE PUNCHED OR DRILLED. FLAME CUT HOLES ARE NOT ACCEPTABLE.
18. INSTALL ALL EQUIPMENT AND DEVICES PLUMB AND LEVEL, ACCURATELY FITTED, AND FREE FROM DISTORTIONS AND/OR DEFECTS.
19. NOTIFY THE ENGINEER PRIOR TO FIELD CUTTING OR MODIFYING APPROVED EQUIPMENT.
20. ALL BOLTS, ANCHORS, AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 - ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
21. ALL ELECTRICAL EQUIPMENT SHALL BE HOUSED IN NEMA 3R ENCLOSURES.



ENLARGED PROPOSED NODE LOCATION PLAN  
NOT TO SCALE  
NOTE: LOCATIONS AND DIMENSIONS ARE APPROXIMATE AND BASED UPON AERIAL IMAGES

### CONSTRUCTION DRAWING



#### SUBMITTALS

REV	DATE	ISSUED FOR	DRAWN
1	06/15/21	INITIAL ISSUE	YEH



### TILSON

On a Mission  
16 MIDDLE STREET, 4TH FLOOR,  
PORTLAND, ME 04101  
T: (207) 591-6427  
INFO@TILSONTECH.COM TILSONTECH.COM

C3 - PHASE II  
3195 BIRCH LN  
FORT MYERS, FL 33916  
LEE COUNTY

#### SHEET TITLE GENERAL NOTES & LOCATION PLAN

DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-2	1

### DESIGN LOADS

**DEAD LOAD**  
THE WEIGHT OF THE COMPONENTS THEMSELVES AND ALL THEIR ATTACHMENTS.

**WIND LOAD**  
DESIGN WIND SPEED.....144 MPH  
RISK CATEGORY.....I  
WIND EXPOSURE.....C  
DESIGN WIND PRESSURE......88 LB/FT<sup>2</sup>  
DESIGN WIND FORCE ON APPURTENANCES.....TH-222-G (SECTION 2.6.9.2)

LINETYPES, HATCHING, AND DETAILS LEGEND		TREES/SHRUBBERY	FENCE	TRANSFORMER CABINET	BACK OF CURB	BOC
CONCRETE/ ASPHALT/GRAVEL	DIRT/SAND				EDGE OF PAVEMENT	EOP
BEACH ROCKS	GRASS	UTILITY POLE	LIGHT POLE	BUILDING (PEAKED ROOF)	ROAD CENTERLINE	RAW
		FIRE HYDRANT	MANHOLE	BUILDING (FLAT ROOF)	RIGHT OF WAY	CHC
					OVERHEAD ELECTRIC	CHL
					UNDERGROUND ELECTRIC	UL
					FIBER	SO
					STORM DRAIN	SD
					SIDWALK	SW
					WATER	W

LINETYPES, HATCHING, AND DETAILS LEGEND

BACK OF CURB	BOC
EDGE OF PAVEMENT	EOP
ROAD CENTERLINE	CL
RIGHT OF WAY	RW
OVERHEAD ELECTRIC	OHE
UNDERGROUND ELECTRIC	UE
FIBER	
STORM DRAIN	SD
SIDEWALK	
WATER	

CONCRETE/ ASPHALT/ GRAVEL	DIRT/SAND
BEACH ROCKS	GRASS

BUILDING (FLAT ROOF)	BUILDING (PEAKED ROOF)	TRANSFORMER CABINET
TREES/SHRUBBERY	FENCE	HANDHOLE
UTILITY POLE	LIGHT POLE	FIBERGLASS POLE
FIRE HYDRANT	MANHOLE	STORM DRAIN



SITE OVERVIEW  
NOT TO SCALE

CONSTRUCTION DRAWING

PREPARED FOR:  
TILSON  
City of Palms

SUBMITTALS

REV	DATE	ISSUED FOR	DWYER
A	06/15/21	INITIAL ISSUE	YEH

STAMP

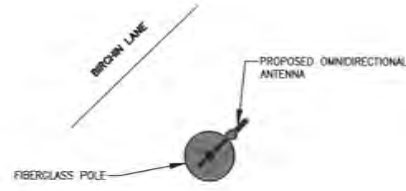
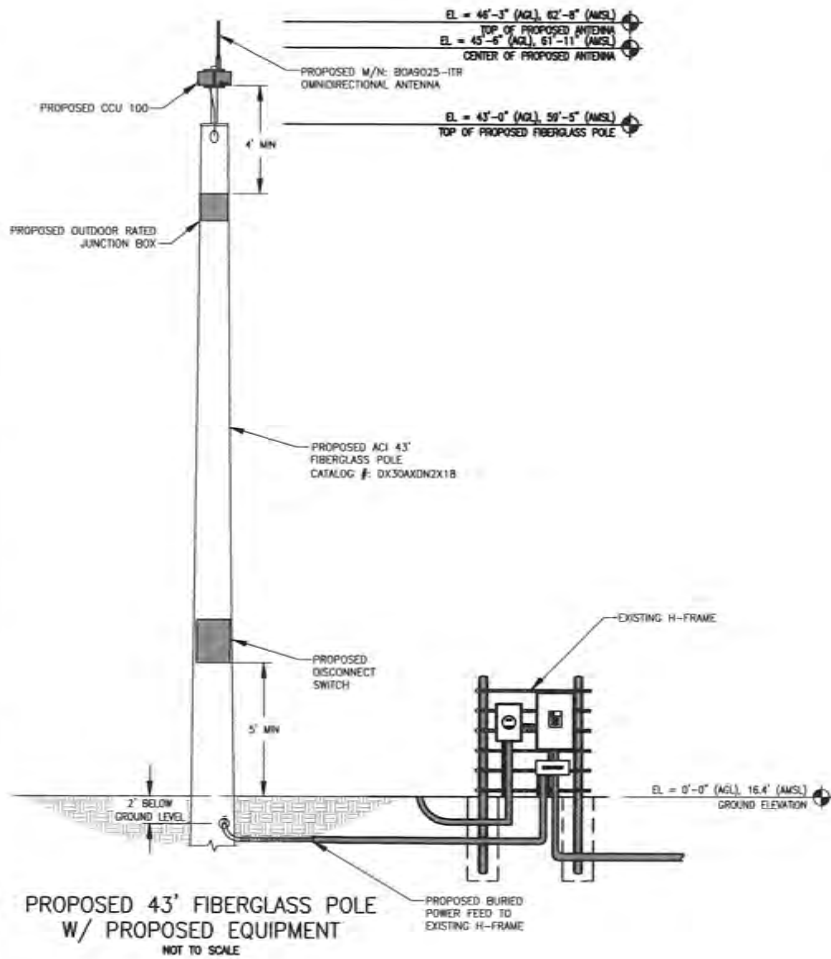
TILSON  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
No. 88403  
6.29.21

**TILSON**  
On a Mission  
16 MIDDLE STREET, 4TH FLOOR,  
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C3 - PHASE II  
3195 BIRCHIN LN  
FORT MYERS, FL 33916  
LEE COUNTY

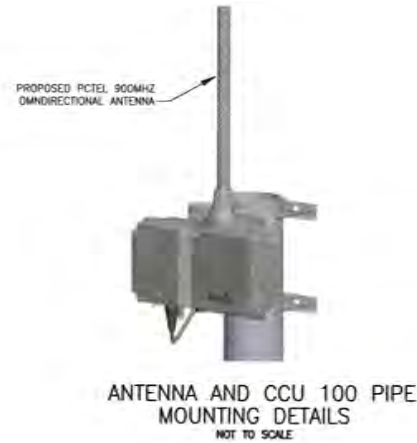
SHEET TITLE  
SITE OVERVIEW

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YEH	EB	CD-3	1



EQUIPMENT ORIENTATION PLAN  
NOT TO SCALE

- NOTES:  
 1. EQUIPMENT PLACEMENT TO BE VERIFIED IN FIELD.  
 2. IF APPLICABLE, ELECTRICAL EQUIPMENT SHALL NOT BE INSTALLED ON THE ROAD SIDE OF THE POLE.



