

RIVER RIDGE

**COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

January 22, 2019

River Ridge 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

January 14, 2019

Board of Supervisors
River Ridge Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

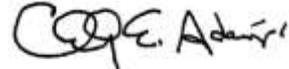
A Regular Meeting of the River Ridge Community Development District's Board of Supervisors will be held on Tuesday, January 22, 2019 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items *(5 minutes per speaker)*
3. Discussion: Report to Village of Estero Regarding Overflow at Jimmy John's
4. Discussion: Process Regarding Meadows Withdrawal from the River Ridge CDD
5. Continued Discussion: H1-B & H1-A SOLitude Lake Management
6. Continued Discussion: Traffic Calming
7. Update: Drainage Remediation Efforts
8. Acceptance of Unaudited Financial Statements as of December 31, 2018
9. Approval of Minutes
 - A. November 13, 2018 Regular Meeting
 - B. December 11, 2018 Regular Meeting
 - Action/Agenda Items
10. Staff Reports
 - A. District Counsel: *Woodward Pires & Lombardo, P.A.*
 - B. District Engineer: *Hole Montes, Inc.*

- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - i. Key Activity Dates
 - ii. NEXT MEETING DATE: February 26, 2019 at 1:00 P.M.
- 11. Supervisors' Requests and Public Comments (*5 minutes per speaker*)
- 12. Adjournment

Please feel free to contact me directly at 239-464-7114 with any questions and/or concerns.

Sincerely,



Chesley E Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

4



Anthony P. Pires, Jr.

A handwritten signature in blue ink, appearing to be "A. Pires", with a long horizontal stroke extending to the right.

Respond to the Naples Office:

3200 Tamiami Trail North, Suite 200
Naples, FL 34103
Phone: 239-649-6555
Facsimile: 239-649-7342
E-Mail: apires@wpl-legal.com

MEMORANDUM

January 15, 2019

TO: Board of Supervisors, River Ridge Community Development District
RE: Items for consideration regarding any proposed contraction of the District's boundaries associated with removing the property within the Meadows of Estero (the "Meadows") from the District.

At the November 13, 2018 meeting of the Board of Supervisors, Supervisor Gilman broached the concept of removing the property comprising the residential community known as the Meadows of Estero, a condominium (the "Meadows") from the District. The removal of property from a community development district ("CDD") is referred to as a "contraction" of the boundaries of a district. As requested by the Board, this Memorandum outlines various statutory procedures and requirements associated with a contraction of a CDD.

BACKGROUND

The River Ridge Community Development District ("RRCDD") was established by the adoption of Lee County Ordinance Number 96-02 ("Establishment Ordinance", **Exhibit "A-1"**) when the entire community was located within unincorporated Lee County. The Establishment Ordinance was amended by Lee County Ordinance Number 98-07, expanding the boundaries of the RRCDD and granting RRCDD additional powers, **Exhibit "A-2"**. The RRCDD is currently located within the boundaries of the municipality created and established on December 31, 2014 known as the Village of Estero ("Village"), see **Exhibit "B"**. The current boundaries of RRCDD are shown on **Exhibit "C"**. The community known as The Meadows is shown on **Exhibit "D"**.

CONTRACTION PROCESS

Section 190.046, Florida Statutes details the procedures to amend an approved CDD by termination, contraction or expansion. A copy of Section 190.046, Florida Statutes, with the provisions relating to contraction highlighted, is attached as **Exhibit "E"**.

THE PETITION

The process begins with the filing of a petition, by a landowner or the Board, of a petition to contract the boundaries of the RRCDD. If the RRCDD is the petitioner, the Board would need to determine that the removal of property, the contraction, is in the best interests of the RRCDD.

The petition must contain the following:

1. The same information required by Sections 190.005(1)(a)1. and 8, Florida Statutes (see copy attached as **Exhibit "F"**), including:
 - a. A metes and bounds description of the external boundaries of the RRCDD.
 - b. The property within the external boundaries of RRCDD which is to be excluded from RRCDD must be specifically described, and the last known address of all owners of such real property must be listed.
 - c. The petition shall address the impact on any real property within the external boundaries of RRCDD which is to be excluded from RRCDD.
 - d. A statement of estimated regulatory costs in accordance with the requirements of Section 120.541, Florida Statutes. This will include an analysis of the cost to the RRCDD of the contraction process and the effects of the contraction on the RRCDD and the owners of property within the contracted district, if approved.
2. A description of what services and facilities are currently provided by the RRCDD to the area being removed, *i.e.* to the Meadows, and the designation of the future general distribution, location, and extent of public and private uses of land proposed for the area by the future land element of the adopted Village comprehensive plan.
3. As the RRCDD was initially established by Lee County ordinance, the petition would be filed with the Lee County Board of County Commissioners. Since the Meadows is within the Village boundaries, the Lee County Commission cannot amend the Establishment Ordinance (as amended) to remove the Meadows without Village approval.
4. Prior to filing the petition, the petitioner must pay a filing fee of \$1,500 to the Village. If the RRCDD is not the petitioner, the petitioner shall file the petition with the RRCDD Board.

5. The written consent to the amendment of the boundaries of the RRCDD of one hundred percent (100%) of the owners of the lands to be removed from the RRCDD. That would entail written consents from all unit owners and the Meadows of Estero Condominium, Inc. The consents must require that any purchasers of units that close prior to contraction approval sign the written consent to the contraction.
6. If the Board is the petitioner, the filing of the petition by the Board constitutes consent for all other lands within the RRCDD to the removal/contraction.
7. Once the petition is deemed complete and sufficient, it would then be scheduled and advertised for a public hearing by the Village Council and then the Lee County Commission, where they would consider the following factors set forth in Section 190.005(1)(e), Florida Statutes:
 - a. Whether all statements contained in the Petition are true.
 - b. Whether the establishment of the District is inconsistent with any applicable element or portion of the State Comprehensive Plan or the effective local government Comprehensive Plan.
 - c. Whether the area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional interrelated community. This would include a determination as whether the removal of the Meadows impacts the overall functions of the RRCDD for the remainder of the community served by the RRCDD
 - d. Whether the District is the best alternative available for delivering community development services and facilities to the area that is served by the District. This would include a determination as whether the removal of the Meadows impacts the overall functions of the RRCDD for the remainder of the community served by the RRCDD.
 - e. Whether the community development services and facilities of the District will be incompatible with the capacity and uses of existing local and regional community development services and facilities. This would include a determination as whether the contraction impacts the overall functions of the RRCDD for the remainder of the community served by the RRCDD and is compatible with the community served by the RRCDD.

- f. Whether the area that is served by the District is amenable to a separate special district government. This would include a determination as whether the contraction impacts the overall community served by the RRCDD.

BOARD ACTION NEEDED TO PROCEED

If the Board were to authorize the initiation of the contraction/boundary amendment process, it is suggested that the Board obtain estimates of the costs, fees and expenses associated with the petition and the petition process and establish a budget item and funding source.

Thereafter, if the Board decides to proceed to authorize the initiation of the contraction/boundary amendment process, it would adopt a Resolution authorizing District staff, including but not limited to legal, engineering and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment, including but not limited to:

- a. Preparation of the initiating resolution, petition and the required exhibits and review of the legal notices and proposed ordinance approving a contraction.
- b. Research of ownership interests and preparation of written consents, followed by obtaining current written consents, from all property owners in the Meadows, including from subsequent purchasers that close on a purchase before the hearing on the contraction.
- c. Pre-meetings with County and Village staff.
- d. Submitting evidence in advance of the public hearings, attending and providing testimony at the required public hearing(s).



RIVER RIDGE DISTRICT ORDINANCE

ORDINANCE NO. 96-02

SECRETARY

EB 12 11 54 AM '96

FILED

AN ORDINANCE ESTABLISHING THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; NAMING THE DISTRICT; PROVIDING THAT THE COUNTY MAY NOT MODIFY OR DELETE ANY PROVISION OF THE DISTRICT CHARTER SET FORTH IN SECTION 190.006 - 190.041, FLORIDA STATUTES; PROVIDING FOR CONFLICT AND SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, WCI Communities, Limited Partnership has petitioned the Board of County Commissioners to establish the RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT; and

WHEREAS, the Board of County Commissioners, after proper published notice, conducted a local public information-gathering ordinance hearing as required by law and finds as follows:

1. The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes; and all statements contained within the petition are true and correct;
2. The costs to the County and government agencies from establishment of the district are nominal. There is no adverse impact on competition or employment from district establishment. The persons affected by establishment are the future landowners, present landowners, Lee County and its taxpayers, and the State of Florida. There is a net economic benefit flowing to these persons from district establishment as the entity to manage and finance the statutory services identified. The economic impact statement of the petitioner on district establishment is adequate.
3. Establishment of the proposed district is not inconsistent with the local comprehensive plan of Lee County and is not inconsistent with the State Comprehensive Plan.
4. The area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional interrelated community.
5. The district is the best alternative available for delivering community

development services and facilities to the area that will be serviced by the district.

6. The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.

7. The area to be served by the district is amenable to separate special district government.

8. Upon the effective date of this Ordinance, the proposed River Ridge Community Development District will be duly and legally authorized to exist and to exercise all of its general and special powers as limited by law.

9. All notice requirements of law were met and complete notice was timely given.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: AUTHORITY FOR ORDINANCE

This ordinance is adopted pursuant to required notice and procedures and authority of Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

SECTION TWO: ESTABLISHMENT OF THE RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

The River Ridge Community Development District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference.

SECTION THREE: DESIGNATION OF INITIAL BOARD MEMBERS

The following five persons are designated to be the initial members of the Board of Supervisors:

1. Douglas Schwartz, WCI Communities Limited Partnership
24820 Burnt Pine Drive
Bonita Springs, Florida 33923
2. G. Russell Weyer, WCI Communities Limited Partnership
24820 Burnt Pine Drive
Bonita Springs, Florida 33923
3. Mitch Williams, WCI Communities Limited Partnership
801 Laurel Oak Drive, Suite 500

Naples, Florida 33763

4. David Salko, WCI Communities Limited Partnership
24820 Burnt Pine Drive
Bonita Springs, Florida 33923
5. David Crawford, WCI Communities Limited Partnership
24820 Burnt Pine Drive
Bonita Springs, Florida 33923

These persons will serve in that office until replaced by elected members in accordance with Section 190.006, Florida Statutes

SECTION FOUR: DISTRICT NAME

The River Ridge Community Development District will be governed by the provisions of Chapter 190, Florida Statutes, and the Board of County Commissioners may not adopt any ordinance which will expand, modify or delete any provisions of Chapter 190, Florida Statutes.

SECTION FIVE: CONFLICT AND SEVERABILITY

In the event this ordinance conflicts with any other Lee County Ordinance or other applicable law, the more restrictive will apply. If any phrase or portion of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct, and independent provision and such holding will not affect the validity of the remaining portion.

SECTION SIX: EFFECTIVE DATE

This ordinance will become effective upon filing with the Florida Secretary of State.

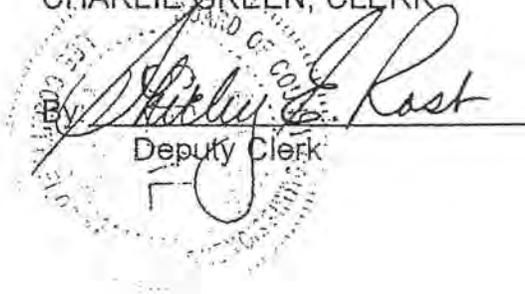
THE FOREGOING ORDINANCE was offered by Commissioner Manning who moved its adoption. The motion was seconded by Commissioner Judah and, being put to a vote, the vote was as follows:

JOHN E. ALBION	Aye
RAY JUDAH	Aye
DOUGLAS R. ST. CERNY	Aye
JOHN E. MANNING	Aye
ANDREW W. COY	Aye

DULY PASSED AND DATED THIS SEVENTH DAY OF FEBRUARY, 1996.

ATTEST:
CHARLIE GREEN, CLERK

By: *Shirley E. Rost*
Deputy Clerk

The seal is circular with the text "BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA" around the perimeter. In the center, there is a smaller seal or emblem.

