

Naples, Florida, August 10, 1977

LET IT BE KNOWN, that the Pelican Bay Improvement District Board met in regular session at 3:30 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  
Harmon Turner  
Robert Diefenthaler

ALSO PRESENT; Carol Russell, Recording Secretary; Mr. Tracy Bolesky, Attorney for the Board; Messrs. Jack Ryan, Bob Scott, Gary Armstrong, and Byron Koste of Coral Ridge-Collier Properties; Mr. Stanley Hole of Stanley Hole & Associates, Inc; Mr. George Varnadoe of Smith, Young & Blue; Mr. Tom Peek of Wilson, Miller, Barton, Soll & Peek, Inc.

AGENDA

1. Call to order
2. Roll Call
3. Minutes of Prior Meetings
4. Engineer's Report
5. Budget
6. Old Business
7. New Business

The meeting was called to order. The roll call showed all members present.

MINUTES OF JULY 13, 1977 - APPROVED

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As there were no corrections, additions or deletions to the minutes of the last meeting, Mr. Turner moved that they be approved as presented, seconded by Mr. Brown and carried unanimously that the minutes of July 13, 1977 be approved.

ENGINEER'S REPORT

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Mr. Stanley Hole came before the Board representing the engineering team retained by the District for Professional Services in the Development of the Pelican Bay Area.

Mr. Hole reported to the Board that due to recent "breakthroughs" on some assignments, the engineers were moving forward quite rapidly and had gotten ahead of their schedule. He went on to request the Board's consideration of having a special meeting in approximately two weeks to enable the engineers to make their presentation. Mr. Hole explained that if this was not done until the next regular meeting, which is a month away, it would mean that the engineers would be six weeks ahead and it was Mr. Hole's feeling that the Board should be updated more frequently than six weeks.

Mr. Hole went on to explain to the Board that the problem was due to the structure of the contract which had been done before it was known how the work would be going. He pointed out that the contract for engineering services requires: a) A Critique Phase b) A Preliminary Engineering Phase and c) A Basic or Final Engineering Phase. These phases of the contract are needed

for Water Management and for water and for sewer. Last meeting Mr. Hole had presented the critique on Water Management and requested authorization to move into the Preliminary Engineering which had been given. However, in the contract, in the Preliminary Engineering the engineers are required to complete five items, 4 of which have been basically completed he stated. One of the phases is to prepare an estimate of the time schedule for completion of engineering and construction work. In preparing a CPM for themselves to see what engineering activities had to take place in order to meet the developer's and the District's proposed time schedule, it was found that a number of activities had to start some time ago. The biggest activity was the preparation of the Design Memorandum which is some basic engineering work for the application of the South Florida Water Management District and some other basic engineering work. In order to meet the schedule, the engineers had gone ahead with this and were working in an area they had not been authorized to be. Mr. Hole stated that this had been reviewed with Mr. Turner and hopefully Mr. Turner was satisfied that this was an area which really did not require structural approval by the Board, but the way the contract is formed, it is supposed to be approved.

In two weeks, Mr. Hole promised regarding Water Management, that the Board will be given the Final Preliminary Engineering Report which will show the schedule and hopefully justify actions taken and will ask for approval at that time to move into engineering work that is already being done.

Also in two weeks, Mr. Hole reported that the engineers probably will be prepared to present to the Board the Critique Phase on the water and on the sewer to request the Board's approval to move into the Preliminary Engineering Phase. He explained that the critique requires an evaluation of the existing information, the concept plans and all alternatives. There had been no problems with this in Water Management, however, in the water and in the sewer considerations, there were a number of alternatives that needed to be considered. Those alternatives have been considered and will probably be presented at that time.

Mr. Turner stated his approval and made a motion that the special meeting be called at some time that is convenient. Mr. Scuderi expressed concern that this one meeting would not be enough time for him to review and thoroughly understand the presentation, however, Mr. Hole explained that this would be only what had been presented to them before at the concept review and that no changes had been made that would require orientation.

This was discussed and it was decided to set the date of the special meeting at August 23, 1977 at 4:30 p.m. Mr. Turner stated that he would make arrangements for the room in which they would meet and notify everyone.

Mr. Robert Diefenthaler seconded Mr. Turner's motion that a special meeting be held on August 23, 1977 at 4:30 p.m. in an available room and the vote was unanimous to approve.

BUDGET

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Mr. Harmon Turner distributed copies of the Proposed Budget for the Pelican Bay Improvement District for the period from October 1, 1977 to September 30, 1978. (Copy attached hereto)

Mr. Turner explained that it had been realized that there would be more activity in 1977 and '78 and he recommended that Item 10. Miscellaneous and Item 11. Contingencies be increased from \$1,000. to \$2,000. each making the total budget recommended for 1977/78 at \$21,690. Mr. Turner made a motion to this effect, seconded by Mrs. Barclay. The vote was unanimous that the proposed budget as submitted be changed, Items 10 and 11 be increased to \$2,000. each for a total budget of \$21,690. and that it be advertised for public hearing. Mr. Douglas Brown was requested to handle the notice for public hearing.

FORM I FINANCIAL DISCLOSURE

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President Scuderi noted that he had received the Form I Financial Disclosure Form from Attorney Bolesky with the recommendation that it be filed and stated that he assumed that all Board members had received it and filed it.

PRESENTATION BY ATTORNEY BOLESKY

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The Benefit Tax Record

The Benefit Tax Record of Pelican Bay Improvement District, Collier County, Florida dated August, 1977 was submitted to the Board by Attorney Tracy Bolesky. Attorney Bolesky explained that this Benefit Tax Record sets forth under the report of the Commissioners the assessments to the land which they reported back to the court. The figures are per acre and most of the Tax Benefit

Record is legal descriptions of the land benefited. He went on to say that the developer's attorney had seen this record and has some objections to it which he would like for them to state. He also requested that the records of this Board show that the Benefit Tax Record has been prepared and has been submitted. (See Copy) Attorney Bolesky requested that this Benefit Tax Record be made a part of the minutes and stated that he would make sure that each member of the Board was mailed a copy the following day.

President Scuderi recommended that the Board defer taking any action on this matter until the next meeting.

Amendment to the Agreement with Stottler Stagg - Received for Execution

Attorney Bolesky presented the Board with the Amendment to the Agreement with Stottler Stagg which had been executed by Stottler Stagg and forwarded to the Board to be executed by the President and Secretary. This is the Amendment to the Agreement to amend the contract for the amount which was to be paid to Stottler Stagg for their engineering services.

General Release Re Stottler Stagg - Accepted

The General Release objected to at the meeting of July 13, 1977 has been changed to state, "release them from any and all liability save and except liability, if any, on account of work product or reliance on data furnished," stated Attorney Bolesky.

Mr. Harmon Turner after receiving the recommendation of Attorney Bolesky, moved that this General Release be approved and the Chairman be authorized to sign it, Mr. Diefenthaler seconded and motion carried by unanimous vote.

