



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JULY 15, 2019
9:00 A.M.**

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

www.arborwoodedd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
Amenity Center Community Room
Somerset at the Plantation
10401 Dartington Drive
Fort Myers, Florida, 33913
REGULAR BOARD MEETING & PUBLIC HEARING
July 15, 2019
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 20, 2019 Regular Board Meeting.....Page 3
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Adopting a Fiscal Year 2019/2020 Final Budget
 - 3. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Final Budget.....Page 9
 - 4. Consider Receive Public Comments on Fiscal Year 2019/2020 Annual Assessment Roll
 - 5. Consider Resolution No. 2018-04 – Adopting a Fiscal Year 2019/2020 Annual Assessment Roll.Page 12
- H. Old Business
 - 1. Update Regarding Street Lighting Project
 - 2. Update on Brazilian Pepper Removal
 - 3. Review of Exotic Maintenance on the Mitigation Parcel
- I. New Business
 - 1. Discuss Options for Treatment Providers
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- J. Administrative Matters
 - 1. Manager’s Report
 - a. Financials.....Page 75
 - 2. Engineer Report
 - 3. Field Inspectors Report
- K. Board Members Comments
- L. Adjourn

Attn:
ARBORWOOD CDD
2501 BURNS RD STE A
PALM BEACH GARDENS, FL 33410

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Diana Figueroa, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice of Meetings

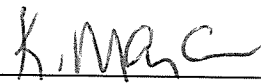
In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

06/21/19, 06/28/19

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 28th of June 2019, by Diana Figueroa who is personally known to me.


 Affiant


 Notary



ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Arborwood Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: July 15, 2019
 TIME: 9:00 a.m.
 LOCATION: Amenity Center Community Room
 Somerset at the Plantation
 10401 Dartington Drive
 Fort Myers, FL 33913

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2019/2020; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Neighborhood Parcel	Total # of Acres on Each Parcel	Total # of Units in Each Parcel	Proposed O&M Assessment for Each Unit Within a Parcel (including collection costs/early payment discounts)
A	560.00	1,491	\$55.94
B	655.68	978	\$102.51
C	259.67	694	\$81.24
D/E (less Golf Course)	794.42	955	\$269.09
Golf Course (D/E)	116.23	1	\$37,598.53
G	21.06	1	\$3,136.45
H-1	11.19	1	\$1,666.52
H-2	2.47	1	\$367.86

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2019/2020.

For fiscal year 2019/2020, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2019. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

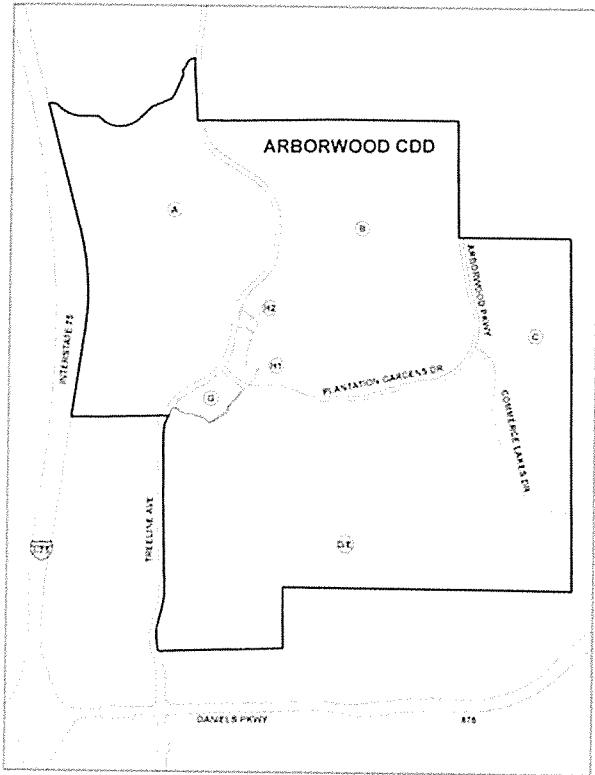
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 27499 Riverview Center Boulevard, Suite 253, Bonita Springs, Florida 34134. Ph: (561) 630-4922 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter

considered at the public hearings or meeting is advised that person will need a record of 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.

Kathleen Dailey
District Manager



ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

www.arborwoodcdd.org
AD# 3641235 June 21, 28, 2019

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 15, 2019**

A. CALL TO ORDER

The April 15, 2019, Regular Board Meeting of the Arborwood Community Development District was called to order at 9:07 a.m. in the Amenity Center Community Room at Somerset at the Plantation located at 10401 Dartington Drive, Fort Myers, Florida 33913.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on April 3, 2019, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	Terry Hammond	Present
Vice Chairman	John Hamilton	Present
Supervisor	Lawrence Carr	Absent
Supervisor	Joan Pattison	Present
Supervisor	Gary Franz	Present

Staff members in attendance were:

District Manager	Kathleen Dailey	Special District Services, Inc.
General Counsel	Wes Haber (via phone)	Hopping Green & Sams, P.A.
District Engineer	Josh Evans (via phone at 9:45 a.m.)	JR Evans Engineering
Field Inspector	Bohdan Hirniak	

Others present were: Mike Myers of Passarella & Assoc.; Jere Earlywine of Hopping, Green & Sams (via phone); Michael McElligott of Special District Services, Inc. (via phone); and the following residents: Jeff Gordish, Dale Kraemer, Ray Holter, Peter Grave and others.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Mr. Gordish indicated there were documents he could not open on the website. Mr. McElligott stated that SDS was in process of making all district websites ADA compliant and there were hosting issues that are actively being worked on.

F. APPROVAL OF MINUTES

1. March 18, 2019, Regular Board Meeting

The March 18, 2019, Regular Board Meeting minutes were presented for approval.

Mr. Hammond pointed out under Item G-1, that the reference to “City Board” should be “City Council.” Mrs. Pattison indicated under Item J, the reference to “Mt. Franz” should read, “Mr. Franz.”

A **motion** was then made by Mr. Hamilton, seconded by Mrs. Pattison and passed unanimously approving the March 18, 2019, Regular Board Meeting minutes, as amended.

G. OLD BUSINESS

1. Update Regarding Street Lighting Project

a. Consider Approval of Agreement with American Infrastructure Services for Street Light Installation

Mr. Hammond advised that Doug McIntire had received approval for the project in the form of a permit. He indicated that there was \$608,000 in the budget for the contract and the cost of the project is \$549,098.25 plus incidentals. Mr. Haber stated that AIS pulled the permit with no charge and included a schedule for completion. He suggested the Board approve the agreement, in substantial form, and authorize the Chairman to execute same. Mr. Hamilton asked if there were penalties in the agreement and Mr. Haber responded that he believed so, but if not, he can make that change.

A **motion** was made by Mr. Franz, seconded by Mr. Hamilton and passed unanimously approving the AIS agreement for street light installation, in substantial form, authorizing the Chairman to execute and subject to inclusion of a penalty clause into the agreement.

2. Update on Brazilian Pepper Removal

Mr. Hammond gave the history of the issue and stated that Mr. Hirniak had done observations and noted that the golf course was aggressively removing a lot of it. He added that there were still questions on CDD responsibility. Mr. Myers stated that he had met with Frank Lyda from the golf course and showed him the map. He stated that an overlay could be done where the plant has been treated and then see if there is additional Brazilian pepper in the conservation area or golf course. Mr. Hammond added that it was an ongoing project.

3. Review of Exotic Maintenance on the Mitigation Parcel

Mr. Myers advised that Aquatic Weed Control completed the first treatment in January and he anticipates they will do the second treatment in the next few weeks. Mr. Myers added that the exotic treatments were working and he will review two weeks after the next treatment. Mr. Franz stated that he would like to go with Mr. Myers on that review and there was a consensus of the Board that he do so.

4. Update on Report of Bridgetown Pond Maintenance

Dale Kraemer, Chairman of the Bridgetown Ponds & Preserves Committee, gave the history and went over the report that was presented to the District. They recently put their pond maintenance out to bid and noted that they switched from Clarke to Lake Doctors in January. Mr. Hammond stated that he appreciated the work they were doing.

H. NEW BUSINESS

1. Review of Lake Bank Inspection Reports

This item was tabled.

2. South Florida Water Management District Notice of Compliance Letter for Arborwood Preserve

Mr. Myers stated that a letter had been received acknowledging that the treatment done by the District satisfied the complaint.

3. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Proposed Budget

Resolution No. 2019-02 was presented, entitled:

RESOLUTION 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Gordish proposed a change to the methodology that was set up for the Somerset maintenance costs. Mr. Hammond stated that the Board made the decision and went through the appeals process. Mr. Haber added that the last time the assessment was levied in the summer of 2018 there was an opportunity to address this issue with two public hearings on the proposed budget. He indicated that there were also public hearings when the O&M was levied, which was the time to raise concerns and it can be challenged in court, if not consistent with law. Mr. McElligott added that there had been previous discussions that addressed the methodology and that acreage was used versus shoreline. Mr. Gordish stated that the acreage was not correct. Mr. Haber stated that since the proposed budget was being presented today, the proposal should be shared and reviewed with SDS so they can make changes in May, if required.

Mr. McElligott went over the proposed budget and all the additions and changes that were made based on discussions the previous month. After discussion, the proposed budget was changed to reflect an increase to \$7,500 of the Treeline Preserve Maintenance; Panther Mitigation Maintenance was reduced to \$90,000; Stormwater Drainage for Somerset was lowered to \$17,500; and a new item, Stormwater Drainage for Bridgetown, was added designating \$2,500 as the budgeted amount.

A motion was made by Mr. Hamilton, seconded by Mr. Franz and passed unanimously approving Resolution No. 2019-01, as amended, setting the Public Hearing for July 15, 2019.

Messrs. Haber and Earlywine excused themselves from the meeting at 10:00 a.m.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Financials – Mr. Hammond stated that the Board had received updated financial information. Mr. Myers noted that the mislabeled items in the financials had been correct.

Ms. Dailey reminded the Board that the next meeting was scheduled for May 20, 2019.

2. Engineer’s Report

Mr. Franz opined that Mr. Evans should be present at the meeting. Mr. Hammond indicated he would speak with him about attendance. Mike Myers indicated he would plan to attend meetings, unless advised otherwise.

3. Field Inspector’s Report

Mr. Hirniak stated that the condition of the lakes was good and the water levels are higher.

J. BOARD MEMBER COMMENTS

There was a general discussion on the panther mitigation parcel and purchasing credits. Mr. Myers stated that such arrangement was not available to the District and they are locked into the current method.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mrs. Pattison, seconded by Mr. Franz and passed unanimously to adjourn the Regular Board Meeting at 10:59 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Attn:
ARBORWOOD CDD
2501 BURNS RD STE A
PALM BEACH GARDENS, FL 33410

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

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06/21/19, 06/28/19

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Sworn to and Subscribed before me this 28th of June 2019, by Diana Figueroa who is personally known to me.

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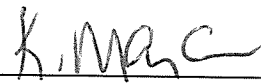
Additional Provisions

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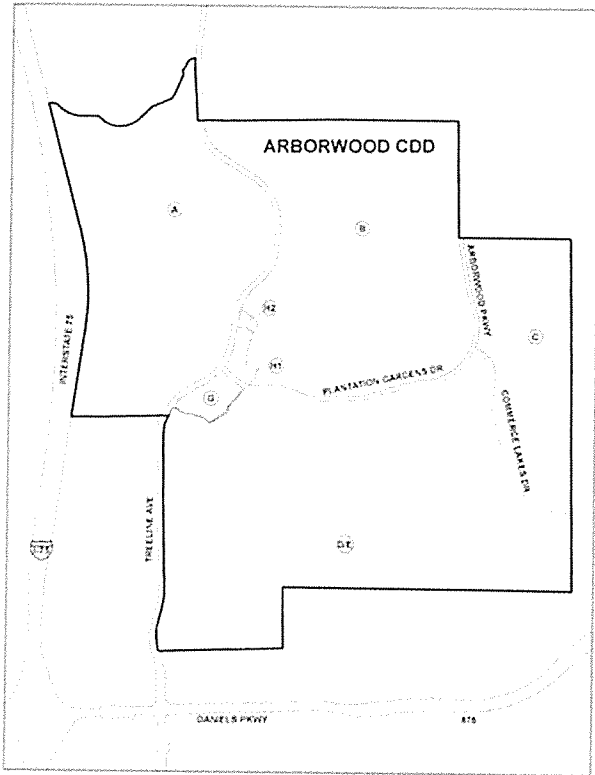

 Affiant


 Notary



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Kathleen Dailey
District Manager



ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

www.arborwoodcdd.org
AD# 3641235 June 21, 28, 2019

RESOLUTION 2019-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (“**Board**”) of the Arborwood Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Arborwood Community Development District for the Fiscal Year Ending September 30, 2020.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$4,337,050.00 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>539,075.00</u>
DEBT SERVICE FUND (SERIES 2014A-1)	\$ <u>502,398.00</u>
DEBT SERVICE FUND (SERIES 2014A-2)	\$ <u>109,038.00</u>
DEBT SERVICE FUND (SERIES 2014B)	\$ <u>528,195.00</u>
DEBT SERVICE FUND (SERIES 2018A-1)	\$ <u>1,890,554.00</u>
DEBT SERVICE FUND (SERIES 2018A-2)	\$ <u>767,790.00</u>
TOTAL ALL FUNDS	\$ <u>4,337,050.00</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF July, 2019.