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: *[Signature]*
Vice Chairman

APPROVED AS TO FORM BY: --
[Signature]
Office of the County Attorney

DESCRIPTION

RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT BOUNDARY

PARCEL IN SECTIONS 29, 32 AND 33,
TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 29, 32 and 33, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

BEGINNING at the southwest corner of the northeast quarter (NE-1/4) of said Section 32;
Thence run N 00°55'53" W along the west line of said fraction for 544.60 feet;
Thence run S 89°18'33" E for 249.93 feet to an intersection with the southwesterly line of a Florida Power and Light Transmission Line Easement (100' right-of-way);
Thence run N 20°51'33" W along said southwesterly line for 982.51 feet to an intersection with the east line of Lot A55 of Florida Gulf Land Company Subdivision as recorded in Plat Book 1 at Page 59, Public records, Lee County, Florida;
Thence run S 00°58'53" E along said east line for 808.97 feet to the southeast corner of said Lot A55;
Thence run S 88°27'02" W along the south line of said Lot A55 and along the south line of Lots A54 and A53 of the aforesaid platted subdivision for 965.93 feet to the southwest corner of said Lot A53;
Thence run N 00°43'04" W along the west line of said Lot A53 for 1180 feet, more or less, to the waters of the Estero River;
Thence run Northeasterly, Northerly, Northeasterly, Easterly, Southeasterly and Easterly along said waters for 6100 feet, more or less, to an intersection with the west line of the east one-half (E-1/2) of the southeast one-quarter (SE-1/4) of the southeast one-quarter (SE-1/4);
Thence run S 00°11'00" E along said fraction for 990 feet, more or less, to an intersection with the north line of said Section 32;
Thence run N 89°49'47" E along said south Section line for 671.22 feet to the northeast corner of said Section 32;
Thence run N 89°15'27" E along the north line of said Section 33 for 395.00 feet;
Thence run S 00°30'33" E for 2647.83 feet to an intersection with the north line of the southwest one-quarter of said section 33;
Thence run N 88°52'56" E along said north line for 2244.72 feet to the northwest corner of the southeast one-quarter (SE-1/4) of said Section 33;
Thence run N 88°52'56" E along the north line of said fraction for 541.84 feet to an

intersection with the westerly right-of-way line of Tamiami Trail (U.S. Highway 41/State Road 45 - 200 feet wide);

Thence run S 05°19'58" W along said westerly line for 2627.65 feet to an intersection with the north line of Williams Road (60 feet wide);

Thence run S 88°49'24" W along said north line for 268.36 feet to an intersection with the east line of said southwest one-quarter (SW-1/4);

Thence run S 89°00'54" W continuing along said north line for 2644.04 feet to an intersection with the west line of said southwest one-quarter (SW-1/4);

Thence run S 89°00'18" W continuing along said north line for 2644.88 feet to an intersection with the west line of the southeast one-quarter (SE-1/4) of said Section 32;

Thence run N 00°56'02" W along the west line of said fraction for 2614.20 feet to the POINT OF BEGINNING.

Contains 644.09 acres, more or less.

LESS THAN AND EXCEPTING THEREFROM THE FOLLOWING PARCELS 1 AND 2:

PARCEL 1 (KORESHAN UNITY - WILLIAMS RD.)

A tract or parcel of land lying in the southwest one-quarter (SW-1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

The southeast one-quarter (SE-1/4) of the southeast one-quarter (SE-1/4) of the southwest one-quarter (SW-1/4) of said Section 33.

Contains 9.60 acres, more or less.

PARCEL 2 (KORESHAN CEMETERY)

A tract or parcel of land lying in the northeast one-quarter (NE-1/4) of Section 32, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

BEGINNING at the northwest corner of the northeast one-quarter (NE-1/4) of said Section 32;

Thence run N 89°49'47" E along the north line of said fraction for 439.17 feet;

Thence run S 11°25'47" W for 618.47 feet to an intersection with the north line of a roadway easement as described in County Commissioner's Minutes Book 7 at Page 237, Public Records, Lee County, Florida;

Thence run N 78°34'13" W along said north line for 75.00 feet to a point of curvature;

Thence run along the arc of a curve to the left of radius 741.20 feet (delta 18°09'13")

(chord bearing N87°38'50" W) (chord 233.86 feet) for 234.84 feet to an intersection with the west line of fraction;

Thence run N 00°55'53" W along said fraction for 580.51 feet to the POINT OF BEGINNING.

Contains 5.03 acres, more or less.

Total 629.46 acres, more or less.

Bearings hereinabove mentioned are based on the north line of Section 32 to bear S 89°50'02" W.

Charlie Green
Clerk Of Circuit Court
Lee County, Florida

STATE OF FLORIDA

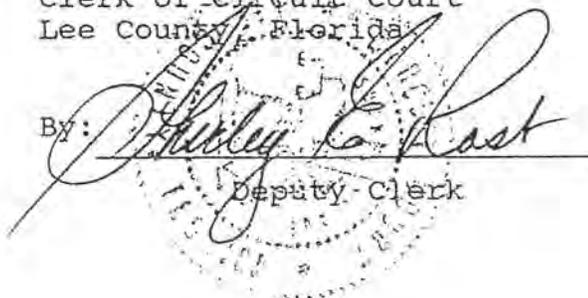
COUNTY OF LEE

I Charlie Green, Clerk of Circuit Court, Lee County, Florida, and ex-Officio Clerk of the Board of County Commissioners, Lee County, Florida, do hereby Certify that the above and foregoing, is a true and correct copy of Ordinance No. 96-02 adopted by the Board of Lee County Commissioners, at their meeting held on the 7th day of February, 1996, and same filed in the Clerk's Office.

Given under my hand and seal, at Fort Myers, Florida, this 9th day of February, 1996.

CHARLIE GREEN,
Clerk of Circuit Court
Lee County, Florida

By:


Deputy Clerk

State of Florida



Department of State Division of Elections

I, SANDRA B. MORTHAM, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of LEE COUNTY ORDINANCE NO. 96-02, filed February 12, 1996, as shown by the records of this office.



Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
19th day of April, A. D.,
1996.

Sandra B. Mortham

Sandra B. Mortham
Secretary of State



LEE COUNTY ORDINANCE NO 98-07

AN ORDINANCE CONSENTING TO AND AUTHORIZING THE EXERCISE OF CERTAIN OPTIONAL POWERS BY THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT AS SET FORTH IN F.S. § 190.012(2)(a) AND (d) AND AMENDING LEE COUNTY ORDINANCE 96-02 TO EXPAND THE BOUNDARY OF THE RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR ORDINANCE AUTHORITY; FINDINGS; AMENDMENT OF THE DISTRICT'S EXTERNAL BOUNDARY IN ACCORDANCE WITH F.S. § 190.046; AND PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the River Ridge Community Development District was established in accordance with F.S. § 190.005(2) pursuant to Ordinance 96-02 adopted by the Board of County Commissioners on February 7, 1996, and --- ---

WHEREAS, on February 18, 1998, the River Ridge Community Development District petitioned the Board for authorization to exercise the optional special powers identified in F.S. § 190 012(2)(a) and (d) and to expand the District's boundaries, and

WHEREAS, F.S. § 190 012(2) provides that an established community development district can exercise a number of additional special powers desirable in the management of the District only after the Board of County Commissioners consent to the exercise of these powers; and

WHEREAS, the District specifically requests permission to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses, as well as security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; and

WHEREAS, Staff review of the operations and functions of the River Ridge Community Development District and all related information indicates there is no rational basis to refuse authority for the exercise of additional powers set forth in the District's petition; and

WHEREAS, the Board of County Commissioners has confirmed that the District government has the capability to provide the additional services represented by the special powers the District seeks to exercise, and

5:00 #9
04/14/98

WHEREAS, the requested additional powers are not inconsistent and will always be subject to, the Lee County Comprehensive Land Use Plan and all related land development regulations and fire activities of the District, and

WHEREAS, the Board of County Commissioners desire to consent to and authorize the River Ridge Community Development District's exercise of these additional special powers; and

WHEREAS, the lands comprising the District are designated as Suburban and Outlying Suburban Community under the Lee County Comprehensive Plan; and

WHEREAS, County Planning Staff has reviewed the petition and exhibits submitted by the District and recommends that the Board adopt and enact this ordinance amending the District's boundary to add additional acres; and

WHEREAS, the Board of County Commissioners now desires to expand the District and amend the District's external boundary; and

WHEREAS, the Board has complied with the requirements of F.S. § 190.046 by reviewing the information presented to support amending Lee County Ordinance 96-02 at a public hearing

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: ORDINANCE AUTHORITY

This ordinance is adopted in accordance with F.S. §§ 190.012 and 190.046 and other applicable provisions of law governing County ordinances

SECTION TWO: AUTHORIZATION FOR EXERCISE OF OPTIONAL POWERS

The Lee County Board of County Commissioners consent to and authorize the River Ridge Community Development District to exercise the additional special powers set forth in F.S. §190.012(2)(a) and (d).

Specifically, the District is authorized to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for.

- 1 Parks and facilities for indoor and outdoor recreational, cultural, and educational uses

- 2 Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies, except that the District may not exercise any police power, but may contract with the appropriate local general-purpose governmental agencies for an increased level of such services within the District boundaries.

SECTION THREE: FINDINGS PERTAINING TO STATUTORY FACTORS

The Board, in accordance with F.S. § 190.046(1)(b), finds that:

1. The petition, with exhibits, is complete in accordance with the requirements set forth in F.S. §§ 190.046(1)(a) and 190.005(1)(a) 1 and 8, and all statements contained within the petition are true and correct.
2. The expansion of the District is consistent with the Lee County Comprehensive Plan and any applicable element or portion of the state comprehensive plan.
3. The area of land within the expanded district is of sufficient size and is sufficiently compact and contiguous to be developable as one functional interrelated community.
4. The expanded District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
5. The community development services and facilities of the District will be compatible with the capacity and uses of existing local and regional development services and facilities.
6. The expanded area that will be served by the District is amendable to separate special-district government.

SECTION FOUR: DISTRICT EXPANSION; AMENDMENT OF EXTERNAL BOUNDARY

Lee County Ordinance 96-02 is amended to expand the District to include the property described in Exhibit "A". The external boundary of the District is amended as described in Exhibit "B". Both exhibits are attached and incorporated into this ordinance by reference.

SECTION FIVE: STATUTORY PROVISIONS GOVERNING DISTRICT

The River Ridge Community Development District will continue to be governed by the provisions of Florida Statutes, Chapter 190

SECTION SIX: CONFLICT AND SEVERABILITY

In the event this ordinance conflicts with any other Lee County Ordinance or other applicable law, the more restrictive will apply. If any phrase or portion of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion.

SECTION SEVEN: EFFECTIVE DATE

~~... This ordinance will become effective upon its filing with the Office of the Secretary of State.~~

THE FOREGOING ORDINANCE was offered by Commissioner Judah who moved its adoption. The motion was seconded by Commissioner Coy and, being put to a vote, the vote was as follows:

John Manning	Aye
John Albion	Aye
Ray Judah	Aye
Douglas St. Cerny	Aye
Andrew Coy	Aye

DULY PASSED AND ADOPTED THIS 14th day of April, 1998

ATTEST
CHARLIE GREEN, CLERK

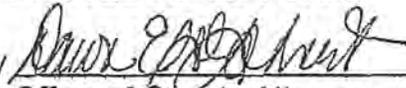
By: 
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