FINAL PAYMENT TO STOTTLER STAGG - AUTHORIZED

Mr. Harmon Turner stated that, in view of the fact that a satisfactory release had been received from Stottler Stagg he moved that final payment be authorized, seconded by Mrs. Barclay. The vote was unanimous that the developer be authorized to pay Stottler Stagg whatever their balance is.

INVOICE FROM POST, BUCKLEY, SCHUH & JERNIGAN, INC. AUTHORIZED TO BE PAID - WITH STIPULATION (Copy Attached hereto)

Mr. Harmon Turner made the motion that the first invoice received from Post, Buckley, Schuh & Jernigan, Inc. be paid upon receipt of a breakdown of charges from Stanley Hole and Associates, Inc., Mr. Diefenthaler seconded and motion carried.

MR. HARMON TURNER AUTHORIZED TO SEEK AND SUBMIT RECOMMENDATION FOR FISCAL AGENT

Mr. Harmon Turner suggested that authority be given to contact fiscal agents so that one could be named in time to aid the engineers with financial problems which may arise. Mr. Turner made the motion, Mrs. Barclay seconded and motion carried to authorize Harmon Turner to represent the Board in contacting Fiscal Agents with a view to ultimately hiring a Fiscal Agent.

Hiring a Manager was briefly discussed and though not needed now, a Manager will be needed in the future.

TREASURER'S REPORT OF JULY 14, 1977 THROUGH AUGUST 10, 1977 - APPROVED

Mr. Harmon Turner requested that the Treasurer have a report prepared at the next regular meeting of the expenditures for each item to help prevent overspending on the budget. At the request of the Chair, Mr. Byron Koste of Coral Ridge-Collier Properties

responded from the audience that he would assist in this report.  
Mr. Turner then moved that the Treasurer's Report be approved,  
seconded by Mr. Diefenthaler, and carried unanimously. (Copy attached)

BILLS APPROVED FOR PAYMENT

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Treasurer Barclay presented the following bills:

Naples Daily News	\$ 3.10
Attorney Tracy Bolesky	570.00
Board of County Commissioners (Secretarial Services)	27.95
Travel Expenses	

Mr. Turner moved that the bills be paid as presented,  
seconded by Mr. Brown and carried unanimously.

At this point, Mr. Harmon Turner made note to the Board  
that he had submitted a bill for his services to the developer,  
Coral Ridge, for \$100.

MEETING TIME CHANGE - APPROVED

Mr. Turner made the motion that in order to accommodate  
Mr. Brown that the regular meeting time be changed to 4:30 p.m.  
Mrs. Barclay seconded and vote was unanimous to approve.

NEW BUSINESS

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Developer's Statement Given - Mr. Tom Peek of Wilson, Miller, Barton,  
Soll & Peek, Inc.

Mr. Turner explained that he had requested that the developers  
give a brief status report.

Mr. Tom Peek of Wilson, Miller, Barton, Soll & Peek, Inc.,  
the engineering firm employed by the Coral Ridge-Collier Properties,  
the developers, to prepare the necessary designs to support the  
first phase of development, gave the report.

Mr. Peek stated that his firm expected to submit the  
Master Plan in 7 to 10 days to the County regulatory body for

beginning processing of review and ultimate approval of that development Master Plan. He went on to say that meetings had been held once or twice a week with the engineers for the district and Mr. Peek reported that coordination was working very well.

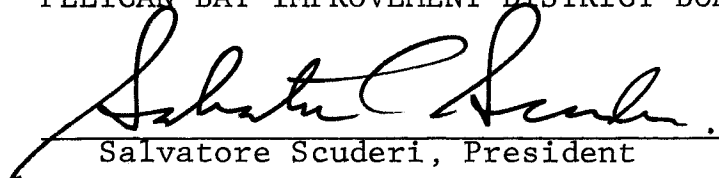
He further stated that the golf course Master Plan had been developed by the golf course architect. The water management for that area had been coordinated with the district engineers. Mr. Turner later asked if the Water Management has completed plans that will be shown at the meeting in two weeks, designed to take care of all the water that will come from Phase I. Mr. Peek replied that they would and this was the reason for the coordination of the two plans.

Mr. Peek stated that they would attempt to give a status report at each meeting in order to keep the Board abreast of the activities.

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Mr. Turner moved, seconded by Mrs. Barclay and carried that the meeting be adjourned. Time 4:25 p.m.

PELICAN BAY IMPROVEMENT DISTRICT BOARD

  
Salvatore Scuderi, President

PROPOSED BUDGET

PELICAN BAY IMPROVEMENT DISTRICT

October 1, 1977 - September 30, 1978

<u>Expenditures</u>	<u>Budget 1976/7</u>	<u>Actual thru 7/13</u>	<u>Estimate Balance '77</u>	<u>Estimate Total '77</u>	<u>Budget Recommended 1977/8</u>
1. Meeting Exp.	\$ 6,500.00	\$ 5,700.00	\$ 1,000.00	\$ 6,700.00	\$ 7,000.00
2. Office Exp.	200.00	161.98	30.00	191.98	250.00
3. Secretarial Exp.	500.00	401.35	85.00	486.35	600.00
4. Attorney's fees	3,600.00	5,022.58	1,000.00	6,022.58	5,000.00
5. Consulting Eng. fees	3,600.00	1,192.41	240.00	1,432.41	3,000.00
6. Accounting Services	1,200.00	595.00	120.00	705.00	1,000.00
7. Advertising	120.00	92.91	20.00	112.91	120.00
8. Insurance	120.00	69.00	-	69.00	120.00
9. Travel Expense	500.00	437.08	87.00	524.08	600.00
10. Miscellaneous	1,000.00	-	-	-	<del>2,000.00</del> 1,000.00
11. Contingencies	1,000.00	-	-	-	<del>2,000.00</del> 1,000.00
	<u>\$18,340.00</u>	<u>\$13,662.31</u>	<u>\$ 2,582.00</u>	<u>\$16,244.31</u>	<del>\$19,690.00</del> <u>21,690.00</u>

**BENEFIT TAX RECORD  
OF  
PELICAN BAY IMPROVEMENT DISTRICT,  
COLLIER COUNTY, FLORIDA**



BENEFIT TAX RECORDS OF PELICAN BAY  
IMPROVEMENT DISTRICT, Collier County, Florida

STATE OF FLORIDA     )  
                          )    SS:  
COUNTY OF COLLIER    )

TO: William Reagan, Clerk of the Circuit Court of said County

THIS IS TO CERTIFY that by virtue and authority of the provisions of Sec. 74-462 Laws of Florida, the Board of Supervisors of Pelican Bay Improvement District, in which are situated lands in the following County in the State of Florida, have and do hereby certify the taxes authorized by the said Law which tax and the land against which the same are levied in your County, are described in the following table, in which table are: First, the names of the present owners of said land so far as known to the Board of Supervisors, or the owners of said land as they appear in the Decree of the Circuit Court in Case #76-1241-CA-01-HSS, second the description of the said lands opposite the names of said owners; and third, the amount of said taxes levied on each tract of land:

