Rizzetta & Company

CFM
Community Development District

Board of Supervisors' Meeting
June 22, 2023

District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913

www.cfmcdd.org

CFM
COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.cfmcdd.org

Board of Supervisors	Paul Mayotte	Chairman
	Sue Streeter	Vice Chairman
	Brian McGibbon	Assistant Secretary
	Rodney Allen	Assistant Secretary
	Terry Jo Gile	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Kutak Rock, LLP
District Engineer	Brent Burford	Johnson Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

CFM COMMUNITY DEVELOPMENT DISTRICT
District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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June 15, 2023

Board of Supervisors
CFM Community
Development District

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, June 22, 2023 at 11:30 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the agenda for the meeting:

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENT – AGENDA ITEMS ONLY
3. BUSINESS ADMINISTRATION
- A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 18, 2023 ..... Tab 1
- B. Consideration of the Operations and Maintenance Expenditures for the Month of April 2023 ..... Tab 2
- C. Ratification of Special Assessment Bonds, Series 2021 Requisitions for Payment #41 through #44..... Tab 3

4. BUSINESS ITEMS
- A. Consideration of Engagement Letter with LLS Tax Solutions for Arbitrage Services Related to the Series 2004A and 2004B Bonds ..... Tab 4
- B. Consideration of Spectrum Nightscapes Proposals for Entry Monument Lighting Enhancements..... Tab 5
- C. Consideration of Proposals for Hidden Driveway Signage ..... Tab 6
  1. AdvanceTek
  2. Lykins SignTek

5. STAFF REPORTS
- A. District Counsel
- B. District Engineer
  1. Review of Memo Regarding Parcel H&I Drainage..... Tab 7
  2. Review of Memo Regarding Golf Maintenance Facility Drainage..... Tab 8
- C. District Manager ..... Tab 9

6. SUPERVISOR REQUESTS AND COMMENTS
7. PUBLIC COMMENT
8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

cc: Tucker Mackie, Kutak Rock, LLP

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

CFM COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, May 18, 2023 at 11:33 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Paul Mayotte	**Board Supervisor, Chairman**
Sue Streeter	**Board Supervisor, Vice Chairman**
Brian McGibbon	**Board Supervisor, Assistant Secretary**
Rodney Allen	**Board Supervisor, Assistant Secretary**
Terry Jo Gile	**Board Supervisor, Assistant Secretary (via speaker phone)**

Also present were:

Belinda Blandon	**District Manager, Rizzetta & Company, Inc.**
Scott Brizendine	**Vice President, Operations, Rizzetta & Company, Inc. (via speaker phone)**
Tucker Mackie	**District Counsel, Kutak Rock, LLP (via speaker phone)**
Brent Burford	**District Engineer, Johnson Engineering**
Rodrigo Bettini	**Public Trust Advisors (via speaker phone)**
Matt Tight	**Public Trust Advisors (via speaker phone)**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Blandon called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS **Public Comment**

Ms. Blandon announced that since there were no members of the public present, she would move forward with the agenda.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting held on March 16, 2023**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on March 16, 2023. She asked if there were any questions related to the minutes. There were none.

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48

> On a Motion by Ms. Streeter, seconded by Mr. Allen, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on March 16, 2023, for the CFM Community Development District.

49

50 **FOURTH ORDER OF BUSINESS** **Consideration of the Operations and**
51 **Maintenance Expenditures for the**
52 **Month of March 2023**

53

54 Ms. Blandon advised that the operations and maintenance expenditures for the
55 period of March 1-31, 2023 total $66,135.05 and asked if there were any questions. There
56 were none.

57

> On a Motion by Mr. Mayotte, seconded by Mr. McGibbon, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of March 2023, totaling $66,135.05, for the CFM Community Development District.

58

59 **FIFTH ORDER OF BUSINESS** **Ratification of Special Assessment**
60 **Bonds, Series 2021 Requisitions for**
61 **Payment #37 through #40**

62

63 Ms. Blandon advised that the Special Assessment Bonds, Series 2021 requisitions
64 for payment #37 through #40 total $11,617.50. She asked if there were any questions.
65 There were none.

66

> On a Motion by Mr. Mayotte, seconded by Ms. Streeter, with all in favor, the Board Ratified Payment of Special Assessment Bonds, Series 2021 Requisitions for Payments #37 through #40, for the CFM Community Development District.

67

68 **SIXTH ORDER OF BUSINESS** **Discussion of Investment Options**
69 **with Public Trust Advisors**

70

71 Mr. Brizendine spoke regarding investment options related to secure investment
72 options available to the CDD such as an intergovernmental investment pool. Mr. Tight
73 and Mr. Bettini of Florida Trust Advisors spoke regarding the Florida Class Pool
74 investment as well as investment guidelines outlined in resolution 2018-01. They
75 responded to questions from the Board. Board discussion ensued.

76

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> On a Motion by Mr. Mayotte, seconded by Ms. Streeter, with all in favor, the Board Directed Staff to Open an Account with Florida Class, Designating the Chairman as the Point of Contact, and Authorizing the Transfer of Funds, Less Two Months of Operating Expenses, for the CFM Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Magnolia Landing Fence Quote**

Ms. Blandon reviewed the quote as received from Magnolia Landing Golf for either removal ($1,500.00) or repair ($4,000.00) of the chain link fence that was damaged during Hurricane Ian; she recommended removal rather than repair. The Board agreed to the removal of the chain link fence.

Mr. Mayotte inquired as to the fence at fifteen. Ms. Blandon advised that she will inquire with Christina as to the status of the other fences that are down and require repair. Mr. Mayotte inquired as to the status of the drainage at the golf course. Mr. Burford advised that the golf course has completed their portion of the work related to drainage. Ms. Streeter advised that the golf course has not secured the sand to prevent it from washing into the drain. Mr. Burford advised that he will provide Magnolia Landing Golf with information related to a product to secure the drain. Ms. Streeter advised that the plants that were installed at the wash out location have since died due to lack of watering. Discussion ensued.

EIGHTH ORDER OF BUSINESS **Consideration of Solitude Lake Management Proposal for Lake Maintenance**

Ms. Blandon advised that Solitude provided a proposal for renewal of the lake maintenance contract including a 4% increase. Board discussion ensued.

> On a Motion by Ms. Streeter, seconded by Mr. Allen, with all in favor, the Board Approved the Solitude Lake Management Proposal for Lake Maintenance, Including a 4% Increase, Subject to Preparation of an Agreement by Counsel, for the CFM Community Development District.

NINTH ORDER OF BUSINESS **Presentation of the Proposed Budget for Fiscal Year 2023/2024**

Ms. Blandon provided a detailed overview of the proposed budget for fiscal year 2023/2024, totaling $834,719, advising that an increase to assessments is being proposed. She reviewed the line items experiencing a change from the current year budget. Board discussion ensued regarding the fountains. Ms. Blandon advised that she will contact SunTech to review the electrical for the fountain that is constantly down; she advised that she will also contact Mr. Allen to let him know when SunTech will be onsite. Ms. Gile advised that she will mention the fountains and maintenance in the next Gazette.

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Ms. Blandon asked that the Board review line item 53 for lake/pond bank maintenance. Ms. Streeter recommended doubling this line item. Ms. Blandon advised that she is working with Spectrum to enhance the lighting at the entrance; she asked for direction as to whether to add to the budget to account for the enhanced lighting. Discussion ensued regarding creating a Reserve Fund. Ms. Blandon advised that she can amend the current year budget to use carry over funds to offset the cost of the lighting project. Ms. Blandon advised that she will forward the Spectrum proposal and spec sheets to the Board for review.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon**

Ms. Blandon provided an overview of the resolution and asked if there were any questions. There were none.

> On a Motion by Mr. Mayotte, seconded by Ms. Streeter, with all in favor, the Board Adopted Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024, Subject to Amendments made on the Record, and Setting a Public Hearing Thereon for Thursday, August 17, 2023 at 11:30 a.m. to be held at the Office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the CFM Community Development District.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Mackie provided an update related to changes resulting from the legislative session; she highlighted House Bill 199 which extends ethics training requirements to Supervisors of Independent Special Districts and that requirement would go into effect January 1, 2024 and would require four hours of annual ethics training.

B. District Engineer

Mr. Burford advised that he continues to work on the wall repair for the end of Crosswater. Ms. Streeter advised of additional areas that need attention along Magnolia Landing. Discussion ensued regarding the camera at the guardhouse.

C. District Manager

Ms. Blandon advised that the next meeting of the Board of Supervisors' is scheduled to be held on Thursday, June 15, 2023 at 11:30 a.m.; she advised that she would like to push this meeting to June 22nd. The Board agreed.

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Ms. Blandon advised that per the Lee County Supervisor of Elections, the number of registered voters residing within CFM CDD as of April 15, 2023, is 548.

Ms. Blandon advised that she obtained a proposal for the "Hidden Driveway" sign; she advised that she will obtain additional proposals. Ms. Blandon reviewed the financial summary as provided to the Board. She advised that only three lights are pending due to hurricane damages. Ms. Streeter advised that a sign has been hit at Magnolia Landing and Plum Wood Loop; she asked that Ms. Blandon reach out to Forestar for repairs.

Ms. Streeter asked that Mr. Burford follow up with Forestar related to the sidewalk repairs at Parcel A.

TWELFTH ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

Ms. Blandon opened the floor for Supervisor requests and audience comments. There were none.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

Ms. Blandon advised there is no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Allen, seconded by Mr. McGibbon, with all in favor, the Board adjourned the meeting at 12:56 p.m., for the CFM Community Development District.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

DRAFT

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.cfmcdd.org

Operation and Maintenance Expenditures
April 2023
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **$ 62,092.83**

Approval of Expenditures:

_____

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Copeland Southern Disposal Inc.	100129	124	Trash Disposal 03/23	$ 775.00
Disclosure Services, LLC	100134	9	Amortization Schedule Series 2021 05/23	$ 100.00
Johnson Engineering, Inc.	100130	20214225-002-7	Magnolia Landing Surface Water Quality Monitoring Trough 03/12/23	$ 797.70
LCEC	100131	6571809552	Electric Summary 03/23	$ 8,423.16
Magnolia Landing Golf, LLC	100132	2227	Annual Ground Cover 02/23	$ 27,700.00
Magnolia Landing Master Association, Inc.	100133	MLM 01142023	Monthly Landscaping 01/23	$ 6,357.52
Magnolia Landing Master Association, Inc.	100133	MLM 02182023	Monthly Landscaping 02/23	$ 6,357.52
Magnolia Landing Master Association, Inc.	100133	MLM 03162023	Monthly Landscaping 03/23	$ 6,357.52

CFM Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Mettauer Environmental Inc.	100135	2815	Tree Trimming and Debris Removal 03/23	$ 961.00
Rizzetta & Company, Inc.	100128	INV0000078858	District Management Fees 04/23	$ 4,263.41
Report Total				**$ 62,092.83**

CFM Community Development District Check Register

Company Name: CFM Community Development District
Report Name: Check Register
Created on: 05/12/2023
Location: 545--CFM

	Account	Payment dat	Vendor name	Document/check no	Payment Amount
545HANCOCKOP					
	545HANCOCKOP	04/04/2023	Rizzetta & Company, Inc.	100128	$4,263.41
	545HANCOCKOP	04/11/2023	Copeland Southern Disposal Inc.	100129	$775.00
	545HANCOCKOP	04/11/2023	Johnson Engineering, Inc.	100130	$797.70
	545HANCOCKOP	04/11/2023	LCEC	100131	$8,423.16
	545HANCOCKOP	04/11/2023	Magnolia Landing Golf, LLC	100132	$27,700.00
	545HANCOCKOP	04/12/2023	Magnolia Landing Master Association, Inc.	100133	$19,072.56
	545HANCOCKOP	04/19/2023	Disclosure Services, LLC	100134	$100.00
	545HANCOCKOP	04/19/2023	Mettauer Environmental Inc.	100135	$961.00
					$62,092.83