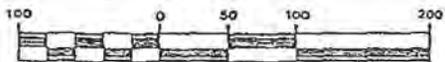
By: 
Vice-Chairman

APPROVED AS TO FORM

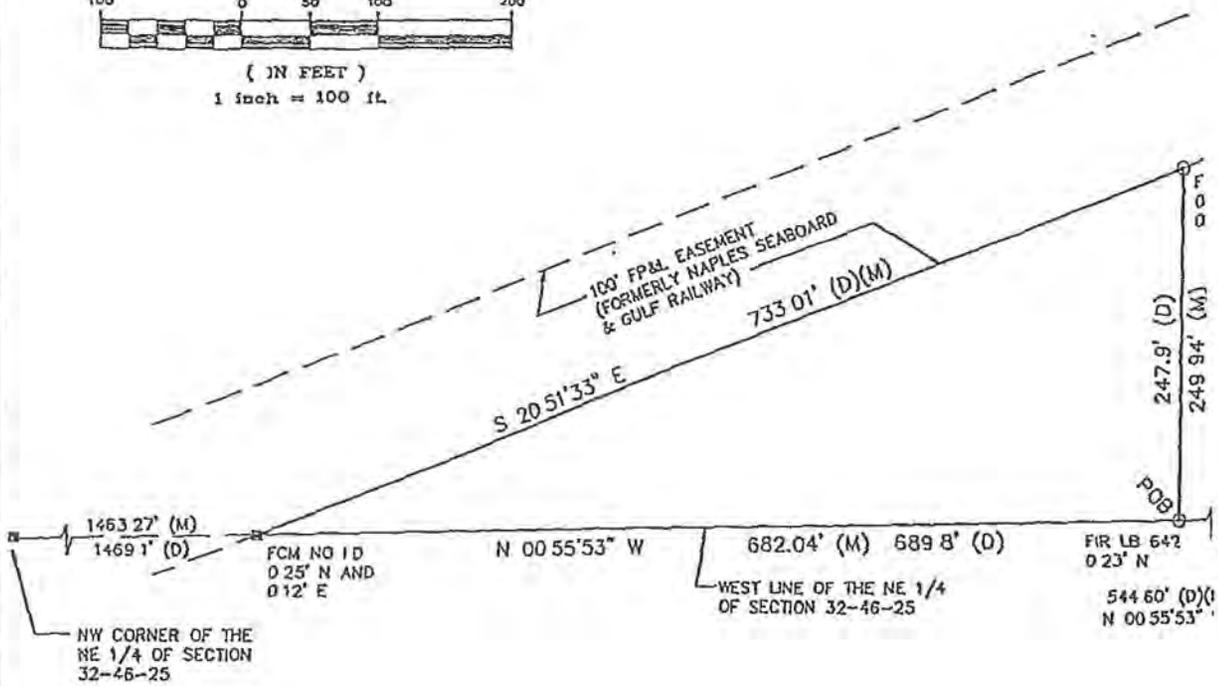
By: 
Office of County Attorney



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LEGEND

- POB POINT OF BEGINNING
- FCM FOUND CONCRETE MONUMENT
- FIR FOUND IRON ROD
- (M) MEASURED
- (D) DEED

1/9/96 CERTIFICATION REVISED
 12/22/95 CERTIFICATION REVISED
 12/15/95 CERTIFICATION REVISED



HOLE MONTES & ASSOCIATES
 ENGINEERS / PLANNERS / SURVEYORS

10550 ABERNATHY STREET
 BONA SPRING, FLORIDA 33923
 (813) 532-0785



HOLE, MONTES & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

4/16/97
H.M.A. PROJECT #95.26
H.M.A. DRAWING #B-1884B
PAGE 1 OF 2

PROPERTY DESCRIPTION

RIVER RIDGE CDD

A PORTION OF SECTIONS 29, 32 AND 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 00°55'53" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, FOR A DISTANCE OF 1226.64 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A 100 FOOT WIDE FLORIDA POWER AND LIGHT TRANSMISSION LINE EASEMENT; THENCE RUN NORTH 20°51'33" WEST, ALONG SAID SOUTHWESTERLY LINE, FOR A DISTANCE OF 982.50 FEET; TO A POINT ON THE EAST LINE OF LOT A55, OF "FLORIDA GULF LAND COMPANY'S SUBDIVISION" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN SOUTH 00°58'53" EAST, ALONG THE EAST LINE OF SAID LOT A55, FOR A DISTANCE OF 808.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT A55, THENCE RUN SOUTH 88°27'02" WEST, ALONG THE SOUTH LINE OF LOTS A55, A54 AND A53 OF SAID "FLORIDA GULF LAND COMPANY'S SUBDIVISION", FOR A DISTANCE OF 965.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT A53, THENCE RUN NORTH 00°43'04" WEST, ALONG THE WEST LINE OF SAID LOT A53, FOR A DISTANCE OF 1180 FEET, MORE OR LESS, TO THE WATERS OF THE ESTERO RIVER, THENCE RUN NORTHEASTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHEASTERLY AND EASTERLY, ALONG THE WATERS OF THE ESTERO RIVER FOR A DISTANCE OF 5,396 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29, THENCE RUN SOUTH 00°11'00" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29, FOR A DISTANCE OF 990 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 32, THENCE RUN NORTH 89°49'47" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, FOR A DISTANCE OF 671.22 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE RUN NORTH 89°15'27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, FOR A DISTANCE OF 395.00 FEET; THENCE RUN SOUTH 00°30'33" EAST FOR A DISTANCE OF 2647.83 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, THENCE RUN NORTH 88°52'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 2244.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE CONTINUE NORTH 88°52'56" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 541.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (S R NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN SOUTH 05°19'58" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2637.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WILLIAMS ROAD (A 60.00 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 88°49'24" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 268.29 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, THENCE RUN SOUTH 89°00'54" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2644.09 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 89°00'18" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2644.88 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, THENCE RUN NORTH 00°56'02" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, FOR A DISTANCE OF 2614.19 FEET TO THE POINT OF BEGINNING, CONTAINING 643.841 ACRES, MORE OR LESS.

LESS AND EXCEPT THEREFROM THE FOLLOWING PARCELS 1 AND 2.

PARCEL 1 (KORESHAN UNIT - WILLIAMS ROAD)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS THE SOUTH 30.00 FEET THEREOF; CONTAINING 9.599 ACRES, MORE OR LESS.

PARCEL 2 (KORESHAN CEMETERY)

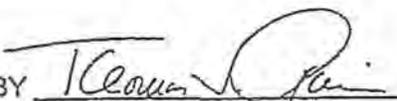
A PORTION OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 89°49'47" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, FOR A DISTANCE OF 439.17 FEET; THENCE RUN SOUTH 11°25'47" WEST FOR A DISTANCE OF 618.47 FEET TO A POINT ON THE NORTH LINE OF A 50.00 ROADWAY EASEMENT DESCRIBED IN COUNTY COMMISSIONERS MINUTE BOOK 7 AT PAGE 237 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 78°34'13" WEST, ALONG THE NORTH LINE OF SAID ROADWAY EASEMENT, FOR A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG THE NORTH LINE OF SAID ROADWAY EASEMENT AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 741.20 FEET THROUGH A CENTRAL ANGLE OF 18°09'13", SUBTENDED BY A CHORD OF 233.86 FEET AT A BEARING OF NORTH 87°38'50" WEST, FOR A DISTANCE OF 234.84 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, THENCE RUN NORTH 00°55'53" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, FOR A DISTANCE OF 580.51 FEET TO THE POINT OF BEGINNING; CONTAINING 5.033 ACRES, MORE OR LESS

BEARINGS REFER TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING NORTH 00°55'53" WEST.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OR RECORD.

HOLE, MONTES & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

BY 
THOMAS J. GARRIS

P.L.S # 3741
STATE OF FLORIDA



Lake Number	Approximate Perimeter (L.F)	Approximate Acreage
1	1,530	2.8
2	1,480	1.9
3	1,520	2.7
4	823	0.6
5	1,990	3.5
6	1,687	3.2
7	3,421	7.0
8	1,320	3.3
9	1,725	4.5
10	1,714	2.6
11	1,480	2.8
12	1,819	4.3
13	2,350	3.2
14	374	1.0
15	2,835	4.9
16	2,392	4.8
17	1,312	1.9
18	2,699	4.2
19	17,581	14.7
20	3,563	3.1

Conservation Area Number	Tract Number	Approximate Perimeter (L.F)	Approximate Acreage
8-2142	1	4,289	13.7
8-2143	2	4,402	14.4
8-2144	3	1,785	2.8
8-2145	4	1,155	0.5
8-2146	5	1,474	1.1
8-2147	6	561	0.3
8-2148	7	777	0.9
8-2149	8	195	0.1
8-2150	9	842	0.5
8-2151	10	2,729	1.5
8-2152	11	1,017	0.2
8-2153	12	2,003	0.7
8-2154	13	1,121	1.5
8-2155	14	108	0.1
8-2156	15	1,506	1.9
8-2157	16	1,351	1.1

LEGEND

River Ridge CDD
 Audit Photo Locations

GENERAL NOTES

- This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy.
- Property come up information based on 2018 Property Appraiser Office data.
- Aerial Photo Dec - 2012

RIVER RIDGE CDD



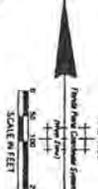


MEADOWS OF ESTERO

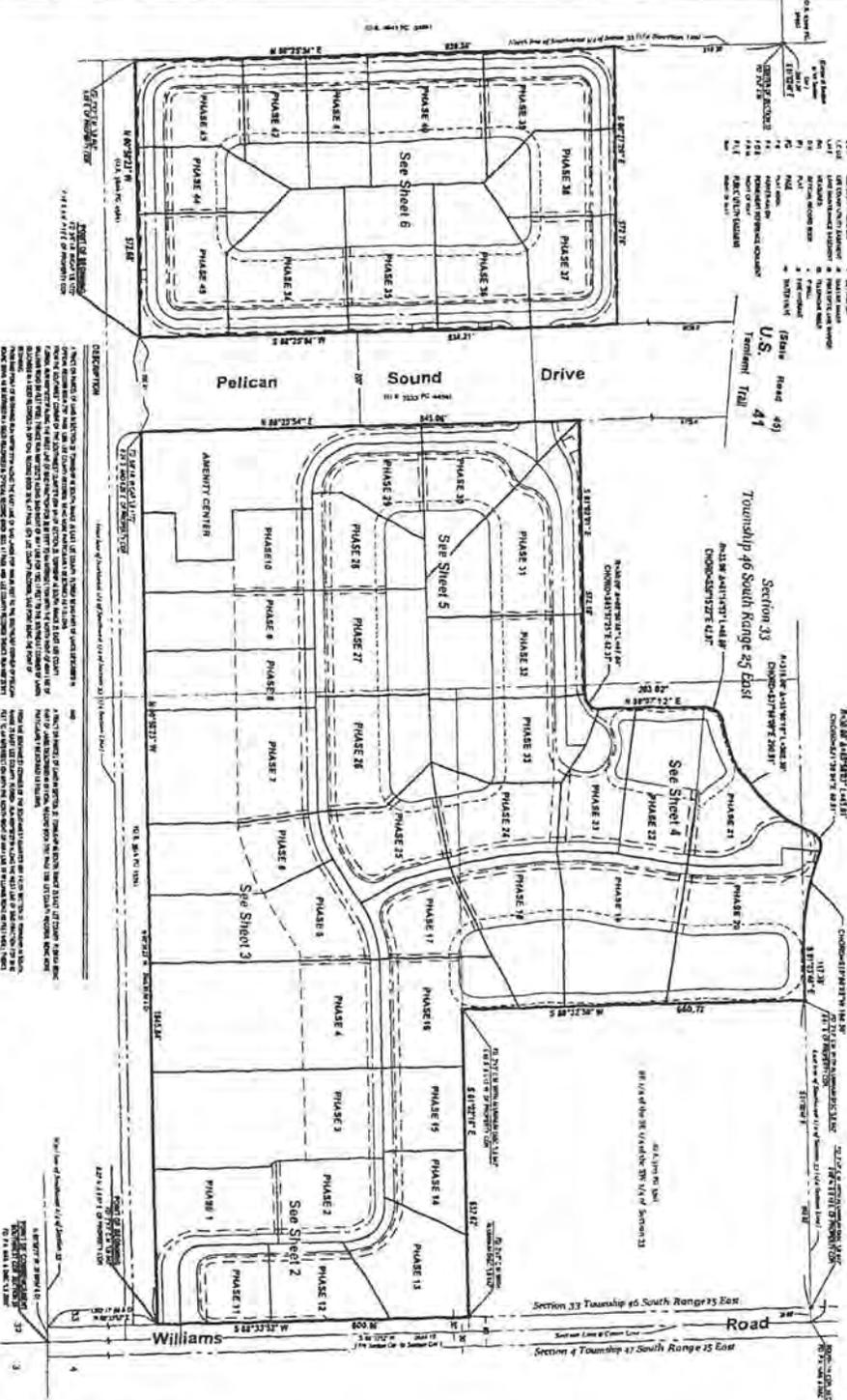
A CONDOMINIUM
(EXHIBIT "B" TO THE DECLARATION)

CONDOMINIUM BOOK PAGE

SHEET 1 OF 6



Parraco
and Associates, Inc.
11000 ESTERO BLVD., SUITE 100
ESTERO, FL 33422
TEL: 888-888-8888



LEGEND

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Handwritten signature: J. J. ...

NOTICE TO CONTRACTORS

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN.