(See Table as set forth on the following pages)

BENEFIT TAX RECORD OF PELICAN BAY  
 IMPROVEMENT DISTRICT  
 Collier County, Florida

<u>Name of Property Owner and Address</u>	<u>Description of Property</u>	<u>No. of Acres + or -</u>	<u>Taxes per acre</u>	<u>Amount of Tax</u>
Naples Federal Savings and Loan Association 900 Fifth Avenue Naples, Florida 33940	See attached Exhibit A	9.98	\$ 8,030.00	\$ 80,13
Coral Ridge-Collier Properties, Inc. 736 Trail Blvd., North Naples, Florida 33940	See attached Exhibit C	435.54	8,030.00	3,497,38
The Collier Company, A Partnership 3003 Tamiami Trail, North Naples, Florida 33940	See attached Exhibit D	7.37	8,030.00	59,18
The Collier Company A Partnership 3003 Tamiami Trail, North Naples, Florida 33940	See attached Exhibit E	<u>999.35</u>	<u>8,030.00</u>	<u>8,024,78</u>
	TOTAL TAXABLE ACRES	1,452.24	\$8,030.00	\$11,661,4

EXHIBIT "A"

A portion of the Southeast one-quarter (SE-1/4) of Section 9, Township 49 South, Range 25 East, Collier County, Florida, described as follows:

Commencing at the Southeast corner of said Section 9; thence North  $00^{\circ}39'57''$  West, along the East line of said Section 9, a distance of 1770.00 feet; thence South  $89^{\circ}20'03''$  West, a distance of 150.00 feet to a point on the West right-of-way line of Tamiami Trail (U.S. 41), said point being the Point-of-Beginning; thence continue South  $89^{\circ}20'03''$  West, a distance of 700.00 feet; thence North  $00^{\circ}39'57''$  West, a distance of 79.93 feet to the beginning of a curve concave to the Southwest having a radius of 862.68 feet and a central angle of  $26^{\circ}39'38''$ ; thence Northerly and Northwesterly, along the arc of said curve, a distance of 401.42 feet to the beginning of a reverse curve concave to the Southeast having a radius of 25.00 feet and a central angle of  $91^{\circ}50'26''$ ; thence Northwesterly, Northerly and Northeasterly along the arc of said curve, a distance of 40.07 feet to the beginning of a compound curve concave to the South having a radius of 1235.00 feet and a central angle of  $24^{\circ}49'12''$ ; thence North-easterly and Easterly, along the arc of said curve, a distance of 534.99 feet; thence North  $89^{\circ}20'03''$  East, a distance of 236.46 feet to the beginning of a curve concave to the South-west having a radius of 25.00 feet and a central angle of  $90^{\circ}00'00''$ ; thence Easterly, Southeasterly and Southerly along the arc of said curve, a distance of 39.27 feet to a point of tangency on said right-of-way line of Tamiami Trail; thence South  $00^{\circ}39'57''$  East, along said right-of-way line, a distance of 590.00 feet to the Point-of-Beginning.

Commencing at the Northeast corner of said Section 9; thence South  $88^{\circ} 55' 35''$  West along the North line of said Section 9, a distance of 150.00 feet to the West right-of-way line of Tamiami Trail (State Road No. 45); thence South  $00^{\circ} 59' 03''$  East along the West right-of-way line, a distance of 2626.01 feet; thence South  $01^{\circ} 00' 18''$  East, a distance of 2555.75 feet to the North right-of-way line of Pine Road; thence South  $89^{\circ} 09' 45''$  West along said North right-of-way line, being parallel with and 70 feet North of the South line of said Section 9, a distance of 2662.61 feet; thence South  $00^{\circ} 51' 44''$  East, a distance of 70.00 feet to a point on the South line of said Section 9; thence South  $89^{\circ} 09' 45''$  West along said South line, a distance of 954.52 feet; thence North  $00^{\circ} 43' 47''$  West, a distance of 2621.78 feet to the South line of the Northwest one-quarter of said Section 9; thence South  $89^{\circ} 05' 32''$  West along said South line, a distance of 201.73 feet to a point on the West line of this description described as follows:

North  $08^{\circ} 26' 05''$  West, a distance of 123.45 feet; thence North  $05^{\circ} 35' 05''$  East, a distance of 379.12 feet; thence North  $05^{\circ} 25' 58''$  West, a distance of 449.59 feet; thence North  $08^{\circ} 26' 05''$  West, a distance of 899.54 feet; thence North  $22^{\circ} 38' 30''$  East, a distance of 229.00 feet; thence North  $19^{\circ} 25' 55''$  West, a distance of 601.15 feet to the North line of said Section 9; thence North  $89^{\circ} 07' 00''$  East along said North

Commencing at the Southeast corner of said Section 9, thence North  $00^{\circ} 39' 57''$  West, along the East line of said Section 9, a distance of 1770.00 feet; thence South  $89^{\circ} 20' 03''$  West, a distance of 150.00 feet to a point on the West right-of-way line of Tamiami Trail (U.S. 41), said point being the Point of Beginning; thence continue South  $89^{\circ} 20' 03''$  West, a distance of 700.00 feet; thence North  $00^{\circ} 39' 57''$  West, a distance of 79.93 feet to the beginning of a curve concave to the Southwest having a radius of 862.68 feet and a central angle of  $26^{\circ} 29' 38''$ ; thence Northerly and Northerwesterly, along the arc of said curve, a distance of 401.42 feet to the beginning of a reverse curve concave to the Southeast having a radius of 25.00 feet and a central angle of  $91^{\circ} 50' 26''$ , thence Northwesterly, Northerly and Northeasterly along the arc of said curve, a distance of 40.07 feet to the beginning of a compound curve concave to the South having a radius of 1235.00 feet and a central angle of  $24^{\circ} 49' 12''$ ; thence Northeasterly and Easterly along the arc of said curve a distance of 534.99 feet; thence North  $89^{\circ} 20' 03''$  East a distance of 236.46 feet to the beginning of a curve concave to the Southwest having a radius of 25.00 feet and a central angle of  $90^{\circ} 00' 00''$ ; thence Easterly, Southeasterly and Southerly along the arc of said curve, a distance of 39.27 feet to a point of tangency on said right-of-way line of Tamiami Trail; thence South  $00^{\circ} 39' 57''$  East, along said right-of-way line a distance of 590.00 feet to the Point of Beginning.