CONSTRUCTION DRAWING

PREPARED FOR:  
  
 City of Tallahassee

SUBMITTALS

REV	DATE	ISSUE TOP	INITIAL	ISSUE	DATE
1	06/15/21		YEH	INITIAL ISSUE	YEH

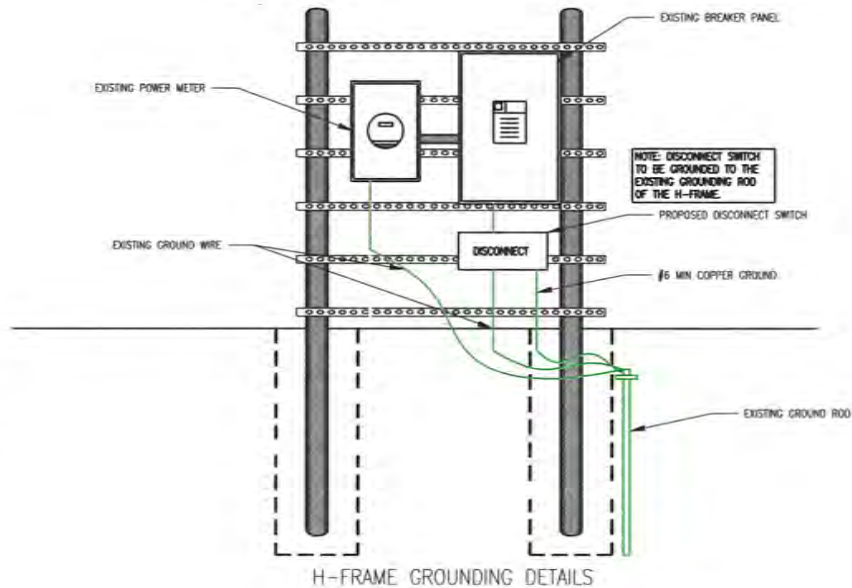
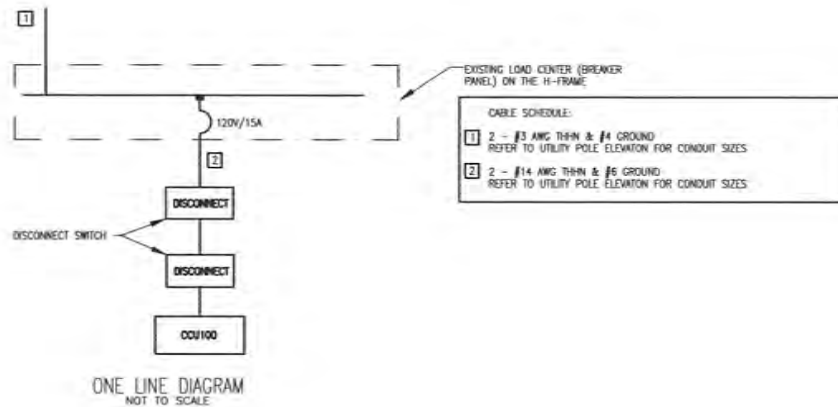
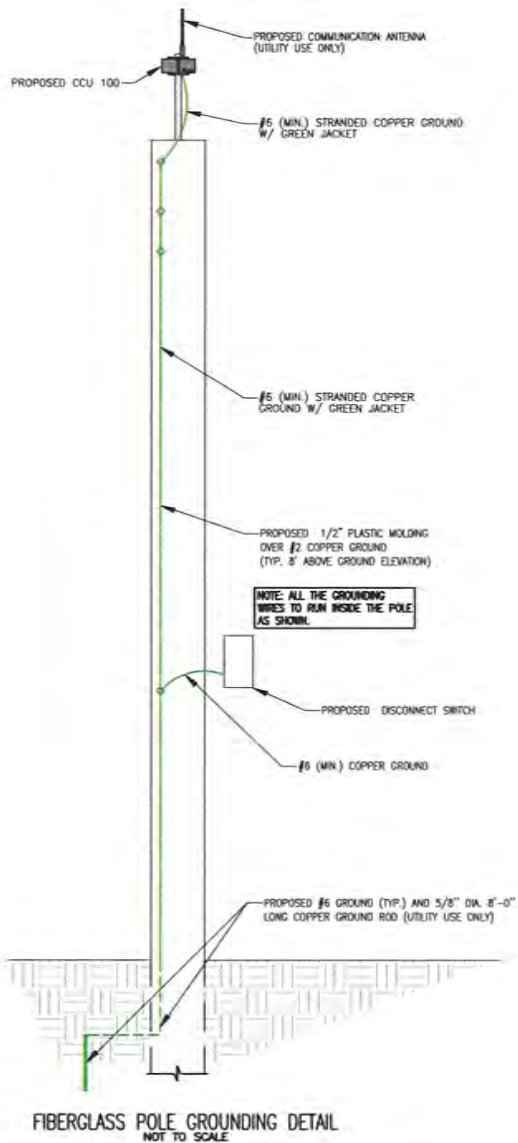
STAMP

**TILSON**  
 On a Mission  
 15 MIDDLE STREET, 4TH FLOOR,  
 PORTLAND, ME 04101  
 T: (207) 591-6427  
 INFO@TILSONTECH.COM TILSONTECH.COM

C3 - PHASE III  
 3195 BIRCHIN LN  
 FORT MYERS, FL 33916  
 LEE COUNTY

SHEET TITLE  
 POLE ELEVATION  
 & EQUIPMENT DETAILS

DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-4	1



CONSTRUCTION DRAWING

PREPARED FOR:  
  
 City of Palms

SUBMITTALS

REV	DATE	ISSUED FOR	INTEGR
1	06/15/21	INITIAL ISSUE	YEH

CLAMP



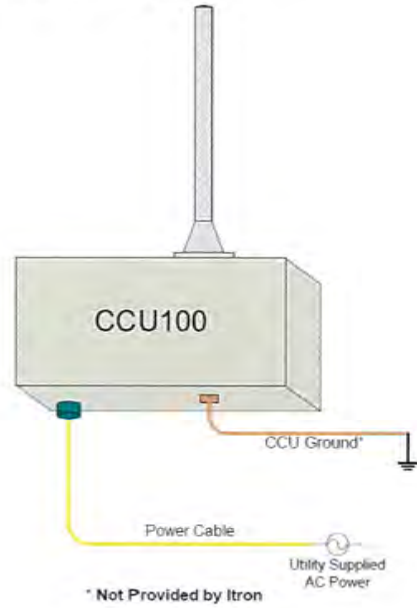
**TILSON**  
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 16 MIDDLE STREET, 4TH FLOOR,  
 PORTLAND, ME 04101  
 T: (207) 591-6427  
 INFO@TILSONTECH.COM TILSONTECH.COM