ATTEST:

**ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2019/2020 Budget

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arborwood Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than April 15, 2020 and 50% due no later than September 30, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 15th day of July, 2019.

ATTEST:

**ARBORWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Arborwood
Community Development District

Final Budget
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020

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ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

REVENUES

1 **GENERAL FUND ON ROLL ASSESSMENTS**

All assessments placed on the tax roll for Operations & Maintenance.

2 **GENERAL FUND DIRECT BILL ASSESSMENTS**

Individual parcels not placed on the tax roll are billed directly by mail for Operations & Maintenance.

3 **DEBT ON ROLL ASSESSMENTS - SERIES 2014A-1**

Debt Assessments collected via the property tax roll for Series 2014 A-1 Bond.

4 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2014A-1**

Debt Assessments collected via direct billing for Series 2014 A-1 Bond.

5 **DEBT ON ROLL ASSESSMENTS - SERIES 2014A-2**

Debt Assessments collected via the property tax roll for Series 2014 A-2 Bond.

6 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2014A-2**

Debt Assessments collected via direct billing for Series 2014 A-2 Bond.

7 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2014B**

Debt Assessments collected via direct billing for Series 2014 A-2 Bond.

8 **DEBT ON ROLL ASSESSMENTS - SERIES 2018**

Debt Assessments collected via the property tax roll for Series 2018 Bond.

9 **DEBT DIRECT BILL ASSESSMENTS - SERIES 2018**

Debt Assessments collected via direct billing for Series 2018 Bond.

10 **MISCELLANEOUS REVENUE**

Any Item that does not fall into the other income categories.

11 **GENERAL FUND INTEREST INCOME**

Any interest earned on the general fund balance is recorded in this category.

12 **GENERAL FUND OTHER REVENUES**

This is usually carry over funds from a prior year.

EXPENDITURES

13 **PAYROLL TAX EXPENSE**

For taxes associated with the payroll to supervisors.

14 **SUPERVISOR FEES**

Fees paid to supervisors for their service to the District.

15 **ENGINEERING**

State statute requires the District to have an engineer and pay for his or her services.

16 **MANAGEMENT**

State statute requires the District to have a manager and pay for his or her services.

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

17 **LEGAL**

State statute requires the District to have an attorney and pay for his or her services.

18 **ASSESSMENT ROLL**

The cost to prepare the assessment roll and submit it to the county tax collector.

19 **ANNUAL AUDIT**

State statute requires the District to have financial statements audited yearly.

20 **ARBITRAGE REBATE FEE**

This is a bond requirement related to the tax exempt status of the bonds.

21 **INSURANCE**

The District has a liability insurance policy that protects the supervisors and staff acting on the district's behalf.

22 **LEGAL ADVERTISING**

State statute requires the District to advertise meetings in advance.

23 **MISCELLANEOUS**

Any item that does not fit into a category already established.

24 **POSTAGE**

Any packages/letters sent on behalf of the district. Proposals, certified mail, etc. are charged to this category.

25 **OFFICE SUPPLIES**

This is mainly paper and ink cost related to any printed documents for the district.

26 **DUES & SUBSCRIPTIONS**

An annual due is required to pay to the state.

27 **TRUSTEE FEES**

Fees paid to the Bank Trustee responsible for the Bond bank accounts.

28 **CONTINUING DISCLOSURE FEE**

These are reports we have to file with the SEC related to any bonds.

29 **AMORTIZATION SCHEDULES**

This is the fee we are charged by either a trustee or financial advisor if we have to reamortize the bonds due to a prepayment.

30 **WEBSITE**

State statute requires the District to have a public website. This is the cost to run and host the website.

31 **PROFESSIONAL FEE & PERMITS**

Permit, survey, etc, cost related to maintenance or construction.

32 **ELECTRICITY**

Electricity cost related to District owned equipment, i.e. wells, fountain pumps, etc.

33 **TREELINE PRESEVE MAINT - EXOTICS**

Removal of exotics annually

34 **DRI TRAFFIC MONITORING**

Bi-annual monitoring of traffic counts to verify actual traffic does not exceed design capacity

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue & Expense Descriptions

- 35 **ENVIROMENTAL CONSULTING - PASSARELLA**
Ecological consultant and management of preserve maintenance
- 36 **PANTHER MITIGATION MAINT - EXOTICS**
Panther mitigation is an offsite parcel that is required to have the exotics removed on an annual basis as consistent with the ACOE Pe
- 37 **STREET LIGHTING - UTILITY & MAINT**
Maintenance on district owned streetlights
- 38 **CAPITAL OUTLAY - SMALL**
Small, miscelaneous construction related to district improvements.
- 39 **COUNTY APPRAISER & TAX COLLECTOR FEE**
Fees charged to the District by the County Appraiser and Tax Collector for collecting the District's NAV Assessments.
- 40 **FLOWWAY MAINT**
Removal of plant material of east/west ditch on an annual basis to improve conveyance
- 41 **MITIGATION MONITORING - (PARCEL C ONLY)**
Inspection of the preserve located in Parcel C
- 42 **PRESERVE MAINT - (PARCEL C ONLY)**
Removal of exotics in Parcel C preserves
- 43 **LAKE MAINT - AQUATIC CONTROL MAINT- (SOMERSET ONLY)**
Maintenance of aquatic vegetation in Somerset lakes
- 44 **LAKE MAINT - EROSION MAINT- (SOMERSET ONLY)**
Maintenance of lake banks from erosion in Somerset lakes
- 44 **PRESERVE MAINT - (SOMERSET ONLY)**
Removal of exotics annually in the preserve in Somerset
- 45 **FIELD INSPECTOR - (SOMERSET ONLY)**
Staff person for public relations and coordination of maintenance
- 46 **STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)**
Inspection and maintainance of the stormwater drainage pipes in Somerset
- 47 **STORMWATER DRAINS INS & MAINT - (BRIDGETOWN ONLY)**
Inspection of the stormwater drainage pipes in Bridgetown and submitting report to Bridgetown HOA
- 48 **DEBT PAYMENT (2014)**
Total Interest and Principal Payment for the year for all the Parcel C Series 2014 Bonds
- 49 **DEBT PAYMENT (2018)**
Total Interest and Principal Payment for the year for all parcels except C for the Series 2018 Bonds
- 50 **MISCELLANEOUS DEBT EXPENSE**
Any debt expense other that the regularly scheduled principal and interest payments
- 51 **DISCOUNTS FOR EARLY PAYMENTS**
4% buffer to cover for all residents you pay early and receive a discount off their property tax bill, which can be up to 4%

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
TOTAL
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

REVENUES	TOTAL
GENERAL FUND ON ROLL ASSESSMENT	521,994
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	-1,082
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	537
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	17,626
DEBT ON ROLL ASSESSMENT	3,062,768
DEBT DIRECT BILL ASSESSMENT - PULTE	16,407
DEBT DIRECT BILL ASSESSMENT - GL HOMES	3,949
DEBT DIRECT BILL ASSESSMENT - WCI	714,851
DEBT DIRECT BILL ASSESSMENT - OTHER	0
OTHER INCOME / CARRYOVER BALANCE	0
Total Revenues	\$ 4,337,050
EXPENDITURES	
PAYROLL TAX EXPENSE	912
SUPERVISOR FEES	12,000
ENGINEERING	25,000
MANAGEMENT	36,108
LEGAL	25,000
METHODOLOGY	0
ASSESSMENT ROLL	5,000
ANNUAL AUDIT	5,500
ARBITRAGE REBATE FEE	3,500
INSURANCE	15,000
LEGAL ADVERTISING	5,500
MISCELLANEOUS	2,800
POSTAGE	1,300
OFFICE SUPPLIES	2,500
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	33,000
CONTINUING DISCLOSURE FEE	5,000
AMORTIZATION SCHEDULE	500
WEBSITE	1,500
PROFESSIONAL FEE & PERMITS	1,500
ELECTRICITY	200
TREELINE PRESEVE MAINT - EXOTICS	7,500
DRI TRAFFIC MONITORING	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	20,000
PANTHER MITIGATION MAINT - EXOTICS	90,000
STREET LIGHTING - UTILITY & MAINT	21,000
CAPITAL OUTLAY - SMALL	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000
FLOWWAY MAINT	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800
LAKE MAINT - (SOMERSET ONLY)	46,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	30,000
PRESERVE MAINT - (SOMERSET ONLY)	35,000
INSPECTOR - (SOMERSET ONLY)	24,000
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	17,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500
Total Expenditures	\$ 518,195
EXCESS / (SHORTFALL)	
EXCESS / (SHORTFALL)	\$ 3,818,855
DEBT PAYMENTS (2014)	(1,122,190)
DEBT PAYMENTS (2018)	(2,553,275)
MISCELLANEOUS DEBT EXPENSE	0
BALANCE	\$ 143,391
DISCOUNTS FOR EARLY PAYMENTS	(143,391)
NET EXCESS / (SHORTFALL)	\$ -

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
DETAILED TOTAL
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