Commencing at the Southeast corner of said Section 9; thence South  $89^{\circ} 09' 45''$  West along the South line of said Section 9, a distance of 3767.29 feet to the POINT OF BEGINNING; thence continue South  $89^{\circ} 09' 45''$  West, a distance of 120.48 feet to the West line of this description described as follows:

North  $34^{\circ} 42' 05''$  East, a distance of 372.92 feet;  
thence North  $14^{\circ} 26' 07''$  West, a distance of 325.09 feet;  
thence North  $39^{\circ} 23' 13''$  West, a distance of 280.97 feet;  
thence North  $10^{\circ} 26' 08''$  West, a distance of 469.89 feet;  
thence North  $04^{\circ} 34' 57''$  East, a distance of 399.12 feet;  
thence North  $20^{\circ} 38' 00''$  East, a distance of 248.97 feet;  
thence North  $08^{\circ} 26' 05''$  West, a distance of 696.13 feet to the North line of the Southwest one-quarter of said Section 9; thence North  $89^{\circ} 05' 32''$  East along said North line, a distance of 201.73 feet; thence South  $00^{\circ} 43' 47''$  East, a distance of 2621.78 feet to the POINT OF BEGINNING.

Commencing at the Northeast corner of said Section 4; thence South  $89^{\circ} 59' 50''$  West along the North line of said Section 4, a distance of 150.02 feet to the POINT OF BEGINNING; thence South  $00^{\circ} 58' 36''$  East along the West right-of-way line of Tamiami Trail (State Road No. 45), a distance of 2.49 feet; thence South  $00^{\circ} 55' 41''$  East, a distance of 3218.29 feet; thence South  $01^{\circ} 00' 29''$  East, a distance of 3218.56 feet; thence South  $00^{\circ} 59' 03''$  East, a distance of 0.20 feet to the South line of said Section 4; thence South  $88^{\circ} 55' 35''$  West, a distance of 2492.41 feet; thence South  $89^{\circ} 07' 00''$  West, a distance of 1536.64 feet to a point on the West line of this description described as follows:

North  $19^{\circ} 25' 55''$  West, a distance of 599.99 feet; thence North  $03^{\circ} 25' 51''$  West, a distance of 1018.81 feet; thence North  $20^{\circ} 38' 00''$  East, a distance of 418.27 feet; thence North  $56^{\circ} 50' 35''$  East, a distance of 178.72 feet; thence North  $00^{\circ} 34' 29''$  East, a distance of 249.58 feet; thence North  $74^{\circ} 12' 13''$  West, a distance of 176.18 feet; thence North  $06^{\circ} 26' 01''$  West, a distance of 259.80 feet; thence North  $47^{\circ} 21' 20''$  West, a distance of 271.18 feet; thence North  $05^{\circ} 56' 00''$  West, a distance of 174.85 feet; thence North  $40^{\circ} 23' 01''$  West, a distance of 175.63 feet; thence North  $03^{\circ} 25' 51''$  West, a distance of 249.71 feet; thence North  $14^{\circ} 26' 07''$  West, a distance of 300.09 feet; thence North  $20^{\circ} 38' 00''$  East, a distance of 169.30 feet;

thence North 34° 24' 11" West, a distance of 180.52 feet;  
thence North 09° 35' 42" East, a distance of 174.50 feet;  
thence South 86° 53' 11" East, a distance of 178.68 feet;  
thence North 04° 34' 57" East, a distance of 239.47 feet;  
thence North 72° 13' 00" West, a distance of 261.71 feet;  
thence North 34° 24' 11" West, a distance of 250.72 feet;  
thence North 10° 35' 52" East, a distance of 269.20 feet;  
thence North 01° 25' 42" West, a distance of 189.73 feet;  
thence North 29° 40' 29" East, a distance of 388.02 feet;  
thence North 72° 57' 43" East, a distance of 297.73 feet;  
thence North 20° 25' 52" West, a distance of 100.11 feet;  
thence South 61° 07' 35" West, a distance of 231.67 feet;  
thence North 77° 11' 00" West, a distance of 241.65 feet;  
thence North 19° 25' 55" West, a distance of 140.13 feet;  
thence North 51° 20' 14" West, a distance of 130.62 feet;  
thence North 26° 25' 19" West, a distance of 180.34 feet;  
thence North 66° 15' 17" West, a distance of 191.17 feet;  
thence North 04° 25' 55" West, a distance of 599.38 feet;  
thence North 44° 22' 06" West, a distance of 230.93 feet;  
thence North 32° 41' 26" East, a distance of 208.87 feet;  
thence North 12° 26' 08" West, a distance of 665.02 feet;  
thence North 01° 04' 00" West, a distance of 1614.19 feet;  
to the South right-of-way line of Vanderbilt Beach Road  
(State Road No. 862); thence South 80° 29' 30" East along said

BENEFIT TAX RECORDS OF PELICAN BAY  
IMPROVEMENT DISTRICT, COLLIER COUNTY, FLORIDA

The said tax shall be payable in annual installments. The amount of each installment, as well as the amount of the maintenance tax, will be determined and certified to the County Collector of your County not later than the 31st day of August of each year. The aforesaid tax and such maintenance taxes as may be levied, from time to time, are hereby declared a lien upon all lands herein and heretofore described.

WITNESS the signature of the President of said Board of Supervisors, attested by the seal of the District, and the signature of the Secretary of said Board, this the \_\_\_\_\_ day of \_\_\_\_\_, A. D., 1977.

\_\_\_\_\_  
Salvatore Scuderi, President  
Board of Supervisors  
North Springs Improvement District

ATTEST:  
(Seal)

\_\_\_\_\_  
Douglas Brown



FORTINER BUILDING  
2180 W. FIRST STREET, SUITE 303  
FORT MYERS, FLORIDA 33901  
TELEPHONE (813) 332-0034

CONSULTING ENGINEERS AND PLANNERS

July 13, 1977

Pelican Bay Improvement District #86244  
Collier County Courthouse  
Naples, Florida 33940

INVOICE NO. ONE

For services rendered in accordance with  
our signed contract dated June 21, 1977.  
For the period ending June 30, 1977.