Tab 3

CFM CDD
Special Assessment Bonds, Series 2021
Requisitions for Payment

Requisition No.	Vendor	Amount
41	Johnson Engineering, Inc.	$3,900.00
42	Forestar USA Real Estate Group, Inc.	$970,359.36
43	Johnson Engineering, Inc.	$1,125.00
44	Kutak Rock LLP	$840.00
	Total	$976,224.36

Tab 4

LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

May 17, 2023

CFM Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to CFM Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- $42,940,000 CFM Community Development District Capital Improvement Revenue Bonds, Series 2004A and Series 2004B

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated "tax shelter" rules that require taxpayers to disclose their participation in "reportable transactions" by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all "reportable transactions" and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client's participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state "tax shelter" reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client's failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the final period ending December 30, 2022 is $500. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

By: Linda L. Scott

Linda L. Scott, CPA

AGREED AND ACCEPTED:
CFM Community Development District

By: _____

Print Name _____

Title _____

Date: _____

Tab 5

4174 16th Avenue Northeast | Naples, Florida 34120
2393515555 | customercare@spectrumnightscapes.com |
spectrumnightscapes.com

RECIPIENT:

Magnolia Landing

3501 Avenida del Vera
North Fort Myers, Florida 33917
Phone: 7864878400

Quote #17

Sent on	May 03, 2023
Total	**$29,975.78**

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
Accent Light	V3 (Architectural Bronze) 6w-40degree-3000k	24	$8,094.60
Small Accent Light	V3 (Architectural Bronze) 4w-40 degree-3000k	2	$570.74
Large Wall Wash Light	Architectural Bronze 9w-Flood-3000k	2	$882.18
Mini Wall wash	Architectural Bronze 2w-Flood-3000k	24	$4,357.26*
Well light	3.5 w-Adjustable Angle well light	18	$5,265.00*
12/2 low voltage	wire	1	$750.00*
600w transformer	600w stainless steel transformer	1	$600.00*
labor	Light Installation Wire routing, trenching, and burying Transformer mounting and programming	1	$9,456.00*

A deposit of $14,987.89 will be required to begin.

Total **$29,975.78**

* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____


Well light
Accent light
Wall wash mini
Wall wash large
Small accent light

4174 16th Avenue Northeast | Naples, Florida 34120
2393515555 | customercare@spectrumnightscapes.com |
spectrumnightscapes.com

RECIPIENT:

Magnolia Landing

3501 Avenida del Vera
North Fort Myers, Florida 33917
Phone: 7864878400

SERVICE ADDRESS:

3501 Avenida del Vera
North Fort Myers, Florida 33917

Quote #34

Sent on	Jun 05, 2023
Total	**$41,826.26**

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
14w Full color smart	14w full color brass For all palm tree	20	$14,500.00*
Accent Light	V3 (Architectural Bronze) 6w-40degree-3000k	4	$1,349.10
Small Accent Light	V3 (Architectural Bronze) 4w-40 degree-3000k	2	$570.74
Large Wall Wash Light	Architectural Bronze 9w-Flood-3000k	2	$882.18
Mini Wall wash	Architectural Bronze 2w-Flood-3000k	24	$4,357.26*
Well light	3.5 w-Adjustable Angle well light	18	$5,265.00*
12/2 low voltage	wire	1	$750.00*
300w Smart Transformer	Smart controller- app commands for color and programming	2	$2,400.00*
labor	Light Installation Wire routing, trenching, and burying Transformer mounting and programming	1	$11,250.00*
Wifi extension from guardhouse	Wifi needed to maintain and program color programs for holidays	1	$500.00

Subtotal	$41,824.28
Sales Tax (0.06%)	$1.98
Total	**$41,826.26**

* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____

Color Options:



White Temperature Options:

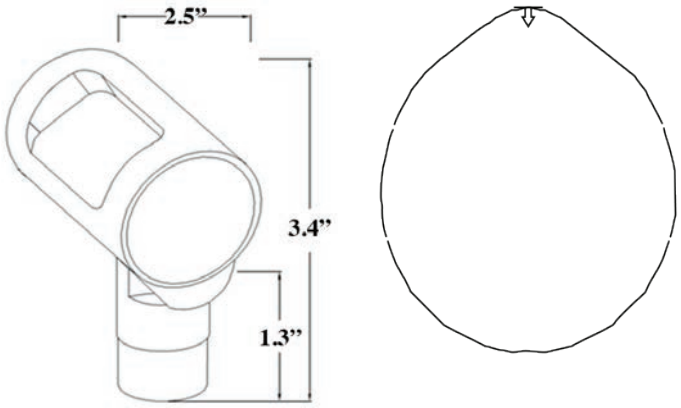
MWW | Mini Wall Washer

PRODUCT DESCRIPTION

Ideal for uplighting, shadowing, wall washing, silhouetting, and architectural accents.

Like its bigger counterpart, the Wall Washer, the Mini Wall Washer can create fantastic effects while remaining out of sight.

PRODUCT DIMENSIONS & BEAM SPREAD





FEATURES & BENEFITS

- Built in the U.S.A.
- CNC-machined from 6061 aircraft-grade aluminum or raw brass.
- U.S.A. made light engine and driver.
- Built in surge protector.
- Adjustable knuckle for ease of light positioning.
- IP66 rated.
- CREE 2 step binned LEDs with L70 over 80,000 hours.

SPECIFICATIONS

- **Construction:** 6061 aircraft-grade aluminum or raw brass
- **Finishes:** Architectural Bronze (AB), Black (BLK), Stainless Aluminum (SSA), Brass (BR)
- **Lead Wire:** 36” 18 AWG tinned copper
- **Mounting:** 8” LV180 ground stake
- **Lens:** Frosted flat
- **Driver System:** External
- **Operating Voltage:** 10.5-18 VAC
- **CRI:** 80+
- **Beam Spreads:** Flood

POWER CONSUMPTION

COLOR TEMPERATURE	WATTAGE	VA	LUMENS
3000K*	2W	5VA	160LM

ADDITIONAL COLOR TEMPERATURE OPTIONS

2700K 5000K Amber Blue Royal Blue Green Red

WARRANTY

20 Year Limited Warranty

CERTIFICATIONS

Tested to UL standards.

Intertek

**Indicates stocked items. Non-stocked items require 5-7 business days additional lead time, special order deposit and are non-refundable.*

IES files can be found at www.gardenlightled.com

V3 | Visionary Series Spotlight

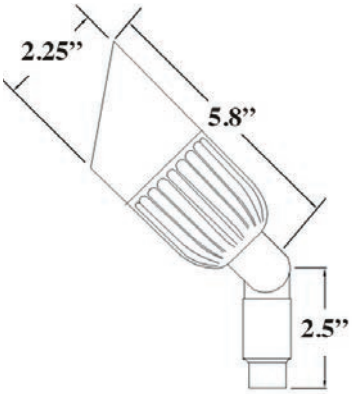
PRODUCT DESCRIPTION

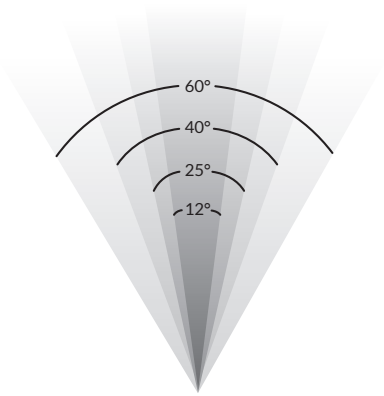
Ideal for uplighting, shadowing, wall washing, silhouetting, and architectural accents.

The Visionary 3 Spotlight is sleek at only 2.25 inches in diameter and is built with a light engine that can be upgraded to future technology. With its vertical heat sink, this fixture provides higher thermal conductivity and allows for improved performance, efficiency and lumen output.



PRODUCT DIMENSIONS & BEAM SPREADS





FEATURES & BENEFITS

- Built in the U.S.A.
- CNC-machined from 6061 aircraft-grade aluminum or raw brass.
- U.S.A. made light engine and driver.
- Built in surge protector.
- Adjustable knuckle for ease of light positioning.
- Compression fit lens.
- Breathable ant guard to eliminate insect infestation.
- Double silicone o-ring gaskets for a tight-fitting shroud.
- Vertical heat sink that provides higher thermal conductivity.
- Field serviceable and upgradeable LED board.
- IP66 rated.
- CREE 2 step binned LEDs with L70 over 80,000 hours.

SPECIFICATIONS

- **Construction:** 6061 aircraft-grade aluminum or raw brass
- **Finishes:** Architectural Bronze (AB), Stainless Aluminum (SSA), Brass (BR)
- **Lead Wire:** 36" 18 AWG tinned copper
- **Mounting:** 8" LV180 ground stake
- **Lens:** Clear flat
- **Driver System:** External
- **Operating Voltage:** 10.5-18 VAC
- **CRI:** 80+
- **Beam Spreads:** 12°, 25°, 40°, 60°

POWER CONSUMPTION

COLOR TEMPERATURE	WATTAGE	VA	LUMENS
3000K*	2W	4VA	190LM
	4W	7VA	330LM
	6W	10VA	460LM
	9W	15VA	660LM

ADDITIONAL COLOR TEMPERATURE OPTIONS

2700K 5000K Amber** Blue Royal Blue Green Red** Fuchsia Lavender

WARRANTY

20 Year Limited Warranty

CERTIFICATIONS

Tested to UL standards.

**Indicates stocked items. Non-stocked items require 5-7 business days additional lead time, special order deposit and are non-refundable. Fuchsia and Lavender require additional lead time above the standard 5-7 business days.*
***Amber not available in 6W or 9W and red not available in 9W.*

IES files can be found at www.gardenlightled.com

WW | Wall Washer

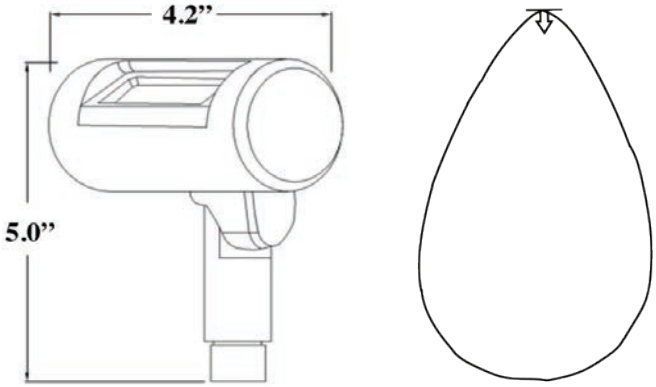
PRODUCT DESCRIPTION

Ideal for uplighting, shadowing, wall washing, silhouetting, and architectural accents.

This full size Wall Washer is as functional as it is long lasting and reliable. With an even light output great for signage, property entrances and textured walls, this fixture adds beauty and security to any design.



PRODUCT DIMENSIONS & BEAM SPREAD



FEATURES & BENEFITS

- Built in the U.S.A.
- CNC-machined from 6061 aircraft-grade aluminum or raw brass.
- U.S.A. made light engine and driver.
- Built in surge protector.
- Adjustable knuckle for ease of light positioning.
- Field serviceable.
- IP66 rated.
- CREE 2 step binned LEDs with L70 over 80,000 hours.

SPECIFICATIONS

- **Construction:** 6061 aircraft-grade aluminum or raw brass
- **Finishes:** Architectural Bronze (AB), Black (BLK), Stainless Aluminum (SSA), Brass (BR)
- **Lead Wire:** 36” 18 AWG tinned copper
- **Mounting:** 8” LV180 ground stake
- **Lens:** Frosted flat
- **Driver System:** External
- **Operating Voltage:** 10.5-18 VAC
- **CRI:** 80+
- **Beam Spreads:** Flood

POWER CONSUMPTION

COLOR TEMPERATURE	WATTAGE	VA	LUMENS
3000K*	2W	4VA	130LM
	4W	7VA	210LM
	6W	11VA	280LM
	9W	15VA	380LM

ADDITIONAL COLOR TEMPERATURE OPTIONS

2700K 5000K Amber** Blue Royal Blue Green Red**

WARRANTY

20 Year Limited Warranty

CERTIFICATIONS

Tested to UL standards.