C3 - PHASE II  
 3195 BIRCHIN LN  
 FORT MYERS, FL 33916  
 LEE COUNTY

SHEET TITLE  
 POLE GROUNDING  
 & GENERAL WIRING


DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-5	1

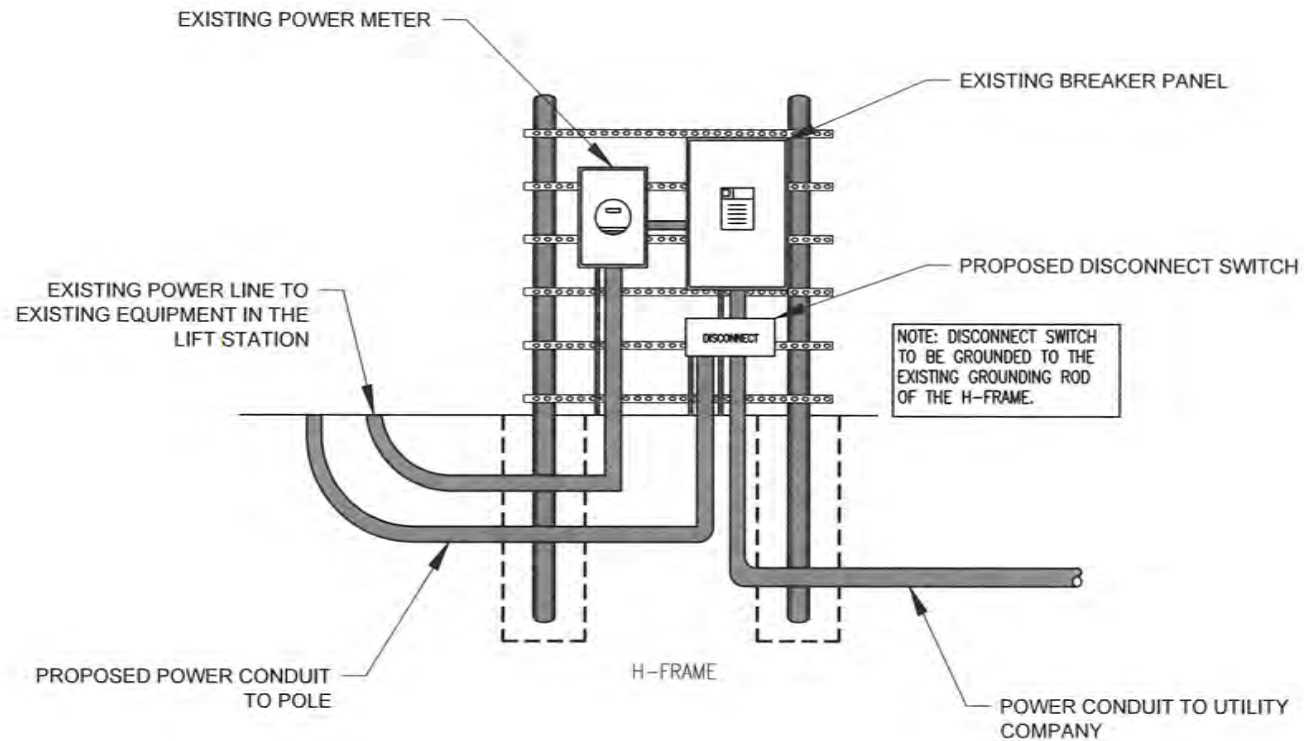
### CCU Installation Wiring Diagram



### Collector or Repeater Power Operating Range

Specification	Value
Voltage (AC)	90 VAC to 265 VAC
Voltage (DC)	+12 VDC typical +11.7 VDC minimum +17.0 VDC maximum
Frequency	47 Hz to 63 Hz
Average power	10 Watts (battery trickle charge)
Peak power	50 Watts

CONSTRUCTION DRAWING			
PREPARED FOR:  City of Tallahassee			
SUBMITTALS			
REV	DATE	ISSUED FOR	DRAWN
1	06/15/21	INITIAL ISSUE	YEH
FOR REFERENCE ONLY			
 On a Mission 16 MIDDLE STREET, 4TH FLOOR, PORTLAND, ME 04101 T: (207) 591-6427 INFO@TILSONTECH.COM TILSONTECH.COM			
C3 - PHASE II 3195 BIRCHIN LN FORT MYERS, FL 33916 LEE COUNTY			
SHEET TITLE			
CCU REPEATER DETAILS			
DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-6	1



CONSTRUCTION DRAWING



SUBMITTALS

REV	DATE	ISSUED FOR	APPROVED
1	06/15/21	INITIAL ISSUE	YEH



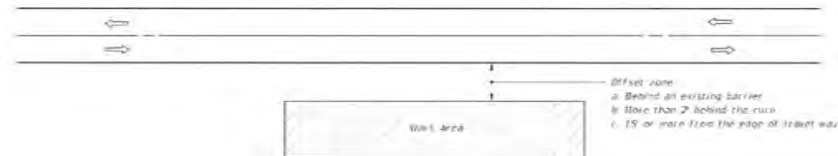
**TILSON**  
On a Mission

16 MIDDLE STREET, 4TH FLOOR,  
PORTLAND, ME 04101  
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INFO@TILSONTECH.COM TILSONTECH.COM

C3 - PHASE II  
3195 BIRCHIN LN  
FORT MYERS, FL 33916  
LEE COUNTY

SHEET TITLE  
H-FRAME DETAILS

DRAFTED BY	APPROVED BY	SHEET	REV
YEH	EB	CD-7	1



**GENERAL NOTES**

1. If the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the offset zone in any one hour, traffic control will be in accordance with Index 102-602.
2. No special signing is required.
3. When a stop sign intersects the highway within the work area, additional TTC devices shall be placed in accordance with other applicable TCZ indexes.
4. When construction activities encroach on a sidewalk, refer to Index 102-660.
5. For general TCZ requirements and additional information, refer to Index 102-600.

**CONDITIONS**

WHERE ANY VEHICLE, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE BEHIND AN EXISTING BARRIER, MORE THAN 2' BEHIND THE CURB, OR 15' OR MORE FROM THE EDGE OF TRAVEL WAY.

**SYMBOLS**

- Work Area.
- Lane Identification + Direction of Traffic.

**CONSTRUCTION DRAWING**



**SUBMITTALS**

REV	DATE	ISSUED FOR	APPROVED
A	06/15/20	INITIAL ISSUE	YEH

FOR REFERENCE ONLY

**TILSON**

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 16 MIDDLE STREET, 4TH FLOOR,  
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C3 - PHASE II  
 3195 BIRCHIN LN  
 FORT MYERS, FL 33916  
 LEE COUNTY

SHEET TITLE  
**TRAFFIC CONTROL TYPICALS**

DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-8	1

LAST REVISION	DESCRIPTION	FDOT	FY 2019-20	INDEX	SHEET
11/01/17			STANDARD PLANS	TWO-LANE, TWO-WAY, WORK OUTSIDE SHOULDER	102-601 1 of 1

# **WATERFORD LANDING**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4B**



# R27 - PHASE II PROPOSED RADIO EQUIPMENT AND ANTENNA

3947 ELDON ST  
FORT MYERS, FL 33916  
LAT: 26°36'52.31" (N) / 26.614530°  
LONG: 81°50'01.39" (W) / -81.833720°



SATELLITE IMAGE



STREET MAP

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	REV.
CD-1	TITLE SHEET	
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CD-8	TRAFFIC CONTROL TYPICALS	

PROJECT SUMMARY	
SITE NAME:	R27 - PHASE II
POLE NUMBER:	N/A
POLE TYPE:	PROPOSED 43' FIBERGLASS POLE
SITE ADDRESS:	3947 ELDON ST FL 33916 FORT MYERS
ROW OWNER(S):	PRIVATE
POLE OWNER(S):	CITY OF FORT MYERS
SERVICE TERRITORY:	ELE - FLORIDA POWER AND LIGHT TEL - CENTURYLINK, INC
APPLICANT:	CITY OF FORT MYERS

CONSTRUCTION DRAWING			
PREPARED FOR: City of Fort Myers			
SUBMITTALS			
REV	DATE	ISSUED FOR	DRAWN
1	05/21/21	INITIAL ISSUE	YEH
2	06/22/21	UPDATED DETAILS	YEH
<p>Digitally signed by Emad Badiee Date: 2021.06.29 09:10:36 -04'00'</p>			
<p><b>TILSON</b> On a Mission 16 MIDDLE STREET, 4TH FLOOR, PORTLAND, ME 04101 T: (207) 591-6427 INFO@TILSONTECH.COM TILSONTECH.COM</p>			
<p>R27 - PHASE II 3947 ELDON ST FORT MYERS, FL 33916 LEE COUNTY</p>			
SHEET TITLE TITLE SHEET			
DRAFTED BY: YEH	APPROVED BY: EB	SHEET: CD-1	REV 1