<u>JOB NUMBER</u>	<u>CLASSIFICATION</u>	<u>HOURS</u>	<u>SALARY COST</u>	<u>TOTAL</u>
<u>304-003.00</u>	Review Prior Planning			
	Regional Manager	15	\$ 299.91	
	Project Manager	69	1,207.36	
	Senior Design Engineer	44	554.84	
	Draftsperson	3	12.33	
	Report Typist	1	4.76	
	Plus 150% Overhead and Profit		<u>3,118.80</u>	\$ 5,198.00
	Direct Charges: Stanley Hole & Associates			1,000.00
	Reproductions			10.34
	Mileage			9.00
	Long Distance Telephone Charges			2.60
<u>304-003.10</u>	Critique Concept Plans			
	Principal	8	\$ 312.00	
	Director of Services	8	175.03	
	Regional Manager	38	759.78	
	Project Manager	68	1,189.86	
	Senior Design Engineer	32	403.52	
	Senior Engineer	3	37.83	
	Design Engineer	4	42.54	
	Designer	5 1/2	51.77	
	Report Typist	65	417.58	
	Plus 150% Overhead and Profit		<u>5,084.87</u>	8,474.78
	Direct Charges: Stanley Hole & Associates			800.00
	Reproductions			103.06
	Mileage			135.72

Pelican Bay Improvement District #86244

July 13, 1977

Page Two

<u>JOB NUMBER</u>	<u>CLASSIFICATION</u>	<u>HOURS</u>	<u>SALARY COST</u>	<u>TOTAL</u>
<u>304-005.00</u>	Preliminary - Phase I			
	Regional Manager	4	\$ 79.98	
	Report Typist	1 1/2	7.12	
	Plus 150% Overhead and Profit		<u>130.65</u>	\$ 217.75
	Direct Charges: Reproductions			<u>7.15</u>
	<b>TOTAL AMOUNT DUE THIS INVOICE</b>			<u>\$15,958.40</u>

TREASURER'S REPORT  
FOR THE PERIOD JULY 14, 1977 THROUGH AUGUST 10, 1977  
PELICAN BAY IMPROVEMENT DISTRICT  
NAPLES, FLORIDA

	<u>JULY 14, TO</u> <u>AUGUST 10,</u> <u>1977</u>	<u>YEAR</u> <u>TO DATE</u>
CASH BALANCE - BEGINNING OF PERIOD	\$ 3,980.16	\$ 2,642.47
CASH RECEIVED:		
Coral Ridge Properties	<u>-</u>	<u>15,000.00</u>
	<u>3,980.16</u>	<u>17,642.47</u>
EXPENDITURES:		
Meeting Expenses:		
Board of Supervisors	500.00	5,300.00
Commissioners	-	900.00
Office Expense	23.92	185.90
Secretarial Expense	63.75	465.10
Attorney's Fees	1,495.00	6,517.58
Consulting Engineer's Fees	-	1,192.41
Accounting Services	75.00	660.00
Classified Advertising	6.20	99.11
Insurance	-	69.00
Travel Expenses	<u>71.22</u>	<u>508.30</u>
	<u>2,235.09</u>	<u>15,897.40</u>
CASH BALANCE - END OF PERIOD		
Cash in Bank	1,725.07	
Petty Cash	<u>20.00</u>	
	<u>\$ 1,745.07</u>	<u>\$ 1,745.07</u>

Respectfully submitted,

Viola S. Barclay, Treasurer

August 23, 1977

AGENDA - PELICAN BAY

- .
- 1. Call to order
- 2. Roll Call
- 3. Engineers' Report

Naples, Florida, August 23, 1977

LET IT BE KNOWN, that the Pelican Bay Improvement District Board met in special session at 4:40 P.M. in Building "C" of the Collier County Courthouse Complex with the following members present:

PRESIDENT: Salvatore Scuderi

SECRETARY: Douglas Brown

Harmon Turner  
Robert Diefenthaler

ABSENT: Viola Barclay, Treasurer

ALSO PRESENT:

Carol Russell, Recording Secretary  
Tracy Bolesky, Attorney for the Board  
Stanley W. Hole, Stanley Hole and Associates, Inc.  
Danny Brundage, Stanley Hole and Associates, Inc.  
Jim Fleagle, Stanley Hole and Associates, Inc.  
Fred Biery, Post, Buckley, Schuh & Jernigan  
Juan Wong, Post, Buckley, Schuh & Jernigan  
Robert Wright, Post, Buckley, Schuh & Jernigan  
James C. Smith, Attorney for Coral Ridge-Collier Properties  
Werner Buntmeyer, Coral Ridge-Collier Properties  
Grover Erickson, Coral Ridge-Collier Properties  
Charles Penn, Coral Ridge-Collier Properties  
Tom Peek, Wilson, Miller, Barton, Soll & Peek, Inc.

Meeting was called to order by President Scuderi. He noted that this was a special meeting called in order to receive a report from the engineers.

Mr. Stanley W. Hole came forward to speak first and identified himself as an engineer with the Post, Buckley, Schuh & Jernigan team. He explained to the Board that the purpose of this meeting

was for the Board to receive from the engineers the results of the Preliminary Engineering done on the Water Management aspects of this project, to receive the report, study it and take action at the next regular meeting. Although the engineers had planned to submit the report to the Board for their approval at this meeting which would enable them to proceed directly into the Final Engineering Phase, he stated that he felt it would be too much and inappropriate at this time.

He explained that the project is divided into three sections: a) Water Management b) Wastewater and c) Water Supply. Last month, he reported that the Board had been given the Critique of the previous Water Management System and the engineers had recommended at that time reducing the depth of the lakes until they became detention basins and relocating the detention basins into more suitable areas. Along with this, it was incumbent upon the engineers to prepare a schedule for the work, hopefully, to merge their work into the requirements of the developer. When this was done, it was indicated that in order to meet the requirements of the developer, work had to begin immediately on certain aspects of the engineering work, specifically, the application to the South Florida Water Management District and some more than Preliminary Engineering design on the detention areas. Mr. Hole went on to point out that this work had not been authorized by the Board and that the engineers had proceeded with this work in order to meet the schedules.

Mr. Hole also reported that the developers had been given a similar presentation so that they would understand what engineering was being proposed. He related that the developers are in the process of preparing a contract between the Board and themselves so that monies could be advanced and the engineering services authorized.

Copies of the Preliminary Engineering Report were distributed to the Board and several aspects of this report were reviewed by Mr. Hole. Two drawings were displayed which reflected the location of the detention areas. As had been previously presented at the Critique, the relocation of the detention areas in the golf course was noted. Mr. Hole explained that it was felt that longer runs could be accomplished, better storage, and a much better maintenance practice established by the relocation of the detention areas. Mr. Hole pointed out, however, that when the engineers had gone into the Preliminary Engineering it was discovered that a miscalculation had been made in the depth of the detention areas and that they should have been a foot deeper than previously felt (the deepest one to be 4 feet deep in the golf course). He then reviewed the Construction Cost Estimate on page 4 of the Report (see attached). The need for an access roadway was pointed out. Also, the reasons for utilizing the golf course in Water Management were explained by Mr. Hole. He related that the golf course was available, it was compatible with good water management, and it was felt this area would provide a very

high level maintenance practice. Mr. Hole commented that the engineers had worked with the golf course architect very well.

The access roadway was again discussed. The question arose as to whose responsibility it was to build the access roadway, the District or the developer? This was discussed. He noted that on Page 5 of the report was the Estimated Engineering and Related Costs and this was reviewed.

Mr. Fred Biery then explained to the Board that the plan Mr. Hole was presenting to the Board represents a bond issue of \$2,280,000.00. He then reviewed Section E. Financial Evaluation and Summary on Pages 6 and 7 of the report and noted how the \$2,280,000.00 figure had been compiled. Mr. Biery stated that Post, Buckley, Schuh & Jernigan is now ready to start working with the financial advisor and bond attorney to set up that bond issue.