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CONTRACT NO.	1000000000
DATE	10/1/2000
SCALE	AS SHOWN
PROJECT NO.	1000000000
DATE	10/1/2000
SCALE	AS SHOWN
PROJECT NO.	1000000000
DATE	10/1/2000
SCALE	AS SHOWN
PROJECT NO.	1000000000
DATE	10/1/2000
SCALE	AS SHOWN

BOUNDARY SURVEY

1 OF 6



The 2018 Florida Statutes

Title XIII

Chapter 190

[View Entire Chapter](#)

PLANNING AND DEVELOPMENT

COMMUNITY DEVELOPMENT DISTRICTS

190.046 Termination, contraction, or expansion of district.—

(1) A landowner or the board may petition to contract or expand the boundaries of a community development district in the following manner:

(a) The petition shall contain the same information required by s. [190.005\(1\)\(a\)1.](#) and [8.](#) In addition, if the petitioner seeks to expand the district, the petition shall describe the proposed timetable for construction of any district services to the area, the estimated cost of constructing the proposed services, and the designation of the future general distribution, location, and extent of public and private uses of land proposed for the area by the future land use plan element of the adopted local government local comprehensive plan. If the petitioner seeks to contract the district, the petition shall describe what services and facilities are currently provided by the district to the area being removed, and the designation of the future general distribution, location, and extent of public and private uses of land proposed for the area by the future land element of the adopted local government comprehensive plan.

(b) For those districts initially established by county ordinance, the petition for ordinance amendment shall be filed with the county commission. If the land to be included or excluded is, in whole or in part, within the boundaries of a municipality, then the county commission shall not amend the ordinance without municipal approval. A public hearing shall be held in the same manner and with the same public notice as other ordinance amendments. The county commission shall consider the record of the public hearing and the factors set forth in s. [190.005\(1\)\(e\)](#) in making its determination to grant or deny the petition for ordinance amendment.

(c) For those districts initially established by municipal ordinance pursuant to s. [190.005\(2\)\(e\)](#), the municipality shall assume the duties of the county commission set forth in paragraph (b); however, if any of the land to be included or excluded, in whole or in part, is outside the boundaries of the municipality, then the municipality shall not amend its ordinance without county commission approval.

(d)1. For those districts initially established by administrative rule pursuant to s. [190.005\(1\)](#), the petition shall be filed with the Florida Land and Water Adjudicatory Commission.

2. Prior to filing the petition, the petitioner shall pay a filing fee of \$1,500, to the county if the district or the land to be added or deleted from the district is located within an unincorporated area or to the municipality if the district or the land to be added or deleted is located within an incorporated area, and to each municipality the boundaries of which are contiguous with or contain all or a portion of the land within or to be added to or deleted from the external boundaries of the district. The petitioner shall submit a copy of the petition to the same entities entitled to receive the filing fee. In addition, if the district is not the petitioner, the petitioner shall file the petition with the district board of supervisors.

3. Each county and each municipality shall have the option of holding a public hearing as provided by s. [190.005\(1\)\(c\)](#). However, the public hearing shall be limited to consideration of the contents of the petition and whether the petition for amendment should be supported by the county or municipality.

4. The district board of supervisors shall, in lieu of a hearing officer, hold the local public hearing provided for by s. 190.005(1)(d). This local public hearing shall be noticed in the same manner as provided in s. 190.005(1)(d). Within 45 days of the conclusion of the hearing, the district board of supervisors shall transmit to the Florida Land and Water Adjudicatory Commission the full record of the local hearing, the transcript of the hearing, any resolutions adopted by the local general-purpose governments, and its recommendation whether to grant the petition for amendment. The commission shall then proceed in accordance with s. 190.005(1)(e).

5. A rule amending a district boundary shall describe the land to be added or deleted.

(e)1. During the existence of a district initially established by administrative rule, the process to amend the boundaries of the district pursuant to paragraphs (a)-(d) shall not permit a cumulative net total greater than 50 percent of the land in the initial district, and in no event greater than 1,000 acres on a cumulative net basis.

2. During the existence of a district initially established by county or municipal ordinance, the process to amend the boundaries of the district pursuant to paragraphs (a)-(d) shall not permit a cumulative net total greater than 50 percent of the land in the initial district, and in no event greater than 1,000 acres on a cumulative net basis.

(f) Petitions to amend the boundaries of the district that exceed the amount of land specified in paragraph (e) shall be processed in accordance with s. 190.005, and the petition shall include only the elements set forth in s. 190.005(1)(a)1. and 5.-8. and the consent required by paragraph (g). However, the resulting administrative rule or ordinance may only amend the boundaries of the district and may not establish a new district or cause a new 6-year or 10-year period to begin pursuant to s. 190.006(3)(a)2. The filing fee for such petitions shall be as set forth in s. 190.005(1)(b), as applicable.

(g) In all cases of a petition to amend the boundaries of a district, the filing of the petition by the district board of supervisors constitutes consent of the landowners within the district. In all cases, written consent of those landowners whose land is to be added to or deleted from the district as provided in s. 190.005(1)(a)2. is required.

(2) The district shall remain in existence unless:

(a) The district is merged with another district as provided in subsection (3) or subsection (4);

(b) All of the specific community development systems, facilities, and services that it is authorized to perform have been transferred to a general-purpose unit of local government in the manner provided in subsections (5), (6), and (7); or

(c) The district is dissolved as provided in subsection (8), subsection (9), or subsection (10).

(3) The district may merge with other community development districts upon filing a petition for merger, which petition shall include the elements set forth in s. 190.005(1) and which shall be evaluated using the criteria set forth in s. 190.005(1)(e). The filing fee shall be as set forth in s. 190.005(1)(b). In addition, the petition shall state whether a new district is to be established or whether one district shall be the surviving district. The district may merge with any other special districts upon filing a petition for establishment of a community development district pursuant to s. 190.005. The government formed by a merger involving a community development district pursuant to this section shall assume all indebtedness of, and receive title to, all property owned by the preexisting special districts, and the rights of creditors and liens upon property shall not be impaired by such merger. Any claim existing or action or proceeding pending by or against any district that is a party to the merger may be continued as if the merger had not occurred, or the surviving district may be substituted in the proceeding for the district that ceased to exist. Prior to filing the petition, the districts desiring to merge shall enter into a merger agreement and shall provide for the proper allocation of the indebtedness so assumed and the manner in which such debt

shall be retired. The approval of the merger agreement and the petition by the board of supervisors of the district shall constitute consent of the landowners within the district.

(4)(a) To achieve economies of scale, reduce costs to affected district residents and businesses in areas with multiple existing districts, and encourage the merger of multiple districts, up to five districts that were established by the same local general-purpose government and whose board memberships are composed entirely of qualified electors may merge into one surviving district through adoption of an ordinance by the local general-purpose government, notwithstanding the acreage limitations otherwise set forth for the establishment of a district in this chapter. The filing of a petition by the majority of the members of each district board of supervisors seeking to merge constitutes consent of the landowners within each applicable district.

(b) In addition to meeting the requirements of subsection (3), a merger agreement entered into between the district boards subject to this subsection must also:

1. Require the surviving merged district board to consist of five elected board members.
2. Require each at-large board seat to represent the entire geographic area of the surviving merged district.
3. Ensure that each district to be merged is entitled to elect at least one board member from its former boundary.
4. Ensure a fair allocation of board membership to represent the districts being merged. To that end:
 - a. If two districts merge, two board members shall be elected from each of the districts and one member shall be elected at-large.
 - b. If three districts merge, one board member shall be elected from each of the three districts and two board members shall be elected at-large.
 - c. If four districts merge, one board member shall be elected from each of the four districts and one board member shall be elected at-large.
 - d. If five districts merge, one board member shall be elected from each of the five districts.
5. Require the election of board members for the surviving merged district to be held at the next general election following the merger, at which time all terms of preexisting board members shall end and the merger shall be legally in effect.

(c) Before filing the merger petition with the local general-purpose government under this subsection, each district proposing to merge must hold a public hearing within its district to provide information about and take public comment on the proposed merger, merger agreement, and assignment of board seats. Notice of the hearing shall be published at least 14 days before the hearing. If, after the public hearing, a district board decides that it no longer wants to merge and cancels the proposed merger agreement, the remaining districts must each hold another public hearing on the revised merger agreement. A petition to merge may not be filed for at least 30 days after the last public hearing held by the districts proposing to merge.

(5) The local general-purpose government within the geographical boundaries of which the district lies may adopt a nonemergency ordinance providing for a plan for the transfer of a specific community development service from a district to the local general-purpose government. The plan must provide for the assumption and guarantee of the district debt that is related to the service by the local general-purpose government and must demonstrate the ability of the local general-purpose government to provide such service:

- (a) As efficiently as the district.
- (b) At a level of quality equal to or higher than the level of quality actually delivered by the district to the users of the service.

(c) At a charge equal to or lower than the actual charge by the district to the users of the service.

(6) No later than 30 days following the adoption of a transfer plan ordinance, the board of supervisors may file, in the circuit court for the county in which the local general-purpose government that adopted the ordinance is located, a petition seeking review by certiorari of the factual and legal basis for the adoption of the transfer plan ordinance.

(7) Upon the transfer of all of the community development services of the district to a general-purpose unit of local government, the district shall be terminated in accordance with a plan of termination which shall be adopted by the board of supervisors and filed with the clerk of the circuit court.

(8) If, within 5 years after the effective date of the rule or ordinance establishing the district, a landowner has not received a development permit, as defined in chapter 380, on some part or all of the area covered by the district, then the district will be automatically dissolved and a judge of the circuit court shall cause a statement to that effect to be filed in the public records.

(9) In the event the district has become inactive pursuant to s. [189.062](#), the respective board of county commissioners or city commission shall be informed and it shall take appropriate action.

(10) If a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the district, the district may be dissolved by a nonemergency ordinance of the general-purpose local governmental entity that established the district or, if the district was established by rule of the Florida Land and Water Adjudicatory Commission, the district may be dissolved by repeal of such rule of the commission.

History.—s. 2, ch. 80-407; ss. 13, 19, ch. 84-360; s. 49, ch. 89-169; s. 11, ch. 91-308; s. 43, ch. 99-378; s. 34, ch. 2004-345; s. 31, ch. 2004-353; s. 10, ch. 2009-142; s. 22, ch. 2013-15; s. 70, ch. 2014-22; s. 3, ch. 2016-94; s. 4, ch. 2017-3.



The 2018 Florida Statutes

Title XIII

Chapter 190

[View Entire Chapter](#)

PLANNING AND DEVELOPMENT

COMMUNITY DEVELOPMENT DISTRICTS

190.005 Establishment of district.

(1) The exclusive and uniform method for the establishment of a community development district with a size of 2,500 acres or more shall be pursuant to a rule, adopted under chapter 120 by the Florida Land and Water Adjudicatory Commission, granting a petition for the establishment of a community development district.

(a) A petition for the establishment of a community development district shall be filed by the petitioner with the Florida Land and Water Adjudicatory Commission. The petition shall contain:

1. A metes and bounds description of the external boundaries of the district. Any real property within the external boundaries of the district which is to be excluded from the district shall be specifically described, and the last known address of all owners of such real property shall be listed. The petition shall also address the impact of the proposed district on any real property within the external boundaries of the district which is to be excluded from the district.

2. The written consent to the establishment of the district by all landowners whose real property is to be included in the district or documentation demonstrating that the petitioner has control by deed, trust agreement, contract, or option of 100 percent of the real property to be included in the district, and when real property to be included in the district is owned by a governmental entity and subject to a ground lease as described in s. 190.003(14), the written consent by such governmental entity.

3. A designation of five persons to be the initial members of the board of supervisors, who shall serve in that office until replaced by elected members as provided in s. 190.006.

4. The proposed name of the district.

5. A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls if in existence.

6. Based upon available data, the proposed timetable for construction of the district services and the estimated cost of constructing the proposed services. These estimates shall be submitted in good faith but are not binding and may be subject to change.

7. A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use plan element of the effective local government comprehensive plan of which all mandatory elements have been adopted by the applicable general-purpose local government in compliance with the Community Planning Act.

8. A statement of estimated regulatory costs in accordance with the requirements of s. 120.541.

(b) Prior to filing the petition, the petitioner shall:

1. Pay a filing fee of \$15,000 to the county, if located within an unincorporated area, or to the municipality, if located within an incorporated area, and to each municipality the boundaries of which are contiguous with, or contain all or a portion of the land within, the external boundaries of the district.

2. Submit a copy of the petition to the county, if located within an unincorporated area, or to the

municipality, if located within an incorporated area, and to each municipality the boundaries of which are contiguous with, or contain all or a portion of, the land within the external boundaries of the district.

3. If land to be included within a district is located partially within the unincorporated area of one or more counties and partially within a municipality or within two or more municipalities, pay a \$15,000 filing fee to each entity. Districts established across county boundaries shall be required to maintain records, hold meetings and hearings, and publish notices only in the county where the majority of the acreage within the district lies.