	GENERAL FUND	DEBT - SERIES 2014		DEBT - SERIES 2018	TOTAL
		A-1 & A-2	B	A-1 & A-2	
REVENUES					
GENERAL FUND ON ROLL ASSESSMENT	521,994	0	0	0	521,994
GENERAL FUND DIRECT BILL ASSESSMENT - PULTE	-1,082	0	0	0	-1,082
GENERAL FUND DIRECT BILL ASSESSMENT - GL HOMES	537	0	0	0	537
GENERAL FUND DIRECT BILL ASSESSMENT - WCI	17,626	0	0	0	17,626
DEBT ON ROLL ASSESSMENT	0	424,312	0	2,638,456	3,062,768
DEBT DIRECT BILL ASSESSMENT - PULTE	0	0	0	16,407	16,407
DEBT DIRECT BILL ASSESSMENT - GL HOMES	0	0	0	3,949	3,949
DEBT DIRECT BILL ASSESSMENT - WCI	0	186,656	528,195	0	714,851
DEBT DIRECT BILL ASSESSMENT - OTHER	0	0	0	0	0
OTHER INCOME / CARRYOVER BALANCE	0	0	0	0	0
Total Revenues	\$ 539,075	\$ 610,967	\$ 528,195	\$ 2,658,813	\$ 4,337,050
EXPENDITURES					
PAYROLL TAX EXPENSE	912	0	0	0	912
SUPERVISOR FEES	12,000	0	0	0	12,000
ENGINEERING	25,000	0	0	0	25,000
MANAGEMENT	36,108	0	0	0	36,108
LEGAL	25,000	0	0	0	25,000
METHODOLOGY	0	0	0	0	0
ASSESSMENT ROLL	5,000	0	0	0	5,000
ANNUAL AUDIT	5,500	0	0	0	5,500
ARBITRAGE REBATE FEE	3,500	0	0	0	3,500
INSURANCE	15,000	0	0	0	15,000
LEGAL ADVERTISING	5,500	0	0	0	5,500
MISCELLANEOUS	2,800	0	0	0	2,800
POSTAGE	1,300	0	0	0	1,300
OFFICE SUPPLIES	2,500	0	0	0	2,500
DUES & SUBSCRIPTIONS	175	0	0	0	175
TRUSTEE FEES	33,000	0	0	0	33,000
CONTINUING DISCLOSURE FEE	5,000	0	0	0	5,000
AMORTIZATION SCHEDULE	500	0	0	0	500
WEBSITE	1,500	0	0	0	1,500
PROFESSIONAL FEE & PERMITS	1,500	0	0	0	1,500
ELECTRICITY	200	0	0	0	200
TREELINE PRESEVE MAINT - EXOTICS	7,500	0	0	0	7,500
DRI TRAFFIC MONITORING	10,000	0	0	0	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	20,000	0	0	0	20,000
PANTHER MITIGATION MAINT - EXOTICS	90,000	0	0	0	90,000
STREET LIGHTING - UTILITY & MAINT	21,000	0	0	0	21,000
CAPITAL OUTLAY - SMALL	1,000	0	0	0	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	0	0	0	10,000
FLOWWAY MAINT	4,600	0	0	0	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200	0	0	0	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800	0	0	0	10,800
LAKE MAINT - (SOMERSET ONLY)	46,100	0	0	0	46,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	30,000	0	0	0	30,000
PRESERVE MAINT - (SOMERSET ONLY)	35,000	0	0	0	35,000
INSPECTOR - (SOMERSET ONLY)	24,000	0	0	0	24,000
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	17,500	0	0	0	17,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	2,500	0	0	0	2,500
Total Expenditures	\$ 518,195	\$ -	\$ -	\$ -	\$ 518,195
EXCESS / (SHORTFALL)	\$ 20,880	\$ 610,967	\$ 528,195	\$ 2,658,813	\$ 3,818,855
DEBT PAYMENTS (2014)	0	(593,995)	(528,195)	0	(1,122,190)
DEBT PAYMENTS (2018)	0	0	0	(2,553,275)	(2,553,275)
MISCELLANEOUS DEBT EXPENSE	0	0	0	0	0
BALANCE	\$ 20,880	\$ 16,972	\$ -	\$ 105,538	\$ 143,391
DISCOUNTS FOR EARLY PAYMENTS	(20,880)	(16,972)	-	(105,538)	(143,391)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -

BUDGET COMPARISON
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

	FISCAL YEAR 2017/2018 ACTUAL *	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET	LARGE VARIANCE EXPLANATION
REVENUES				
1	360,881	341,141	521,994	More platted lots on roll and assessment raised because carryover has been depleted
2	9,788	9,955	-1,082	More lots on roll - results in less direct billed
3	358	365	537	
4	13,785	23,809	17,626	More lots on roll - results in less direct billed
5	0	0	0	
6	3,228,923	2,808,004	3,062,768	More lots on roll - results in less direct billed
7	0	119,544	16,407	More lots on roll - results in less direct billed
8	4,472	3,949	3,949	
9	937,663	1,012,891	714,851	More lots on roll - results in less direct billed
10	0	0	0	
11	0	0	0	
12	0	0	0	
13	0	0	0	
14	0	140,000	0	Surplus operating funds have been used up over previous 2-3 years
	\$ 4,555,870	\$ 4,459,658	\$ 4,337,050	
EXPENDITURES				
15	750	912	912	
16	9,800	12,000	12,000	
17	33,664	35,000	25,000	(10,000)
18	34,712	35,441	36,108	annual CPI increase in contract
19	28,419	38,000	25,000	(13,000)
20	0	0	0	
21	5,000	5,000	5,000	
22	5,350	5,500	5,500	
23	3,350	3,500	3,500	
24	14,496	15,000	15,000	
25	10,739	5,500	5,500	
26	2,464	2,800	2,800	
27	1,617	1,300	1,300	
28	3,430	2,200	2,500	
29	175	175	175	
30	32,229	37,000	33,000	refinanced bond has lower Trustee fees
31	4,000	5,000	5,000	
32	0	500	500	
33	1,500	1,500	1,500	
34	0	2,000	1,500	
35	144	1,000	200	
36	0	4,000	7,500	
37	9,775	0	10,000	
38	12,246	15,000	20,000	
39	55,569	110,000	90,000	
40	22,895	21,000	21,000	
41	0	1,000	1,000	
42	6,790	10,000	10,000	
43	0	4,600	4,600	
44	0	6,200	6,200	
45	0	10,800	10,800	
46	36,816	46,100	46,100	
47	0	0	30,000	New Item for upcoming year
48	35,000	35,000	35,000	
49	15,816	28,000	24,000	
50	0	0	17,500	New Item for upcoming year
51	0	0	2,500	New Item for upcoming year
	386,746	501,028	518,195	
	\$ 4,169,124	\$ 3,958,630	\$ 3,818,855	
52	(1,217,958)	(1,278,793)	(1,122,190)	
53	(2,826,860)	(2,553,275)	(2,553,275)	
54	0	-	-	
	\$ 124,306	\$ 126,562	\$ 143,391	
55	(131,580)	(125,966)	(143,391)	higher assessments on roll results in higher discount potential
	\$ (7,274)	\$ 596	\$ (0)	

* Un-audited figures

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

	FISCAL YEAR 2018/2019 ANNUAL BUDGET	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES		
ON ROLL ASSESSMENTS	341,141	521,994
DIRECT BILL ASSESSMENTS - PULTE	9,955	-1,082
DIRECT BILL ASSESSMENTS - GL HOMES	365	537
DIRECT BILL ASSESSMENTS - WCI	23,809	17,626
INTEREST INCOME	0	0
OTHER INCOME / CARRYOVER BALANCE	140,000	0
Total Revenues	\$ 515,270	\$ 539,075
EXPENDITURES		
PAYROLL TAX EXPENSE	912	912
SUPERVISOR FEES	12,000	12,000
ENGINEERING	35,000	25,000
MANAGEMENT	35,441	36,108
LEGAL	38,000	25,000
METHODOLOGY	0	0
ASSESSMENT ROLL	5,000	5,000
ANNUAL AUDIT	5,500	5,500
ARBITRAGE REBATE FEE	3,500	3,500
INSURANCE	15,000	15,000
LEGAL ADVERTISING	5,500	5,500
MISCELLANEOUS	2,800	2,800
POSTAGE	1,300	1,300
OFFICE SUPPLIES	2,200	2,500
DUES & SUBSCRIPTIONS	175	175
TRUSTEE FEES	37,000	33,000
CONTINUING DISCLOSURE FEE	5,000	5,000
AMORTIZATION SCHEDULE	500	500
WEBSITE	1,500	1,500
PROFESSIONAL FEE & PERMITS	2,000	1,500
ELECTRICITY	1,000	200
TREELINE PRESEVE MAINT - EXOTICS	4,000	7,500
DRI TRAFFIC MONITORING	0	10,000
ENVIROMENTAL CONSULTING - PASSARELLA	15,000	20,000
PANTHER MITIGATION MAINT - EXOTICS	110,000	90,000
STREET LIGHTING - UTILITY & MAINT	21,000	21,000
CAPITAL OUTLAY - SMALL	1,000	1,000
COUNTY APPRAISER & TAX COLLECTOR FEE	10,000	10,000
FLOWWAY MAINT	4,600	4,600
MITIGATION MONITORING - (PARCEL C ONLY)	6,200	6,200
PRESERVE MAINT - (PARCEL C ONLY)	10,800	10,800
LAKE MAINT - AQAUTIC CONTROL - (SOMERSET ONLY)	46,100	46,100
LAKE BANK EROSION MAINT - (SOMERSET ONLY)	0	30,000
PRESERVE MAINT - (SOMERSET ONLY)	35,000	35,000
FIELD INSPECTOR - (SOMERSET ONLY)	28,000	24,000
STORMWATER DRAINS INS & MAINT - (SOMERSET ONLY)	0	17,500
STORMWATER DRAINS INS - (BRIDGETOWN ONLY)	0	2,500
Total Expenditures	\$ 501,028	\$ 518,195
EXCESS / (SHORTFALL)	\$ 14,242	\$ 20,880
DISCOUNTS FOR EARLY PAYMENTS	(13,646)	(20,880)
NET EXCESS / (SHORTFALL)	\$ 596	\$ -

Approximate Fund Balance as of 9-30-2018 = 215,000.00

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2014 DEBT SERVICE FUND
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

2014A-1	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	334,955
Direct Bill Assessments - WCI	153,487
Total Revenues	\$ 488,443
EXPENDITURES	
Principal Payments	155,000
Interest Payments	333,443
Miscellaneous	0
Total Expenditures	\$ 488,443
Excess / (Shortfall)	\$ -

2014A-2	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	72,384
Direct Bill Assessments - WCI	33,169
Total Revenues	\$ 105,553
EXPENDITURES	
Principal Payments	35,000
Interest Payments	70,553
Miscellaneous	0
Total Expenditures	\$ 105,553
Excess / (Shortfall)	\$ -

*Note: Excess goes to increase bond fund balance

Series 2014 A-1 Bond Information	
Initial Par Amount =	\$4,939,888
Maturity Par Amount =	\$5,430,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/31/19 =	\$5,055,000

Series 2014 A-2 Bond Information	
Initial Par Amount =	\$1,041,652
Maturity Par Amount =	\$1,145,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & Nov 1st
Par Amount As Of 1/31/19 =	\$1,070,000

2014 B	FISCAL YEAR 2019/2020 ANNUAL BUDGET
REVENUES	
Net On Roll Assessments	0
Direct Bill Assessments - WCI	528,195
Total Revenues	\$ 528,195
EXPENDITURES	
Principal Payments	0
Interest Payments	528,195
Miscellaneous	0
Total Expenditures	\$ 528,195 **
Excess / (Shortfall)	\$ -

**Note: Based on current bond balance and payoff checks already recieved.

Series 2014 B Bond Information	
Initial Par Amount =	\$9,097,400
Maturity Par Amount =	\$10,000,000
Interest Rate =	6.90%
Issue Date =	Dec 2014
Maturity Date =	May 2025
Annual Principal Payments Due =	N/A
Annual Interest Payments Due =	N/A
Par Amount As Of 1/31/19 =	\$7,655,000

FINAL BUDGET
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
2018 DEBT SERVICE FUND
FISCAL YEAR 2019/2020
October 1, 2019 - September 30, 2020

2018 A-1 & A-2

FISCAL YEAR
2018/2019
ANNUAL BUDGET

REVENUES

Net On Roll Assessments	2,532,918
Direct Bill Assessments - Pulte	16,407
Direct Bill Assessments - GL Homes	3,949
Direct Bill Assessments - WCI	0
Total Revenues	\$ 2,553,275

EXPENDITURES

Principal Payments A-1	1,085,000
Interest Payments A-1	729,932
Principal Payments A-2	335,000
Interest Payments A-2	393,154
Miscellaneous / Prepayment	10,189
Total Expenditures	\$ 2,553,275

Excess / (Shortfall) **\$ - ***

Series 2018 A-1 Bond Information

Original Par Amount =	\$24,465,000
Average Interest Rate =	3.02%
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 1-1-19 =	\$24,985,000

Series 2018 A-2 Bond Information

Original Par Amount =	\$8,740,000
Average Interest Rate =	4.65%
Maturity Date =	May 2036
Annual Principal Payments Due =	May 1st
Annual Interest Payments Due =	May 1st & November 1st
Par Amount As Of 1-1-19 =	\$8,740,000

Arborwood Community Development District
Assessment Recap - GL Homes Parcel
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020

GL HOMES PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
A	Townhomes	256	240	16
A	40' SF	365	365	0
A	40' SF - PO	2	2	0
A	45' SF	276	276	0
A	52' SF	512	564	(52)
A	52' SF - PO	1	1	0
A	62' SF	79	33	46
Total		1,491	1,481	10

GL HOMES ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
A	Townhomes	240	13,424.59	71,280.00
A	40' SF	365	20,416.57	136,145.00
A	40' SF - PO	2	111.87	0.00
A	45' SF	276	15,438.28	107,640.00
A	52' SF	564	31,547.80	232,932.00
A	52' SF - PO	1	55.94	0.00
A	62' SF	33	1,845.88	14,949.00
Total		1,481	82,841	562,946

ON ROLL GROSS PER UNIT TOTAL
\$ 352.94
\$ 428.94
\$ 55.94
\$ 445.94
\$ 468.94
\$ 55.94
\$ 508.94

GL HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 NET DIRECT BILL
A	Townhomes	16	859.17	4,561.92
A	40' SF	0	0.00	0.00
A	40' SF - PO	0	0.00	0.00
A	45' SF	0	0.00	0.00
A	52' SF	(52)	(2,792.32)	(20,616.96)
A	52' SF - PO	0	0.00	0.00
A	62' SF	46	2,470.13	20,004.48
Total		10	537	3,949

PO = Paid Off. There are a few home owners that have paid their bonds offs.