Copies of a Budget Comparison on Construction Cost for Water Management and one showing Total Cost were distributed. Mr. Hole pointed out that these figures were listed in the Preliminary Report, however, were also listed separately for ease in comparison. Mr. Biery elaborated on these reports. Discussion followed and questions were asked. Mr. Hole clarified the increase in the grassing expense. He explained that the detention areas would have to be grassed on the bottom. Also, as the water system has not been decided upon, this contemplates a very high level of salt in the irrigation water and provides for some special particular grasses that are tolerant of high chloride content water.

Mr. Werner Buntmeyer, representative for the developers, came forward. He explained that the developers had received a similar presentation from Post, Buckley, Schuh & Jernigan on the past Thursday, August 18, 1977. Mr. Buntmeyer stated that the engineers for the developer had double checked the Water Management Plan presented and that their reaction had been favorable.

An advance fund agreement was proposed between the developers and the Board for a quarter of a million dollars. Mr. Buntmeyer stated that a draft was being drawn up and would be presented to the Board within the next few days in hopes that a decision could be made by the next regular meeting. The bond issue was also explained.

#### PELICAN BAY SEAL

The Pelican Bay Improvement District Seal was placed in the hands of the secretary to be kept in the file cabinet with the minutes book.

#### WASTEWATER

A problem in wastewater was reported by Mr. Biery. This was in regard to the Coastal Collier 201 Plan. The original draft of this plan had included a portion whereby the facilities could extend down from the County's District A Regional Plan and eventually could serve the Pelican Bay District. However, the final draft the Board of County Commissioners had approved for final hearing did not show this portion. Mr. Biery related that a letter had been drafted for Mr. Scuderi's signature addressed to Mr. Archer

and the Board of County Commissioners requesting that this decision be reconsidered. The area was designated on a map. This was discussed at length. President Scuderi then stated that he would not feel comfortable signing a letter he had not had a chance to review. He asked that in the future all Board members receive copies in advance of anything requiring a signature. Mr. Turner suggested that the letter be taken and studied and then signed at the next regular meeting. This was acceptable.

\* \* \* \*

There being no further business to come before the Board, Mr. Turner moved, seconded by Mr. Scuderi and carried, that the meeting be adjourned. Time 6:02 P.M.

PELICAN BAY IMPROVEMENT DISTRICT BOARD

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Salvatore Scuderi, President

BUDGET COMPARISON - CONSTRUCTION COST

WATER MANAGEMENT

	<u>ADOPTED</u>	<u>PRELIMINARY REVISION (7/13/77)</u>	<u>FINAL REVISION (8/20/77)</u>
	\$1,500,400	\$921,500*	\$2,329,400
Excavation	960,800 (@\$.80 c.yd.)	421,000* (@\$1.00 c.yd.)	868,000 (@\$1.00 c.yd.)
Clearing and Grubbing <i>etc.</i>	158,800	43,500*	68,500
Seeding & Mulching	116,600	348,000**	548,000
Control Structures	264,200	109,000	109,000
Access Rooding	<u>-0-</u>	<u>-0-</u>	<u>735,900</u>
	<u>\$1,500,400</u>	<u>\$921,500</u>	<u>\$2,329,400</u>

\* Cost of project water management work located in Golf Course not included.

\*\* Salt Tolerant Grasses

BUDGET COMPARISON - TOTAL COST

	<u>ADOPTED</u>	<u>PRELIMINARY REVISED (7/13/77)</u>	<u>FINAL REVISED (8/20/77)</u>
Expenditures (Budget)			
Construction	\$1,500,400.00	\$921,500.00	\$2,329,400.00
Contingencies	225,060.00	138,200.00	232,900.00
Design Fees	207,055.00	127,200.00	307,400.00
Legal/Admin.	<u>431,365.00</u>	<u>264,900.00</u>	<u>630,300.00</u>
TOTALS	<u>\$2,364,000.00</u>	<u>\$1,452,000.00</u>	<u>\$3,500,000.00</u>

P | B POST, BUCKLEY, SCHUH & JERNIGAN, INC.  
S | J

FORTINER BUILDING  
2180 W. FIRST STREET, SUITE 303  
FORT MYERS, FLORIDA 33901  
TELEPHONE (813) 332-0034

CONSULTING ENGINEERS AND PLANNERS

August 22, 1977

Mr. Salvatore Scuderi, President  
and Board of Supervisors  
Pelican Bay Improvement District  
Collier County Courthouse  
Naples, Florida 33940

RE: Engineering Report, "Preliminary Engineering and Basic Design  
Data for Phase I Water Management Facilities."

Dear Mr. Scuderi and Board:

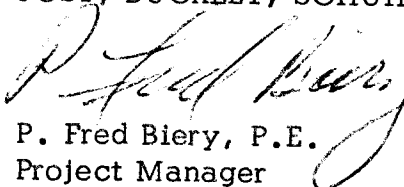
In accordance with Section I. E. 1. of our Engineering Agreement dated June 21, 1977, we are pleased to submit herewith our engineering report titled "Preliminary Engineering and Basic Design Data for Phase I Water Management Facilities." The report specifically identifies the initial phase water management facilities to be constructed, owned and operated by the District.

To finance this work, an initial Special Assessment Bond Issue in the amount of \$2,280,000 is recommended.

Based upon your approval of this report, and your separate funding Agreement with the Developer, we are ready to proceed with engineering design services on this phase of improvements.

Very truly yours,

POST, BUCKLEY, SCHUH & JERNIGAN, INC.

  
P. Fred Biery, P.E.  
Project Manager

PFB;lr  
304-005.00

xc: Mr. Grover Erickson  
Coral Ridge-Collier Properties, Inc.

PELICAN BAY IMPROVEMENT DISTRICT  
PRELIMINARY ENGINEERING AND BASIC DESIGN DATA  
FOR PHASE I WATER MANAGEMENT FACILITIES

prepared by  
Stanley W. Hole and Associates, Inc. and  
Post, Buckley, Schuh & Jernigan, Inc.

INTRODUCTION

The purpose of this report is to a) identify all DISTRICT facilities required to service the Phase I area and the Golf Course area, b) compile basic design data, information and outline specifications for major system components, c) prepare a cost estimate for the DISTRICT bond issue to cover engineering, construction and other costs of all facilities, d) estimate the time schedule for completion of engineering and construction work, and e) prepare a master financing plan for initial phase of the DISTRICT's work and identify those legal instruments needed for implementation.

This preliminary engineering report incorporates the following documents:

- ° Volume III Water Management Plan prepared by Stottler, Stagg and Associates and adopted by the DISTRICT, in December 1976.