Intertek

**Indicates stocked items. Non-stocked items require 5-7 business days additional lead time, special order deposit and are non-refundable.*
***Amber not available in 6W or 9W and red not available in 9W.*

IES files can be found at www.gardenlightled.com







9 SERIES

Works exclusively with the **9 Series Smart Transformer**

Tab 6

PROPOSAL

Proposal submitted to: Magnolia Landing	**Phone:** (239) 936-0913	**Date:** May 17, 2023
Street: 3501 Avenida Del Vera	**Job Contact:** Belinda Blandon, District Manager	
City, State, Zip Code: North Fort Myers, FL 33917	**Job Location:** Same as Above	**Reference No:** PR-230509-HDSS

We are pleased to submit the following proposal for your review and acceptance:

Qty.	Item No.	Description	Amount
1	Sample Post/ Sample Sign Below	TO SUPPLY LABOR, MATERIALS AND EQUIPMENT SERVICES FOR DESIGN, MANUFACTURE AND/ OR COMPLETION AS FOLLOWS:	$6,520.00



Manufacture and install two (02) new decorative street sign poles NTE 12 Ft above grade with HIDDEN DRIVEWAY signs
Poles to be fluted with classic base
Includes ball topper for poles
Back plates for 24″ square sign blade, #02
Sign bracket (set of 2) each for round poles
Manufacture and replace street sign panels to be black with standard engineer grade reflective yellow vinyl die-cut lettering
Poles to be set in new concrete footers

Signage copy, dimensions, and colors to be as per approved layout; Customer to provide artwork for logo or brand duplication

We propose hereby to furnish material and labor-complete in accordance with above specifications, for the sum of:

Six Thousand, Five Hundred, Twenty & 00/100 ($6,520.00)

Payment Terms: 50% ($3,260.00) deposit to commence with order; Balance is due on completion.

All material guaranteed to be as specified. All work to be complete in a workman-like manner, according to standard practices. Any installation to be performed by qualified and licensed installers, Rocktide Construction per SFBC. Any alteration or deviation from above specification involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. Title, ownership and right to possession of the above-described property shall remain with the seller and not pass to purchaser until the total amount of the agreement has been paid in full. Any costs associated with the recovery efforts involving legal claims, lawsuits and collections of this agreement shall be borne by the purchaser. All agreements are contingent upon strikes, accidents, or delays beyond our control.

Due to recent unstable material pricing, we reserve the right to withdraw this proposal and re-review, if not accepted within **14** days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work specified. Payment will be made as outlined above.

Authorized Signature: _____

Date of Acceptance: _____

Print Name: _____

5748 Corporation Circle │ Fort Myers, FL 33905 │ T. (239) 694-7446
advancetekservices@gmail.com

Southern States Sign Association
INTERNATIONAL SIGN ASSOCIATION
CERTIFIED Electric Signs E507876

Lykins Signtek Inc.
5935 Taylor Rd Naples, FL 34109
contact@lykins-signtek.com
239-594-8494
EIN #: 84-2486919

License #: ES1200882
lykins-signtek.com

Quote 95669

hidden driveway signs for Magnolia Landing

SALES REP INFO
Matt Sprung
matt@lykins-signtek.com
239-494-5085

QUOTE DATE
06/02/2023

QUOTE EXPIRY DATE
07/02/2023

TERMS
50/50

ORDERED BY
CFM Community Development District
CFM Community Development District
9530 Marketplace Rd, Ste 206
Fort Myers, FL 33912

INSTALL ADDRESS
CFM Community Development District
9530 Marketplace Rd, Ste 206
Fort Myers, FL 33912

CONTACT INFO
Belinda Blandon
bblandon@rizzetta.com
+1 239-936-0913 x 0303

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	**hidden driveway signs for Magnolia Landing** 24" diamond yellow and black dot sign to read "Hidden Driveway" mounted to 3" fluted post with naples base and ball finial painted black. Installed.	2	Unit	$990.00	$1,980.00	N

County Tax Max:	**$0**
Subtotal:	**$1,980.00**
Sales Tax (6.5%):	**$0**
Total:	**$1,980.00**

Standard Terms & Conditions

Design Approval
Customer approval of the design proof is a contractual agreement authorizing Lykins-Signtek to release the order for production and installation as approved. Any subsequent request to change product specifications, content, location, or method of installation may result in a Change Order and additional charges.

Quotes, Orders, Payments
Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.
If you are tax exempt, you must submit your tax certificate to us with your order or deposit, or sales tax will be irrevocably due.
Orders are custom produced to your specifications. Unless other payment arrangements are in place, a down payment or advance payment is required to place an order, as follows:

- Advance payment is required for all orders ≤$250
- Advance payment is required for all repair orders
- Advance payment of the standard fee is required for all permitting and engineering charges
- A deposit of 60% of order is required for all commercial mailbox systems
- A deposit of 50% of order is required for all other items

The balance is due upon completion. Past due invoices will be subject to a 1.5% monthly interest.
Goods sold remain the property of Lykins-Signtek until paid in full and we reserve the right to recover unpaid product without notice.

Cancellation
Should a custom order be cancelled by the customer, a cancellation fee equal to the greater of 10% of order total OR the actual completed portion of the order, plus any custom-ordered parts and any design, permitting, and engineering fees, will apply and will be due or deducted from any refunds. Standard product order cancellations may be subject to a 20% restocking fee.

Customer Responsibilities
Unless other contractual arrangements have been made, and where applicable, customer is responsible for the timely provision of:

- Special fonts, color specifications, and high-resolution images or vector files for artwork
- Landlord or property manager approval, supporting information and documents required for permitting
- Property survey and location marking for any ground signs
- Removal/disposal of old signs and patching/caulking/painting of walls prior to installation of new signs
- A dedicated electrical circuit with a junction box located directly at or behind an electrical sign, within max. 6 ft of the sign.
- Reasonable access to the sign and any junction box or wiring path of an electrical sign. Access must be possible by ladder, lift, or bucket truck for installation and servicing purposes (ceiling access panel size min. 22” x 30” per NEC).

Permits posted must remain on-site until all inspections are signed off by the inspector. We recommend keeping completed permits for your records.

Installation and Service
When installation is included with your order or service is provided, Lykins-Signtek is NOT liable for:

- Damage to unmarked irrigation systems or private underground lines.
- Hidden obstructions or unusual digging conditions such as buried concrete, cap rock, lime rock or high water tables
- Landscaping removal, restoration, or supply to satisfy sign code and permit requirements
- The preservation, condition or storage of prior signs or mailboxes removed at customer’s request

Additional charges may apply.
Please note that our Installers are not authorized to modify the product or change installation locations in the field without formal client approval through a Change Order.

Warranty
Our standard limited warranty covers parts and labor for one year from date of installation. Warranty coverage is contingent on full payment. Request our Warranty Form for details.

Downpayment (50.0 %)	**$990.00**

SIGNATURE: **DATE:**

Tab 7

JOHNSON ENGINEERING

SINCE 1946

June 2, 2023

Board of Supervisors of CFM Community Development District
c/o Belinda Blandon, District Manager
Rizzetta & Company
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912

RE: Wetland Behind 3622 Avenida del Vera (Adjacent to Hole 6)

Dear Board of Supervisors:

A few months ago, I met onsite with the homeowners of 6311 Avenida del Vera to address their concerns regarding water standing in an area behind their home and adjacent to Hole 6 of the golf course. According to the homeowners this was not an issue before Lake 167 in Parcels H and I was expanded. The area of concern is 0.29-acre, classified as a wetland, owned by Magnolia Landing Golf Course, LLC and outside the boundary of Parcels H and I. Work was not performed in this area during the development of Parcels H and I.

During the visit, I did state that Section F-F shown on page 8 of 10 of the attached "Magnolia Landing Parcels H and I" Development Order Plans did not reflect what I was seeing in the field. However, after further review of the plans and discussions with the engineer of record, contractor, and our ecologist, it appears that Parcels H and I were constructed according to permitted plans.

In addition, page 2 of 10 of the attached plans show existing conditions (elevations) before construction began. Even though there is only one topographic elevation point (19.70 feet) in the area of concern, it shows that there was a slight depression in that area before work began on Parcels H and I. The other topographic elevations southwest of this point average 20.00 feet and the control elevation of the expanded lake is set at 20.09 feet.

Based on the previous existing elevations shown on page 2 of 10 of the plans, review of historical aerial imagery and the fact that it is classified as a wetland, it would be my opinion that this area was subject to standing water, during the wet season, prior to the development of Parcels H and I. Originally, the 0.29-acre wetland was part of an 8.29-acre wetland but, is now isolated and surrounded by a lake bank on the southwest side, making it appear as though the new development has created this situation.

The wetland could be filled, however, placing fill will likely kill the trees located in the area. It would also require approval from the golf course and a permit modification through South Florida Water Management District.

It is my recommendation that the area be left in its natural state.

Sincerely,

Brent O. Burford
For the Firm

2122 Johnson Street ▪ Fort Myers, Florida 33901
(239) 334-0046 ▪ Fax (239) 334-3661

cc: Tucker Mackie
Joseph DeBono

Attachments:
Magnolia Landing Parcels H and I Development Order Plans

bob/20044888-001/mfc

MAGNOLIA LANDING
PARCELS H AND I

DEVELOPMENT ORDER PLANS

PART OF SECTION 3 AND 10, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PROJECT INFORMATION

ZONING	RPD
PARCEL ID	10-43-24-00-00001.0120, 10-43-24-00-00003.0070, 10-43-24-00-00003.0110, 10-43-24-00-00003.0120, 10-43-24-00-00003.0130

CONSULTANTS

CIVIL ENGINEER
DELISI FITZGERALD, INC.
1605 HENDRY ST.
FORT MYERS, FL 33901
(239) 418-0691

LANDSCAPE ARCHITECT
JUNIPER LANDSCAPING
5880 STALEY RD.
FORT MYERS, FL 33905
(239) 561-5980

SURVEY
METRON SURVEYING & MAPPING, LLC
10970 S. CLEVELAND AVE, SUITE 605
FORM MYERS, FL 33907
(239) 275-8575

TRAFFIC ENGINEER
TR TRANSPORTATION CONSULTANTS, INC.
2726 OAK RIDGE CT., SUITE 503
FORT MYERS, FL 33901
(239) 278-3090

LIGHTING ENGINEER
TR TRANSPORTATION CONSULTANTS, INC.
2726 OAK RIDGE CT., SUITE 503
FORT MYERS, FL 33901
(239) 278-3090

UTILITY PROVIDERS

WATER
LEE COUNTY UTILITIES
1500 MONROE ST.
FORT MYERS, FL 33901
(239) 533-8181

ELECTRIC
LEE COUNTY ELECTRIC COOP
4941 BAYLINE DRIVE
NORTH FORT MYERS, FL 33917
(800) 599-2356

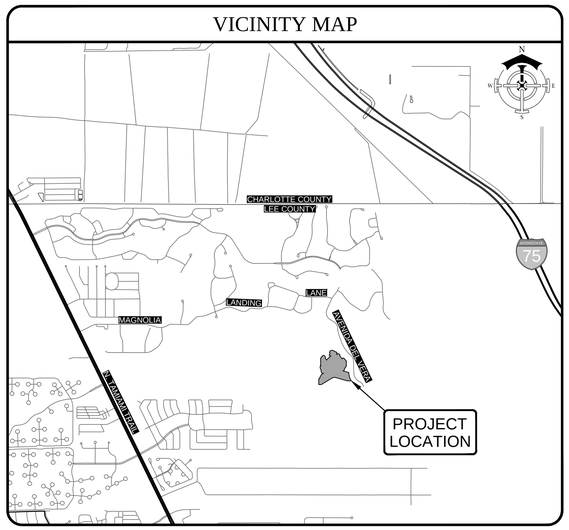
TELEPHONE
CENTURY LINK
2820 CARGO ST.
FORT MYERS, FL 33902
(239) 336-2008