**Arborwood Community Development District
Assessment Recap - Pulte Parcels
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

PULTE PARCELS

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
B	MF - (2)	66	66	0
B	MF - (3)	37	37	0
B	SF 42' - (1)	101	186	(85)
B	SF 42' - (3)	39	39	0
B	SF 55' - (1)	265	262	3
B	SF 55' - (2)	1	1	0
B	SF 55' - (3)	69	69	0
B	SF 67' - (1)	173	103	70
B	SF 67' - (2)	38	38	0
B	SF 67' - (3)	91	91	0
B	SF 67' - (4)	33	33	0
B	SF 75' - (1)	1	0	1
B	SF 75' - (2)	34	34	0
B	SF 75' - (3)	3	3	0
B	SF 75' - (4)	27	27	0
Total		978	989	(11)

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS	
D/E	MF - (1)		43	43	0
D/E	MF - (2)		123	123	0
D/E	MF - (3)		27	27	0
D/E	MF - (4)		27	27	0
D/E	SF 55' - (1)		78	78	0
D/E	SF 55' - (2)		126	126	0
D/E	SF 55' - (3)		46	46	0
D/E	SF 67' - (1)		97	97	0
D/E	SF 67' - (2)		101	101	0
D/E	SF 67' - (3)		53	53	0
D/E	SF 67' - (4)		30	30	0
D/E	SF 67' - (5)		3	3	0
D/E	SF 75' - (1)		57	57	0
D/E	SF 75' - (2)		77	77	0
D/E	SF 75' - (3)		27	27	0
D/E	SF 75' - (4)		39	39	0
D/E	SF 75' - (5)		1	1	0
Total			955	955	0

PULTE ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 DEBT GROSS ON ROLL
B	MF - (2)	66	6,765.61	84,216.00
B	MF - (3)	37	3,792.84	37,185.00
B	SF 42' - (1)	186	19,066.71	90,768.00
B	SF 42' - (3)	39	3,997.86	39,195.00
B	SF 55' - (1)	262	26,857.41	171,348.00
B	SF 55' - (2)	1	102.51	1,276.00
B	SF 55' - (3)	69	7,073.13	69,276.00
B	SF 67' - (1)	103	10,558.45	81,988.00
B	SF 67' - (2)	38	3,895.35	48,488.00
B	SF 67' - (3)	91	9,328.34	91,364.00
B	SF 67' - (4)	33	3,382.80	47,784.00
B	SF 75' - (1)	0	0.00	0.00
B	SF 75' - (2)	34	3,485.31	49,164.00
B	SF 75' - (3)	3	307.53	3,522.00
B	SF 75' - (4)	27	2,767.75	41,364.00
D/E	MF - (1)	43	11,570.92	21,414.00
D/E	MF - (2)	123	33,098.21	156,948.00
D/E	MF - (3)	27	7,265.46	27,135.00
D/E	MF - (4)	27	7,265.46	39,096.00
D/E	SF 55' - (1)	78	20,989.11	51,012.00
D/E	SF 55' - (2)	126	33,905.49	160,776.00
D/E	SF 55' - (3)	46	12,378.19	46,184.00
D/E	SF 67' - (1)	97	26,101.84	77,212.00
D/E	SF 67' - (2)	101	27,178.21	128,876.00
D/E	SF 67' - (3)	53	14,261.83	53,212.00
D/E	SF 67' - (4)	30	8,072.74	43,440.00
D/E	SF 67' - (5)	3	807.27	0.00
D/E	SF 75' - (1)	57	15,338.20	50,673.00
D/E	SF 75' - (2)	77	20,720.02	111,342.00
D/E	SF 75' - (3)	27	7,265.46	31,698.00
D/E	SF 75' - (4)	39	10,494.56	59,748.00
D/E	SF 75' - (5)	1	269.09	0.00
Total		1,944	358,364	1,915,704

ON ROLL GROSS PER UNIT TOTAL
\$ 1,378.51
\$ 1,107.51
\$ 590.51
\$ 1,107.51
\$ 756.51
\$ 1,378.51
\$ 1,106.51
\$ 898.51
\$ 1,378.51
\$ 1,106.51
\$ 1,550.51
\$ -
\$ 1,548.51
\$ 1,276.51
\$ 1,634.51
\$ 767.09
\$ 1,545.09
\$ 1,274.09
\$ 1,717.09
\$ 923.09
\$ 1,545.09
\$ 1,273.09
\$ 1,065.09
\$ 1,545.09
\$ 1,273.09
\$ 1,717.09
\$ 269.09
\$ 1,158.09
\$ 1,715.09
\$ 1,443.09
\$ 1,801.09
\$ 269.09

PULTE DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 DEBT NET DIRECT BILL
B	MF - (2)	0	0.00	0.00
B	MF - (3)	0	0.00	0.00
B	SF 42' - (1)	(85)	(8,364.75)	(39,820.80)
B	SF 42' - (3)	0	0.00	0.00
B	SF 55' - (1)	3	295.23	1,883.52
B	SF 55' - (2)	0	0.00	0.00
B	SF 55' - (3)	0	0.00	0.00
B	SF 67' - (1)	70	6,888.62	53,491.20
B	SF 67' - (2)	0	0.00	0.00
B	SF 67' - (3)	0	0.00	0.00
B	SF 67' - (4)	0	0.00	0.00
B	SF 75' - (1)	1	98.41	853.44
B	SF 75' - (2)	0	0.00	0.00
B	SF 75' - (3)	0	0.00	0.00
B	SF 75' - (4)	0	0.00	0.00
Total		(11)	(1,082)	16,407

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 DEBT NET DIRECT BILL
D/E	MF - (1)	0	0.00	0.00
D/E	MF - (2)	0	0.00	0.00
D/E	MF - (3)	0	0.00	0.00
D/E	MF - (4)	0	0.00	0.00
D/E	SF 55' - (1)	0	0.00	0.00
D/E	SF 55' - (2)	0	0.00	0.00
D/E	SF 55' - (3)	0	0.00	0.00
D/E	SF 67' - (1)	0	0.00	0.00
D/E	SF 67' - (2)	0	0.00	0.00
D/E	SF 67' - (3)	0	0.00	0.00
D/E	SF 67' - (4)	0	0.00	0.00
D/E	SF 67' - (5)	0	0.00	0.00
D/E	SF 75' - (1)	0	0.00	0.00
D/E	SF 75' - (2)	0	0.00	0.00
D/E	SF 75' - (3)	0	0.00	0.00
D/E	SF 75' - (4)	0	0.00	0.00
D/E	SF 75' - (5)	0	0.00	0.00
Total		0	0	0

(1) Full 2005A-2 Assessments and Paid Off 2006A-3 Assessments
(2) Full 2005A-2 Assessments and Full 2006A-3 Assessments
(3) Full 2005A-2 Assessments and Partial Buydown 2006A-3 Assessments
(4) Full 2005A-2 Assessments, Full 2006A-3 Assessments and Full 2006A-2 Assessments
(5) All Bonds Paid Off - Still Pay O&M

Arborwood Community Development District
Assessment Recap - WCI Parcel
 Fiscal Year 2019/2020
 October 1, 2019 - September 30, 2020

WCI PARCEL

PARCEL	PRODUCT TYPE	TOTAL UNITS	ON ROLL UNITS	DIRECT BILL UNITS
C	6 - plex	120	36	84
C	4 - plex	164	72	92
C	46' SF	62	62	0
C	52' SF	219	219	0
C	67' SF	129	79	50
Total		694	468	226

WCI ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	SERIES 2014 GROSS ON ROLL A-1 & A-2 (Combined)
C	6 - plex	36	2,924.65	25,488.79
C	4 - plex	72	5,849.30	50,977.58
C	46' SF	62	5,036.90	54,558.82
C	52' SF	219	17,791.62	203,792.25
C	67' SF	79	6,417.98	89,494.14
Total		468	38,020	424,312

ON ROLL GROSS PER UNIT TOTAL	
\$	789.26
\$	789.26
\$	961.22
\$	1,011.80
\$	1,214.08

WCI HOMES DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	SERIES 2014 NET DIRECT BILL A-1 & A-2 (Combined)
C	6 - plex	84	6,551.22	58,870.63
C	4 - plex	92	7,175.14	64,959.34
C	46' SF	0	0.00	1,139.64
C	52' SF	0	0.00	4,256.07
C	67' SF	50	3,899.53	57,430.20
Total		226	17,626	186,656

Arborwood Community Development District Assessment Recap - Other Parcels

Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020

OTHER PARCELS

PARCEL	PRODUCT TYPE	TOTAL UNITS / ACRES	ON ROLL UNITS	DIRECT BILL UNITS
D/E	Golf Course	116	116	0
G	Neighborhood Retail	21	21	0
H-1	Retail/ Commercial	11	11	0
H-2	RE Office	2	2	0
Total		151	151	0

OTHER ON ROLL

PARCEL	PRODUCT TYPE	ON ROLL UNITS	O&M GROSS ON ROLL	2018 GROSS ON ROLL
D/E	Golf Course	116	37,598.53	123,556.00
G	Neighborhood Retail	21	3,136.45	21,850.00
H-1	Retail/ Commercial	11	1,666.52	11,900.00
H-2	RE Office	2	367.86	2,500.00
Total		151	42,769	159,806

ON ROLL GROSS TOTAL	
\$	161,154.53
\$	24,986.45
\$	13,566.52
\$	2,867.86

OTHER DIRECT BILL

PARCEL	PRODUCT TYPE	DIRECT BILL UNITS	O&M NET DIRECT BILL	2018 GROSS DIRECT BILL
D/E	Golf Course	0	0.00	0.00
G	Neighborhood Retail	0	0.00	0.00
H-1	Retail/ Commercial	0	0.00	0.00
H-2	RE Office	0	0.00	0.00
Total		0	0	0

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - GENERAL FUND O&M
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

Total Shared O&M Expenditures

\$ 346,095.00 A

Allocation of Expenditures and Assessment Per Unit

Tract	Parcel	Allocation Per Parcel based on Gross Acreage			Assessment Per Unit		
		B		A*B=C	D	C/D=E	E/96%
		Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
1	A	560.00	23.13%	\$ 80,064	1,491	\$ 53.70	\$ 55.94
2	B	655.68	27.09%	\$ 93,744	978	\$ 95.85	\$ 99.85
2	D/E	794.42	32.82%	\$ 113,580	955	\$ 118.93	\$ 123.89
2	C	259.67	10.73%	\$ 37,126	694	\$ 53.49	\$ 55.72
Total Residential Land Uses		2,269.77	93.76%	\$ 324,513	4,118		Gross Total Assmt (If On Roll)
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	4.80%	\$ 16,618			17,310.03
3	Neighborhood Retail-G	21.06	0.87%	\$ 3,011			3,136.45
4	Retail/ Commercial H-1	11.19	0.46%	\$ 1,600			1,666.52
5	RE Office-H-2	2.47	0.10%	\$ 353			367.86
Total Non-Residential Land Uses		150.95	6.24%	\$ 21,582			
Grand Total (Gross)		2,420.72	100.00%	\$ 346,095			

Total -Somerset Only- O&M Expenditures

\$ 152,600.00

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	D/E	794.42	87.24%	\$ 133,123	955	\$ 139.40	\$ 145.20
2	Golf Course (part of Tract 2 Parcel D/E)	116.23	12.76%	\$ 19,477			20,289
Totals		910.65	100.00%	\$ 152,600			

Total -Parcel C Only O&M Expenditures

\$ 17,000.00

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	C	259.67	100.00%	\$ 17,000	694	\$ 24.50	\$ 25.52

Total -Bridgetown Only O&M Expenditures

\$ 2,500.00

Tract	Parcel	Gross Acreage	% of Total Acreage	Allocation of Expenditures	Projected Units	Net Assmt per Unit	Gross Assmt per Unit (If On Roll)
2	B	655.68	100.00%	\$ 2,500	978	\$ 2.56	\$ 2.66

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2014 BOND DEBT SERVICE
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

Net 2014 A1 & A2 Principal & Interest Payment Due:	Net Total MADs	% Difference	*
\$ 593,995.00	\$ 611,192.50	97.186%	

Parcel - Product Type	Planned Units	Platted Units ON Roll	Per Unit ERU Multiplied by Net Due Grossed up = Assmt/Pltted. Unit	Assessments Platted	OFF Roll
PARCEL C - 6 - Plex	120	36	\$ 708.02	\$ 25,488.79	\$ 58,871
PARCEL C - 4 - Plex	164	72	\$ 708.02	\$ 50,977.58	\$ 64,959
PARCEL C - 46' Single Family	62	62	\$ 879.98	\$ 54,558.82	\$ 1,140
PARCEL C - 52' Single Family	219	219	\$ 930.56	\$ 203,792.25	\$ 4,256
PARCEL C - 67' Single Family	129	79	\$ 1,132.84	\$ 89,494.14	\$ 57,430
Grand Total	694	468		\$ 424,311.58	\$ 186,655.88

Per Unit ERUs from Methodology	Category Total using ERUs and Lot Count from Methodology	Category % of ERUs Total = % of Bond Assessment
0.70	84.00	14.0304%
0.70	114.80	19.1749%
0.87	53.94	9.0095%
0.92	201.48	33.6529%
1.12	144.48	24.1323%
	598.70	100.0000%

Note: ERU's and Planned Units come directly from the Series 2014 Bond Methodology.

