

Naples, Florida, March 10, 1976

LET IT BE KNOWN, that the Pelican Bay Improvement District Board met in regular session at 4:32 p.m. in Building "F" of the Collier County Courthouse Complex with the following members present:

PRESIDENT: Salvatore Scuderi
TREASURER: Viola Barclay
SECRETARY: Douglas Brown
 Chet Lanning
 Robert Diefenthaler

ALSO PRESENT; Virginia Magri, Recording Secretary; Mr. Harmon Turner, Consulting Engineer for Pelican Bay; Mr. Tracy Bolesky, Attorney for Pelican Bay; Mr. Werner Buntmeyer, Vice President, Coral Ridge-Collier Properties; Mr. George E. Hodapp, Jr., Vice President, Planning, Coral Ridge Properties, Inc.; Mr. Jim Smith, Attorney for Coral Ridge-Collier Properties; Mr. Malcolm McLouth, Stottler Stagg & Associates; Mr. Charles Moehle, Vice President, Brevard Engineering and Mr. Charles Penn, Coral Ridge-Collier Properties.

AGENDA

1. Call to Order
2. Roll Call
3. Minutes of prior meetings
4. Engineers' progress report
5. Old Business
6. New Business

MINUTES OF JANUARY 14, 1976 - APPROVED AS SUBMITTED

Mr. Lanning moved, seconded by Mrs. Barclay and carried unanimously, that the minutes of January 14, 1976 be approved as submitted.

UP-DATE RE PLANNING

Mr. Hodapp displayed a map of the area as it exists in its natural state and said that he wanted to bring the Board up to where they are with their DRI at this point in time, adding that they are still in the formative stages. Mr. Hodapp reported that all of their consultants are working closely together and they hope that by early April they will have one of the reports put together for the Board to review prior to submitting it. They are still working with the necessary scientific data that they are collecting, according to Mr. Hodapp. He said that they have developed a number of theories as to which would be the best way to proceed, noting that they have gained input from the Collier County Conservancy, the Audubon Society and the ~~Issae~~ Walton League.

Mr. Hodapp briefly described the proposed traffic pattern for the area and reported that they are working with a firm for a traffic analysis.

Continuing, Mr. Hodapp said that they anticipate three additional entrances into the property; they have had to increase some of the lakes, which will be to the advantage of the property; three (3) commercial sites on the property are meant to accommo-

date mostly office structures; single family housing will be kept up close on the highland and will range from 14' to 18' above sea level; and, a championship golf course is planned and they hope to have an architect for this on board within the next couple of weeks. According to Mr. Hodapp the area along the beach is three miles long and they intend to keep two miles of open space with one area of development on the beach. Referring to beach access, he said that will be accomplished by means of boardwalks to discourage vehicular traffic.

Mr. Hodapp said that they would meet with the School Board regarding a school site in the vicinity. Mr. Lanning questioned if the developer had to legally give this site. Mr. Hodapp said that legally he does not believe they are required to give a site to the School Board but that as responsible developers they take these things into consideration.

Replying to Chairman Scuderi, Mr. Hodapp said that the bulk of the gulf front would be underdeveloped and that some of the ST area would have to be negotiated with the County for a possible tradeoff.

Mr. Lanning questioned whether Coral Ridge-Collier was working up the whole tract or a portion and Mr. Hodapp said the whole area. Mr. Buntmeyer advised that the various agencies require them to come up with a total overall plan for the entire area but that does not mean that it will all be developed. It was also noted that they have conferred with some of the County

agencies as well as the Southwest Florida Regional Planning Council. Mr. Lanning also questioned if the developer was going into a housing program or if they would be selling lots. Mr. Buntmeyer advised that they do not build houses; they usually engage builders who purchase the property. However, he said that the first models may be built with their assistance.

ENGINEERS' PROGRESS REPORT

Mr. Charles Moehle of Stottler Stagg & Associates introduced Messrs. Sheldon Chaplin, John Pekar and Al Price. He said that the progress has not been as fast as they anticipated but there has been additional work that Coral Ridge has had to do and although they have done a lot of background work they reached the point where they felt that they had to do some more definitive things. He reported that they are working with Coral Ridge very closely and that they have been very cooperative, noting that everything they have requested Coral Ridge to do they have done.