SEWER
FLORIDA GOVERNMENTAL UTILITY AUTHORITY
280 WEKIVA SPRINGS RD. STE 2070
LONGWOOD, FL 32779
(407) 629-6900

GAS
TECO GAS
5901 ENTERPRISE PKWY.
FORT MYERS, FL 33905
(239) 690-5513

FIRE DISTRICT
NORTH FORT MYERS FIRE DISTRICT
2900 TRAIL DAIRY CIRCLE
NORTH FORT MYERS, FL 33917
(239) 997-8654

VICINITY MAP



SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND INDEX
2	AERIAL PHOTOGRAPH & EXISTING CONDITIONS PLAN
3	DEMOLITION AND CLEARING PLAN
4	PROJECT INFORMATION AND NOTES
5	MASTER SITE LAYOUT, SIGNING AND MARKING PLAN
6	MASTER DRAINAGE PLAN
7	MASTER UTILITY PLAN
8	PLAN AND PROFILES KEY SHEET
9-11	PLAN AND PROFILES
12	TYPICAL SECTIONS
13	PAVING DETAILS
14	DRAINAGE DETAILS
15	LEE COUNTY UTILITIES WATER DETAILS
16	FGUA SANITARY SEWER DETAILS
17	EROSION CONTROL PLAN

CONSTRUCTION INFORMATION

Always call 811 two full business days before you dig
Sunshine811.com
CALL BEFORE YOU DIG: 811

PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.16 = NGVD

DELISI FITZGERALD, INC.
Planning – Engineering – Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Certificate of Authorization Engineering LB #26978

ENGINEER OF RECORD:
ANDREW D. FITZGERALD, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58776
NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

OWNER / DEVELOPER:
D.R. HORTON FORT MYERS
10541 BEN C. PRATT / SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966
(239) 225-2600

PROJECT:
MAGNOLIA LANDING
PARCELS H AND I

PLAN REVISIONS

#	DATE	DESCRIPTION

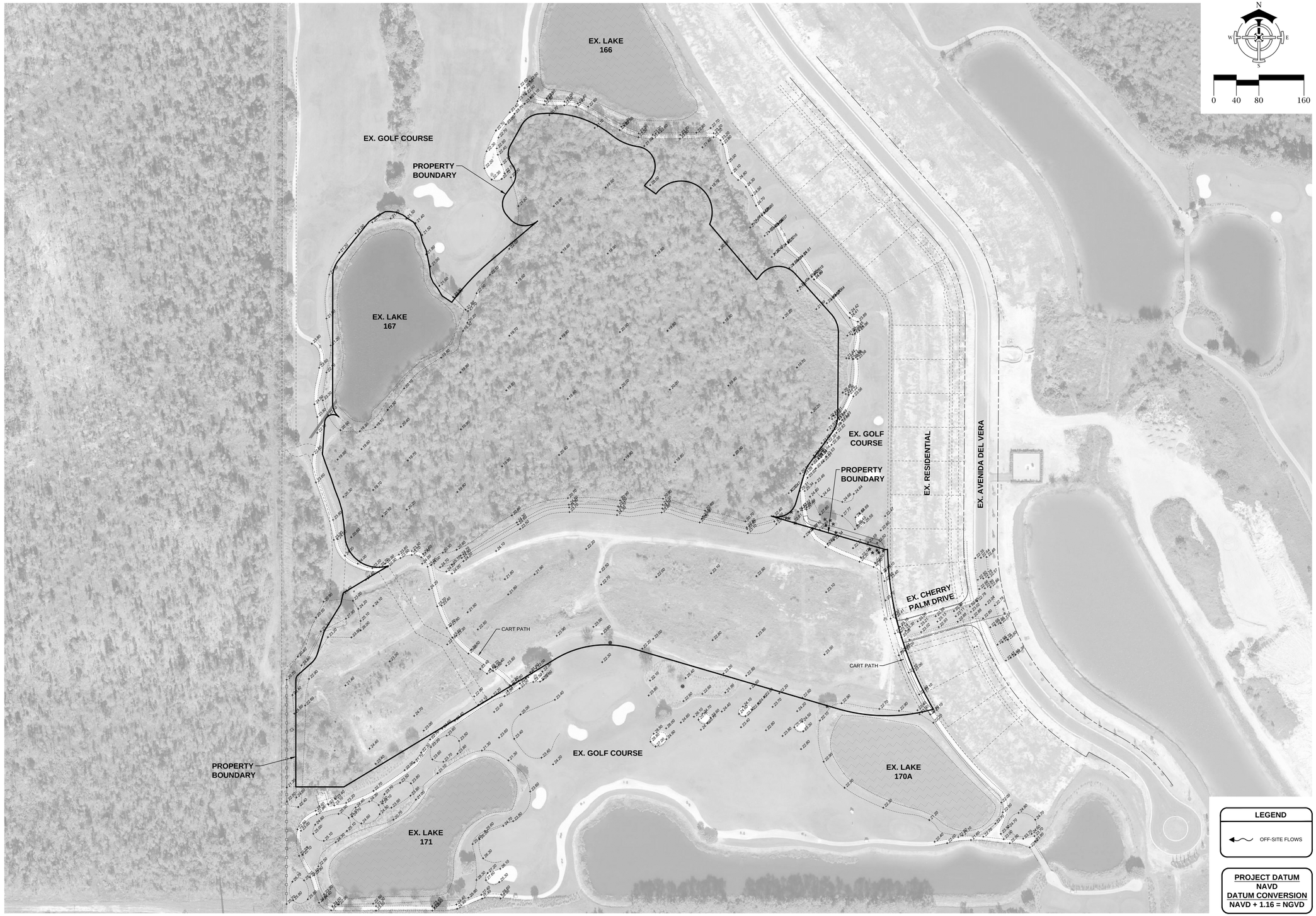
COVER SHEET, VICINITY MAP AND INDEX

Project Manager:	ADF
Drawn By:	CAS
Checked By:	ADF
Project Number:	21525
Part of Section(s):	3,10
Township: 43 S	Range: 24 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 1

K:\21525 - MAGNOLIA LANDING PARCELS H AND I\DOP\LAN SET\21525-01-COVER.DWG
5/14/2020 1:24 PM



K:\21525 - MAGNOLIA LANDING PARCELS H AND I\DOP\LAN SET\21525-02-AERIAL.DWG
5/14/2020 1:24 PM

DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Certificate of Authorization Engineering LB #26978

ENGINEER OF RECORD:
ANDREW D. FITZGERALD, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58776

NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

OWNER / DEVELOPER:
D.R. HORTON FORT MYERS
10541 BEN C. PRATT / 6 MILE CYPRESS PARKWAY
FORT MYERS, FL 33966
(239) 225-2600

PROJECT:
MAGNOLIA LANDING
PARCELS H AND I

#	DESCRIPTION	DATE

PLAN REVISIONS

AERIAL PHOTOGRAPH AND EXISTING CONDITIONS PLAN

Project Manager:	ADF
Drawn By:	CAS
Checked By:	ADF
Project Number:	21525
Part of Section(s):	3,10
Township: 43 S	Range: 24 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 2



WELL REMOVAL NOTE:

ALL EXISTING WELLS WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR.

DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Certificate of Authorization Engineering LB #26978

ENGINEER OF RECORD:
ANDREW D. FITZGERALD, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58776
NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

OWNER / DEVELOPER:
D.R. HORTON FORT MYERS
10541 BEN C. PRATT / 6TH AVE SOUTH
FORT MYERS, FL. 33966
(239) 225-2600

PROJECT:
MAGNOLIA LANDING PARCELS H AND I

PLAN REVISIONS

#	DATE	DESCRIPTION

DEMOLITION AND CLEARING PLAN

Project Manager:			ADF
Drawn By:			CAS
Checked By:			ADF
Project Number:			21525
Part of Section(s):			3,10
Township:	43 S	Range:	24 E
County, State:			LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 3

K:\21525 - MAGNOLIA LANDING PARCELS H AND I\DO\PLAN SET\21525-03-DEMO.DWG
5/14/2020 1:24 PM

PROPERTY DEVELOPMENT REGULATIONS (USE SCHEDULE)

RESIDENTIAL USES -R-	MINIMUM LOT			MINIMUM SETBACK[3]						MAX HEIGHT	# OF HABITABLE FLOORS	MINIMUM[1] BUILDING SEPARATION	MAX LOT[2] COVERAGE
	AREA	DEPTH	WIDTH[3]	SIDE (INSIDE/OUT SIDE)	REAR	FRONT/ ROAD	WATER BODY	PRESERVE	GOLF COURSE				
SINGLE FAMILY	3,150	70	45	5	10**;*****	20/12*	25	20	10**	35	2	10	70
TWO FAMILY ATTACHED	3,500	100	35	0/5****	10**	20/12*	25	20	10**	35	2	10	70
ZERO LOT LINES	2,800	80	35	0/5****	10**	20/12*	25	20	10**	35	2	10	70
TOWNHOUSES	1,780	80	22	0/10****	10**	20/12*	25	20	10**	35	2	20	70
MULTI-FAMILY	10,000	100	100	10	20	20	25	30	10**	35	5	20	70
ASSISTED LIVING FACILITY	10,000	100	100	10	20	20	25	30	10**	60	5	20	70
ACCESSORY STRUCTURES	N/A	N/A	N/A	5	5	10	25	20	5	35	N/A	10	N/A
POOL DECK	N/A	N/A	N/A	5	5	10	25	20	5	35	N/A	N/A	N/A

RECREATION, OPEN SPACE, GOLF COURSES, BUFFER & LAKES -RO-	MINIMUM LOT			MINIMUM SETBACK[3]						MAX HEIGHT	# OF HABITABLE FLOORS	MINIMUM[1] BUILDING SEPARATION	MAX LOT[2] COVERAGE
	AREA	DEPTH	WIDTH[3]	SIDE (INSIDE/OUT SIDE)	REAR	FRONT/ ROAD	WATER BODY	PRESERVE	GOLF COURSE				
CLUBHOUSE	N/A	N/A	N/A	15	20	20	0	30	0	50	3	15	N/A
ACCESSORY STRUCTURES	N/A	N/A	N/A	5	5	10	0	20	5	45	N/A	10	N/A
POOL DECKS	N/A	N/A	N/A	5	5	10	5	20	5	N/A	N/A	N/A	N/A

* WITH SIDE ENTRY GARAGES

** 5' FOR ACCESSORY STRUCTURE (POOL / LANAI)

*** LIMITED TO NO MORE THAN SIX (6) UNITS PER BUILDING

**** INSIDE REFERS TO SIDE OF THE UNIT ATTACHED TO NEIGHBORING UNIT; OUTSIDE REFERS TO SIDE OF UNIT WITH EXTERIOR EXPOSURE

***** 5' PRINCIPLE BUILDING FOR PARCEL J

NOTES:

1. ANY STRUCTURE MORE THAN TWO STORIES IN HEIGHT WILL MAINTAIN A 20 FOOT MINIMUM BUILDING SEPARATION.
2. LOT COVERAGE MEANS THAT PORTION OF THE LOT AREA, EXPRESSED AS A PERCENTAGE, OCCUPIED BY ALL ROOFED BUILDING OR STRUCTURES.
3. SETBACKS FOR PROJECT WALL ARE ALLOWED 1 FOOT OFF THE RIGHT OF WAY LINE.