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT METHODOLOGY - 2018 BOND DEBT SERVICE
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

Gross MADs when all platted
\$2,659,661

Parcel - Product Type	Planned Units	Platted Units ON Roll	Gross Annual M.A.D	Total Assessments Platted	OFF Roll Net	Category Total MADs from Methodology
PARCEL A - Townhomes	256	240	297	71,280	4,562	76,032
PARCEL A - Single Family 40'	365	365	373	136,145	0	136,145
PARCEL A - Single Family 40' - PO	2	2	0	0	0	0
PARCEL A - Single Family 45'	276	276	390	107,640	0	107,640
PARCEL A - Single Family 52'	512	564	413	232,932	(20,617)	211,456
PARCEL A - Single Family 52' - PO	1	1	0	0	0	0
PARCEL A - Single Family 62'	79	33	453	14,949	20,004	35,787
Subtotal Parcel A	1,491	1,481		562,946	3,949	
PARCELS B - Multi Family and Twin Villas - (2)	66	66	1,276	84,216	0	84,216
PARCELS B - Multi Family and Twin Villas - (3)	37	37	1,005	37,185	0	37,185
PARCELS B - Single Family 42' - (1)	101	186	488	90,768	(39,821)	49,288
PARCELS B - Single Family 42' - (3)	39	39	1,005	39,195	0	39,195
PARCELS B - Single Family 55' - (1)	265	262	654	171,348	1,884	173,310
PARCELS B - Single Family 55' - (2)	1	1	1,276	1,276	0	1,276
PARCELS B - Single Family 55' - (3)	69	69	1,004	69,276	0	69,276
PARCELS B - Single Family 67' - (1)	173	103	796	81,988	53,491	137,708
PARCELS B - Single Family 67' - (2)	38	38	1,276	48,488	0	48,488
PARCELS B - Single Family 67' - (3)	91	91	1,004	91,364	0	91,364
PARCELS B - Single Family 67' - (4)	33	33	1,448	47,784	0	47,784
PARCELS B - Single Family 75' - (1)	1	0	889	0	853	889
PARCELS B - Single Family 75' - (2)	34	34	1,446	49,164	0	49,164
PARCELS B - Single Family 75' - (3)	3	3	1,174	3,522	0	3,522
PARCELS B - Single Family 75' - (4)	27	27	1,532	41,364	0	41,364
Subtotal Parcels B	978	989		856,938	16,407	
PARCELS D/E - Multi Family and Twin Villas - (1)	43	43	498	21,414	0	21,414
PARCELS D/E - Multi Family and Twin Villas - (2)	123	123	1,276	156,948	0	156,948
PARCELS D/E - Multi Family and Twin Villas - (3)	27	27	1,005	27,135	0	27,135
PARCELS D/E - Multi Family and Twin Villas - (4)	27	27	1,448	39,096	0	39,096
PARCELS D/E - Single Family 55' - (1)	78	78	654	51,012	0	51,012
PARCELS D/E - Single Family 55' - (2)	126	126	1,276	160,776	0	160,776
PARCELS D/E - Single Family 55' - (3)	46	46	1,004	46,184	0	46,184
PARCELS D/E - Single Family 67' - (1)	97	97	796	77,212	0	77,212
PARCELS D/E - Single Family 67' - (2)	101	101	1,276	128,876	0	128,876
PARCELS D/E - Single Family 67' - (3)	53	53	1,004	53,212	0	53,212
PARCELS D/E - Single Family 67' - (4)	30	30	1,448	43,440	0	43,440
PARCELS D/E - Single Family 67' - (5)	3	3	0	0	0	0
PARCELS D/E - Single Family 75' - (1)	57	57	889	50,673	0	50,673
PARCELS D/E - Single Family 75' - (2)	77	77	1,446	111,342	0	111,342
PARCELS D/E - Single Family 75' - (3)	27	27	1,174	31,698	0	31,698
PARCELS D/E - Single Family 75' - (4)	39	39	1,532	59,748	0	59,748
PARCELS D/E - Single Family 75' - (5)	1	1	0	0	0	0
Subtotal Parcels D/E	955	955		1,058,766	0	
Total Residential Units Parcels A, B, D, E	3,424	3,425		2,478,650	20,357	
Other Land Uses						
GOLF COURSE	1	1	123,556	123,556		123,556
PARCEL G (Neighborhood Retail)	1	1	21,850	21,850		21,850
PARCEL H-1 (Retail / Commercial)	1	1	11,900	11,900		11,900
PARCEL H-2 (RE Office)	1	1	2,500	2,500		2,500
Other Land Use Total				159,806		
GRAND TOTAL				2,638,456	20,357	2,659,661

Arborwood Community Development District
On Roll Assessment Comparision
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020

Parcel	Product Type	Gross Fiscal Year 2018/2019 On Roll Assessment Per Unit	Gross Fiscal Year 2019/2020 On Roll Assessment Per Unit
GL Homes			
A	Townhomes	\$334.97	\$352.94
A	40' SF	\$410.97	\$428.94
A	40' SF - PO	\$37.97	\$55.94
A	45' SF	\$427.97	\$445.94
A	52' SF	\$450.97	\$468.94
A	52' SF - PO	\$37.97	\$55.94
A	62' SF	\$490.97	\$508.94

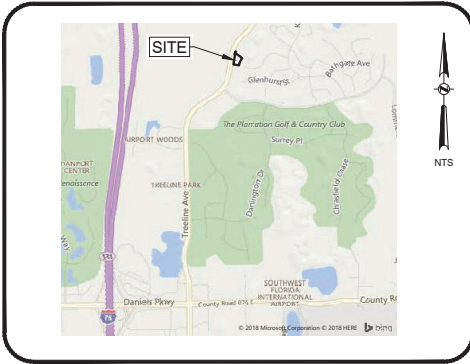
Pulte			
B	MF - (2)	\$1,343.78	\$1,378.51
B	MF - (3)	\$1,072.78	\$1,107.51
B	SF 42' - (1)	\$555.78	\$590.51
B	SF 42' - (3)	\$1,072.78	\$1,107.51
B	SF 55' - (1)	\$721.78	\$756.51
B	SF 55' - (2)	\$1,343.78	\$1,378.51
B	SF 55' - (3)	\$1,071.78	\$1,106.51
B	SF 67' - (1)	\$863.78	\$898.51
B	SF 67' - (2)	\$1,343.78	\$1,378.51
B	SF 67' - (3)	\$1,071.78	\$1,106.51
B	SF 67' - (4)	\$1,515.78	\$1,550.51
B	SF 75' - (1)	\$0.00	\$0.00
B	SF 75' - (2)	\$1,513.78	\$1,548.51
B	SF 75' - (3)	\$1,241.78	\$1,276.51
B	SF 75' - (4)	\$1,599.78	\$1,634.51
D/E	MF - (1)	\$685.91	\$767.09
D/E	MF - (2)	\$1,463.91	\$1,545.09
D/E	MF - (3)	\$1,192.91	\$1,274.09
D/E	MF - (4)	\$1,635.91	\$1,717.09
D/E	SF 55' - (1)	\$841.91	\$923.09
D/E	SF 55' - (2)	\$1,463.91	\$1,545.09
D/E	SF 55' - (3)	\$1,191.91	\$1,273.09
D/E	SF 67' - (1)	\$983.91	\$1,065.09
D/E	SF 67' - (2)	\$1,463.91	\$1,545.09
D/E	SF 67' - (3)	\$1,191.91	\$1,273.09
D/E	SF 67' - (4)	\$1,635.91	\$1,717.09
D/E	SF 67' - (5)	\$187.91	\$269.09
D/E	SF 75' - (1)	\$1,076.91	\$1,158.09
D/E	SF 75' - (2)	\$1,633.91	\$1,715.09
D/E	SF 75' - (3)	\$1,361.91	\$1,443.09
D/E	SF 75' - (4)	\$1,719.91	\$1,801.09
D/E	SF 75' - (5)	\$187.91	\$269.09

- (1) Full 2005A-2 Assessments and Paid Off 2006A-3 Assessments
- (2) Full 2005A-2 Assessments and Full 2006A-3 Assessments
- (3) Full 2005A-2 Assessments and Partial Buydown 2006A-3 Assessments
- (4) Full 2005A-2 Assessments, Full 2006A-3 Assessments and Full 2006A-2 Assessments
- (5) All Bonds Paid Off - Still Pay O&M

WCI			
C	6 - Plex	\$763.82	\$789.26
C	4 - Plex	\$763.82	\$789.26
C	46' SF	\$934.27	\$961.22
C	52' SF	\$984.41	\$1,011.80
C	67' SF	\$1,184.92	\$1,214.08

Others			
D/E	Golf Course	\$149,811.07	\$161,154.53
G	Neighborhood Retail	\$23,979.01	\$24,986.45
H-1	Retail/ Commercial	\$13,031.23	\$13,566.52
H-2	RE Office	\$2,749.70	\$2,867.86

LOCATION MAP



CONSTRUCTION PLANS

FOR

WORTHINGTON VILLAGE @ 12013 TREELINE AVE

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 25 EAST
CITY OF FORT MYERS, FLORIDA

PLAN INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES & SPECIFICATIONS
3	DEMOLITION PLAN
4	HORIZONTAL CONTROL PLAN
5	PAVING, GRADING & DRAINAGE PLAN
6	UTILITY PLAN
7	NPODES NOTES
8	NPODES DETAILS
9	CROSS-SECTIONS
10	SITE DETAILS
11	SITE DETAILS 2
12	UTILITY DETAILS
13	UTILITY DETAILS 2
14	LIFT STATION DESIGN
15	ADA DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	LANDSCAPE NOTES



MAP REFERENCES

BOUNDARY AND TOPOGRAPHIC SURVEY

INFORMATION TAKEN FROM "BOUNDARY & TOPOGRAPHIC SURVEY" FOR "TREELINE AVENUE" PREPARED BY DENIS J. O'CONNELL, JR., PSM, OF METRON SURVEYING & MAPPING, LLC, DATED 7/21/2017.