(c) Such county and each such municipality required by law to receive a petition may conduct a public hearing to consider the relationship of the petition to the factors specified in paragraph (e). The public hearing shall be concluded within 45 days after the date the petition is filed unless an extension of time is requested by the petitioner and granted by the county or municipality. The county or municipality holding such public hearing may by resolution express its support of, or objection to the granting of, the petition by the Florida Land and Water Adjudicatory Commission. A resolution must base any objection to the granting of the petition upon the factors specified in paragraph (e). Such county or municipality may present its resolution of support or objection at the Florida Land and Water Adjudicatory Commission hearing and shall be afforded an opportunity to present relevant information in support of its resolution.

(d) A local public hearing on the petition shall be conducted by a hearing officer in conformance with the applicable requirements and procedures of the Administrative Procedure Act. The hearing shall include oral and written comments on the petition pertinent to the factors specified in paragraph (e). The hearing shall be held at an accessible location in the county in which the community development district is to be located. The petitioner shall cause a notice of the hearing to be published in a newspaper at least once a week for the 4 successive weeks immediately prior to the hearing. Such notice shall give the time and place for the hearing, a description of the area to be included in the district, which description shall include a map showing clearly the area to be covered by the district, and any other relevant information which the establishing governing bodies may require. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be published in a newspaper of general paid circulation in the county and of general interest and readership in the community, not one of limited subject matter, pursuant to chapter 50. Whenever possible, the advertisement shall appear in a newspaper that is published at least 5 days a week, unless the only newspaper in the community is published fewer than 5 days a week. In addition to being published in the newspaper, the map referenced above must be part of the online advertisement required pursuant to s. 50.0211. All affected units of general-purpose local government and the general public shall be given an opportunity to appear at the hearing and present oral or written comments on the petition.

(e) The Florida Land and Water Adjudicatory Commission shall consider the entire record of the local hearing, the transcript of the hearing, resolutions adopted by local general-purpose governments as provided in paragraph (c), and the following factors and make a determination to grant or deny a petition for the establishment of a community development district:

1. Whether all statements contained within the petition have been found to be true and correct.
2. Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
3. Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.
5. Whether the community development services and facilities of the district will be incompatible with

the capacity and uses of existing local and regional community development services and facilities.

6. Whether the area that will be served by the district is amenable to separate special-district government.

(f) The Florida Land and Water Adjudicatory Commission shall not adopt any rule which would expand, modify, or delete any provision of the uniform community development district charter as set forth in ss. 190.006-190.041, except as provided in s. 190.012. A rule establishing a community development district shall only contain the following:

1. A metes and bounds description of the external boundaries of the district and any real property within the external boundaries of the district which is to be excluded.

2. The names of five persons designated to be the initial members of the board of supervisors.

3. The name of the district.

(g) The Florida Land and Water Adjudicatory Commission may adopt rules setting forth its procedures for considering petitions to establish, expand, modify, or delete uniform community development districts or portions thereof consistent with the provisions of this section.

(2) The exclusive and uniform method for the establishment of a community development district of less than 2,500 acres in size or a community development district of up to 7,000 acres in size located within a connected-city corridor established pursuant to s. 163.3246(13) shall be pursuant to an ordinance adopted by the county commission of the county having jurisdiction over the majority of land in the area in which the district is to be located granting a petition for the establishment of a community development district as follows:

(a) A petition for the establishment of a community development district shall be filed by the petitioner with the county commission. The petition shall contain the same information as required in paragraph (1)(a).

(b) A public hearing on the petition shall be conducted by the county commission in accordance with the requirements and procedures of paragraph (1)(d).

(c) The county commission shall consider the record of the public hearing and the factors set forth in paragraph (1)(e) in making its determination to grant or deny a petition for the establishment of a community development district.

(d) The county commission may not adopt any ordinance which would expand, modify, or delete any provision of the uniform community development district charter as set forth in ss. 190.006-190.041. An ordinance establishing a community development district shall only include the matters provided for in paragraph (1)(f) unless the commission consents to any of the optional powers under s. 190.012(2) at the request of the petitioner.

(e) If all of the land in the area for the proposed district is within the territorial jurisdiction of a municipal corporation, then the petition requesting establishment of a community development district under this act shall be filed by the petitioner with that particular municipal corporation. In such event, the duties of the county, hereinabove described, in action upon the petition shall be the duties of the municipal corporation. If any of the land area of a proposed district is within the land area of a municipality, the county commission may not create the district without municipal approval. If all of the land in the area for the proposed district, even if less than 2,500 acres, is within the territorial jurisdiction of two or more municipalities or two or more counties, except for proposed districts within a connected-city corridor established pursuant to s. 163.3246(13), the petition shall be filed with the Florida Land and Water Adjudicatory Commission and proceed in accordance with subsection (1).

(f) Notwithstanding any other provision of this subsection, within 90 days after a petition for the establishment of a community development district has been filed pursuant to this subsection, the

governing body of the county or municipal corporation may transfer the petition to the Florida Land and Water Adjudicatory Commission, which shall make the determination to grant or deny the petition as provided in subsection (1). A county or municipal corporation shall have no right or power to grant or deny a petition that has been transferred to the Florida Land and Water Adjudicatory Commission.

(3) The governing body of any existing special district, created to provide one or more of the public improvements and community facilities authorized by this act, may petition for reestablishment of the existing district as a community development district pursuant to this act. The petition shall contain the information specified in subparagraphs (1)(a)1., 3., 4., 5., 6., and 7. and shall not require payment of a fee pursuant to paragraph (1)(b). In such case, the new district so formed shall assume the existing obligations, indebtedness, and guarantees of indebtedness of the district so subsumed, and the existing district shall be terminated.

History.—s. 2, ch. 80-407; ss. 4, 5, ch. 84-360; s. 28, ch. 85-55; s. 35, ch. 87-224; s. 34, ch. 96-410; s. 6, ch. 98-146; s. 35, ch. 99-378; s. 34, ch. 2000-364; s. 2, ch. 2007-160; s. 33, ch. 2008-4; s. 4, ch. 2009-142; s. 40, ch. 2011-139; s. 6, ch. 2012-212; s. 13, ch. 2015-30; s. 1, ch. 2016-94; s. 10, ch. 2018-158.



Select Year: 2018 Go

The 2018 Florida Statutes

[Title X](#)
PUBLIC OFFICERS, EMPLOYEES, AND
RECORDS

[Chapter 120](#)
ADMINISTRATIVE PROCEDURE
ACT

[View Entire
Chapter](#)

120.541 Statement of estimated regulatory costs.—

(1)(a) Within 21 days after publication of the notice required under s. [120.54\(3\)\(a\)](#), a substantially affected person may submit to an agency a good faith written proposal for a lower cost regulatory alternative to a proposed rule which substantially accomplishes the objectives of the law being implemented. The proposal may include the alternative of not adopting any rule if the proposal explains how the lower costs and objectives of the law will be achieved by not adopting any rule. If such a proposal is submitted, the 90-day period for filing the rule is extended 21 days. Upon the submission of the lower cost regulatory alternative, the agency shall prepare a statement of estimated regulatory costs as provided in subsection (2), or shall revise its prior statement of estimated regulatory costs, and either adopt the alternative or provide a statement of the reasons for rejecting the alternative in favor of the proposed rule.

(b) If a proposed rule will have an adverse impact on small business or if the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate within 1 year after the implementation of the rule, the agency shall prepare a statement of estimated regulatory costs as required by s. [120.54\(3\)\(b\)](#).

(c) The agency shall revise a statement of estimated regulatory costs if any change to the rule made under s. [120.54\(3\)\(d\)](#) increases the regulatory costs of the rule.

(d) At least 21 days before filing the rule for adoption, an agency that is required to revise a statement of estimated regulatory costs shall provide the statement to the person who submitted the lower cost regulatory alternative and to the committee and shall provide notice on the agency's website that it is available to the public.

(e) Notwithstanding s. [120.56\(1\)\(c\)](#), the failure of the agency to prepare a statement of estimated regulatory costs or to respond to a written lower cost regulatory alternative as provided in this subsection is a material failure to follow the applicable rulemaking procedures or requirements set forth in this chapter.

(f) An agency's failure to prepare a statement of estimated regulatory costs or to respond to a written lower cost regulatory alternative may not be raised in a proceeding challenging the validity of a rule pursuant to s. [120.52\(8\)\(a\)](#) unless:

1. Raised in a petition filed no later than 1 year after the effective date of the rule; and
2. Raised by a person whose substantial interests are affected by the rule's regulatory costs.

(g) A rule that is challenged pursuant to s. [120.52\(8\)\(f\)](#) may not be declared invalid unless:

1. The issue is raised in an administrative proceeding within 1 year after the effective date of the rule;
2. The challenge is to the agency's rejection of a lower cost regulatory alternative offered under paragraph (a) or s. [120.54\(3\)\(b\)2.b.](#); and

3. The substantial interests of the person challenging the rule are materially affected by the rejection.

(2) A statement of estimated regulatory costs shall include:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. [288.703](#), and an analysis of the impact on small counties and small cities as defined in s. [120.52](#). The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

(3) If the adverse impact or regulatory costs of the rule exceed any of the criteria established in paragraph (2)(a), the rule shall be submitted to the President of the Senate and Speaker of the House of Representatives no later than 30 days prior to the next regular legislative session, and the rule may not take effect until it is ratified by the Legislature.

¹(4) Subsection (3) does not apply to the adoption of:

(a) Federal standards pursuant to s. [120.54\(6\)](#).

(b) Triennial updates of and amendments to the Florida Building Code which are expressly authorized by s. [553.73](#).

(c) Triennial updates of and amendments to the Florida Fire Prevention Code which are expressly authorized by s. [633.202](#).

(5) For purposes of subsections (2) and (3), adverse impacts and regulatory costs likely to occur within 5 years after implementation of the rule include adverse impacts and regulatory costs estimated to occur within 5 years after the effective date of the rule. However, if any provision of the rule is not fully

implemented upon the effective date of the rule, the adverse impacts and regulatory costs associated with such provision must be adjusted to include any additional adverse impacts and regulatory costs estimated to occur within 5 years after implementation of such provision.

History.—s. 11, ch. 96-159; s. 4, ch. 97-176; ss. 2, 5, ch. 2010-279; HJR 9-A, 2010 Special Session A; s. 1, ch. 2011-222; s. 2, ch. 2011-225; s. 92, ch. 2013-183; s. 1, ch. 2016-232.

¹**Note.**—As amended by s. 92, ch. 2013-183, which amended subsection (4) as amended by s. 1, ch. 2011-222. Section 2, ch. 2011-225, also amended subsection (4), and the language of that version conflicted with the version by s. 1, ch. 2011-222. As amended by s. 2, ch. 2011-225, subsection (4) reads:

(4) This section does not apply to the adoption of emergency rules pursuant to s. 120.54(4) or the adoption of federal standards pursuant to s. 120.54(6).