Mr. Lanning expressed dissatisfaction with the engineers' progress and noted that the engineers had not brought their proposed concept before the County's Water Management Advisory Board. Mr. Moehle replied that he felt it was highly improper to present a plan to any agency or board before the District Board reviews it. Mr. Scuderi said that it seems that the developer is quite satisfied with the progress to date; therefore, this Board should not concern themselves with what the WMAB or the Zoning Board is going to do.

Mr. Turner reported that although the engineers have not actually appeared before the WMAB they have sought input from the County engineers so that they know the plans they are drawing up are generally in line with what is acceptable by the WMAB.

Mr. Scuderi said that the engineers would have to satisfy the District Board with the ultimate plans and then present it to the other boards. During discussion it was noted that although it appears that the engineering report will not be finished in the time anticipated they will finish within the money.

Mr. Moehle said that he thought it was the goals of the District to develop a good environmentally sound project and that hopefully they will have an end result that can be implemented. Mr. Scuderi said that it is his personal feeling that the speed of the development has to be decided by the developer and that the District Board does not have the authority to tell the developer when they should start.

Mr. Price presented facts relative to the hydrologic and hydraulic criteria of the Pelican Bay Improvement District. He said that one of the first steps in developing some of the hydrology was reviewing some of the rainfall records over the last 10 years. Mr. Price explained the proposed storage and runoff, adding that anything below a 25 year storm will be contained in the system. Also, he said that another element that they will be proposing in the plan is that the area within the golf course will have holding ponds and pervious parking areas.

In concluding his presentation Mr. Price said that in terms of the surface water management plan they are about 35% complete; they are looking into the stability of the water bodies to determine whether or not there would be infiltration into the soils; also, they are looking at the water quality aspect to see what is allowable.

Mr. Pekar said that the schedule for development will probably begin in 1978 and carry through to a time undetermined. He said that they recognize that the requirements for water and sewer service will be minimal in the beginning years and that more will be required as the project progresses. He outlined the following interim solutions to the water and sewer problem:

1. Connect to the City of Naples water and sewer system.
2. Connect to the Collier County sewer system and a water system if they put one in.
3. Franchise a private utility company to build in the Pelican Bay area a private treatment plant.
4. Have Pelican Bay itself put in a waste water facility.

In reviewing the above, Mr. Price said that franchises, in many instances, result in a poor operation and potable water well below standards; therefore, he suggested that #3 be stricken from the alternatives.

Referring to #1, he said that this would be an easy method as there is a 12" main running up the west side of US 41 adjacent to the east side of the property. He noted that the City of Naples draws their water from a shallow aquifer and the drawdown on this aquifer is extreme. He reported that the City of Naples,

in an effort to improve the situation, has entered into an agreement with the County for drilling ten wells in the Golden Gate area and that this will add about 10 million gallons per day. According to Mr. Price, when that supply comes on line it would be adequate for the Pelican Bay area if other areas are not developed or do not have priority use of the water. However, he noted that the City has a connection charge of \$165.00 for every unit. He said that this is not a stable charge and could be intolerable to the developer.

Referring to #3 Mr. Price reported that Collier County does not have a water system but they do have a sewer treatment plant that is being put in now and that the 201 document that is being written by the consultant firm for the EPA is that this would serve everything from the Lee County line down to Seagate Road and that would encompass the whole Pelican Bay area. He said that if they were to use the sewer system of the County and the water system of the City it would be o.k. but that they would be paying a penalty in that it costs more to treat the sewage so if they would get water from the City they would be paying at their rates a built in charge because they are probably using some of the funds to subsidize their sewer treatment facilities.

Mr. Pekar said that the way they are leaning now, is that they see underlying the Pelican Bay area the lower Hawthorne Aquifer that has high chloride water and would require a reverse osmosis plant to treat this water, but they are thinking in terms now that the most stable possibility for treating water and supplying the initial phases of the Pelican Bay Development would

be to have reverse osmosis plant and as quantity requirements increase modular units could be added as needed. He said that they have talked to the geologist and believe this to be a good approach. He said that they are recommending that a test well be drilled in an area which he pointed to on a map. He said that not only should it be a test well, but a productive well capable of producing one million gallons per day. He said that another advantage to this proposal for the developer is that he could take this water directly from the well and apply it to the golf course and/or use it for fire protection without treatment. Mr. Pekar said that the estimated cost is \$19,282 for an 8" production well cased with 12" PVC to 80' and then cased with 8" PVC to a depth of 750'. He noted that the U.S.G.S. would like to have the well so that they could monitor it to obtain data they do not have for this area.