**GENERAL NOTES**

1. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREIN WAS DETERMINED BY ENGINEER FROM SURFACE EVIDENCE AND PLANS ON RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD BY CONTRACTOR PRIOR TO COMMENCEMENT OF ALL SITE WORK. CONTRACTOR SHALL CALL DIG SAFE A MINIMUM OF 72 HOURS PRIOR TO PLANNED CONSTRUCTION ACTIVITY.
2. ALL WORK SHALL BE COMPLETED BY CONTRACTOR IN ACCORDANCE WITH ALL GUIDELINES AND REGULATIONS OUTLINED IN WORK PERMITS FURNISHED BY ENGINEER.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NFPA-70, NESC [LATEST EDITION], AND ALL LOCAL BUILDING CODES AND STANDARDS.
4. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR TO COMPLETE ELECTRICAL SYSTEMS SHOWN ON THESE PLANS AS SPECIFIED HEREIN. THE INTENT OF THESE SPECIFICATIONS AND CONTRACT DRAWINGS IS TO PROVIDE DETAILS OF THE VARIOUS SYSTEMS DESCRIBED HEREIN AND INDICATED ON THESE DRAWINGS. ANY LISTING OR INDICATION OF ITEMS FURNISHED OR WORK TO BE PERFORMED SHALL NOT BE COMPLETE IN ITSELF AND SHALL NOT LIMIT THE GENERAL REQUIREMENTS TO FURNISH AND INSTALL EQUIPMENT, ACCESSORIES, CONTROLS, ETC., TO COMPLETE THE CONTRACT IN A SUBSTANTIAL AND FULLY FUNCTIONAL MANNER.
5. THE CONTRACTOR SHALL VISIT THE SITE WITH PLANS AND SPECIFICATIONS IN HAND AND SHALL BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS UNDER WHICH CONSTRUCTION ACTIVITIES WILL BE PERFORMED. THE CONTRACTOR SHALL CONFIRM PRIOR TO COMMENCING WORK THAT SUCH EXAMINATION HAS BEEN MADE AND DIFFICULTIES, IF ANY, NOTED AND REPORTED TO THE ENGINEER. CLAIMS FOR EXTRA COST OF LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR ANY DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN WILL NOT BE RECOGNIZED.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND/OR ERECTION OF ANY MATERIALS OR EQUIPMENT. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ENGINEER.
7. THE CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO ANY CONSTRUCTION ACTIVITY IN A TIMELY MANNER.
8. CONTRACTOR SHALL INCORPORATE PROVISIONS (AS NECESSARY) IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY PLANS.
9. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION FROM APPROVED PLANS NOT AUTHORIZED BY THE ENGINEER.
10. DETAILS SHOWN ARE INTENDED TO SHOW END RESULT BASED ON ENGINEERING DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSIONS AND/OR CONDITIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
11. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN ALL AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAD BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT SITE NEAT AND ACCEPTABLE TO THE ENGINEER.
12. ASSESSMENTS OF ENVIRONMENTAL IMPACTS DETERMINED BY ANY AUTHORITY HAVING JURISDICTION (A.H.J.) WILL BE PERFORMED BY OTHERS.
13. UNLESS OTHERWISE SPECIFIED, COORDINATE AND ELEVATION INFORMATION ARE TAKEN FROM GOOGLE EARTH AND NO SURVEY HAS BEEN COMPLETED.

**MATERIAL NOTES**

14. ALL EQUIPMENT, CONDUCTORS, AND DEVICES SHALL COMPLY WITH NESC [LATEST EDITION] REQUIREMENTS AND LOCAL UTILITY SPECIFICATIONS.
15. ALL EQUIPMENT, RACEDRITS, CHUTES, AND CONDUCTORS SHALL BE PROPERLY ANCHORED TO THE UTILITY POLE OR LIGHTING FIXTURE PER NESC REQUIREMENTS AND LOCAL UTILITY SPECIFICATIONS.
16. ALL GROUNDING SHALL BE IN ACCORDANCE WITH NESC REQUIREMENTS AND LOCAL UTILITY SPECIFICATIONS. GROUND CONDUCTORS SHALL NOT BE SMALLER THAN #6 AWG COPPER, UNLESS OTHERWISE SPECIFIED.
17. BOLT HOLES SHALL BE PUNCHED OR DRILLED. FLAME CUT HOLES ARE NOT ACCEPTABLE.
18. INSTALL ALL EQUIPMENT AND DEVICES PLUMB AND LEVEL, ACCURATELY FITTED, AND FREE FROM DISTORTIONS AND/OR DEFECTS.
19. NOTIFY THE ENGINEER PRIOR TO FIELD CUTTING OR MODIFYING APPROVED EQUIPMENT.
20. ALL BOLTS, ANCHORS, AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 - ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
21. ALL ELECTRICAL EQUIPMENT SHALL BE HOUSED IN NEMA 3R ENCLOSURES.

**DESIGN LOADS**

**DEAD LOAD**  
THE WEIGHT OF THE COMPONENTS THEMSELVES AND ALL THEIR ATTACHMENTS.

**WIND LOAD**  
DESIGN WIND SPEED \_\_\_\_\_ 144 MPH  
RISK CATEGORY \_\_\_\_\_  
WIND EXPOSURE \_\_\_\_\_ C  
DESIGN WIND PRESSURE \_\_\_\_\_ 0.9 LB/FT<sup>2</sup>  
DESIGN WIND FORCE ON APPURTENANCES \_\_\_\_\_ TH-222-5 (SECTION 2.8.9.2)

**LINETYPES, HATCHING, AND DETAILS LEGEND**

CONCRETE/ ASPHALT/GRAVEL	DIRT/SAND
BEACH ROCKS	GRASS

TREES/SHRUBBERY	FENCE	TRANSFORMER CABINET	BACK OF CURB	BOC
UTILITY POLE	LIGHT POLE	BUILDING (PEAKED ROOF)	EDGE OF PAVEMENT	EOP
FIRE HYDRANT	MANHOLE	BUILDING (FLAT ROOF)	ROAD CENTERLINE	CL
			RIGHT OF WAY	RW
			OVERHEAD ELECTRIC	OHE OHE
			UNDERGROUND ELECTRIC	UE UE
			FIBER	FIBER
			STORM DRAIN	SD
			SIDEWALK	SW
			WATER	W



**ENLARGED PROPOSED NODE LOCATION PLAN**  
NOT TO SCALE  
NOTE: LOCATIONS AND DIMENSIONS ARE APPROXIMATE AND BASED UPON AERIAL IMAGES

**CONSTRUCTION DRAWING**

PREPARED FOR:  
D. U.  
  
City of Palms

**SUBMITTALS**

REV	DATE	ISSUED FOR	DRAWN
1	05/21/21	INITIAL ISSUE	YEH
2	06/22/21	UPDATED DETAILS	YEH

CHAD BADIEE  
No. 88403  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

**TILSON**  
On a Mission  
16 MIDDLE STREET, 4TH FLOOR,  
PORTLAND, ME 04101  
T: (207) 591-6427  
INFO@TILSONTECH.COM TILSONTECH.COM

**R27 - PHASE II**  
**3947 ELDON ST**  
**FORT MYERS, FL 33916**  
**LEE COUNTY**

SHEET TITLE  
**GENERAL NOTES & LOCATION PLAN**

DRAFTED BY: YEH	APPROVED BY: EB	SHEET: CD-2	REV: 1
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LINETYPES, HATCHING, AND DETAILS LEGEND

BACK OF CURB	— BOC —
EDGE OF PAVEMENT	— EOP —
ROAD CENTERLINE	— CL —
RIGHT OF WAY	— RW —
OVERHEAD ELECTRIC	— OHE — OHE —
UNDERGROUND ELECTRIC	— UE — UE —
FIBER	— FIBER — FIBER —
STORM DRAIN	— SD —
SIDEWALK	— SW —
WATER	— W — W —

CONCRETE/ ASPHALT/GRVEL	DIRT/SAND
BEACH ROCKS	GRASS

BUILDING (FLAT ROOF)	BUILDING (PEAKED ROOF)	TRANSFORMER CABINET
TREES/SHRUBBERY	FENCE	HANDHOLE
UTILITY POLE	LIGHT POLE	FIBERGLASS POLE
FIRE HYDRANT	MANHOLE	STORM DRAIN