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

8

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2018**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2018**

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash			
SunTrust			
Operating	\$ 191,573	\$ -	\$ 191,573
SRF - Pelican Sound	-	480,106	480,106
Florida Community Bank			
Note reserve	-	10,000	10,000
Total assets	<u>\$ 191,573</u>	<u>\$ 490,106</u>	<u>\$ 681,679</u>
LIABILITIES			
Accounts payable	\$ 1,580	\$ -	\$ 1,580
Total liabilities	<u>1,580</u>	<u>-</u>	<u>1,580</u>
FUND BALANCE			
Unassigned	189,993	490,106	680,099
Total fund balance	<u>189,993</u>	<u>490,106</u>	<u>680,099</u>
Total liabilities and fund balance	<u>\$ 191,573</u>	<u>\$ 490,106</u>	<u>\$ 681,679</u>

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2018**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 117,181	\$ 186,860	\$ 214,351	87%
Interest & miscellaneous	5	8	750	1%
Total revenues	<u>117,186</u>	<u>186,868</u>	<u>215,101</u>	87%
EXPENDITURES				
Administrative				
Supervisors	1,077	3,230	10,918	30%
Management/accounting	4,284	12,852	51,408	25%
Audit	-	-	7,100	0%
Special assessment preparation	-	-	6,500	0%
Legal	720	720	10,000	7%
Engineering	-	2,615	10,000	26%
NPDES reporting filing	180	2,588	15,000	17%
Telephone	33	100	400	25%
Postage	7	277	1,000	28%
Insurance	-	6,874	6,986	98%
Printing & binding	62	188	750	25%
Legal advertising	-	-	1,000	0%
Contingencies	18	54	4,000	1%
Subscriptions & memberships	-	175	175	100%
Website maintenance	-	-	650	0%
ADA website compliance	-	-	300	0%
Total administrative	<u>6,381</u>	<u>29,673</u>	<u>126,187</u>	24%
Field services				
Other contractual - field management				
Q & A	217	650	2,601	25%
Contingencies	-	-	1,000	0%
Other contractual	-	1,581	40,000	4%
Street lighting	286	571	4,500	13%
Plant replacement	-	3,432	4,000	86%
Street sweeping	-	-	10,000	0%
Roadway repairs	-	-	2,500	0%
Aquascaping	-	-	20,000	0%
Total field services	<u>503</u>	<u>6,234</u>	<u>84,601</u>	7%

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2018**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	1,571	1,571	1,725	91%
Tax collector	-	9	2,588	0%
Total other fees and charges	<u>1,571</u>	<u>1,580</u>	<u>4,313</u>	37%
Subtotal expenditures: general	<u>8,455</u>	<u>37,487</u>	<u>215,101</u>	17%
Net change in fund balances	108,731	149,381	-	
Fund balances - beginning				
Unassigned	<u>81,262</u>	<u>40,612</u>	<u>73,269</u>	
Fund balances - ending				
Unassigned	<u>189,993</u>	<u>189,993</u>	<u>75,765</u>	
Fund balances - ending	<u><u>\$ 189,993</u></u>	<u><u>\$ 189,993</u></u>	<u><u>\$ 75,765</u></u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES:
SPECIAL REVENUE FUND - PELICAN SOUND PROGRAM
FOR THE PERIOD ENDED DECEMBER 31, 2018**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: Pelican Sound	\$ 258,881	\$ 412,818	\$ 473,500	87%
Interest & miscellaneous: Pelican Sound	13	19	500	4%
Total revenues	<u>258,894</u>	<u>412,837</u>	<u>474,000</u>	87%
EXPENDITURES				
Professional services				
Audit	-	-	4,000	0%
Legal	-	-	5,000	0%
Engineering	-	-	20,000	0%
Contingencies	45	135	-	N/A
Total professional services	<u>45</u>	<u>135</u>	<u>29,000</u>	0%
Other contractual				
Field management	417	1,250	5,000	25%
Lake/wetland	6,157	12,314	95,000	13%
Drainage pipe annual inspection and cleaning	-	-	35,000	0%
Lake bank remediation	-	-	30,000	0%
Capital outlay	-	-	90,000	0%
Roadway resurfacing- loan repayment	-	6,978	140,000	5%
Roadway RM/traffic calming	-	480	15,000	3%
Contingencies	-	-	35,000	0%
Total other contractual	<u>6,574</u>	<u>21,022</u>	<u>445,000</u>	5%
Total expenditures	<u>6,619</u>	<u>21,157</u>	<u>474,000</u>	4%
Net change in fund balances	252,275	391,680	-	
Fund balances - beginning				
Unassigned	<u>237,831</u>	<u>98,426</u>	<u>110,264</u>	
Fund balances - ending				
Unassigned	490,106	490,106	110,264	
Fund balances - ending	<u>\$ 490,106</u>	<u>\$ 490,106</u>	<u>\$ 110,264</u>	

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
DECEMBER 31, 2018**

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01/11/19

**River Ridge CDD
Check Register
December 2018**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	12/13/2018	LARRY J. FIESEL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	12/13/2018	TERRY MOUNTFORD {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	351	12/13/2018	KURT BLUMENTHAL	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	352	12/13/2018	JAMES E. GILMAN JR.	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	353	12/13/2018	ROBERT SCHULTZ {Employee}	151.002 · Suntrust Operating Account		-184.70
				511.00 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	5619	12/12/2018	F P L	151.002 · Suntrust Operating Account		-285.59
Bill	5569...	12/11/2018		538.431 · Street Lighting	-285.59	285.59
TOTAL					-285.59	285.59
Bill Pmt -Check	5620	12/12/2018	FEDEX	151.002 · Suntrust Operating Account		-7.07
Bill	6-381...	12/11/2018		519.410 · Postage	-7.07	7.07
TOTAL					-7.07	7.07
Bill Pmt -Check	5621	12/12/2018	JOHNSON ENGINEERING, INC.	151.002 · Suntrust Operating Account		-180.00

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01/11/19

**River Ridge CDD
Check Register
December 2018**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2004...	12/11/2018		538.300 · NPDES Program	-180.00	180.00
TOTAL					-180.00	180.00
Bill Pmt -Check	5622	12/12/2018	LEE COUNTY PROPERTY APPRAISER	151.002 · Suntrust Operating Account		-1,571.00
Bill	008352	12/11/2018		513.314 · Property Appraiser	-1,571.00	1,571.00
TOTAL					-1,571.00	1,571.00
Bill Pmt -Check	5623	12/12/2018	WOODWARD, PIRES AND LOMBARDO. P.A.	151.002 · Suntrust Operating Account		-720.00
Bill	1090	12/11/2018		514.310 · Legal Fees	-720.00	720.00
TOTAL					-720.00	720.00
Bill Pmt -Check	5624	12/12/2018	SOLITUDE LAKE MANAGEMENT	151.003 · SRF - Pelican Sound		-6,157.00
Bill	PI-A0...	12/11/2018		539.021 · Lake/Wetland	-1,925.00	1,925.00
Bill	PI-A0...	12/11/2018		539.021 · Lake/Wetland	-4,232.00	4,232.00
TOTAL					-6,157.00	6,157.00
Bill Pmt -Check	5625	12/12/2018	WRATHELL, HUNT AND ASSOCIATES, LLC	151.003 · SRF - Pelican Sound		-416.67
Bill	2017-...	12/11/2018		513.311 · Management	-356.07	4,284.00
				519.411 · Telephone	-2.77	33.33
				519.470 · Printing and Binding	-5.19	62.50
				539.020 · Field Management	-34.63	416.67
				538.336 · Q & A	-18.01	216.75
TOTAL					-416.67	5,013.25
Bill Pmt -Check	5626	12/12/2018	WRATHELL, HUNT AND ASSOCIATES, LLC	151.002 · Suntrust Operating Account		-4,596.58
Bill	2017-...	12/11/2018		513.311 · Management	-3,927.93	4,284.00
				519.411 · Telephone	-30.56	33.33
				519.470 · Printing and Binding	-57.31	62.50
				539.020 · Field Management	-382.04	416.67
				538.336 · Q & A	-198.74	216.75
TOTAL					-4,596.58	5,013.25

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

9A

DRAFT

**MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on Tuesday, November 13, 2018 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928.

Present at the meeting were:

Bob Schultz	Chair
Terry Mountford	Vice Chair
Larry Fiesel	Assistant Secretary
Jim Gilman	Assistant Secretary
Kurt Blumenthal	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Tony Pires	District Counsel
Bill Kurth	SOLitude Lake Management
Jim Dougherty	SOLitude Lake Management
Eric Long	PSGRC General Manager
Travis Childers	PSGRC Clubhouse Manager _____
David Small	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. All Supervisors were present, in person.

Per Mr. Schultz's request, the following item will be added to the agenda, following the Sixth Order of Business:

➤ Discussion: Long-term Landscape Replacement Costs in Common Areas

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

42 Mr. David Small, a resident, stated that the lake bank at Edgewater IV has been
43 gradually eroding and, last year, the community added gutters and downspouts to all the
44 buildings. In areas with the downspouts, the water is flowing into the lake, making it worse.
45 The residents thought that Edgewater IV would pipe the downspouts out into the lakes, once
46 the repairs were made, but that has not occurred. He asked if the CDD planned to address the
47 Edgewater erosion issue and, if so, when. Mr. Adams replied that District Staff would review
48 the erosion and issue a report at the January meeting; Management previously set aside
49 additional funding for lake bank erosion. Discussion ensued regarding Edgewater I repairs,
50 riprap, piping and the budget.

51

52 **THIRD ORDER OF BUSINESS**

**Continued Discussion: H1-B & H1-A –
53 SOLitude Lake Management**

54

55 Mr. Kurth, from SOLitude Lake Management, reported the following:

- 56 ➤ Lake H1-B looks absolutely marvelous but it took time for the nano-bubble unit to take
57 effect because the lake is so big.
- 58 ➤ Nano-bubble is a new technology that improves water quality and kills algae through
59 oxygenation.
- 60 ➤ The two nano-bubble trials that are currently underway, in Lake H1-B and in the Pelican
61 Landing community, have been very effective.
- 62 ➤ Per Environmental Protection Agency (EPA) regulation, the units must be registered as
63 pesticide equipment.
- 64 ➤ There must be a discussion about the long-term use of the unit, since the trial has been
65 successful.
- 66 ➤ He suggested adding foliage to the lake bank, if the unit will remain in the lake long-
67 term, as it is slightly noisy.
- 68 ➤ As to what happens when the unit is deactivated, initial tests on similar units
69 demonstrated that, after deactivation, good water quality lasts for five or six months.
- 70 ➤ Because Lake H1-B was so problematic, SOLitude is reluctant to deactivate the unit.
- 71 ➤ If the consensus is to leave the unit in the lake long-term, SOLitude will charge an
72 additional \$300 per month to maintain and repair the equipment and conduct water testing.

73 ➤ The other option is to deactivate the unit, and if the lake reverts, SOLitude would re-
74 install it in the lake; Mr. Kurth asked for the Board’s input before proceeding.

75 A Board Member asked if the equipment can be moved from lake to lake if it turns out
76 to have long-term effects. Mr. Kurth stated, moving the equipment from lake to lake is the
77 business model that SOLitude is currently contemplating; the addition of the nano-bubbler to
78 its repertoire sets SOLitude apart from other lake management companies. Although the units
79 are not yet portable, SOLitude is working on acquiring a large number of units. Mr. Kurth was
80 doubtful that there will be long-term benefits in the lake and was undecided about deactivating
81 the unit. He expressed his willingness to discuss the matter with Management and felt that the
82 Board’s input was critical, in terms of the next step. With regard to the \$300 per month
83 additional cost, Mr. Kurth stated that SOLitude does not raise costs unless there is an increase
84 in the company’s expenditures and it cost SOLitude over \$17,000, to keep the nano-bubble unit
85 in Lake H1-B, which is one-third of what the District pays per year. Anything SOLitude can do to
86 mitigate costs helps lower its costs to the community, when it goes out to bid in future years.
87 In response to a Board Member’s question, Mr. Kurth stated that the unit was supposed to
88 remain in the lake for one month but it has been two-and-a-half months since it was installed.
89 Discussion ensued regarding how much longer the unit will remain in the lake and what
90 information is needed in order to make a final decision. For the next meeting, Mr. Kurth would
91 confer with Staff and draft a plan that will help the Board reach a consensus on long-term use
92 of the nano-bubbler. Mrs. Adams stated that a water circulator will be installed in the Cove of
93 H-1B, adjacent to the swimming pool area; the contract was executed on November 5, for
94 \$1,600.

95

96 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-01,
Amending the General Fund and Special
Revenue Fund Portions of the Budget for
Fiscal Year 2018; and Providing for an
Effective Date**

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Mr. Adams presented Resolution 2019-01. In response to a question regarding
governmental accounting and the budget, Mr. Adams stated the purpose of the budget
amendment is to avoid a technical finding in the annual audit; anytime a finding can be avoided
by doing a budget amendment, is encouraged by Management. The District overspent on both

106 the General Fund and the Special Revenue Fund and, while some of it was planned, some of it
 107 was unplanned, such as the hurricane cleanup. The budget amendment will bring the budget in
 108 line with the actual appropriations for the year. As to whether the budget includes a buffer,
 109 Mr. Adams stated that there is a small buffer in the contingency lines for any issues during the
 110 field work and any missed journal entries, to avoid another budget amendment. Mr. Pires
 111 stated that Florida Statutes dictate that budget amendments must occur within 60 days of the
 112 fiscal year and the CDD meets the requirement.

113

<p>114 On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in 115 favor, Resolution 2019-01, Amending the General Fund and Special Revenue 116 Fund Portions of the Budget for Fiscal Year 2018; and Providing for an Effective 117 Date, was adopted.</p>

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FIFTH ORDER OF BUSINESS

Continued Discussion: Traffic Calming

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Mrs. Adams stated that the parts to repair the crosswalk blinking lights arrived today and will be installed tomorrow. A Board Member requested an update on a radar traffic sign whose parts were returned to the manufacturer. Mr. Long stated the light would blink but it was not registering when vehicles passed. The radar sign company asked that the parts be returned for evaluation and, subsequently, concluded that if repairs are in order, the traffic sign will be reconfigured to a new setting. The setting will be Wi-Fi-based, where an app can be downloaded and used to extricate transformed data. The cost to upgrade the setting from Bluetooth-based to Wi-Fi-based was minimal.