Prepared For:

TREELINE FORT MYERS, LLC

968 JEFFERY STREET
BOCA RATON, FL 33487
ATTN: JASON REZNIK
C/O
REMLAND COMMERCIAL
ATTN: DAVID REMLAND

Prepared By:



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
SURVEYING
GIS PHONE (727) 789-9500
AVIDGROUP.COM

SITE DATA

PROPERTY OWNER:
TREELINE FORT MYERS, LLC
968 JEFFERY STREET
BOCA RATON, FL 33487

PROPERTY LOCATION:
12013 TREELINE AVENUE
FORT MYERS, FL 33912

PROPERTY PARCEL I.D. NUMBER:
11-45-25-P3-00003.0020

LEGAL DESCRIPTION:
SEE BOUNDARY SURVEY

PROPERTY ZONING:
MDP-3 (MASTER DEVELOPMENT PLAN)

FUTURE LAND USE:
MDP-3 (MASTER DEVELOPMENT PLAN)

BUILDING SETBACK REQUIREMENTS:
FRONT: 25'
SIDE: 12.5'
REAR: 15'

PROPERTY USE: EXISTING PROPOSED
USE: COMMERCIAL COMMERCIAL

MAXIMUM BUILDING HEIGHT: ALLOWED PROPOSED
HEIGHT: 70' 35'

LOT COVERAGE CALCULATIONS:

BUILDING AREA	EXISTING		PROPOSED	
	0 SF	0.00%	14,800 SF	17.70%
VEHICULAR USE AREA	0 SF	0.00%	35,246 SF	42.14%
SIDEWALK/MISC CONC. AREA	0 SF	0.00%	4,030 SF	4.82%
TOTAL IMPERVIOUS AREA	0 SF	0.00%	54,076 SF	64.66%
TOTAL PERVIOUS AREA	83,635 SF	100.00%	29,559 SF	35.34%
TOTAL SITE AREA	83,635 SF	100.00%	83,635 SF	100.00%

PARKING (REQUIRED):
5 PARKING SPACE PER 1,000 SF OF FLOOR AREA
5 X 14,800 SF / 1,000 = 74 SPACES REQUIRED
REQUESTING 10% REDUCTION IN PARKING VARIANCE 74 (10%) = 7.4
74 - 7 = 67 SPACES
HC SPACES REQUIRED: 3

STANDARD STALL SIZE = 9' x 18'
HC STALL SIZE = 12' x 18'

PARKING (PROPOSED):
STANDARD PARKING SPACES = 66
HC SPACES = 3
TOTAL PARKING SPACES = 69

FLOOD ZONE:
THIS PROPERTY LIES IN FLOOD ZONE "X". AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NO. 1207C043F, DATED 06/28/08.

PROFESSIONAL TEAM

CIVIL ENGINEER/PLANNER:

AVID GROUP
2300 CURLEW ROAD SUITE 201
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500

TRAFFIC ENGINEER:

AVID GROUP
2300 CURLEW ROAD SUITE 201
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500

GEOTECHNICAL ENGINEER:

UNIVERSAL ENGINEERING SERVICES
5971 COUNTY LAKES DRIVE
FORT MYERS, FLORIDA 33905
PHONE: (239) 955-1997

ARCHITECT:

EMPAD ARCHITECTURE AND DESIGN
1901 ULMERTON RD, SUITE 195
CLEARWATER, FL 33762
PHONE: (727) 570-9506

SURVEYOR:

METRON SURVEYING & MAPPING, LLC
10970 S. CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE: (239) 275-8575

LANDSCAPE ARCHITECT:

CJM DESIGNS, LLC
2116 RIVERS EDGE COURT
CLEARWATER, FLORIDA 33763
PHONE: (727) 430-5038

UTILITY COMPANIES

WATER SEWER/STREET LIGHTS:

CITY OF FORT MYERS
2200 SECOND ST
FORT MYERS, FL 33901
PHONE: (239) 321-7459 (NICOLE MONAHAN)

TELECOM:

LEE COUNTY BOARD OF COUNTY COMMISSIONER
1500 MONROE ST
FT MYERS, FL 33901
PHONE: (239) 533-7373 (MARK FUHRMAN)

RECLAIMED WATER:

LEE COUNTY UTILITIES
1500 MONROE ST, 3RD FL UTILITIES
FT MYERS, FL 33901
PHONE: (239) 533-8150 (DAVID REYCRATF)

POWER:

FLORIDA POWER & LIGHT
4215 UP THE GROVE LN
ENVIROM BLDG 8
WEST PALM BEACH, FL 33407
PHONE: (305) 568-0403 (JOEL BRAY)

COMCAST:

2601 SW 145TH AVE
MIRAMAR, FL 33027
PHONE: (954) 447-8405 (LEONARD MAXWELL-NEWSOLD)

IRRIGATION:

LEE COUNTY IRRIGATION
5650 ENTERPRISE PKWY
FT MYERS, FL 33905
PHONE: (239) 533-9400 (JOE SUIAK)

TRAFFIC:

LEE COUNTY SIGNAL
5650 ENTERPRISE PKWY
FT MYERS, FL 33905
PHONE: (239) 533-9500 (TOM WATTS)

CENTURYLINK:

2800 CARGO ST, BUILDING A
FT MYERS, FL 33916
PHONE: (239) 336-2033 (CRAIG CLARK)

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF AVID GROUP AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM AVID GROUP.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING AVID GROUP, @ (727) 789-9500.

NO.	DATE	DESCRIPTION	BY
11			
10			
9			
8			
7			
6			
5			
4			
3			
2	04/02/19	PER CITY OF FORT MYERS	ECO
1	12/05/18	PER SPANISH CITY OF FORT MYERS	ECO

REVISIONS

WORTHINGTON VILLAGE @ 12013
TREELINE AVE
AVID GROUP JOB # 3273-001
DATE: 6/6/2018

June 28, 2019

South Florida Water Management District

2301 McGregor Boulevard
Fort Myers, FL 33901

**RE: Worthington Village @ 12013 Treeline Avenue
Application No. 180927-5**

To Whom It May Concern,

On behalf of the Arborwood Community Development District, please accept this correspondence as written confirmation that the proposed Worthington Village Retail project referenced above can discharge their proposed stormwater management system for retail development into Tract YYYYY (Conservation Area #12), which was recorded per Instrument #2006000449486, O.R. Book 4786, Pages 3932-3965. See attached exhibit for the location of Conservation Area #12 and the proposed Worthington Village retail project.

If you have any questions or concerns, feel free to call me at (239) 444-5790.

Sincerely,

Kathleen Dailey
District Manager
Arborwood Community Development District



2300 CURLEW ROAD, Suite 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9500

[AUTH#6139 LB7345]
WWW.AVIDGROUP.COM

February 7, 2019

South Florida Water Management District (SFWMD)
2301 McGregor Boulevard
Fort Myers, FL 33901

**Re: Worthington Village @ Treeline Avenue
Drainage Calculations
Application # 180927-5**

Dear SFWMD,

Treeline Fort Myers, LLC, herein referred to as the APPLICANT, is requesting a new individual ERP for the proposed project. The APPLICANT proposes to construct a 14,800 square-foot retail building, which is located within the Arborwood DRI Master Plan, Parcel B (Basin B2). More specifically, the subject property is located on the east side of Treeline Avenue, across from Silver Ridge Boulevard, in the City of Fort Myers as Parcel # 11-45-25-P3-00003.0020. The property is 1.92 Acres, more or less.

Previously, in April 2004, an ERP (#36-04853-P) was approved by SFWMD for the Arborwood development. This approval was based on a conceptual plan only and showed no particular layout for this parcel. This permit accounted for both attenuation and primary water quality treatment. It assumed a maximum impervious area of 80% for future development and it also provided a total of 1.5 inches of water quality treatment over the entire Arborwood master plan, which would occur thru wet detention in several interconnected lakes and wetlands throughout the DRI. The permit also required dry pre-treatment for all commercial parking lot runoff prior to discharge into the wetlands and other receiving lakes and flow ways. The proposed project is located inside of Basin B2 of the conceptual permit. This Basin established the following design criteria:

- **Impervious max = 80%**
- **CN = 92**
- **C = .706**
- **FF min = 26.9 (NGVD29) 25.76 (NAVD88)**
- **Road/Parking min = 25.4 (NGVD29) 24.26 (NAVD88)**
- **NWL = 23.2 (NGVD29) 22.06 (NAVD88)**
- **25-year DHWE = 25.4 (NGVD29) 24.26 (NAVD88)**
- **100-year DHWE = 25.8 (NGVD29) 24.66 (NAVD88)**

Note: See Appendix A for additional details from the existing permit referenced above.

This commercial development proposes to collect all on-site runoff into a collection system of pipes and carry the flows to a dry pre-treatment spreader swale along the northern property line of the site. The spreader swale has been adequately sized to provide water quality treatment for the first ½” across the site. The enclosed calculations in Appendix B show that the treatment volume is adequate and will recover (based on an outfall orifice) within 72 hours. The spreader swale will ultimately outfall to Wetland #19 (per ex. Permit), which is adjacent to the property along the northern boundary.

The applicant is proposing the following for the proposed development:

- **Impervious = 54,076 sf (1.24 Ac.) (64.66%)**
- **Pervious = 29,559 sf (0.68 Ac.) (35.34%)**
- **FF elevation = 25.80 (NAVD88)**
- **Road/Parking min = 24.64 (NAVD88)**

*Note: Our project has been designed using the NAVD88 datum. The conversion between the two datums is as follows: **NAVD88 = NGVD29 – 1.14***

Our project has been designed to remain consistent with the previously approved conceptual permit and not exceed the limits set forth above. The proposed finished grades are proposed at elevations equal to or greater than the minimum elevations from the existing permit. No additional water management calculations have been included in this permit application for stormwater attenuation. Attached are treatment calculations for the first ½” across the site per the requirements of SFWMD.

Please review the plans and calculations provided for further details. If you have any questions, feel free to call me at (727) 234-5642 or you can email me at charlie.potter@avidgroup.com.