SITE OVERVIEW  
NOT TO SCALE

CONSTRUCTION DRAWING



PREPARED FOR:

SUBMITTALS			
REV	DATE	ISSUED FOR	APPROVED
1	05/21/21	INITIAL ISSUE	YEH
2	06/22/21	UPDATED DETAILS	YEH

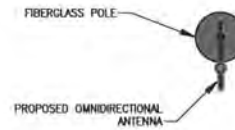
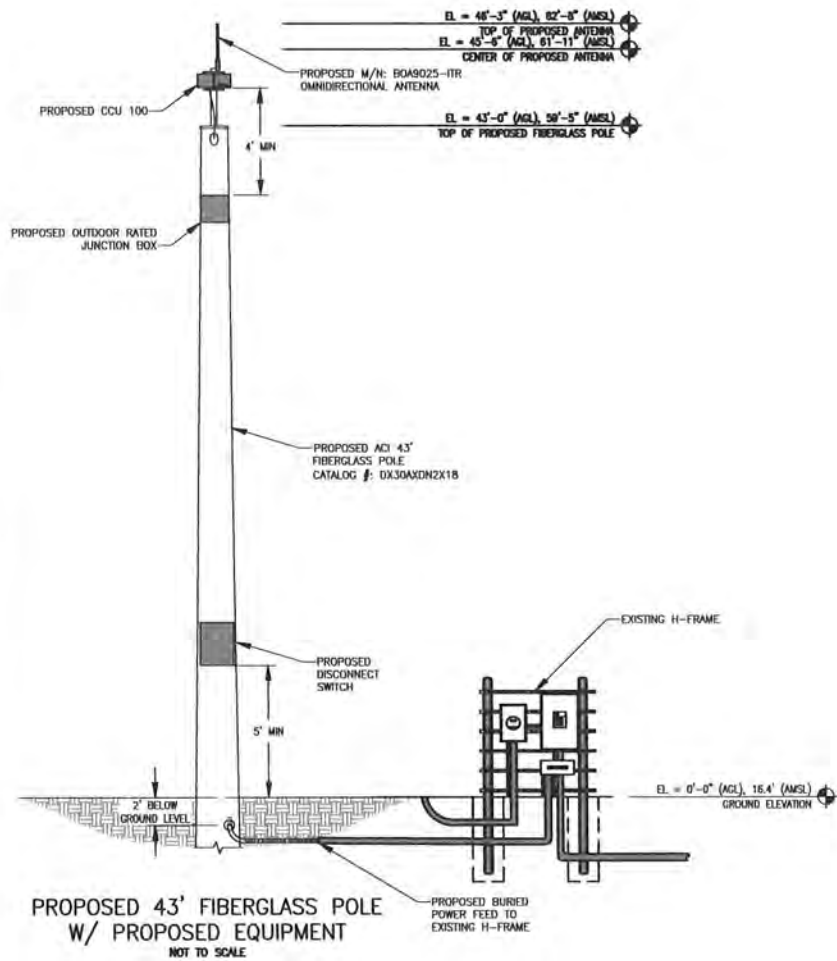


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R27 - PHASE II  
3947 ELDON ST  
FORT MYERS, FL 33916  
LEE COUNTY

SHEET TITLE  
SITE OVERVIEW

DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-3	1



EQUIPMENT ORIENTATION PLAN  
NOT TO SCALE



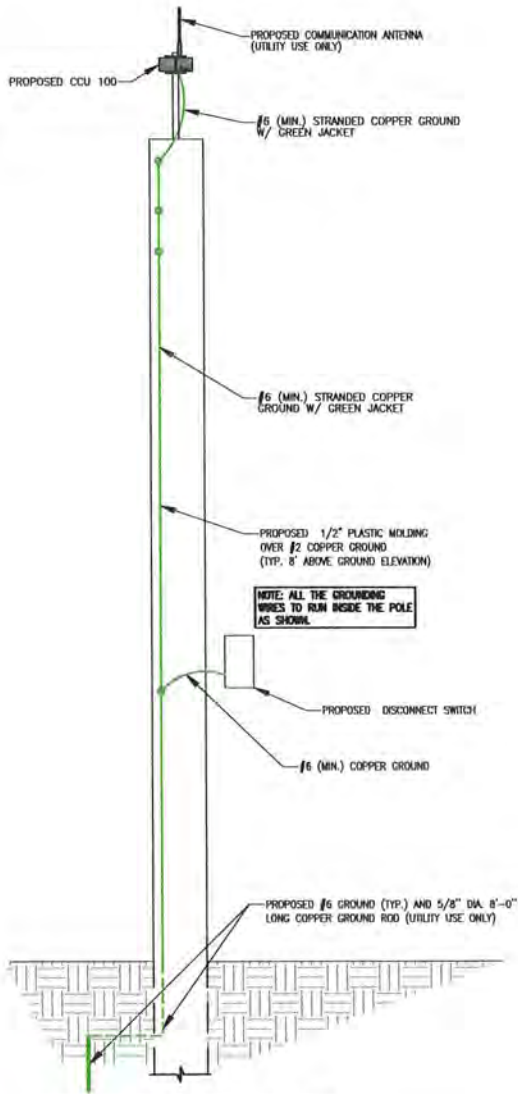
ANTENNA AND CCU 100 PIPE  
MOUNTING DETAILS  
NOT TO SCALE

ORIGINATOR: WALK SIGNIFICANT

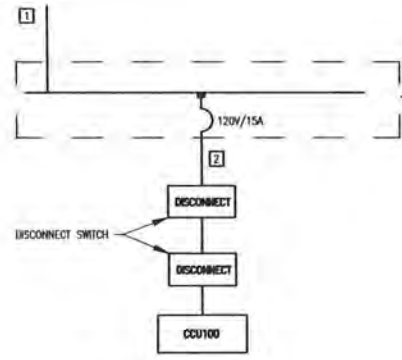


- NOTES:
1. EQUIPMENT PLACEMENT TO BE VERIFIED IN FIELD.
  2. IF APPLICABLE, ELECTRICAL EQUIPMENT SHALL NOT BE INSTALLED ON THE ROAD SIDE OF THE POLE.

<b>CONSTRUCTION DRAWING</b>			
PREPARED FOR: STATE OF FLORIDA  City of Palms			
<b>SUBMITTALS</b>			
REV	DATE	ISSUED FOR	DRAWN
1	05/21/21	INITIAL ISSUE	YEH
2	06/22/21	UPDATED DETAILS	YEH
<b>TILSON</b> On a Mission 16 MIDDLE STREET, 4TH FLOOR, PORTLAND, ME 04101 T: (207) 591-6427 INFO@TILSONTECH.COM TILSONTECH.COM			
R27 - PHASE II 3947 ELDON ST FORT MYERS, FL 33916 LEE COUNTY			
SHEET TITLE <b>POLE ELEVATION          &amp; EQUIPMENT DETAILS</b>			
DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-4	1



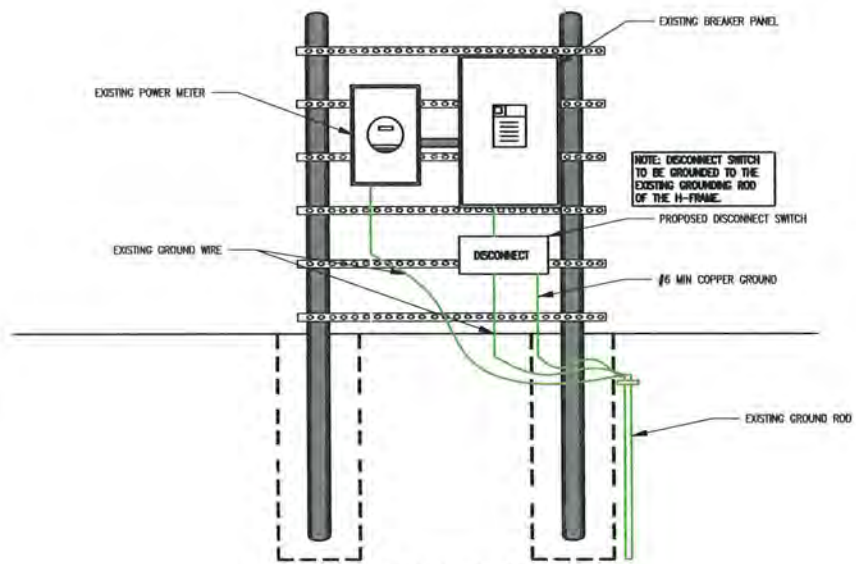
FIBERGLASS POLE GROUNDING DETAIL  
NOT TO SCALE