SIXTH ORDER OF BUSINESS

Update: Drainage Remediation Efforts

Mr. Adams stated that Management will be working with Florida Community Bank to structure a loan for the pavers and control structures. A proposal will be presented at the January meeting, along with updated proposals for the structures, so that they can be ordered. Mr. Schultz expressed his intent to remind the District Engineer of the two following issues:

1. During the 100-year storm event and Hurricane Irma, flooding occurred at the cul-de-sac in Glen Eagles; water came up driveways and seeped under some garages. This should be kept in mind, as more water is sent north from the south.

140 2. The stormwater retention plastic is seeping across under the road behind Tory Pines,
141 which ultimately goes down into where the dry retention flows into the Estero River. He
142 questioned if the CDD is sending more water in a waterway, where it was not originally
143 designed to go, impacts Mr. Krebs' current analysis to send more water north.

144 Mr. Adams would inform Mr. Krebs of the items after the Thanksgiving holiday.

145 ■ **Discussion: Long-term Landscape Replacement Costs in Common Areas**

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

147 Mr. Schultz stated that, in a previous discussion with Mr. Long, he learned that, as part
148 of the Golf Club renovation and Racquet Center construction, new landscaping is being installed
149 around the upgrades. The Club's administrators believe that the landscaping would be more
150 attractive if the CDD addressed the long-term issue of upgrading and replacing the landscaping
151 along the roadways within the community. Since the CDD's long-term Capital Improvement
152 Reinvestment Guide includes wholesale landscape replacement, and the Chair and Mr. Long
153 agreed that some of the landscaping on Pelican Sound Drive, Boulevard and Way has aged and
154 Mr. Long has produced a proposal on how the three main roadways, including the two main
155 entrances at Corkscrew and US 41, would be addressed.

156 Mr. Long presented the proposal for Professional Services for the Pelican Sound Golf
157 and River Club (PSGRC) Masterplan & Landscape Guidelines submitted by Mr. James McCord.
158 He highlighted the following items:

159 ➤ Mr. McCord is a licensed architect who previously worked on various community
160 projects and planned developments.

161 ➤ The \$6,800 estimated cost is less exorbitant than what a landscaping company would
162 charge.

163 ➤ Mr. McCord would focus on the main roadways and design a comprehensive plan that
164 meets CDD restrictions, standards and guidelines and considers the main fairway, shrubbery,
165 elevation, irrigation, shade parameters, etc.

166 ➤ He would quantify how much the project would cost, in terms of phasing or a lump sum.

167 Mr. Long asked for the Board's feedback and direction on who should oversee the
168 landscaping project and specify exact streets that should be addressed.

169 Mr. Schultz felt that there should be continuity and consistency, throughout the
170 community, and that the landscaping should be a joint project between Mr. Long and his staff

171 and District Staff. Since the CDD owns 45' of the right-of-ways (ROWs), the landscaping is the
 172 CDD's responsibility so it should initiate the contract. Discussion ensued regarding the ROWs,
 173 the aging landscape, landscaping costs, financing, public utilities, the maintenance agreement
 174 between the CDD and the PSGRC, assessments, quality of life and property values. Mr. Adams
 175 stated that Management would review the proposal, initiate the agreement and attend
 176 meetings but the project will be spearheaded by Mr. Long and the Design Review Committee
 177 (DRC). Per Mr. Schultz, Mr. Adams would provide a list of communities with impressive
 178 landscaping. In response to Mr. Schultz's question regarding reserves, Mr. Long stated that the
 179 PSGRC has operating funds to tend to pool areas, etc., but not for a project of this magnitude.

180

On MOTION by Mr. Blumenthal and seconded by Mr. Fiesel, with all in favor, the proposal for Professional Services for the Pelican Sound Golf and River Club Masterplan & Landscape Guidelines, in the amount of \$6,800, authorizing District Staff to engage the landscaper and convert the proposal to a CDD short form Agreement, were approved.

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SEVENTH ORDER OF BUSINESS

Staff Reports

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189

A. District Counsel: *Woodward Pires & Lombardo, PA.*

191

Mr. Pires distributed a handout and explained that it is a follow-up to a discussion item at a previous meeting regarding updating the Estero Village Code of Laws and Ordinances. His recommended changes, with respect to CDDs, would be incorporated and the questions that he posed are being researched. Mr. Pires would keep the Board updated on the issue. In response to a question regarding The Meadows withdrawing from the CDD, Mr. Pires stated that there is a process that must be followed and he would have to review the Statute. As to whether he could provide guidance on the withdrawal process, Mr. Pires stated, per the Board's direction, he could draft a memo. The withdrawal process is costly and time-consuming. In response to Mr. Schulz's request, Mr. Pires would present a memo on the process at the January meeting.

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B. District Engineer: *Hole Montes, Inc.*

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There being no report, the next item followed.

202

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

203

i. Annual Key Activities

204

The 2018 Key Activity Dates Report was provided for informational purposes.

205 ii. **NEXT MEETING DATE: December 11, 2018 at 1:00 P.M.**

206 The next meeting will be held on December 11, 2018 at 1:00 p.m.

207

208 **EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Public
Comments (5 minutes per speaker)**

209

210

211 Mr. Schultz stated that the shrubs on the left side of River 9 are quite tall and it is
212 difficult to see oncoming traffic; he asked Mr. Long to have them trimmed. Mr. Long would also
213 make sure that a worn path, created off the cart path near Lake #2, Par 3 in back of the green,
214 is cleaned.

215 Mrs. Adams stated that pine straw applications and palm pruning were scheduled for
216 the following week and would be completed by the holidays. A mainline break by the adjacent
217 builder, near US 41, was uncovered and repaired by the CDD's contractor.

218

219 **NINTH ORDER OF BUSINESS**

Adjournment

220

221 There being nothing further to discuss, the meeting adjourned.

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223 **On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor,
224 the meeting adjourned at 2:01 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

9B

DRAFT

**MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on Tuesday, December 11, 2018 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928.

Present at the meeting were:

Bob Schultz	Chair
Terry Mountford	Vice Chair
Larry Fiesel	Assistant Secretary
Jim Gilman	Assistant Secretary
Kurt Blumenthal	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Tony Pires (via telephone)	District Counsel
Charlie Krebs	District Engineer
Jim Dougherty	SOLitude Lake Management
Eric Long	PSGRC General Manager
Travis Childers	PSGRC Clubhouse Manager
John Graft	Resident
Neil Severance	Resident/PSGRC Board President
David Small	Resident/Edgewater IV

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Gilman, Blumenthal, Fiesel and Schultz were present, in person. Supervisor Mountford was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

41 Mr. John Graft, a resident, stated that Lake H-1B is beautiful, looks better than it has in a
 42 long time and the current process that is being used to treat the lake has been very successful
 43 and should continue. He thanked the CDD, the lake management company and everyone who
 44 has worked diligently on improving the quality of the lake.

45

46 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
 Elected Supervisors, James E. (Jim) Gilman,
 Jr., [SEAT 1] and Bob Schultz [SEAT 2] (the
 following to be provided in a separate
 package)**

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52 Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
 53 of Office to Mr. Gilman and Mr. Shultz. She distributed the following items:

54 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

55 **B. Membership, Obligations and Responsibilities**

56 **C. Financial Disclosure Forms**

57 **i. Form 1: Statement of Financial Interests**

58 **ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**

59 **iii. Form 1F: Final Statement of Financial Interests**

60 **D. Form 8B – Memorandum of Voting Conflict**

61

62 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02,
 Electing the Officers of the River Ridge
 Community Development District, Lee
 County, Florida**

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67 Mrs. Adams presented Resolution 2019-02. Mr. Schultz nominated himself as Chair and
 68 Mr. Mountford as Vice Chair and the remaining slate of officers was unchanged. The slate of
 69 officers was as follows:

- | | | |
|----|---------------------|-----------------|
| 70 | Chair | Bob Schultz |
| 71 | Vice Chair | Terry Mountford |
| 72 | Secretary | Chuck Adams |
| 73 | Assistant Secretary | Larry Fiesel |
| 74 | Assistant Secretary | Jim Gilman |

75	Assistant Secretary	Kurt Blumenthal
76	Assistant Secretary	Craig Wrathell
77	Treasurer	Craig Wrathell
78	Assistant Treasurer	Jeff Pinder

79

<p>80 On MOTION by Mr. Fiesel and seconded by Mr. Blumenthal, with all in favor,</p> <p>81 Resolution 2019-02, Electing Officers of the District, as nominated, was</p> <p>82 adopted.</p>

83

84

85 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: H1-B & H1-A
SOLitude Lake Management**

86

87

88 Mr. Dougherty was pleased to hear positive feedback earlier regarding Lake H1-B, as it
89 was so problematic in the past, and attributed the algae reduction to the application of the new
90 nano-bubbler technology and the bacteria grower. He concurred that the water quality has
91 greatly improved and there is a sandy bottom of 10' to 20' that is currently visible.

92 **Mr. Pires joined the meeting via telephone.**

93 In response to Mr. Schultz's question regarding how long the nano-bubbler will be kept
94 in the lake, Mr. Dougherty stated that the device would remain in place until Easter, after
95 which, the system will be deactivated for one week and reactivated if the algae returns. Mrs.
96 Adams stated that, by Easter, the Board and Staff will determine whether to keep or lease the
97 nano-bubbler, depending on its continued performance. In response to a question regarding
98 Lake H1-A, Mr. Adams stated that the impact of the increase in dissolved oxygen will be visible
99 in the connecting lake.

100

101 **SIXTH ORDER OF BUSINESS**

Continued Discussion: Traffic Calming

102

103 Mr. Krebs stated that Mr. Mountford previously forwarded an email from a resident
104 who is requesting a three-way stop sign at the intersection of Tory Pines Way. A handout was
105 distributed, for discussion purposes, if the Board chooses to have the sign installed, as there
106 was an accident between a mail delivery van and a resident. The concern is, with the new
107 tennis courts being constructed, traffic volume has increased and the 15 miles per hour speed

108 limit is not being adhered to. The idea is to possibly install two additional stop signs and
109 warnings signs with flags, in order to cause motorists to stop at that particular spot and
110 improve the safety at the intersection. Mr. Adams requested a set of driveway plans. Mr.
111 Krebs asked for a PDF of the plans and stated, if the plans do not show that there are stop signs
112 at the intersection, he could examine and prepare a draft of an exhibit of all three locations and
113 enhance the markings. Discussion ensued regarding the curvy roads, traffic flow, installing
114 traffic bumps, double parking, rovers and the Master Association. In response to a question
115 regarding a solution, Mr. Krebs suggested tabling the issue for now and stated that a uniform
116 solution will be attained after further examination of the way the tennis courts will tie into
117 Island Sound and Pelican Sound Boulevard. Mr. Adams suggested persuading the Master
118 Association to circulate a communication to all known vendors and residents informing them to
119 park on one side of the street to hopefully ease the double-parking issue. Mr. Schultz voiced
120 his concern that it may be difficult to abide by the one side of the street parking because of
121 driveways, mailboxes and the lack of available walking space. Mr. Krebs would follow up with
122 the Master Association regarding the double-parking issue.

123 Mr. Schultz stated that the streets are overrun with acorns and not all streets are being
124 maintained properly. Mrs. Adams would request weekly street sweeping.

125

126 SEVENTH ORDER OF BUSINESS

Update: Drainage Remediation Efforts

127

128 Mr. Krebs provided the following update:

129 ➤ He was in contact with the South Florida Water Management District (SFWMD)
130 regarding this issue.

131 ➤ The SFWMD seems very open to the District's application to try to redistribute the flows
132 from the north to the southern basins for faster recovery.

133 ➤ A meeting is being scheduled so he can review the model with them.

134 ➤ The SFWMD representative understands the process Mr. Krebs utilized to come up with
135 the model results.

136 ➤ Another update would be provided at the next meeting.

137 Mrs. Adams suggested contacting the SFWMD daily for quicker results. Mr. Krebs stated
138 that the goal is to modify all six basin structures to make them bigger or lower, based on what is

139 necessary to expel water and still meet the water quality requirements of the permit. Once
140 approval is obtained from the SFWMD, he will contact the City of Estero to determine if an LDO
141 application is necessary to modify the structures. Discussion ensued regarding the basins,
142 design elevations, storm drains, underground retention, CFS and the FPL Easement.