MAGNOLIA LANDING (PHASE 2) UNIT SUMMARY

PROJECT NAME	PROJECT NO.	LOTS	TYPE	APPROVAL DATE
PARCEL A	DOS2017-00019	101 / 76	S.F.R. / TWO FAMILY ATTACHED	7/20/2017
PARCEL C	DOS2013-00474	33	S.F.R.	9/26/2013
HERONS GLEN - PHASE 2	DOS2004-00170	229 / 58	S.F.R. / TWO FAMILY ATTACHED	10/31/2006
PARCEL J	DOS2017-00018	61	S.F.R.	7/20/2017
PARCEL B	DOS2020-00025	98	TWO FAMILY ATTACHED	PENDING
PARCELS F AND G	DOS2020-00029	128 / 54	S.F.R. / TWO FAMILY ATTACHED	PENDING
PARCELS H AND I	DOS2020-00024	37	S.F.R.	PENDING
PARCELS L, N AND O	DOS2020-00028	208	S.F.R.	PENDING
		TOTAL UNITS	1,083	
PHASE 2 UNITS ALLOWED PER RESOLUTION Z-12-025		1,400		

GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LEE COUNTY LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. TOP 2 FEET OF LOTS SHALL BE CLEAN FILL.
15. SIDEWALKS SHALL BE INSTALLED DURING THE CONSTRUCTION OF THE HOMES ON EACH LOT AND WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
16. MAINTENANCE OF THE COMMON AREAS WILL BE THE RESPONSIBILITY OF THE CFM COMMUNITY DEVELOPMENT DISTRICT.

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ENGINEER OF RECORD:
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FLORIDA P.E. NO. 58776

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OWNER / DEVELOPER:
D.R. HORTON FORT MYERS
10541 BEN C. PRATT / 6 MILE CYPRESS PARKWAY
FORT MYERS, FL 33966
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PROJECT:
MAGNOLIA LANDING PARCELS H AND I

PLAN REVISIONS

#	DATE	DESCRIPTION

PROJECT INFORMATION AND NOTES

Project Manager:			ADF
Drawn By:			CAS
Checked By:			ADF
Project Number:			21525
Part of Section(s):			3,10
Township:	43 S	Range:	24 E
County, State:			LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 4

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SIGNING AND MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
4. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
5. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK / CART PATH
- CRUSHED SHELL CART PATH
- LAKE
- EXISTING LAKE

LEE PLAN CONSISTENCY STATEMENT:

THE SUBJECT PROPERTY IS DESIGNATED OUTLYING SUBURBAN ON THE LEE COUNTY COMPREHENSIVE PLAN WITH A STANDARD DENSITY RANGE OF 1 TO 3 DWELLING UNITS PER ACRE. THESE AREAS ARE RURAL IN NATURE AND ARE DEVELOPED WITH A LOWER DENSITY. HERONS GLEN / MAGNOLIA LANDING DRI CONSISTS OF APPROXIMATELY 1,569 ACRES WITH A MAXIMUM DENSITY OF 4,707 DWELLING UNITS. THE OVERALL PROJECT IS PERMITTED FOR 2,700 DWELLING, MUCH LOWER THAN THAT IS PERMISSIBLE. THEREFORE, THIS PROJECT DOES MEET THE INTENT AND IS CONSISTENT WITH THE LEE COUNTY COMPREHENSIVE PL AN.

LAND USE SUMMARY

CATEGORY	AREA	PERCENTAGE
PAVEMENT / SIDEWALK	1.19 AC.	6.5%
PERVIOUS	2.71 AC.	14.8%
LAKE	6.52 AC.	35.5%
RESIDENTIAL LOTS	7.94 AC.	43.2%
TOTAL	18.36 AC.	100.0%

PHASING PLAN

PHASE 1

CLEARING AND GRUBBING, AND EXCAVATION OF PROPOSED STORMWATER LAKE.

PHASE 2

CONSTRUCTION OF BACK-BONE WATER MANAGEMENT SYSTEM, UNDERGROUND UTILITIES, DRAINAGE, ROADWAY MINUS FINAL LIFT OF ASPHALT, SIGNING AND MARKING AND REQUIRED LANDSCAPING.

PHASE 3

FINAL LIFT OF 3/4" ASPHALT FOR ROADWAY.

PROPOSED UNIT COUNT

37 SINGLE FAMILY UNITS



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PROJECT:
MAGNOLIA LANDING PARCELS H AND I

PLAN REVISIONS

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MASTER SITE LAYOUT, SIGNING AND MARKING PLAN

Project Manager:	ADF
Drawn By:	CAS
Checked By:	ADF
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Part of Section(s):	3,10
Township: 43 S	Range: 24 E
County, State:	LEE COUNTY, FL

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GENERAL DRAINAGE NOTES:

1. THE LENGTH OF ALL STORM DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
2. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE ANY EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NEEDED.
5. ALL STORM DRAINAGE PIPES SHALL BE ADVANCE DRAINAGE SYSTEMS (ADS), UNLESS OTHERWISE SPECIFIED.
6. STRUCTURAL DESIGN AND REINFORCING FOR DRAINAGE STRUCTURES SHALL CONFORM TO FDOT DESIGN STANDARDS.
7. ALL DRAINAGE STRUCTURES CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.
8. PROPOSED GRADES IN OPEN SPACE AREAS ARE TOP OF SOD.
9. PARCEL LIES WITHIN FLOOD ZONE "A", NO BASE FLOOD ELEVATION DETERMINED AND FLOOD ZONE "X" HAVING NO BASE FLOOD ELEVATION, PER FLOOD INSURANCE RATE MAP (FIRM) 12071C0095F, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008.
10. THERE ARE NO KNOWN IMPACTS TO SURFACE OR GROUND WATER RESULTING FROM THE PROJECT.
11. THERE ARE NO KNOWN IMPACTS TO WETLANDS RESULTING FROM THIS PROJECT.
12. CEMENT STABILIZED SAND, 57 STONE OR SIMILAR BEDDING REQUIRED FOR ALL STORM DRAIN INLET STRUCTURES AND JUNCTION BOXES.
13. ALL ELEVATIONS PROVIDED ARE BASED IN NAVD DATUM.
14. HDPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.
15. OPERATION AND OWNERSHIP OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE HERONS GLEN RECREATION DISTRICT.
16. COMPACTION SHALL BE A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR EMBANKMENTS SUPPORTING STRUCTURES, AND 90 PERCENT OF MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR OTHER EMBANKMENTS IN ACCORDANCE WITH ASTM D1557.

SURFACE WATER MANAGEMENT PARAMETERS

PARAMETER	ELEVATION
CONTROL ELEVATION (FT-NAVD)	20.09
5 YEAR, 1 DAY PEAK STAGE (FT-NAVD)	22.14
25 YEAR, 3 DAY PEAK STAGE (FT-NAVD)	22.64
100 YEAR, 3 DAY, ZERO DISCHARGE PEAK STAGE (FT-NAVD)	23.44
MIN. ROAD CROWN ELEVATION (FT-NAVD)	22.14
MIN. PERIMETER BERM ELEVATION (FT-NAVD)	22.64
MIN. FINISHED FLOOR ELEVATION (FT-NAVD)	23.44
FEMA FLOOD ELEVATION (FT-NAVD)	SEE NOTE #1

NOTES:
1. PARCEL LIES WITHIN FLOOD ZONE "A", NO BASE FLOOD ELEVATION DETERMINED AND FLOOD ZONE "X" HAVING NO BASE FLOOD ELEVATION, PER FLOOD INSURANCE RATE MAP (FIRM) 12071C0095F, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008.

WATER MANAGEMENT LAND USE SUMMARY

CATEGORY	AREA
PAVEMENT / SIDEWALK / DRIVEWAY	1.53 AC.
PERVIOUS	6.39 AC.
LAKE	6.52 AC.
RESIDENTIAL BUILDING	3.92 AC.
TOTAL	18.36 AC.

DRAINAGE STRUCTURE TABLE

S-1
TYPE 'E' INLET
FDOT #425-052
GRATE ELEV. = **22.20**
INV. E (12") = **19.30**
INV. W (18") = **18.00**
INV. N (24") = **18.00**

S-2
VALLEY GUTTER INLET
SEE DETAIL
EOP ELEV. = **22.20**
INV. S (24") = **17.80**
INV. N (24") = **17.80**

S-3
VALLEY GUTTER INLET
SEE DETAIL
EOP ELEV. = **22.20**
INV. S (24") = **17.70**
INV. N (24") = **15.50**

S-4
JUNCTION BOX
FDOT #425-001, 425-010
RIM ELEV. = **22.70**
INV. S (24") = **15.30**
INV. N (24") = **14.00**
INV. E (12") = **19.30**

S-5
24" FLARED END
FDOT #430-020
INV. (24") = **13.80**

S-6
VALLEY GUTTER INLET
SEE DETAIL
EOP ELEV. = **22.20**
INV. E (15") = **14.70**

S-7
VALLEY GUTTER INLET
SEE DETAIL
EOP ELEV. = **22.20**
INV. W (15") = **14.60**
INV. E (18") = **14.60**

S-8
JUNCTION BOX
FDOT #425-001, 425-010
RIM ELEV. = **22.70**
INV. W (18") = **14.40**
INV. E (18") = **14.40**

S-9
18" FLARED END
FDOT #430-020
INV. (18") = **14.30**

S-10
JUNCTION BOX
FDOT #425-001, 425-010
RIM ELEV. = **23.00**
INV. SW (12") = **19.10**
INV. NW (18") = **18.10**
INV. NE (12") = **19.30**

S-11
VALLEY GUTTER INLET
SEE DETAIL
EOP ELEV. = **22.20**
INV. SE (18") = **17.90**
INV. NW (18") = **14.30**

S-12
VALLEY GUTTER INLET
SEE DETAIL
EOP ELEV. = **22.20**
INV. SE (18") = **14.80**
INV. NW (24") = **14.80**

S-13
24" FLARED END
FDOT #430-020
INV. (24") = **14.50**

EX-S-58A
EX. 54" HEADWALL
INV. (54") = **13.50**

EX-S-58B
EX. GRATE INLET
GRATE ELEV. = **21.35**
INV. NW (54") = **12.00**
INV. SE (54") = **12.10**
REMOVE GRATE INLET TOP AND INSTALL BLIND TOP WITH TOP ELEV. = 19.70

EX-S-58C
EX. GRATE INLET
GRATE ELEV. = **21.79**
INV. NW (54") = **12.35**
INV. SE (54") = **12.35**
REMOVE GRATE INLET TOP AND INSTALL MANHOLE TOP
FDOT #425-001, 425-010
RIM ELEV. = 22.75