° Critique of Water Management Plan prepared by Post, Buckley, Schuh & Jernigan, Inc. and adopted by the DISTRICT, on July 13, 1977.

A. District Facilities Required

Exhibit 1 is a map denoting DISTRICT facilities required to service the Phase I area and the Golf Course area. A system of twenty-four foot (24') wide access roadways has also been shown. Construction of this access roadway will be necessary in order to perform construction of the Phase I DISTRICT facilities and the Golf Course facilities.

B. Basic Design Data, Information and Outline Specifications for Major System Components

The major components of the system will be constructed to the following general specifications.

Detention Basins - Four (4) feet deep minimum. Maximum storage at three (3) feet, and one (1) foot freeboard. Side slopes to be 7:1 (horizontal to vertical). Areas within limits of construction to be grassed and mulched.

Culverts - Risers set to store the first inch of runoff. Provide small (15") hole at bottom for draindown after storm (physical slope 0.20%). Pipes are to be constructed of reinforced concrete. Sand cement rip rap headwalls to be constructed at discharge ends of pipes to prevent erosion.

Conveyance Channels - Shallow (three-foot maximum depth) swales. Mild side slope - 6:1 (horizontal to vertical). Physical slope to be 0.20% or less. Areas within limits of construction to be grassed and mulched.

R/W Requirements -	.	Detention areas =	38.0 acres
(Outside Golf Course)	.	Floodways	= <u>3.8</u> acres
			41.8 acres

As recommended to and accepted by the DISTRICT previously, a detention/storage system consisting of swales, ditches and shallow depressions is to be used in lieu of a lake system. Unless otherwise noted, the following list reflects the preliminary design data incorporated in the Critique of Water Management Plan for Pelican Bay Improvement District, prepared by Post, Buckley, Schuh & Jernigan, Inc. and accepted by the DISTRICT on July 13, 1977.

- ° Outfall and interconnecting structures will be sized based on a 25-year design storm of 24-hour duration. <sup>(1)</sup>
- ° Volumes of the detention areas will be based on a 25-year design storm of five-day duration.
- ° The post-development runoff shall not exceed the pre-development runoff.
- ° A maximum working depth of <sup>(3)</sup>0' shall be maintained across the entire project. <sup>(2)</sup>
- ° Land use/runoff characteristics shall be as recommended previously in the above-mentioned critique.
- ° Draindown facilities shall effectively discharge all runoff detained within 12 hours after the storm subsides.

In addition to the major system components of the stormwater management program, construction of a twenty-four foot (24') wide access

- 
- (1) A substitution of the 25-year frequency, 24-hour duration rainfall (S.C.S. type II distribution) was made in lieu of use of the 25-year frequency, 6-hour duration rainfall in the design of the discharge structures. The reason for this change is that it was determined that the 24-hour duration rainfall yields more severe runoff rates than the 6-hour duration storm.
- (2) A maximum depth in the detention areas of four (4) feet is to be used in lieu of three (3) feet. This change was found to be necessary as a result of more detailed calculations which considered the stage-discharge dynamics of the system. A change in depth was considered more desirable than a change in the area requirements of the detention areas.

roadway will be required. The access roadway will be constructed according to the Collier County Subdivision Regulations and will contain stabilized subgrade, base course and prime material.

C. Preliminary Cost Estimates for Phase I of Water Management Plan

Estimated costs (refer to Table 1) for constructing the water management facilities for Phase I, the Golf Course, and the access roadway were estimated at \$2,310,000.

Table 1

Construction costs	\$1,664,100.*
Estimated engineering and related costs	224,400.**
Administration, legal and capitalized interest	<u>421,500.</u>
	\$2,310,000.

1. Construction Cost Estimate

The following table is a summary of itemized construction costs.

Table 2

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
Excavation	579,800 CY	1.00	\$ 579,800.
Clearing & Grubbing	81.6 AC	500.00	40,800.
Seeding & Mulching	81.6 AC	4,000.00	326,400.
Control Structures	12 Ea	1,500.00	18,000.
Culverts	2100 LF	22.00	46,200.
Sand Cement Rip Rap	132 CY	100.00	13,200.
24' Access Roadway	22,200 LF	22.00	<u>488,400.</u>
Sub-Total Construction Costs			\$1,512,800.
10% Contingency			<u>151,300.</u>
Grand Total Construction Costs			\$1,664,100.

\* See Table 2.

\*\* Includes design for Phase 1, Golf Course, and area east of Golf Course (see Table 3 pg. 5).

2. Estimated Engineering and Related Costs

The estimated engineering and related costs are presented in Table 3.

Table 3

Permit applications	\$ 21,000.
Engineering design of Phase I and Golf Course	112,000.
60% of the Engineering Design for System 2-4 less Phase 1	11,000.
Field survey	19,400.
Soil Borings	5,000.
Services during construction	<u>56,000.</u>
Estimated Total Engineering Costs	\$224,400.

3. Total Estimated Construction Costs  
for Water Management Plan

The estimated costs for construction of DISTRICT water management facilities for the entire project including Phase I, the Golf Course and the access roadway system is \$2,329,400. This cost reflects \$541,400. for DISTRICT facilities in the Golf Course, and \$735,900. for access roadways.

D. Time Schedule for Completion of  
Engineering and Construction Work

The following chart presents a schedule of the consultant activities associated with the construction of Phase I excluding the Golf Course. Timing has been included for the stormwater management, water supply and wastewater facilities aspects of Phase I.

The main activities have been scheduled for completion at the following times:

Master Plan Approval	Early November 1977
Construction Plan Preparation	Early January 1978
Construction Plan Approval	End of May 1978
Construction	June 1979

# PELICAN BAY IMPROVEMENT DISTRICT

## CONSULTANT ACTIVITIES (PHASE I)

← 1977 →      ← 1978 →      1979

AUG.    SEP.    OCT.    NOV.    DEC.    JAN.    FEB.    MAR.    APR.    MAY    JUN.    JUN

### MASTER PLAN APPROVAL

- DIRECTOR, COMMUNITY DEVELOPMENT
- SUBDIVISION COMMITTEE
- DIRECTOR, COMMUNITY DEVELOPMENT
- COASTAL AREA PLANNING COMMISSION
- DIRECTOR, COMMUNITY DEVELOPMENT
- CLERK OF THE BOARD
- BOARD OF COUNTY COMMISSIONERS

### CONSTRUCTION PLAN PREPARATION

- PRELIMINARY LAYOUT
- PRELIMINARY PERMIT
- FLORIDA REGULATORY AGENCIES \*
- PREL. ENGINEERING DESIGN
- FINAL ENGINEERING DESIGN  
(CONSTRUCTION PLANS)
- FINAL PERMITS