Sincerely,

AVID Group
Agent

Charlie Potter, P.E.
Project Manager
cc: AVID File 3273-001

FIGURE 1

VICINITY MAP

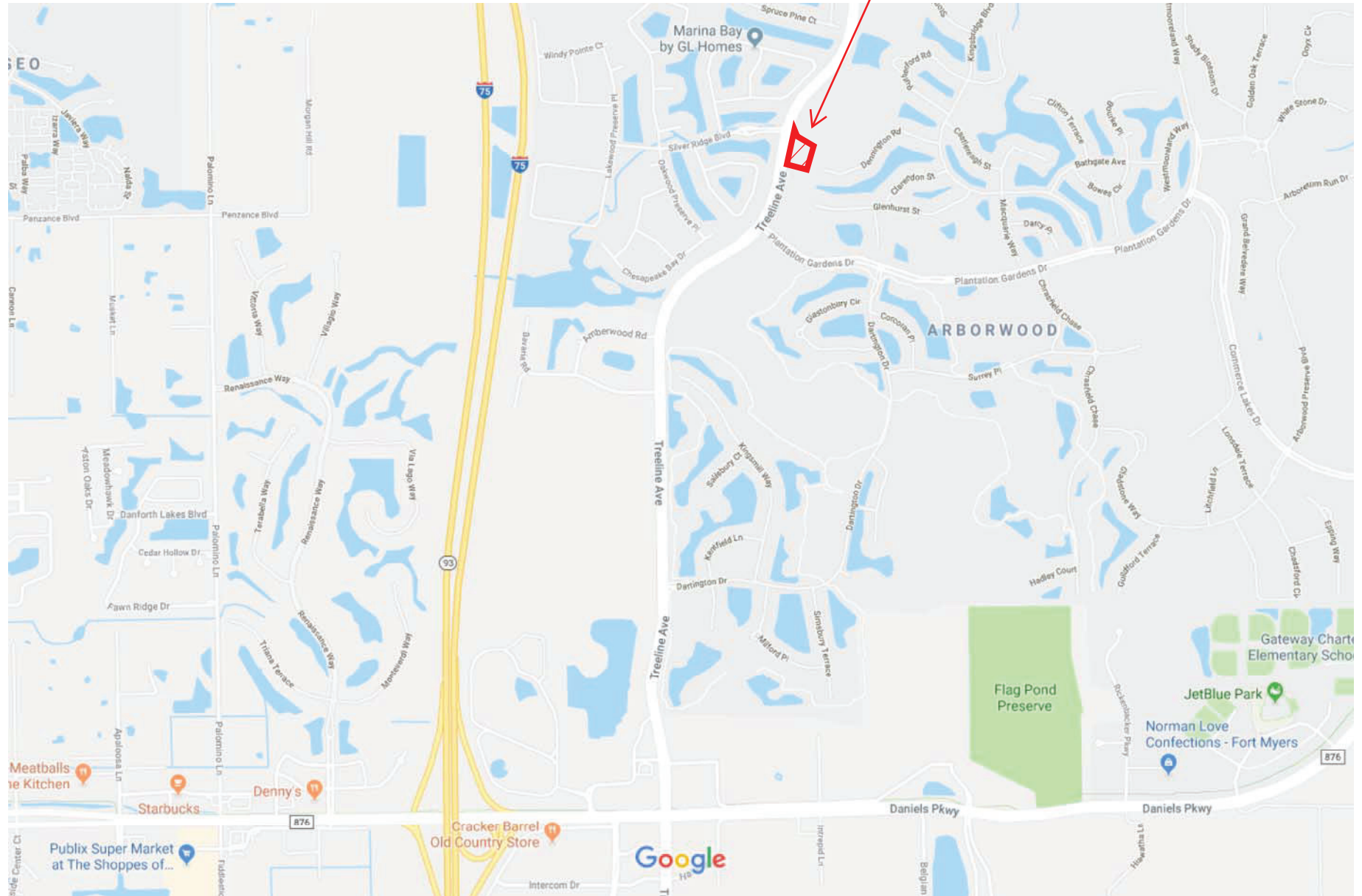


FIGURE 2

FEMA FIRM MAP

National Flood Hazard Layer FIRMette



26°34'33.46"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

OTHER AREAS

		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

GENERAL STRUCTURES

		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

OTHER FEATURES

		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

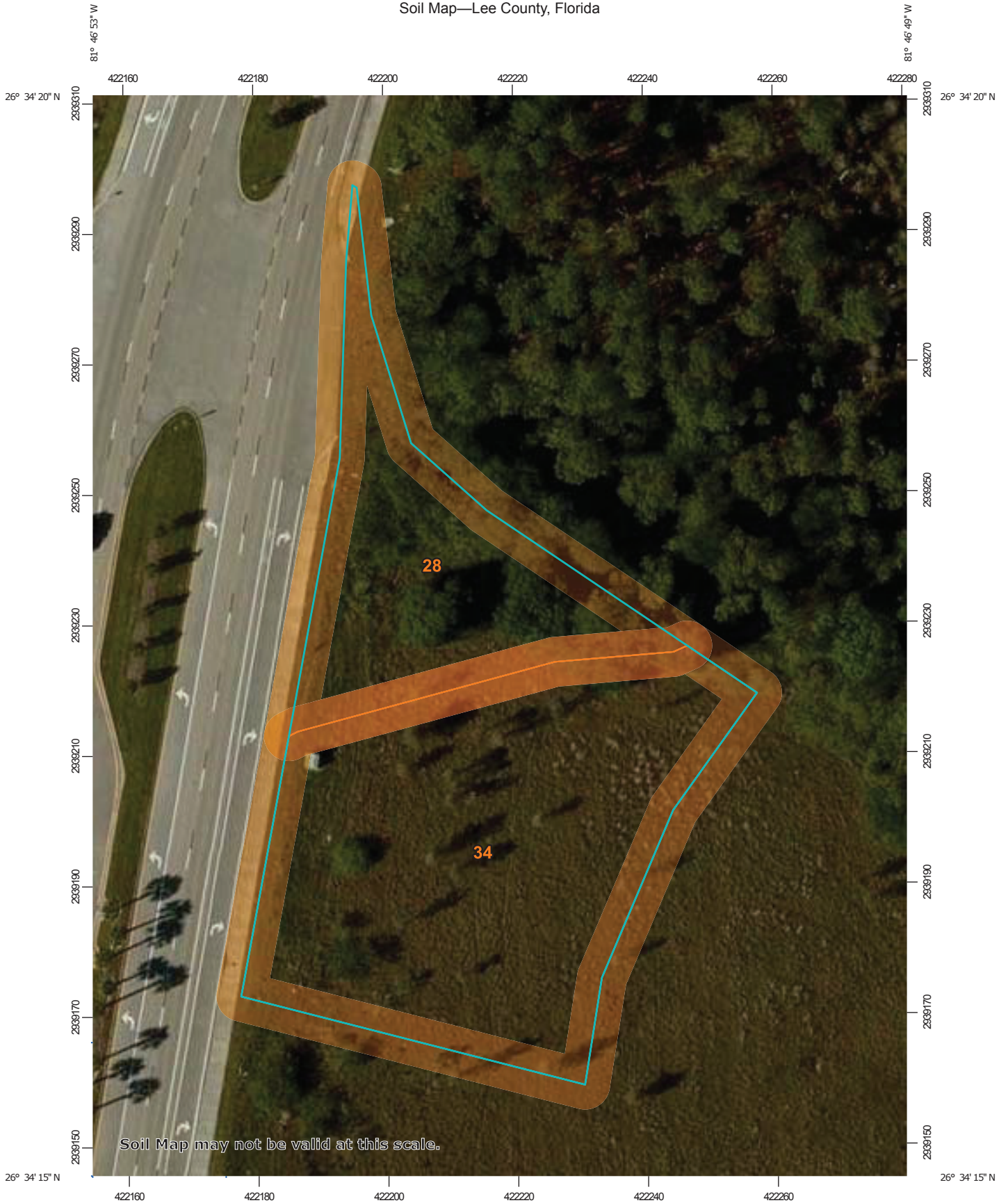
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/17/2018 at 5:07:34 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized panels may not be used for regulatory purposes.

FIGURE 3

SOILS MAP

Soil Map—Lee County, Florida




Soil Map may not be valid at this scale.

Map Scale: 1:809 if printed on A portrait (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lee County, Florida

Survey Area Data: Version 14, Oct 6, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2014—Apr 2, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Immokalee sand, 0 to 2 percent slopes	0.4	32.1%
34	Malabar fine sand, 0 to 2 percent slopes	0.8	67.9%
Totals for Area of Interest		1.2	100.0%

FIGURE 4

FLUCCS MAP

SFWMD Land Cover Land Use 2014-2016



SFWMD Land Cover Land Use 2014-2016 dataset. This is a simplified grouping that is suitable for general display, with emphasis given to urban categories. It has categories at FLUCCS level-2 for urban areas, and at level-1 for all other areas.

County of Lee, FL, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | SFWMD Geospatial Services

APPENDIX 'A'

**DRAINAGE INFORMATION FROM APPROVED
PERMIT #36-04853-P**

R. Robbins
4/25/04

Last Date For Agency Action: 15-APR-2004

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Arborwood
Permit No.: 36-04853-P
Application No.: 030519-4 **Associated File:** 030625-5 ERP
030721-4 WU
030721-5 WU

Application Type: Environmental Resource (New Construction/Operation)

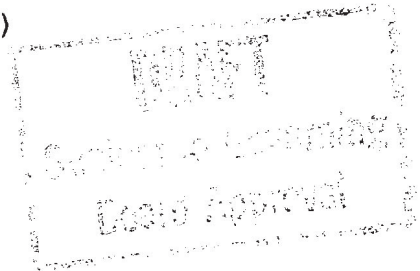
Location: Lee County, S2,3,10-15,23/T45S/R25E

Permittee : Worthington Holdings Southwest Llc

Operating Entity : Arborwood Owners Association, Inc.

Project Area: 2402.2 acres

Project Land Use: Residential
Commercial
Golf Course Development
Recreational



Drainage Basin: SIX MILE CYPRESS

Receiving Body: SIX-MILE CYPRESS WATERSHED

Class: CLASS III

Special Drainage District: NA

Total Acres Wetland Onsite: 707.06

Total Acres Wetland Preserved Onsite: 535.76

Total Acres Impacted Onsite : 171.30

Total Acres Presv/Mit Compensation Onsite: 666.97

Conservation Easement To District : Yes

Sovereign Submerged Lands: No

PROJECT PURPOSE:

The purpose of this application is to request Conceptual Authorization of an Environmental Resource Permit for a Surface Water Management System serving a 2,402.20-acre residential and commercial subdivision known as Arborwood, part of a 2,534.00-acre tract, with discharge into waters of the Six-Mile Cypress Watershed via the Six-Mile Cypress Arm and Slough.

In addition, this application is also requesting Construction and Operation Authorization for 1,582.30 acres, part of the 2,402.20-acre residential subdivision.

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located north of Daniels Parkway and east of I-75 in Fort Myers, FL. The total property ownership encompasses 2,534.00 acres.

The Project is located within the Six Mile Cypress Watershed. This watershed encompasses approximately 55 square miles and is relatively flat, sloping west and southwest from an elevation of 25' NGVD to an elevation of 15' NGVD with an average slope of 1.4 feet per mile or 0.03%.

The watershed is bounded on the north by State Road 82, on the south by Alico Road, on the east by Gunnerly Road and the "Six Mile Ordinance" boundary, and on the west by the Six Mile Parkway. Daniels Road cuts the watershed in two sections along an east-west axis and intercepts the flow from the north and directs runoff via a channel located along the north side of the road to the Six Mile Cypress Slough. Interstate 75 also splits the watershed (on a north-south axis), but has several culverts constructed to collect and pass the flow from the eastern portion of the watershed under I-75.

The site is located at the headwaters of the Six-Mile Cypress Arm. Approximately 413.00 acres of land are located upstream of the project site. These 413.00 acres are distributed as follow: Airside Plaza, Permit No, 36-01267-S, extends over 137 acres of land that discharge 7.90 cfs. during the 25 year-3 day event. The Southwest Regional Commerce and trade Center, Permit No. 36-00605-S, extend over 76.00 acres of land and contributes 4.40 cfs during the 25 year-3 day event. The third and final upstream contributor consists of approximately 200.00 acres of undeveloped land that discharge 11.90 cfs during the 25 year-3 day event for a grand total of 24.20 cfs entering the Six-Mile Cypress Arm through Basin 9.

The vast majority of the land contained within the boundaries of this application has never been permitted. The site contains improved pasture, disturbed lands, native uplands, and 707.06 acres of wetlands.

PROJECT BACKGROUND:

The vast majority of the land contained within the boundaries of this application has never been permitted. Only two small tracts have received permits. Individual Permit No. 36-03422-P was approved by Governing Board action on June 15, 1998 for an agricultural operation known as Stephen Machiz Cattle and Faming Lease, and a General Permit No. 36-03740-P for the Nextel at Cypress & Colonial communication tower was issued by Staff on February 17, 2000.

PROPOSED PROJECT:

The proposed improvements consist of a master surface water management system, multiple ingress - egress roadways for site access from Treeline Av. and Commerce Lakes Dr., internal roadways, residential and commercial tracts, an 18 hole golf course, a community clubhouse, recreation centers, maintenance facilities and a temporary sales center facility.

As part of an effort to maintain the predevelopment flow patterns in this area, a design capable of preserving and utilizing the existing natural flow-way is being proposed; the natural flow-way is the Six-Mile Cypress Arm slough, which traverses the site allowing the passage of surface water from upstream locations into the Six-Mile Cypress Slough, eventually reaching waters of the Ten Mile Canal. The applicant conducted a HEC-RAS analysis of the Cypress Arm demonstrating that the proposed development will not impact the conveyance capacity during the 100 year flood event.

The project will utilize a system of lakes to provide the required water quality treatment and attenuation. Dry pre-treatment will be provided for the maintenance facilities and commercial parking lot runoff prior to discharge into the lake system.

Spreader swales will be used at appropriate locations to disperse flow and dissipate energy of runoff into

wetlands and into the receiving flow-way. Spreader swales will be heavily planted with native vegetation to help buffer the transition from the manmade lakes to the natural systems.

The system consists of ten cascading basins, each with interconnected wet detention lakes which provide the required water quality treatment and attenuation of the 25 yr. 3 day storm event for the improvements. Control structures on the system limit the discharge to the allowable rate of 37 CSM or a total of 153.10 cfs for the site.

The applicant provided additional water quality treatment since the project discharges to the sensitive waters of the Six-Mile Cypress Slough. The project demonstrated that the surface water management system provides 50% of additional water quality treatment. In addition, the applicant intends to implement construction and post-construction best management practices to improve stormwater quality. Exhibits 2.13 to 2.23 are the Construction Pollution Prevention Plan which lists erosion, sediment control and management practices required during construction. Exhibits 2.24 to 2.28 contain a water quality monitoring plan, the results of which will be submitted to the Conservancy of Southwest Florida and the City of Ft. Myers. A copy of the same results shall also be submitted to the District pursuant to Special Condition 27. Exhibits 2.29 to 2.34, Urban Stormwater Management Program consists of a series of structural and non-structural controls such as, nutrient and pesticide management, street sweeping, solid waste management, operation and maintenance of the stormwater management system.