EX-S-58D
EX. GRATE INLET
GRATE ELEV. = **21.72**
INV. N (54") = **11.90**
INV. SE (54") = **11.70**

EX-S-60B
EX. TYPE 'C' INLET
GRATE ELEV. = **22.20**
INV. E (18") = **18.20**
INV. S (24") = **14.80**

YD-1
HDPE INLET
GRATE ELEV. = **22.20**
INV. W (12") = **19.70**

YD-2
HDPE INLET
GRATE ELEV. = **22.20**
INV. E (12") = **19.50**
INV. W (12") = **19.50**

YD-3
HDPE INLET
GRATE ELEV. = **22.20**
INV. W (12") = **19.70**

YD-4
HDPE INLET
GRATE ELEV. = **22.20**
INV. E (12") = **19.50**
INV. W (12") = **19.50**

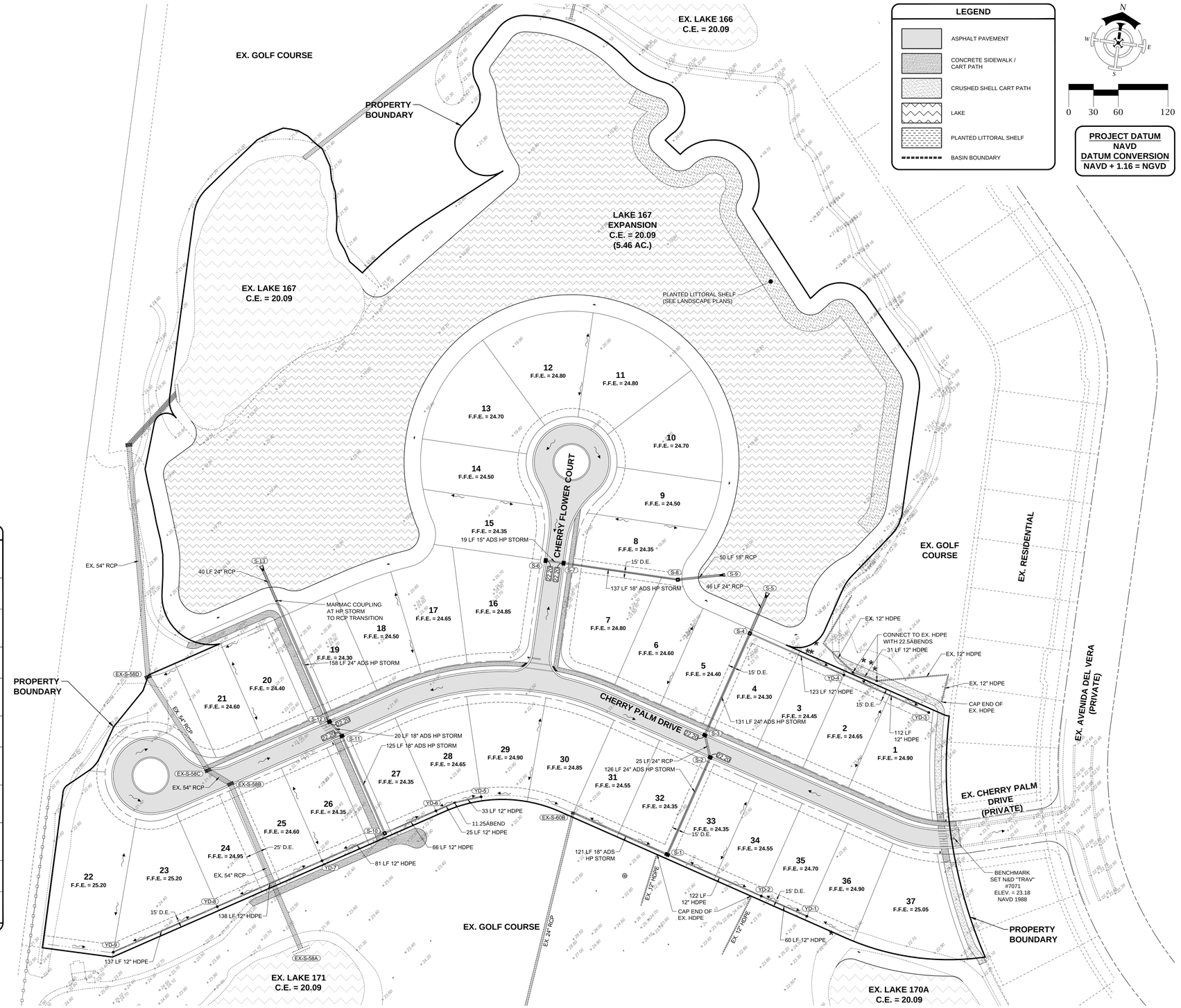
YD-5
HDPE INLET
GRATE ELEV. = **22.20**
INV. W (12") = **19.70**

YD-6
HDPE INLET
GRATE ELEV. = **22.20**
INV. SW (12") = **19.50**
INV. NE (12") = **19.50**

YD-7
HDPE INLET
GRATE ELEV. = **22.20**
INV. SW (12") = **19.30**
INV. NE (12") = **19.30**

YD-8
HDPE INLET
GRATE ELEV. = **22.20**
INV. SW (12") = **19.50**
INV. NE (12") = **19.50**

YD-9
HDPE INLET
GRATE ELEV. = **22.20**
INV. NE (12") = **19.70**



LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK / CART PATH
- CRUSHED SHELL CART PATH
- LAKE
- PLANTED LITTORAL SHELF
- BASIN BOUNDARY

N
W E
S

0 30 60 120

PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.16 = NGVD

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PROJECT:
MAGNOLIA LANDING PARCELS H AND I

PLAN REVISIONS

#	DATE	DESCRIPTION

MASTER DRAINAGE PLAN

Project Manager:	ADF
Drawn By:	CAS
Checked By:	ADF
Project Number:	21525
Part of Section(s):	3,10
Township: 43 S	Range: 24 E
County, State:	LEE COUNTY, FL

Status:
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Sheet Number: 6

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GENERAL UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION.
2. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. EXISTING L.C.U. INFRASTRUCTURE ON THE PROPERTY TO BE PHYSICALLY LOCATED TO AVOID POTENTIAL CONFLICTS OR DAMAGE TO THIS INFRASTRUCTURE.
3. LOCATIONS OF UTILITY LINES ARE SUBJECT TO MODIFICATIONS TO PRESERVE ANY EXISTING VEGETATION AS DETERMINED BY THE ENGINEER.
4. WHEN REFERENCING IMPROVEMENTS ADJACENT TO THE SUBJECT PROPERTY THE WORD "EXISTING" (OR ABBREVIATED "EX.") SHALL MEAN IMPROVEMENTS BY THE DEVELOPER WHICH ARE INTENDED TO BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS PROJECT.
5. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
6. CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS TO OWNER AND ENGINEER PRIOR TO FINAL PAYMENT REQUEST.
7. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
8. CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN THE PLANS EXIST.
9. CONTRACTOR TO EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN. WITH THE BRANCH SPREAD OF SUCH TREES, PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
10. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH THE GRADES.
11. CASINGS AND/OR CONDUIT SHALL EXTEND FIVE(5) FEET BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END AND SHALL BE INCLUDED IN RECORD DRAWINGS TO THE ENGINEER.
12. CONTRACTOR TO INSTALL WATER MAINS SUCH THAT 18" OF MINIMUM CLEARANCE IS PROVIDED FROM EXISTING FORCE MAINS. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
13. POTABLE WATER METERS TO BE INSTALLED BY LEE COUNTY UTILITIES.

GENERAL POTABLE WATER NOTES:

1. THE CONTRACTOR SHALL PLACE VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS WHERE POSSIBLE.
2. ALL COMPONENTS OF THE POTABLE WATER SYSTEM, EXCLUDING FIRE HYDRANTS, SHALL BE IN CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE/NSF INTERNATIONAL STANDARD 61. THE LOCATION OF PUBLIC WATER SYSTEM MAINS SHALL BE IN ACCORDANCE WITH F.A.C. RULES 62-40, 62-550 AND 62-560. ALL COMPONENTS, INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH A.W.W.A. APPLICABLE STANDARDS.
3. WATERLINE FITTINGS ARE SHOWN AT MAJOR BENDS IN WATER MAIN ALIGNMENT. CONTRACTOR SHALL UTILIZE ADDITIONAL FITTINGS AS NECESSARY TO DEFLECT WATERLINE IN ACCORDANCE WITH THE UTILITY PROVIDER SPECIFICATIONS.
4. THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKER AND 2'x4' STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE-BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED IN CENTER OF ADJACENT TRAVEL LANE AT EACH FIRE HYDRANT.
6. ALL WATER VALVES SHALL CONFORM TO A.W.W.A. C-509 RESILIENT SEATED TYPE.
7. CONTRACTOR SHALL USE 45ºBENDS AT CONFLICTS. RESTRAINTS TO BE MEGA-LUG. TYLER MJR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE MANUFACTURES RECOMMENDED MAXIMUM PIPE DEFLECTION.
8. ALL WATER MAINS SHALL HAVE A MINIMUM OF 30" COVER.
9. ALL POTABLE WATERLINES SHALL BE AWWA C-900, DR 18 CLASS 150 PVC RUBBER GASKETED PIPE WITH BELL AND SPIGOT ENDS UNLESS OTHERWISE NOTED. ALL WATERLINES UNDER ROADWAY SHALL BE DUCTILE IRON PIPE, CLASS 51.
10. WATER MAIN DEFLECTIONS SHALL NOT EXCEED EIGHTY PERCENT OF THE MAXIMUM DEFLECTION LIMITS SHOWN IN AWWA C600.

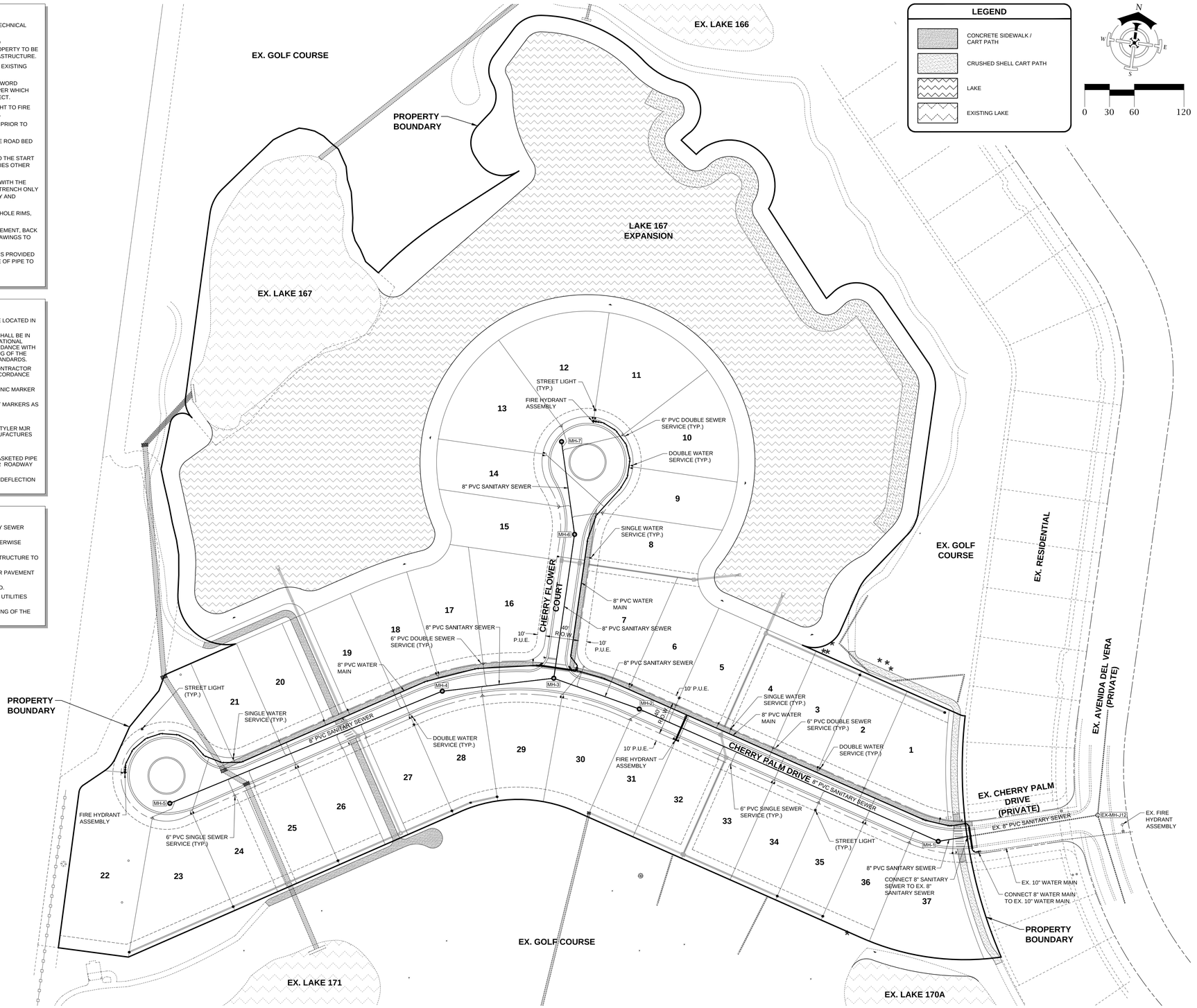
GENERAL SANITARY SEWER NOTES:

1. CONTRACTOR TO VERIFY INVERT ELEVATION AND LOCATION OF EXISTING SANITARY SEWER MANHOLES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRAVITY SEWER LINES SHALL BE PVC (SDR 26), GREEN IN COLOR, UNLESS OTHERWISE NOTED, WITH A MINIMUM OF 36" COVER.
3. ALL SEWER LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. MANHOLE TOPS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
5. ALL SANITARY SEWER SERVICES TO BE 6" IN DIAMETER, UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER.
7. CONTRACTOR TO COORDINATE WITH LCU TO VERIFY THE CONDITION OF THE COATING OF THE EXISTING MANHOLES AND RE-COAT IF NECESSARY.