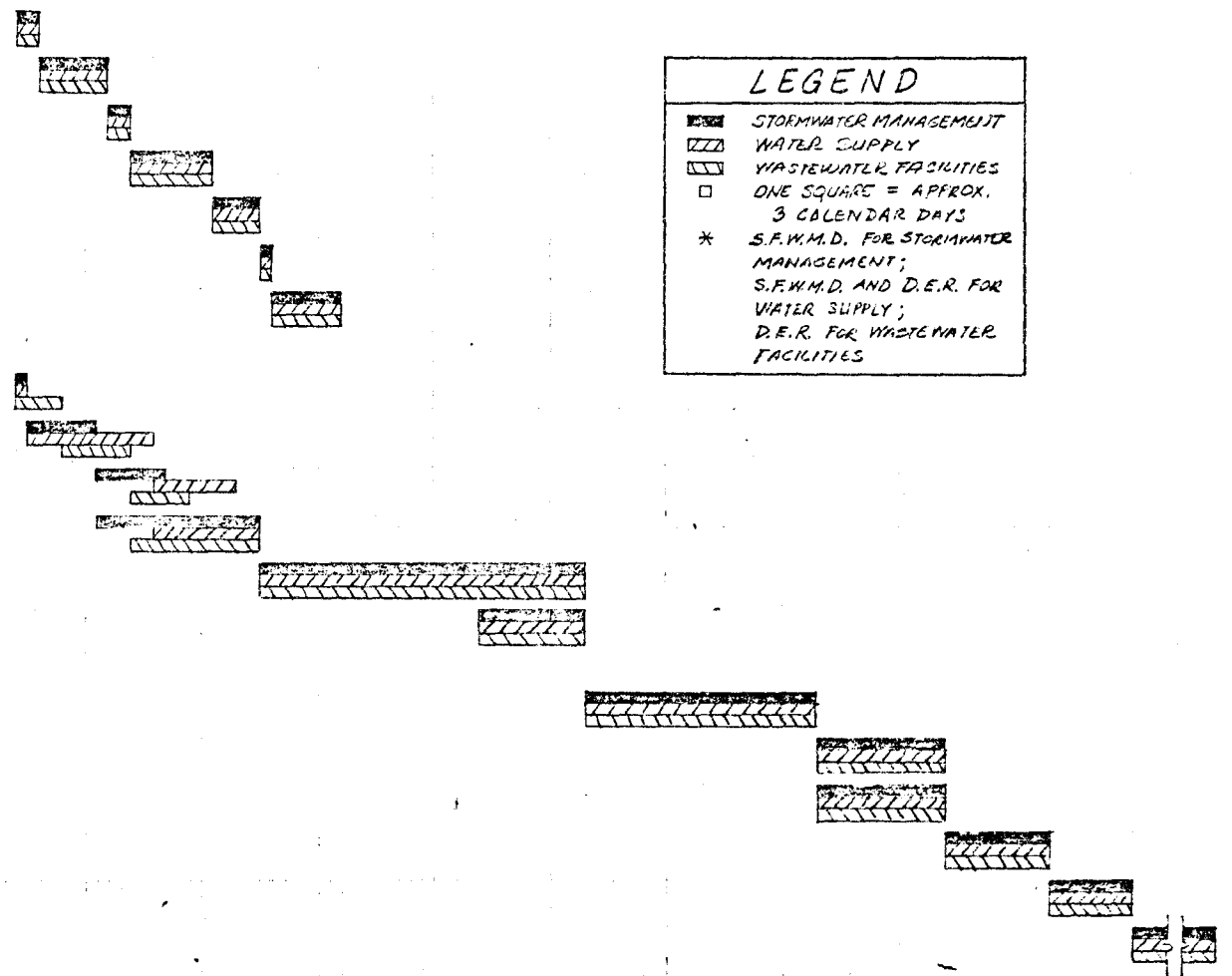
### CONSTRUCTION PLAN APPROVAL

- FLORIDA REGULATORY AGENCIES \*  
AND COUNTY ENGINEER
- ENVIRONMENTAL ADVISORY COUNCIL
- WATER MGT. ADVISORY BOARD
- COASTAL AREA PLANNING COMMISSION
- BOARD OF COUNTY COMMISSIONERS

### CONSTRUCTION

### LEGEND

- STORMWATER MANAGEMENT
- WATER SUPPLY
- WASTEWATER FACILITIES
- ONE SQUARE = APPROX. 3 CALENDAR DAYS
- \* S.F.W.M.D. FOR STORMWATER MANAGEMENT;  
S.F.W.M.D. AND D.E.R. FOR WATER SUPPLY;  
D.E.R. FOR WASTEWATER FACILITIES



E. Financial Evaluation and Summary

The method of financing the proposed water management and control plan being pursued by the PBID is sound and we recommend no change in the overall concept.

The initial assessed amount per acre will change somewhat from the amount contained in the "Commissioner's Report for Pelican Bay Improvement District", due to the construction changes contained in this report. A summary of the new figures are shown below:

Estimated Initial Cost*	\$1,888,500.
Fiscal Administration, Legal and Capitalized Interest Costs	421,500.
Total Project Cost	2,310,000.
Less Interest Earned During Construction	30,000.
Total Bonds Required	2,280,000.

The Capitalized interest for the construction period has been calculated assuming a bond interest of 7-1/2 percent. In the event a higher or lower interest rate is obtained that portion of the total cost must be adjusted accordingly. It is recommended that the DISTRICT proceed to market the proposed bond issue.

Procedurally, the DISTRICT has already accomplished the following per Section 9 of Chapter 74-462 Laws of Florida:

- Adopted Water Management and Control Plan
- Proceeded to have property benefits appraised by a Board of Commissioners
- Filed the Commissioner's Report with the Clerk of the Circuit Court of Collier County

\* Includes construction, engineering and contingencies.

The DISTRICT should now engage a fiscal advisor and bond counsel for the preparation of a bond resolution and bond official statement. Bond validation proceedings should shortly follow.

Utilizing acreage data obtained from the Developer's consultant, estimated benefit tax, required to support the bond issue, is as follows:

1. Bond Amortization of \$2,280,000. for 30 years at an interest rate of 7-1/2 percent = \$193,050.
2. Per Acre Tax =  $\frac{\text{Annual Bond Debt Service}}{\text{Total Benefited Property (Acres)}}$   
 $\frac{\$193,050.}{\$ 1,324.41}$  (Occupied Acres) = \$145.76/Acre

A maintenance tax will also be required to provide funds for maintaining the DISTRICT's facilities. Maintenance includes mowing or chemical control of vegetation within swales, drainageways and perimeter of detention systems; sediment removal; repairing structures; and water quality monitoring. Since it is estimated that an initial annual maintenance budget of approximately \$50,000. will be required, the required taxes are calculated as follows:

1. Estimated Budget = \$50,000.
2. Per Acre Tax =  $\frac{\text{Budget}}{\text{Total Benefited Property (Acres)}}$   
 $= \frac{\$50,000.}{\$ 1,324.41} = \$37.75/\text{Acre}$