Replying to Mr. Turner, Mr. Pekar said that they feel that the well is necessary to determine if reverse osmosis is feasible. Mr. Turner pointed out that this is not in their contract to put the well in and if the District Board approves it they would have to approve an amendment to their contract. Mr. Buntmeyer suggested that they should "buy" the idea as there is some value to be found. He said that they are prepared to invest that kind of money to find out conclusively if there is something there or not.

Following a lengthy discussion Mr. Diefenthaler moved that the Board authorize the engineers to write the specifications

for the proposed well so that they can be advertised for bids; that an amendment be drafted to the contract; through the attorney and the developers that the necessary permits be applied for; and that Mr. Turner examine the specifications to see if they are acceptable. Mr. Lanning seconded the motion which carried unanimously. It was the consensus of the Board that they would like to see the specifications at the next meeting.

BILLS APPROVED FOR PAYMENT

Mrs. Barclay moved, seconded by Mr. Lanning and carried, that the following bills be approved for payment:

Harmon Turner	\$50.00
Smith & Leshar (to renew bond)	69.00
Naples Daily News	3.52

TREASURER'S REPORT - ACCEPTED

Mrs. Barclay moved, seconded by Mr. Lanning and carried, that the Treasurer's Report for the period January 15, 1976 through March 10, 1976 be accepted.

TREASURER'S REPORT
FOR THE PERIOD JANUARY 15, 1976 THROUGH MARCH 10, 1976
PELICAN BAY IMPROVEMENT DISTRICT
NAPLES, FLORIDA

	<u>JANUARY 15, TO MARCH 10, 1976</u>	<u>YEAR TO DATE</u>
CASH BALANCE - BEGINNING OF PERIOD	\$ 3,448.32	\$ 1,105.59
CASH RECEIVED:		
Coral Ridge Properties	<u>- 0 -</u>	<u>4,000.00</u>
	<u>3,448.32</u>	<u>5,105.59</u>

Pelican Bay Improvement District Board
March 10, 1976

EXPENDITURES:

Meeting Expenses	1,500.00	2,000.00
Secretarial Expenses	45.08	87.01
Attorneys Fees	403.62	1,054.12
Consulting Engineer's Fees	106.42	356.42
Accounting Services	420.00	575.00
Classified Advertising	2.82	7.96
Travel Expenses	14.56	69.26
	<u>2,492.50</u>	<u>4,149.77</u>

CASH BALANCE - END OF PERIOD

Cash in Bank	935.82		
Petty Cash	<u>20.00</u>	<u>\$ 955.82</u>	<u>\$ 955.82</u>

Respectfully submitted,

Viola S. Barclay, Treasurer

PAY FOR SUPERVISORS

Mrs. Barclay said that she believes it would be more orderly if Mr. Hill, accountant for the District, makes out the checks for the Board members monthly. The Board concurred.

FUNDS TO BE MADE AVAILABLE

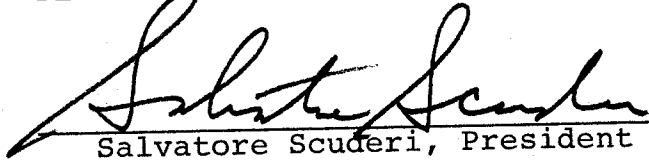
Noting a cash balance of \$955.82 Mr. Buntmeyer said that he would make funds available and send them with a letter of transmittal.

Pelican Bay Improvement District Board
March 10, 1976

* * * * *

There being no further business Mr. Lanning moved, seconded by Mr. Brown and carried, that the meeting be adjourned. Time: 6:23 p.m.

PELICAN BAY IMPROVEMENT DISTRICT BOARD



Salvatore Scuderi, President