FIRE PROTECTION REQUIREMENTS:

REQUIRED FIRE FLOW FOR SINGLE-FAMILY HOMES IS 1,000 GPM.

FIRE FLOW AVAILABLE IS 2,065 GPM AT 20 PSI BASED ON THE FIRE FLOW TEST PERFORMED BY NORTH FORT MYERS FIRE DISTRICT ON MAY 1, 2020.



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PROJECT:
MAGNOLIA LANDING
PARCELS H AND I

#	DESCRIPTION	DATE
	PLAN REVISIONS	

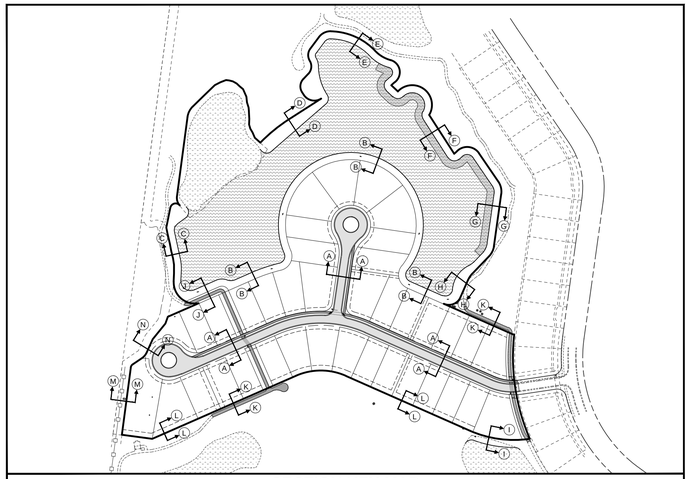
MASTER UTILITY PLAN

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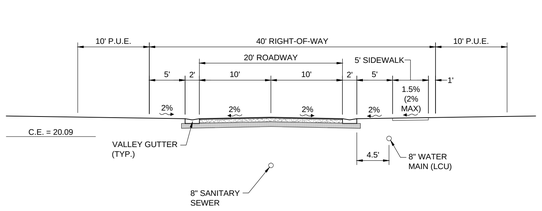
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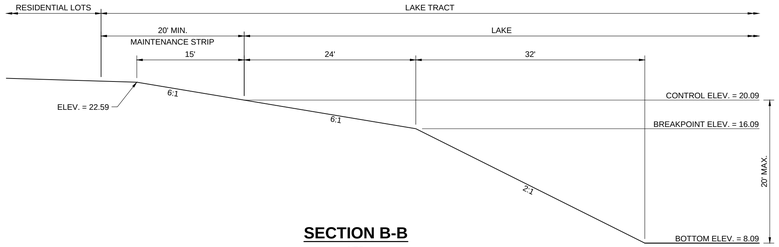


SECTION KEY MAP



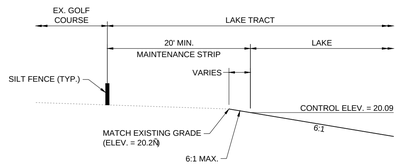
SECTION A-A

NTS



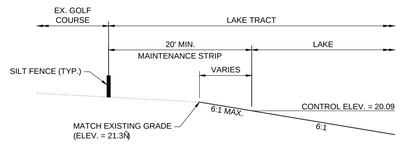
SECTION B-B

NTS



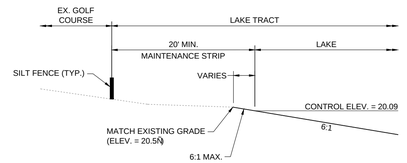
SECTION C-C

NTS



SECTION D-D

NTS



SECTION E-E

NTS

SECTION F-F

NTS

SECTION G-G

NTS

SECTION H-H

NTS

SECTION I-I

NTS

SECTION J-J

NTS

SECTION K-K

NTS

SECTION L-L

NTS

SECTION M-M

NTS

SECTION N-N

NTS

PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.16 = NGVD

DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Certificate
of Authorization
Engineering LB #26978

ENGINEER OF RECORD:
ANDREW D. FITZGERALD, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58776

NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

OWNER / DEVELOPER:
D.R. HORTON FORT MYERS
10541 BEN C. PRATT / SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966
(239) 223-2600

PROJECT:
MAGNOLIA LANDING PARCELS H AND I

PLAN REVISIONS

#	DATE	DESCRIPTION

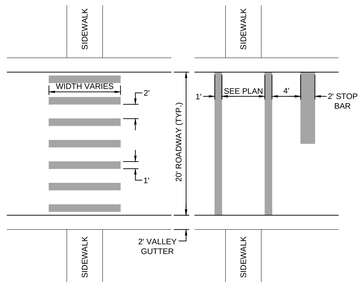
TYPICAL SECTIONS

Project Manager:			ADF
Drawn By:			CAS
Checked By:			ADF
Project Number:			21525
Part of Section(s):			3,10
Township:	43 S	Range:	24 E
County, State:			LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 12

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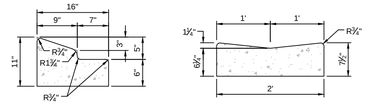
HIGH VISIBILITY **STANDARD** W/ STOP BAR

NOTES:

1. SEE PLANS FOR TYPE OF CROSSWALK STRIPING AND LOCATION.
2. DETAILS REFERENCED F.D.O.T. INDEX NO. 17346 & M.U.T.C.D. SECTION 3B.17
3. CROSSWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.

TYPICAL PEDESTRIAN CROSSWALKS

NTS



TYPE 'A' CURB

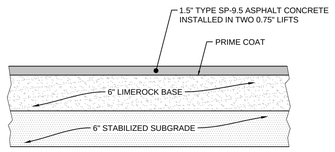
VALLEY GUTTER

NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED.
2. CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 300.
3. CURB SHALL HAVE EXPANSION JOINTS INSTALLED AT ALL INLETS AND EVERY 500'Ñ

CURB DETAILS

NTS

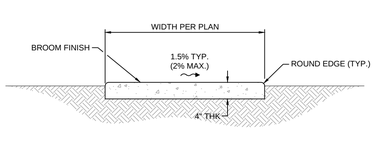


PAVEMENT NOTES:

1. 6" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180), (MIN. LBR 100).
2. 6" STABILIZED SUBGRADE (MIN. LBR 40).
3. STABILIZED SUBGRADE TO EXTEND 1 FOOT BEYOND EDGE OF PAVEMENT AND BACK OF CURB.
4. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.

TYPICAL PAVEMENT SECTION

NTS

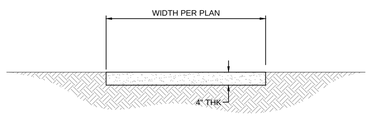


NOTES:

1. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD INDEX 310 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
2. COMPACT FILL AREAS TO MINIMUM 95% OF AASHTO T99 DENSITY.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS AS DEPICTED ON THE PAVING PLAN AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
4. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
5. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.
6. CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.7 AND FDOT STANDARD INDEX 304.

CONCRETE SIDEWALK / CART PATH DETAIL

NTS



CRUSHED SHELL CART PATH DETAIL

NTS

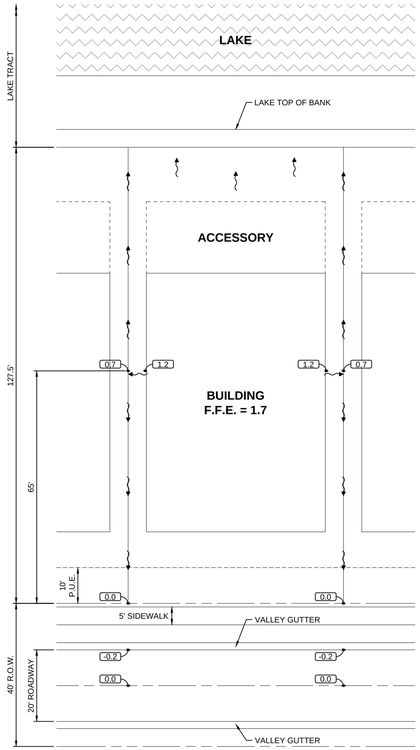


NOTE:

THE SIGN SHALL BE PLACED NO CLOSER THAN 10 FEET TO THE REAR LOT LINE.

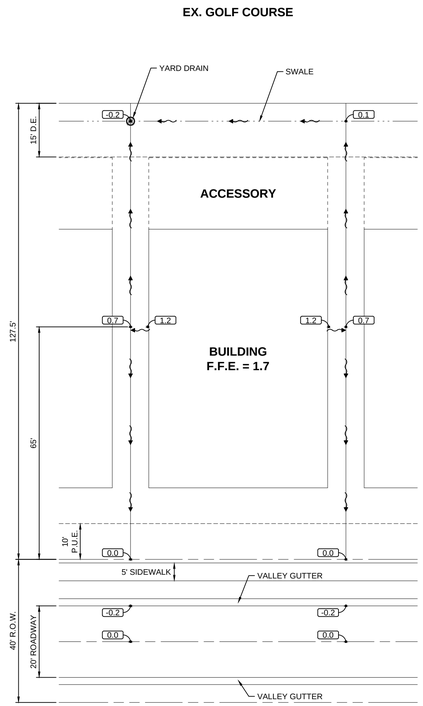
ALLIGATOR WARNING SIGN DETAIL

NTS



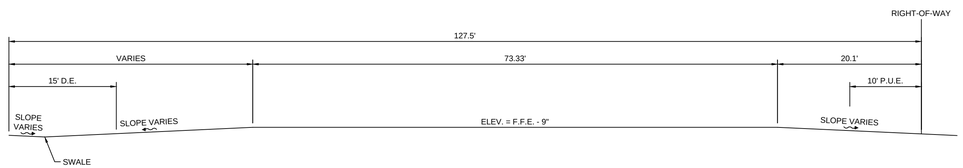
TYPICAL LOT GRADING ABUTTING LAKE

NTS



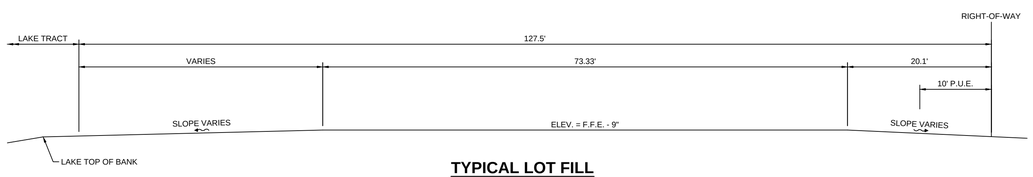
TYPICAL LOT GRADING ABUTTING EX. GOLF COURSE

NTS



TYPICAL LOT FILL

NTS



TYPICAL LOT FILL (ADJACENT TO LAKE)

NTS

DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management
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PROJECT:
MAGNOLIA LANDING PARCELS H AND I

PLAN REVISIONS

#	DATE	DESCRIPTION

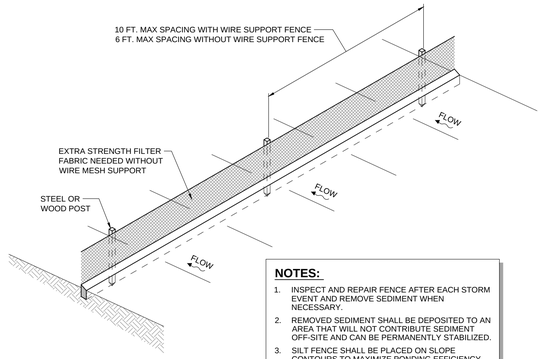
PAVING DETAILS

Project Manager:	ADF
Drawn By:	CAS
Checked By:	ADF
Project Number:	21525
Part of Section(s):	3,10
Township: 43 S	Range: 24 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