143

144 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of October 31, 2018**

145

146

147 Mrs. Adams presented the Unaudited Financial Statements as of October 31, 2018.
148 Typically, there are very few transactions during the first month of the new fiscal year and most
149 of the billings received in October are attributable to September and are accrued back and the
150 prior fiscal year is closed out.

151

152 **NINTH ORDER OF BUSINESS**

**Approval of October 23, 2018 Regular
Meeting Minutes**

153

154

155 Mrs. Adams presented the October 23, 2018 Regular Meeting Minutes. The following
156 changes were made:

157 Line 89: Change "lake bed" to "lake bank"

158 Line 154: Delete "live" and "storage"

159 Line 219: Change "in" to "and"

160

161 **On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor,
162 the October 23, 2018 Regular Meeting Minutes, as amended, were approved.**

163

164

165 In response to a Board Member's question regarding street sweeping, on Page 3 of the
166 check register, Mr. Adams stated that the CDD's annual fee to Pelican Landing, which is the
167 Bayside Improvement CDD, is \$10,000 and, upon invoicing it, it was noted that the prior year
168 was not invoiced, which is why it was processed twice.

169 **A. Action/Agenda Items**

170 Items 7, 11, 19 and 21 were completed.

171 Item 9: Staff to include a review of the storm water management summary draft, on
172 the February agenda, in preparation for the March 6, 2019 meeting.

173 Item 10: Mrs. Adams received the specs from the condominium that was going out to
174 bid for the gutters and downspouts, which she made minor adjustments to and a proposal from
175 one of the CDD's contractors was requested.

176 Item 13: Per Mr. Schultz, this item to remain ongoing but should be shortened.

177 Item 14: Will be included on the January agenda.

178 Item 15: After the holidays, Mr. Adams and Mr. Krebs to coordinate on the revised
179 Assessment Methodology for the 2019/2020 budget.

180

181 **TENTH ORDER OF BUSINESS**

Staff Reports

182

183 **A. District Counsel: *Woodward Pires & Lombardo, PA.***

184 There being no report, the next item followed.

185 **B. District Engineer: *Hole Montes, Inc.***

186 There being no report, the next item followed.

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

188 **i. Annual Key Activities**

189 This item was included for informational purposes.

190 **ii. NEXT MEETING DATE: January 22, 2019 at 1:00 P.M.**

191 The next meeting will be held on January 22, 2019 at 1:00 p.m.

192

193 **ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests and Public
Comments (5 minutes per speaker)**

194

195

196 Mr. Schultz stated that the annual meeting schedule forwarded to him got lost in the
197 mail so he did not know when the first meeting in 2019 was. Mr. Adams confirmed that the
198 schedule was approved at the August meeting.

199 In response to Mr. Schultz's question regarding a sidewalk repair, Mr. Adams stated that
200 a contractor is developing a proposal for it. As to the landscape plans for the three major
201 streets, Mr. Krebs stated that he will tour the community with the contractor on Wednesday to

202 examine and videotape the areas for a more accurate view. Discussion ensued regarding 3-D
203 sidewalks.

204

205 **TWELFTH ORDER OF BUSINESS**

Adjournment

206

207 There being nothing further to discuss, the meeting adjourned.

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209

**On MOTION by Mr. Fiesel and seconded by Mr. Gilman, with all in favor, the
210 meeting adjourned at 1:57 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

ACTIVE ACTION AND AGENDA ITEMS

1. **ACTION/AGENDA** SOLitude Lake Management updated report - Include monthly agenda item for Lakes H-1A and H-1B. **ONGOING**
2. **ACTION:** Mr. Krebs to circulate email regarding stop signs in need of replacement and stop bar relocation specifications to the Board and to Mr. Eric Long. 09.25.18 – The final project, relocating the stop bar at the Southern Hills entrance. Project is included with the MAJ paver project, Action Item #14, to commence spring 2019. STOP will be stenciled onto the pavers. **ONGOING**
3. **ACTION:** Staff to schedule MRI Inspections in April and maintenance in June. **ONGOING**
4. **ACTION:** Continuing monitoring and auditing the website for ADA Compliance. Human Audit is scheduled for the first quarter of 2019. Revised 10.23.18**ONGOING**
5. **ACTION:** Speakers to identify themselves. **ONGOING**
6. **AGENDA:** Traffic calming discussion. **ONGOING**
7. **ACTION:** Mr. Schultz to use the value engineering process to determine a potential price reduction for Timo Brother's estimate for \$251,495 (Interlocking Pavers and Concrete). Fall of 2018, Mr. Schultz and Mr. Krebs will go around determining paver installation. As of 08.28.18 contract was awarded to MAJ; Engineering will inspect the pavers with Mr. Schultz in October when he returns. As of 09.25.18 Mr. Krebs, Mr. Schultz and Mr. Long scheduled the paver inspection for October 23, 2018, after the District's meeting. As of 10.23.18 District to have the paver contract in place before work commences in May 2019. **ONGOING**
8. **ACTION:** Mr. Adams and Mr. Krebs to attend a meeting and provide a brief summary of storm water management and what the CDD is. Date confirmed March 6, 2019 at 1:00 PM. **ONGOING**
9. **ACTION:** Mrs. Adams will continue to monitor the lake bank abutting Lake E1-E for further erosion since the Condominium Association installed gutters/downspouts. **ONGOING**
10. **ACTION/AGENDA:** Mr. Adams will obtain information on a \$400,000 line of credit to bundle the control structure and paver brick projects with a caveat that funds would only be used as needed; this will be presented to the Board for consideration, the first of the year. **ONGOING**

ACTIVE ACTION AND AGENDA ITEMS

- 11. ACTION/AGENDA:** Mr. Krebs will prepare a progress report of the tasks involved in the drainage remediation project, include dates and send to Mrs. Adams, along with the SFWMD approved permits and shop drawings for the control structures. Mrs. Adams would obtain bids for the project. Mr. Krebs will also prepare, for the RFP process, a detailed engineering plan of the drainage efforts and email Mr. Schultz and Mr. Mountford for review before presenting it at the September meeting. No permits were required. Per Mr. Schultz, Mr. Krebs to forward an updated drainage improvement sheet to Mrs. Adams. It will be included in the monthly Staff Reports, on the Agenda, going forward. 09.25.18 Mr. Krebs will continue research of the SFWMD permit relating to the drainage remediation efforts. Will present one or two options to improve the system at the meeting with Mr. Krebs, Mr. Long and Mr. Schultz in October. 10.23.18 Mr. Krebs to follow up per the Board's approval to contact SFWMD, as discussed. **ONGOING**
- 12. ACTION:** Management to contact the Village of Estero to report an overflow at Jimmy John's, blocked with vegetation. 09.25.18 – Mr. Krebs to tour area and make engineering recommendations. **ONGOING**
- 13. ACTION:** Mr. Adams and Mr. Krebs to prepare a revised Assessment Methodology for the 2019/2020 budget, determining if there is any identifiable benefits to disperse the stormwater management system maintenance and repair costs across the whole District instead of just the Special Revenue Fund. **ONGOING**
- 14. ACTION:** Mrs. Adams to coordinate installing littoral plantings to H-1B lake bank located near the pipes, post haste. Remaining planting to occur first quarter of the fiscal year, to include H-1A. **ONGOING**
- 15. ACTION:** Mrs. Adams will look into having the disconnected equipment adjacent to the Nano bubbler system relocated closer to the corner of the pond, where the algae gathers and the water is stagnate. **ONGOING**
- 16. ACTION/AGENDA:** Schedule Landscape budget Development meeting for spring 2019. **ONGOING**
- 17. ACTION:** Mr. Krebs to coordinate meeting with SFWMD to discuss shifting the flow of water out of the Northern basins into the Southern basins. **ONGOING**
- 18. ACTION:** Mr. Pires to send his edits to the Village's Code of Ordinances, to Council for the Village. **ONGOING**

ACTIVE ACTION AND AGENDA ITEMS

- 19. ACTION:** Mrs. Adams to coordinate getting the algae in the dry retention flow way area treated and raked if necessary. **ONGOING**
- 20. ACTION:** Mr. Adams to forward PDFs of the CDD’s civil plans to Mr. Krebs. **ONGOING**
- 21. ACTION:** Mr. Krebs to review several canals throughout the community. **ONGOING**
- 22. ACTION:** Mr. Krebs to follow up with the Master Association regarding drafting a memorandum about vendors and residents double parking in the community. . **ONGOING**
- 23. ACTION:** Mrs. Adams to request weekly street- sweeping from the contractor. **ONGOING**
- 24. ACTION:** Mrs. Adams to obtain digital from GIS Mapping to forward to Mr. Eric Long. **ONGOING**
- 25. ACTION/AGENDA:** Mr. Pires to provide a memo to the Board with regards to means/procedure and cost associated in The Meadows being withdrawn from the District. **ONGOING**

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

10Ci

RIVER RIDGE CDD
Key Activity Dates
Updated: January 2019

Description	Reference	Submit To	Due Date	MONTH/DATE
FPL and Outfall Ditch	SOP	N/A	Quarterly reviews and maintenance performed as required.	Jan/April/ July/Oct
Bubble-Up Structures located between Gleneagles/Golf Course within the Dry Detention	SOP	N/A	This exercise is a quarterly inspection/cleaning as required. (Jan, Apr, Jul, Oct)	Jan/April/July/Oct
Street Sweeping	SOP	N/A	Weekly December 1 through March 31, Bi weekly remainder of the year. Street Sweeper emails their gate pass with each visit.	January thru December
Aeration Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspection completed January & July yearly.	January/July
Annual Letter to the Residents		All Residents as well as PSGRC Staff	Annual news letter to be distributed to all residents during the January/February time frame providing past projects & accomplishments as well as upcoming events. Board of Supervisors to provide information to District Staff in a timely manner in order to be included in the Newsletter.	2/15/2019
NPDES Report Filing	SOP	N/A	As mandated, the District must participate in the National Pollutant Discharge Elimination System Program. It is designed to improve storm water quality through construction activity monitoring, periodic facility review and inspection, public education, etc.	3/1/2019
Lake Littoral Plantings	SOP	N/A	It was agreed by the Supervisors and Staff we will not be planting this year due to budget constraints.	3/1/2019
Lake Audit Report	SOP	N/A	Annual inspection and report of all District owned lakes. Report includes review of specific items related to water quality, lake maintenance deficiencies, littoral plant health and population, structural integrity of lake banks and pipework, aerator operation and any unauthorized activities in or adjacent to the lakes.	3/1/2019
Certificate of District Registered Voters	190(3)(a)(d)	District receives annually from the local Supervisor of Elections	Due April 15th of each year and must be read into the record at a regularly scheduled meeting (no additional filing is required)	4/15/2019

Culvert/Interconnecting Drain Pipe Inspection and cleanout	SOP	N/A	Annual inspection and report of all District owned lakes. Report includes review of specific items related to water quality, lake maintenance deficiencies, littoral plant health and population, structural integrity of lake banks and pipework. Culvert/Catch basins project completed August 14, 2018	April 2019 Inspection/Cleaning July 1st 2019
Road & Gutter Inspections	SOP	N/A	Annual Inspection completed by the District Engineer in June.	6/1/2019
Sidewalk Inspections	SOP	N/A	Semi-Annual Inspection completed in August by the PSGRC, has not been scheduled by the District Engineer	August 2018/February 2019
Annual Financial Report	190.008/218.32 & 39	Florida Department of Financial Services	45 days after the completion of the Annual Financial Audit but no more than 9 months after the end of Fiscal Year.	6/1/2019
Proposed Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15 each year. Long Range Capitol Improvements forecast to include landscape plans from the PSGRC.	6/15/2019
Assessment Roll Certification	Local County Requirement	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th of each year.	9/15/2019
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal year with an effective of October 1st thru September 30th	10/1/2019
Adopted Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by October 1st each year.	10/1/2019

**RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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**RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2019 MEETINGS**

The Board of Supervisors (“Board”) of the River Ridge Community Development District (“District”) will hold Regular Meetings for Fiscal Year 2019 at 1:00 p.m., on the fourth Tuesday of each month in the Sound Room of the River Club Conference Center, (upstairs above the Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928 (unless otherwise indicated), on the following dates:

October 23, 2018
November 13, 2018 [River Room (above the Fitness Center)]
December 11, 2018
January 22, 2019
February 26, 2019
March 26, 2019 [Lakes Room (above the Fitness Center)]
April 23, 2019
May 28, 2019
June 25, 2019
July 23, 2019
August 27, 2019
September 24, 2019

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
River Ridge Community Development District