ONE LINE DIAGRAM  
NOT TO SCALE

CABLE SCHEDULE:

1	2 - #3 AWG THIN & #4 GROUND REFER TO UTILITY POLE ELEVATION FOR CONDUIT SIZES
2	2 - #14 AWG THIN & #6 GROUND REFER TO UTILITY POLE ELEVATION FOR CONDUIT SIZES



H-FRAME GROUNDING DETAILS

CONSTRUCTION DRAWING

PREPARED FOR:  
  
 City of Palms

SUBMITTALS

REV	DATE	ISSUED FOR	DRAWN
1	05/21/21	INITIAL ISSUE	YEH
2	06/22/21	UPDATED DETAILS	YEH



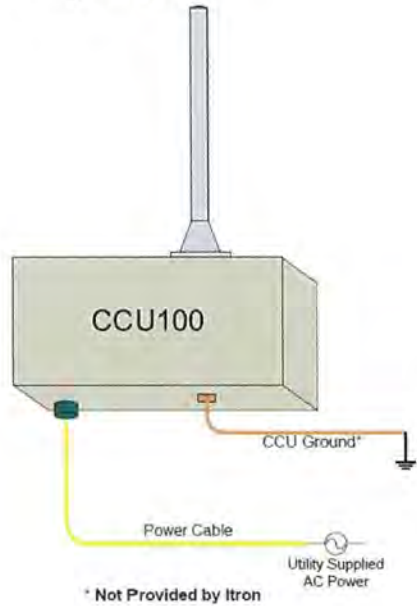
**TILSON**  
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 PORTLAND, ME 04101  
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R27 - PHASE II  
 3947 ELDON ST  
 FORT MYERS, FL 33916  
 LEE COUNTY

SHEET TITLE  
**POLE GROUNDING  
 & GENERAL WIRING**

DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-5	1

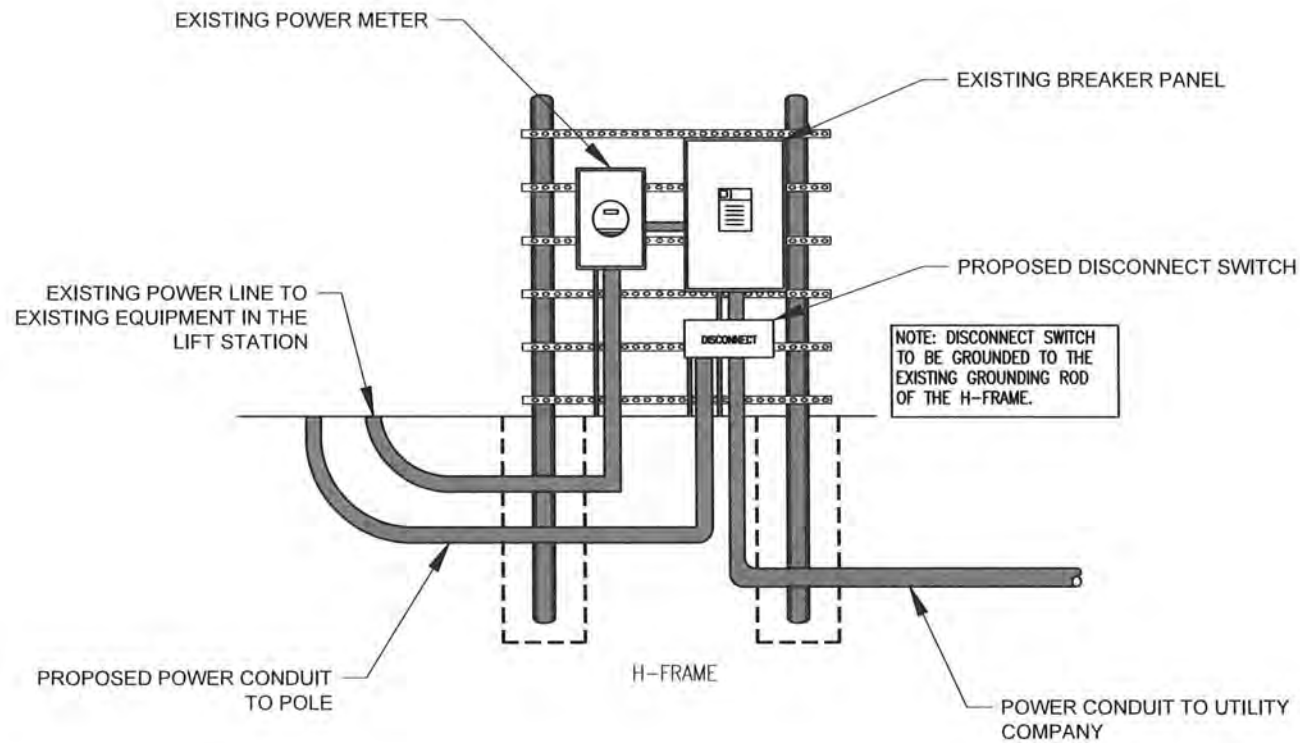
### CCU Installation Wiring Diagram



### Collector or Repeater Power Operating Range


Specification	Value
Voltage (AC)	90 VAC to 265 VAC
Voltage (DC)	+12 VDC typical +11.7 VDC minimum +17.0 VDC maximum
Frequency	47 Hz to 63 Hz
Average power	10 Watts (battery trickle charge)
Peak power	50 Watts

CONSTRUCTION DRAWING			
PREPARED FOR:			
 City of Palmer			
SUBMITTALS			
REV	DATE	ISSUED FOR	DRAWN
1	05/21/21	INITIAL ISSUE	YEH
2	06/22/21	UPDATED DETAILS	YEH
FOR REFERENCE ONLY			
 On a Mission 16 MIDDLE STREET, 4TH FLOOR, PORTLAND, ME 04101 T: (207) 591-6427 INFO@TILSONTECH.COM TILSONTECH.COM			
R27 – PHASE II 3947 ELDON ST FORT MYERS, FL 33916 LEE COUNTY			
SHEET TITLE			
CCU REPEATER DETAILS			
DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-6	1



CONSTRUCTION DRAWING

PREPARED FOR:



City of Palm Beach

SUBMITTALS

REV	DATE	ISSUED FOR	DRAWN
1	05/21/21	INITIAL ISSUE	YEH
2	06/22/21	UPDATED DETAILS	YEH



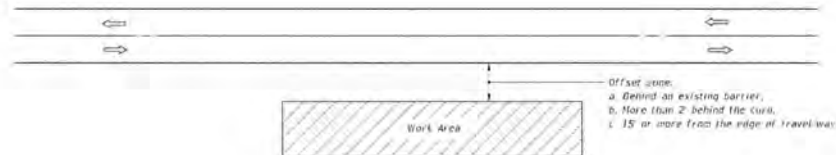
**TILSON**  
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R27 - PHASE II  
3947 ELDON ST  
FORT MYERS, FL 33916  
LEE COUNTY

SHEET TITLE  
H-FRAME DETAILS

DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-7	1



**GENERAL NOTES**

1. If the work operation (including establishing and terminating the work area) requires that two or more work vehicles cross the offset zone in any one hour, traffic control will be in accordance with Index 102-602.
2. No special signing is required.
3. When a side road intersects the highway within the work area, additional TFI devices shall be placed in accordance with other applicable TCZ indexes.
4. When construction activities encroach on a sidewalk refer to Index 102-660.
5. For general TCZ requirements and additional information, refer to Index 102-600.