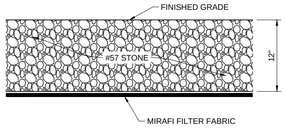
Sheet Number: 13

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NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



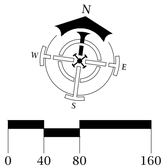
TEMPORARY CONSTRUCTION ENTRANCE SECTION

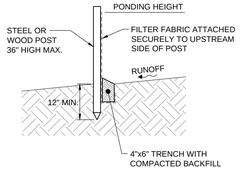
EROSION CONTROL NOTES:

1. THESE DETAILS REPRESENT TYPICAL BEST MANAGEMENT PRACTICES FOR SOIL EROSION CONTROL.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
3. AREAS LOCATED ADJACENT TO UNDEVELOPED AREAS SHALL BE STABILIZED WITH SOD IMMEDIATELY UPON REACHING FINAL GRADE.
4. THE CONTRACTOR SHALL SUPPLEMENT THIS PLAN AS MAY BE REQUIRED TO CONTROL AND REDUCE SOIL EROSION BASED ON THE CONTRACTORS MEANS, METHODS AND TECHNIQUE OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO FILE A NPDES NOTICE OF INTENT WITH THE EPA AND LEE COUNTY AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. DURING CONSTRUCTION, ALL INLET OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N, OR APPROVED EQUAL) TO PREVENT DEBRIS FROM FALLING INTO THE INLET. FILTER FABRIC TO BE REMOVED FROM ALL INLETS IMMEDIATELY UPON PROPER STABILIZATION OF CONSTRUCTED IMPROVEMENTS.
6. THE CONSTRUCTION OF THIS PROJECT WILL BE IN COMPLIANCE WITH SEE TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS AND THE STANDARD MANATEE CONDITIONS FOR IN WATER WORK.
7. CONSTRUCTION DEBRIS FROM THE PROJECT WILL BE REMOVED FROM THE SITE BY TRUCK.
8. TURBIDITY SCREENS WILL BE UTILIZED AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
9. SILT FENCE WILL BE UTILIZED AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
10. TURBIDITY SCREENS AND SILT FENCE WILL BE INSPECTED DAILY.

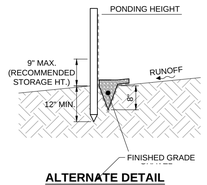
LEGEND

- STAKED SEDIMENT LOG @ INLETS OR MIRAFI FABRIC
- STAKED SILT FENCE
- FLOATING TURBIDITY BARRIER



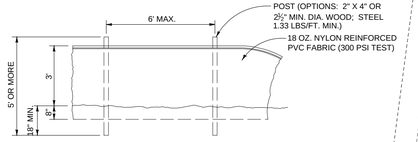


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

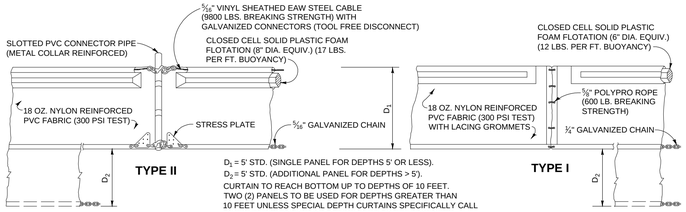


ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE DETAIL
NTS



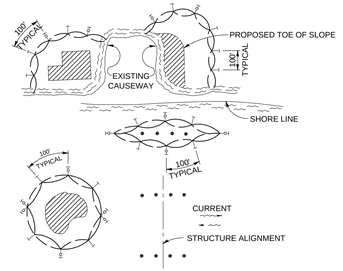
STAKED TURBIDITY BARRIER
NTS



D_1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D_2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5').
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALL FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

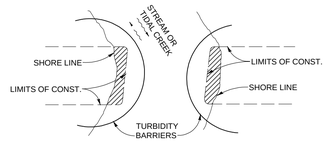
NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS
NTS



LEGEND

- PILE LOCATIONS
- DREDGE OR FILL AREA
- MOORING BUOY W/ANCHOR
- ANCHOR
- BARRIER MOVEMENT DUE TO CURRENT ACTION



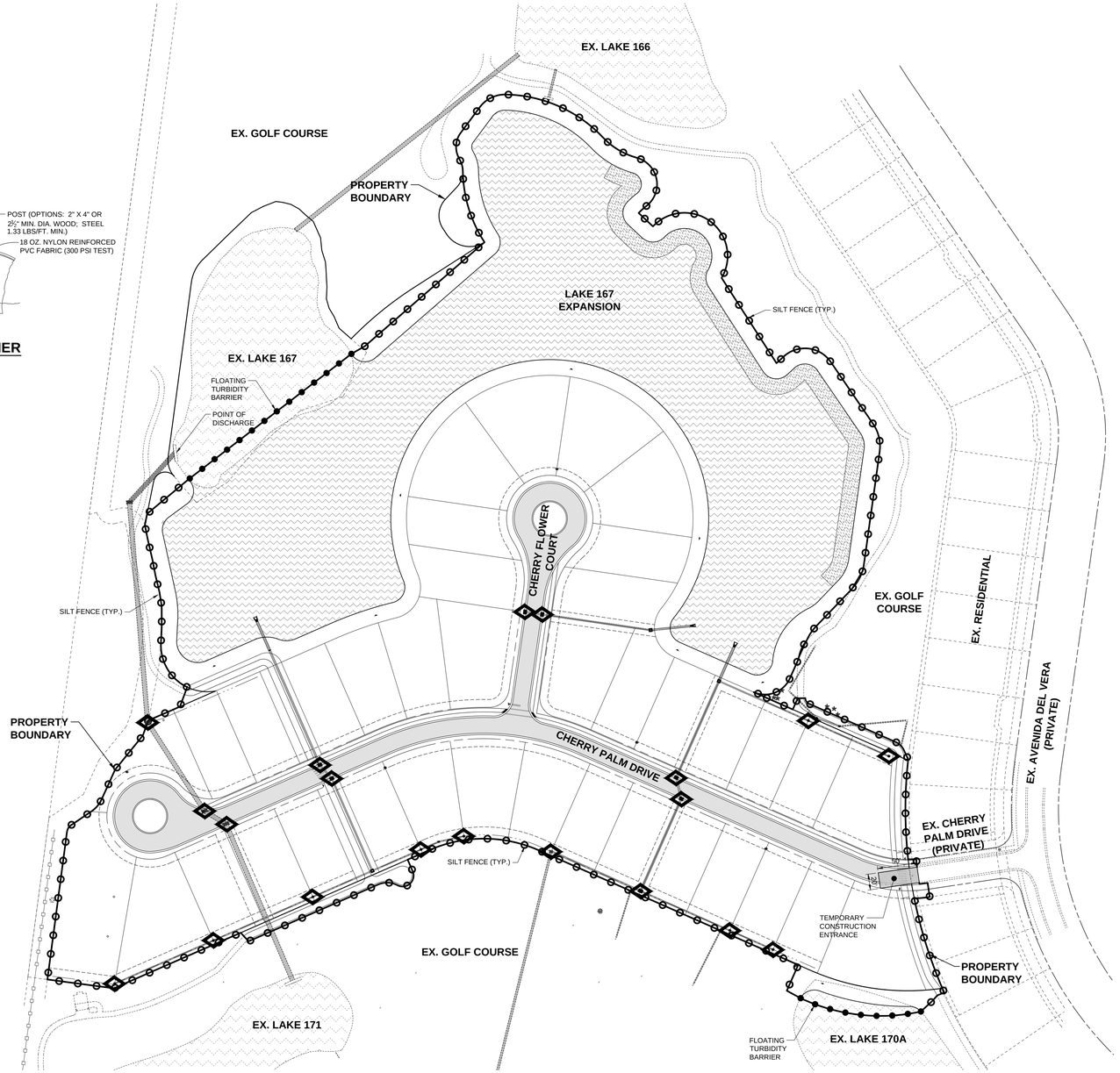
NOTES:

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION REFER TO THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.

NOTE:

TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS, HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

TURBIDITY BARRIER APPLICATIONS
NTS



DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
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D.R. HORTON FORT MYERS
1541 BERTS PRATT / SW MILE CYPRESS PARKWAY
FORT MYERS, FL 33966
(239) 225-2600

PROJECT:
MAGNOLIA LANDING PARCELS H AND I

PLAN REVISIONS

#	DATE	DESCRIPTION

EROSION CONTROL PLAN

Project Manager:			ADF
Drawn By:			CAS
Checked By:			ADF
Project Number:			21525
Part of Section(s):			3,10
Township:	43 S	Range:	24 E
County, State:			LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 17

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Tab 8

JOHNSON ENGINEERING

SINCE 1946

June 14, 2023

Board of Supervisors of CFM Community Development District
c/o Belinda Blandon, District Manager
Rizzetta & Company
9530 Marketplace Road
Suite 206
Fort Myers, FL 33912

RE: Golf Maintenance Facility Drainage

Dear Board of Supervisors:

Flooding issues have occurred on Magnolia Landing Lane (MLL), in front of the maintenance facility, following heavy rains on a number of occasions over the last several years, due to poor drainage through the stormwater management system (SWMS) located on the golf maintenance facility.

CFM Community Development District's Engineer was directed to provide recommendations of preventative maintenance measures to reduce or eliminate reoccurrence. I met with Charlie Chaney, Magnolia Landing Golf Club Superintendent, in March to discuss maintenance procedures for their (SWMS) to ensure that it operates as designed and permitted.

Stormwater collected from approximately 725 feet of MLL is routed through the golf course maintenance facility SWMS. The SWMS consists of three dry detention areas that are piped to a larger dry detention area which discharges into the adjacent conservation area as approved by South Florida Water Management District and Lee County Development Order. CFM Community Development District (CFM CDD) does not have operation and maintenance responsibilities for the retention areas within the Golf Course Maintenance Facility.

The detention areas are designed so that they normally only have standing water for short periods of time, particularly during dry season. The pipe entries into these dry detention areas are 2 feet below the grade/bottom of the detention areas and designed to have a 10' x 10' rip rap sump to keep sediment and vegetation from entering the ends of the pipes. However, they are still subject to sediment and vegetation blocking the ends of the pipes, without proper and continued maintenance. The drainage inlets are also subject to sediment and debris, as sand and vegetation are constantly being moved through the facility. It is extremely important that these areas are maintained as designed and permitted. If not sediment and debris eventually build up inside the pipes blocking flow which leads to the flooding issues on MLL.

Charlie and I discussed a comprehensive cleaning of the SWMS should be performed before May of each year, during the dry season, when the vegetation and sediment that has accumulated in the bottom of the detention areas can more easily be removed. During this time the detention areas should be mowed regularly, and the rip rap sumps should be treated to keep them free of weeds and grasses. Removal of additional sediment from the bottom of the detention areas may be

required which would include removal and resetting the rip rap at the ends of the pipes, as was suggested to Charlie Riger in David Robson's memo, dated February 8, 2018. During the wet season the bottom of the detention areas may not be accessible, however the SWMS still needs to be maintained which will basically be keeping pipes free of sediment and vegetative debris.

Sincerely,

Brent O. Burford
For the Firm

cc: Tucker Mackie
Joseph DeBono

bob/20044888-001/mfc

Tab 9

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 20, 2023
- **FY 2022-2023 Audit Completion Deadline:** June 2023
- **Next Election (Seats 1,2 & 5):** November 5, 2024

District Manager's Report

June 14

2023

C F M C D D

FINANCIAL SUMMARY		5/31/2023
General Fund Cash & Investment Balance		$675,000
Debt Service Fund Investment Balance		$492,495
apital Projects Fund Investmen Balance		$1,494,178
Total Cash and Investment Balances		**$2,661,673**
General Fund Expense Variance:	**$103,122**	**Over Budget**

Wall repairs – We are still pending proposals for these repairs.

FL Class – The general funds have been transferred to the FL Class Fund. The monthly average yield reported and included in the investment summary was 5.14%.