**SYMBOLS**

- Work Area
- Lane Identification + Direction of Traffic

**CONDITIONS**

WHERE ANY VEHICLE, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE BEHIND AN EXISTING BARRIER, MORE THAN 2' BEHIND THE CURB, OR 15' OR MORE FROM THE EDGE OF TRAVEL WAY.

**CONSTRUCTION DRAWING**

PREPARED FOR:



**SUBMITTALS**

REV	DATE	ISSUED FOR	ISSUED BY
1	05/21/21	INITIAL ISSUE	YEH
2	06/22/21	UPDATED DETAILS	YEH

FOR REFERENCE ONLY

**TILSON**

On a Mission

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PORTLAND, ME 04101  
T: (207) 591-6427  
INFO@TILSONTECH.COM TILSONTECH.COM

R27 - PHASE II  
3947 ELDON ST  
FORT MYERS, FL 33916  
LEE COUNTY

SHEET TITLE

TRAFFIC CONTROL TYPICALS

DRAFTED BY:	APPROVED BY:	SHEET:	REV
YEH	EB	CD-8	1

11/01/17 11:23 AM

LAST REVISION 11/01/17	DESCRIPTION:	<b>FY 2019-20 STANDARD PLANS</b>	<b>TWO-LANE, TWO-WAY, WORK OUTSIDE SHOULDER</b>	INDEX 102-601	SHEET 1 of 1
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# **WATERFORD LANDING**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors  
Waterford Landing Community Development  
District Attn: Daniel Rom, District Manager  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

From:

JEAN CAMPO


Printed Name

Date:

Sept 10, 2021

I hereby tender my resignation as a member of the Board of Supervisors of the *Waterford Landing Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and [] faxed to 561-571-0013 or [] scanned and electronically transmitted to [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) and agree that the executed fax or email copy shall be binding and enforceable as an original.

  
Signature

# **WATERFORD LANDING**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2021-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Waterford Landing Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** **Craig Wrathell** is appointed Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Daniel Rom** is appointed Assistant Secretary.

**SECTION 4.** **Craig Wrathell** is appointed Treasurer.

**Jeff Pinder** is appointed Assistant Treasurer.

**SECTION 5.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 6.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of September, 2021.

ATTEST:

**WATERFORD LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **WATERFORD LANDING**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**WATERFORD LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2021**

**WATERFORD LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2021**

	General Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 97,074	\$ -	\$ 97,074
Revenue 2014	-	299,633	299,633
Reserve 2014	-	362,700	362,700
Prepayment 2014	-	10	10
Total assets	<u>\$ 97,074</u>	<u>\$ 662,343</u>	<u>\$ 759,417</u>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>Liabilities</b>			
Developer advance	2,500	-	2,500
Due to Developer	<u>7,597</u>	-	<u>7,597</u>
Total liabilities	<u>10,097</u>	<u>-</u>	<u>10,097</u>
<b>Fund balances</b>			
Restricted for:			
Debt service	-	662,343	662,343
Assigned:			
Lake bank project	30,000	-	30,000
Public facilities report	4,000	-	4,000
3 Months working capital	34,489	-	34,489
Unassigned	<u>18,488</u>	-	<u>18,488</u>
Total fund balances	<u>86,977</u>	<u>662,343</u>	<u>749,320</u>
Total liabilities and fund balances	<u>\$ 97,074</u>	<u>\$ 662,343</u>	<u>\$ 759,417</u>



**WATERFORD LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ -	\$ 129,090	\$ 127,690	101%
Interest and miscellaneous	5	5,547	6	92450%
Total revenues	<u>5</u>	<u>134,637</u>	<u>127,696</u>	105%
<b>EXPENDITURES</b>				
<b>Professional</b>				
Supervisor's fees	646	4,091	4,308	95%
Management	4,080	44,880	48,960	92%
Audit fees	-	6,200	6,200	100%
Dissemination agent fees	83	917	1,000	92%
Trustee fees	-	4,760	4,760	100%
Arbitrage rebate calculation	-	-	750	0%
Legal	-	6,630	15,000	44%
Telephone	17	183	200	92%
Engineering	-	7,028	20,000	35%
Utility warranty	-	-	4,000	0%
Postage	-	-	750	0%
Insurance	-	6,218	6,514	95%
Printing and reproduction	42	458	500	92%
Legal advertising	-	606	1,500	40%
Other current charges	-	-	500	0%
Annual district filing fee	-	175	175	100%
Website hosting	-	705	705	100%
ADA website compliance	210	210	210	100%
Contingencies	-	158	-	N/A
Total professional	<u>5,078</u>	<u>83,219</u>	<u>116,032</u>	72%
<b>Other fees &amp; charges</b>				
Property appraiser	-	953	1,430	67%
Tax collector	-	1,382	953	145%
Total other fees & charges	<u>-</u>	<u>2,335</u>	<u>2,383</u>	98%
Total expenditures	<u>5,078</u>	<u>85,554</u>	<u>118,415</u>	72%
Excess/(deficiency) of revenues over/(under) expenditures	(5,073)	49,083	9,281	
Fund balances - beginning	92,050	37,894	59,208	
Assigned:				
Lake bank project	30,000	30,000	30,000	
Public facilities report	4,000	4,000	4,000	
3 Months working capital	34,489	34,489	34,489	
Unassigned	18,488	18,488	-	
Fund balances - ending	<u>\$ 86,977</u>	<u>\$ 86,977</u>	<u>\$ 68,489</u>	

**WATERFORD LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2014  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment - on roll	\$ -	\$ 725,385	\$ 725,399	100%
Interest	3	40	-	N/A
Total revenues	<u>3</u>	<u>725,425</u>	<u>725,399</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	195,000	195,000	100%
Interest	-	534,888	534,888	100%
Total expenditures	<u>-</u>	<u>729,888</u>	<u>729,888</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3	(4,463)	(4,489)	
Fund balances - beginning	<u>662,340</u>	<u>666,806</u>	<u>666,204</u>	
Fund balances - ending	<u>\$ 662,343</u>	<u>\$ 662,343</u>	<u>\$ 661,715</u>	

# **WATERFORD LANDING**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**DRAFT**

**MINUTES OF MEETING  
WATERFORD LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waterford Landing Community Development District held a Public Hearing and a Regular Meeting on July 28, 2021 at 10:00 a.m., at the offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.

**Present were:**

Charles Cox	Chair
Joyce Hein	Assistant Secretary
Robert Stillman	Assistant Secretary

**Also present, were:**

Daniel Rom	District Manager
Dana Crosby-Collier (via telephone)	District Counsel
Carl Barraco	District Engineer
Neal Mathes	Barraco & Associates

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 10:01 a.m. Supervisors Cox, Hein and Stillman were present. Supervisors Campo and Strang were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2021/2022 Budget**

**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2021-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending**

39           **September 30, 2022; Authorizing Budget Amendments; and Providing an Effective**  
40           **Date**

41           Mr. Rom reviewed the proposed Fiscal Year 2022 budget, including adjustments to the  
42 “Utility warranty” and “Assigned: lake bank project” line items, Debt Service Fund Budget –  
43 Series 2014, Debt Service Schedule and Projected Assessments Table.

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45           **On MOTION by Mr. Stillman and seconded by Ms. Hein, with all in favor, the**  
46           **Public Hearing was opened.**

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49           No member of the public spoke.

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51           **On MOTION by Mr. Cox and seconded by Mr. Stillman, with all in favor, the**  
52           **Public Hearing was opened.**

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55           Mr. Rom presented Resolution 2021-05 and read the title.

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57           **On MOTION by Ms. Hein and seconded by Mr. Stillman, with all in favor,**  
58           **Resolution 2021-05, Relating to the Annual Appropriations and Adopting the**  
59           **Budget for the Fiscal Year Beginning October 1, 2021, and Ending September**  
60           **30, 2022; Authorizing Budget Amendments; and Providing an Effective Date,**  
61           **was adopted.**

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64           ▪       **District Engineer: *Barraco and Associates, Inc.***

65           •       **Status of Utility Turnover to City of Fort Myers**

66           **This item, previously Item 10B, was presented out of order.**

67           Mr. Barraco introduced Mr. Neal Mathes, who was being trained to assist in servicing  
68 the firm’s clientele. He reported the following:

69           ➤       Typically, the water and sewer utilities are constructed by the CDD and later dedicated  
70 to the City for ownership and operation and maintenance (O&M).

71           ➤       Years ago, the City of Fort Myers grew tired of the Developer asking the City relocate  
72 recently-installed utilities after conveyance and ceased accepting utilities for ownership until  
73 90% of the homes are completed.

74 ➤ The CDD has met the City's threshold and commenced the dedication process.

75 ➤ The City was recently notified that the high-water mark alarm in one of the lift stations  
76 went off and contacted Barraco & Associates for assistance. Mr. Barraco examined the lift  
77 station with a contractor, who did not charge for his services. It was discovered that one lift  
78 station does not have a water meter and the water flow needs to be adjusted. Staff would  
79 install a new water meter prior to turnover of the utilities.

80 ➤ Staff arranged to provide the City with a one-year warranty upon conveyance; the  
81 process should be completed within one month.

82 Discussion ensued regarding possible reasons why the alarm went off, the lift stations,  
83 force mains, water levels below the concrete pad and the CDD being responsible for the repairs.

84 ▪ **Discussion: Notification of Construction Work by Black and Veatch (B&V)**

85 **This item was an addition to the agenda.**

86 Mr. Rom read the following email into the record regarding a communication that was  
87 received from Mr. Steven Nelson, of Black and Veatch."

88 "Mr. Nelson called today to give a heads up that Black and Veatch (B&V) will be doing  
89 construction work; expanding the potable water infrastructure by installing new wells and  
90 pipeline for the City of Fort Myers on City-owned property. This will mean dump trucks on  
91 Aldermans Walk Boulevard and a possibility of damage to landscaping, which they will repair.  
92 The work should begin on either November 2021 or January 2022."

93 Mr. Rom stated it was also mentioned that plans could be provided to the CDD. He  
94 asked the District Engineer and District Counsel for their feedback with regard to making sure  
95 that the CDD is protected, in terms of potential damages.

96 Mr. Barraco stated he would like to review the plans to get a clearer picture of the  
97 proposed work. Asked why wells are being installed, Mr. Cox stated he was previously informed  
98 that the City cleared a strip of land that runs perpendicular to the canal, parallel to Aldermans  
99 Walk Boulevard, between the canal and the northwest corner of Phase 3, to facilitate  
100 construction work. This is part of the City's general plan to allow property owners to clear  
101 pepperwood and other exotic vegetation that cannot be mowed.

102 Discussion ensued regarding the CDD right-of-way (ROW), pedestrians cutting across the  
103 Parkway strip to access Aldermans Walk Boulevard, heavy equipment being dropped off to  
104 clear the strip of land and the canal, damaged concrete pads, pedestrian use of the pavement

105 on Aldermans Walk Boulevard and a clearing plan. The consensus was that additional  
106 information is needed regarding what kind of access would be required for B&V to complete  
107 the work.

108 Mr. Cox would obtain and forward the plans to District Staff. Mr. Barraco would review  
109 the plans and make a video of the current condition of the pavement on Aldermans Walk  
110 Boulevard and the landscape prior to commencement of the construction project.

111 Ms. Collier stated it is necessary for the CDD to request an access easement from any  
112 entity doing construction work on CDD property, which allows the party to access the property  
113 and guarantee to restore the property to the condition it was in before they entered the  
114 property. The easement document would be recorded in the public records.

115 Mr. Barraco would submit the gathered information to the District Manager for  
116 dissemination to the Board. Mr. Rom stated the next meeting would be in November and, if  
117 amenable and based on the information that CDD Staff provides, the Board could direct the  
118 District Manager and District Engineer to prepare an easement document and authorize the  
119 Chair to execute.

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**On MOTION by Mr. Stillman and seconded by Ms. Hein, with all in favor, authorizing the Chair to coordinate with District Staff to prepare an easement document pertaining to construction work by Black and Veatch on Aldermans Walk Boulevard and authorizing the Chair to execute the document, was approved.**

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128 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

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138 Mr. Rom presented Resolution 2021-06 and read the title. This Resolution facilitates the  
139 collection of assessments and allows for the budget to be amended, if needed.

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**On MOTION by Mr. Cox and seconded by Ms. Hein, with all in favor, Resolution 2021-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

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**FIFTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Grau & Associates**

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Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020 and noted the pertinent information found in the Audit. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

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Mr. Rom responded to questions regarding the capital assets in relation to utility conveyance, total net position, principal payments, program revenues, internal controls and Grau & Associates.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020**

Mr. Rom presented Resolution 2021-07.

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**On MOTION by Ms. Hein and seconded by Mr. Stillman, with all in favor, Resolution 2021-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.**

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**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2021**

Mr. Rom presented the Unaudited Financial Statements as of June 30, 2021.

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Asked when Lee County actually transfers the debt service funds to the CDD, Ms. Collier stated once the Tax Collector starts to receive the funds in November, they begin transmitting the funds to the CDD; the process continues for the next five months but Staff would confirm



180 that. Asked about the unexpended funds from the "Engineering" line item, Mr. Rom stated any  
181 surplus funds would automatically go into the Unassigned Fund Balance.

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**On MOTION by Mr. Stillman and seconded by Mr. Cox, with all in favor, the Unaudited Financial Statements as of June 30, 2021, were accepted.**

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**EIGHTH ORDER OF BUSINESS**

**Approval of April 29, 2021 Regular Meeting Minutes**

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Mr. Rom presented the April 29, 2021 Regular Meeting Minutes.

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**On MOTION by Ms. Hein and seconded by Mr. Stillman, with all in favor, the April 29, 2021 Regular Meeting Minutes, as presented, were approved.**

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**NINTH ORDER OF BUSINESS**

**Other Business**

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Ms. Hein asked if there were any responses to the erosion letters to property owners.

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Discussion ensued regarding educating homeowners with pools about drainage and remediation matters, lake and dirt ownership, the Master HOA, the property appraiser and the CDD developing and providing homeowners with a list of steps to take to resolve the erosion issues.

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The Board issued the following directives:

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- Mr. Barraco is to drive through the community and identify homes with drainage issues.
- Mr. Barraco is to offer potential solutions and suggestions to remediate the issues.
- The homeowner is responsible for engaging a contractor and contacting the HOA for approval if the construction work will be on HOA property.

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Ms. Hein asked if there were any updates on what the City is doing regarding traffic light on Aldermans Walk Boulevard. Mr. Cox would follow up with Mr. Carl Karacus, a traffic

215 engineer, for more information. Mr. Rom would gather and disseminate information regarding  
216 the traffic light to the Board.

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218 **TENTH ORDER OF BUSINESS**

**Staff Reports**

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220 **A. District Counsel: *Straley & Robin***

221 Ms. Collier asked if the Board would like her to research the deeds of the property  
222 owners' strips along the water bodies. Mr. Cox replied no.

223 **B. District Engineer: *Barraco and Associates, Inc.***

224 • **Status of Utility Turnover to City of Fort Meyers**

225 This item was presented following the Third Order of Business.

226 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

227 • **NEXT MEETING DATE: November 18, 2021 at 11:00 A.M.**

228 ○ **QUORUM CHECK**

229 The next meeting will be held on November 18, 2021.

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231 **ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

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233 There were no Supervisors' requests.

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235 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

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237 There were no public comments.

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239 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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241 There being no further business to discuss, the meeting adjourned.

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243 **On MOTION by Mr. Stillman and seconded by Ms. Hein, with all in favor, the**  
244 **meeting adjourned at 11:21 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **WATERFORD LANDING**

**COMMUNITY DEVELOPMENT DISTRICT**

**11C**

**WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

*offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>November 18, 2021</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>January 27, 2022</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>April 28, 2022</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>August 25, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>11:00 AM</b>