The Pollution Prevention Plan and Urban Stormwater Management Plan shall be implemented by the permittee pursuant to Special Condition 28.

LAND USE:

**Construction:
Project:**

	This Phase	Total Project	
Building Coverage	134.00	247.70	acres
Pavement	248.50	468.00	acres
Pervious	531.60	748.20	acres
Preserved	364.30	552.20	acres
Water Mgmt Acreage	303.90	386.10	acres
Total:	1582.30	2402.20	

WATER QUANTITY:

Discharge Rate :

The system consists of ten cascading basins, each with interconnected wet detention lakes which provide the required water quality treatment and attenuation of the 25 yr. 3 day storm event for the improvements. Control structures on the system limit the discharge to the allowable rate of 37 CSM or a total of 153.10 cfs for the site.

Discharge Storm Frequency : 25 YEAR-3 DAY

Design Rainfall : 11 inches

Basin	Allow Disch (cfs)	Peak Stage (ft, NGVD)
-------	----------------------	---------------------------

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage
B1	45.2	Lee County Master Drainage Plan	44.3	23.1
B2	22.5	Lee County Master Drainage Plan	21.3	25.4
B7	88	Lee County Master Drainage Plan	87.5	22.6

Finished Floors :

Building Storm Frequency : 100 YEAR-3 DAY

Design Rainfall : 14 inches

Basin	Peak Stage (ft, NGVD)	Proposed Min. Finished Floors (ft, NGVD)	FEMA Elevation (ft, NGVD)
B1	24.6	24.6	N/A
B2	25.8	26.9	N/A
B3	26.1	27.2	N/A
B4	25.7	26.8	N/A
B5	25.4	26.5	N/A
B6	24.8	25.9	N/A
B10	25.6	26.8	N/A

Road Design :

Road Storm Frequency : 25 YEAR-3 DAY

Design Rainfall: 11 inches

Basin	Peak Stage (ft, NGVD)	Proposed Min. Road Crown (ft, NGVD)
B1	23.1	23.1
B2	25.4	25.4
B3	25.7	25.7
B4	25.3	25.3
B5	25	25
B6	24.4	24.4
B10	25.3	25.3

Parking Lot Design :

Parking Lot Storm Frequency : 25 YEAR-3 DAY

Design Rainfall 11 inches

Basin	Peak Stage (ft, NGVD)	Proposed Min. Parking Elev. (ft, NGVD)
B1	23.1	23.1
B2	25.4	25.4
B3	25.7	25.7
B4	25.3	25.3
B5	25	25
B6	24.4	24.4
B10	25.3	25.3

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD)	WSWT Ctrl Elev (ft, NGVD)	Method Of Determination
B1	519.60	20.2/20.2	20.20	Wetland Indicator Elevation
B2	841.30	23.2/23.2	23.20	Wetland Indicator Elevation
B3	299.50	23.5/23.5	23.50	Wetland Indicator Elevation
B4	199.30	23.3/23.3	23.30	Wetland Indicator Elevation
B5	245.70	23/23	23.00	Wetland Indicator Elevation
B6	268.80	22/22	22.00	Wetland Indicator Elevation
B7	35.00	20/20	20.00	Wetland Indicator Elevation
B8	52.00	21.5/21.5	21.50	Wetland Indicator Elevation
B9	83.80	22.5/22.5	22.50	Wetland Indicator Elevation
B10	56.80	22/22	22.00	Wetland Indicator Elevation

Receiving Body :

Basin	Str.#	Receiving Body
B1	L21BNDY2	ONSITE WETLAND
B1	L22BNDY3	I-75 R.O.W.
B2	L91BNDY1	ONSITE WETLAND
B2	L92L10	B1
B2	L92L94B	ONSITE WETLAND
B3	L33L46	B4
B3	L44L47	B4
B4	L46L57	B5
B5	L56B9	B9
B5	L60B9	B9
B6	L65B8	B8
B6	L68B8	B8
B7	B7BNDY4	I-75 R.O.W.
B8	RCP (8-7)	B7
B8	WLXING	B7
B9	RCP(9-8)	B8
B9	WLXING	B8
B10	L52B8	B8

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NGVD)

Culverts:

Basin	Str#	Count	Type	Width	Length	Dia.
B8	RCP (8-7)	1	Reinforced Concrete Pipe		231'	24"
B8	WLXING	1	Box Culvert	20'	4'	176'
B9	RCP(9-8)	8	Reinforced Concrete Pipe		190'	24"
B9	WLXING	1	Box Culvert	6'	4'	100'

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
B2	L92L94B	1	Rectangular Notch	36"	1.5'			23.9 (crest)
B3	L33L46	1	Rectangular Notch	60"	1.8'			23.9 (crest)
B3	L44L47	1	Rectangular Notch	60"	1.8'			23.9 (crest)
B4	L46L57	1	Rectangular Notch	60"	1.5'			23.8 (crest)

Water Quality Structures: Note: The units for all the elevation values of structures are (ft, NGVD)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length Dia.	Invert Angle	Invert Elev.
B1	L21BNDY2	2	Rectangular Notch	18"	.6'			20.2
B1	L22BNDY3	2	Rectangular Notch	18"	.6'			20.2
B10	L52B8	1	Rectangular Notch	5"	.9'			22
B2	L91BNDY1	1	Rectangular Notch	30"	2.2'			23.2
B2	L92L10	1	Rectangular Notch	17"	2.2'			23.2
B3	L33L46	1	Rectangular Notch	39"	.4'			23.5
B3	L44L47	1	Rectangular Notch	39"	.4'			23.5
B4	L46L57	1	Rectangular Notch	36"	.5'			23.3
B5	L56B9	1	Rectangular Notch	18"	2'			23
B5	L60B9	1	Rectangular Notch	18"	2'			23
B6	L65B8	1	Rectangular Notch	24"	2.4'			22
B6	L68B8	1	Rectangular Notch	24"	2.4'			22
B7	B7BNDY4	1	Rectangular Notch	8'	2.6'			20

WATER QUALITY:

The system consists of ten cascading basins, each with interconnected wet detention lakes which provide the required water quality treatment. The applicant provided additional water quality treatment since the project discharges to the sensitive waters of the Six-Mile Cypress Slough. The project demonstrated that the surface water management system provides 50% of additional water quality treatment. No adverse water quality impacts are anticipated as a result of the proposed project.

The applicant will control erosion and sedimentation during construction through a variety of measures shown on Exhibit 2.12, preventing adverse water quality impacts during construction (Special Condition 16). In addition, the applicant intends to implement construction and post-construction best management practices to improve stormwater quality. Exhibits 2.13 to 2.23 are the Construction Pollution Prevention Plan which lists erosion, sediment control and management practices required during construction. Exhibits 2.24 to 2.28 contain a water quality monitoring plan, the results of which will be submitted to the Conservancy of Southwest Florida and the City of Ft. Myers. A copy of the same results shall also be submitted to the District pursuant to Special Condition 27. Exhibits 2.29 to 2.34, Urban Stormwater Management Program consists of a series of structural and non-structural controls such as, nutrient and pesticide management, street sweeping, solid waste management, operation and maintenance of the stormwater management system.

The Pollution Prevention Plan and Urban Stormwater Management Plan shall be implemented by the permittee pursuant to Special Condition 28.

Basin	Treatment Method	Vol Req'd (ac-ft)	Vol Prov'd (ac-ft)
B1	Treatment	43.5	82.2
B2	Treatment	53.5	345.7
B3	Treatment	25	168.7
B4	Treatment	16.6	77.7
B5	Treatment	20.5	63.5
B6	Treatment	22.2	43.3
B10	Treatment	5.9	9.5

SPECIAL CONDITIONS

1. The conceptual phase of this permit shall expire on April 15, 2006.
The construction phase of this permit shall expire on April 15, 2009.
2. Operation of the surface water management system shall be the responsibility of ARBORWOOD OWNERS ASSOCIATION, INC. Within one year of permit issuance or concurrent with the engineering certification of construction completion, whichever comes first, the permittee shall submit a copy of the recorded deed restrictions (or declaration of condominium, if applicable), a copy of the filed articles of incorporation, and a copy of the certificate of incorporation for the association.
3. Discharge Facilities:

Basin: B1, Structure: L21BNDY2
2-18" W X .6' H RECTANGULAR NOTCHES with invert at elev. 20.2' NGVD.
Receiving body : ONSITE WETLAND
Control elev : 20.2 feet NGVD. /20.2 FEET NGVD DRY SEASON.

Basin: B1, Structure: L22BNDY3
2-18" W X .6' H RECTANGULAR NOTCHES with invert at elev. 20.2' NGVD.
Receiving body : I-75 R.O.W.
Control elev : 20.2 feet NGVD. /20.2 FEET NGVD DRY SEASON.

Basin: B2, Structure: L91BNDY1
1-30" W X 2.2' H RECTANGULAR NOTCH with invert at elev. 23.2' NGVD.
Receiving body : ONSITE WETLAND
Control elev : 23.2 feet NGVD. /23.2 FEET NGVD DRY SEASON.

Basin: B2, Structure: L92L10
1-17" W X 2.2' H RECTANGULAR NOTCH with invert at elev. 23.2' NGVD.
Receiving body : B1
Control elev : 23.2 feet NGVD. /23.2 FEET NGVD DRY SEASON.

Basin: B2, Structure: L92L94B
1-36" W X 1.5' H RECTANGULAR NOTCH weir with crest at elev. 23.9' NGVD.
Receiving body : ONSITE WETLAND
Control elev : 23.2 feet NGVD. /23.2 FEET NGVD DRY SEASON.

Basin: B3, Structure: L33L46
1-60" W X 1.8' H RECTANGULAR NOTCH weir with crest at elev. 23.9' NGVD.
1-39" W X .4' H RECTANGULAR NOTCH with invert at elev. 23.5' NGVD.
Receiving body : B4
Control elev : 23.5 feet NGVD. /23.5 FEET NGVD DRY SEASON.

Basin: B3, Structure: L44L47
1-60" W X 1.8' H RECTANGULAR NOTCH weir with crest at elev. 23.9' NGVD.
1-39" W X .4' H RECTANGULAR NOTCH with invert at elev. 23.5' NGVD.
Receiving body : B4
Control elev : 23.5 feet NGVD. /23.5 FEET NGVD DRY SEASON.

Basin: B4, Structure: L46L57
1-60" W X 1.5' H RECTANGULAR NOTCH weir with crest at elev. 23.8' NGVD.
1-36" W X .5' H RECTANGULAR NOTCH with invert at elev. 23.3' NGVD.
Receiving body : B5
Control elev : 23.3 feet NGVD. /23.3 FEET NGVD DRY SEASON.

Basin: B5, Structure: L56B9

SPECIAL CONDITIONS

6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

12. Minimum building floor elevation:

BASIN: B1 - 24.60 feet NGVD.
BASIN: B2 - 26.90 feet NGVD.
BASIN: B3 - 27.20 feet NGVD.
BASIN: B4 - 26.80 feet NGVD.
BASIN: B5 - 26.50 feet NGVD.
BASIN: B6 - 25.90 feet NGVD.
BASIN: B10 - 26.80 feet NGVD.

13. Minimum road crown elevation:

Basin: B1 - 23.10 feet NGVD.
Basin: B2 - 25.40 feet NGVD.
Basin: B3 - 25.70 feet NGVD.
Basin: B4 - 25.30 feet NGVD.
Basin: B5 - 25.00 feet NGVD.
Basin: B6 - 24.40 feet NGVD.
Basin: B10 - 25.30 feet NGVD.

14. Minimum parking lot elevation:

Basin: B1 - 23.10 feet NGVD.
Basin: B2 - 25.40 feet NGVD.
Basin: B3 - 25.70 feet NGVD.
Basin: B4 - 25.30 feet NGVD.
Basin: B5 - 25.00 feet NGVD.
Basin: B6 - 24.40 feet NGVD.
Basin: B10 - 25.30 feet NGVD.

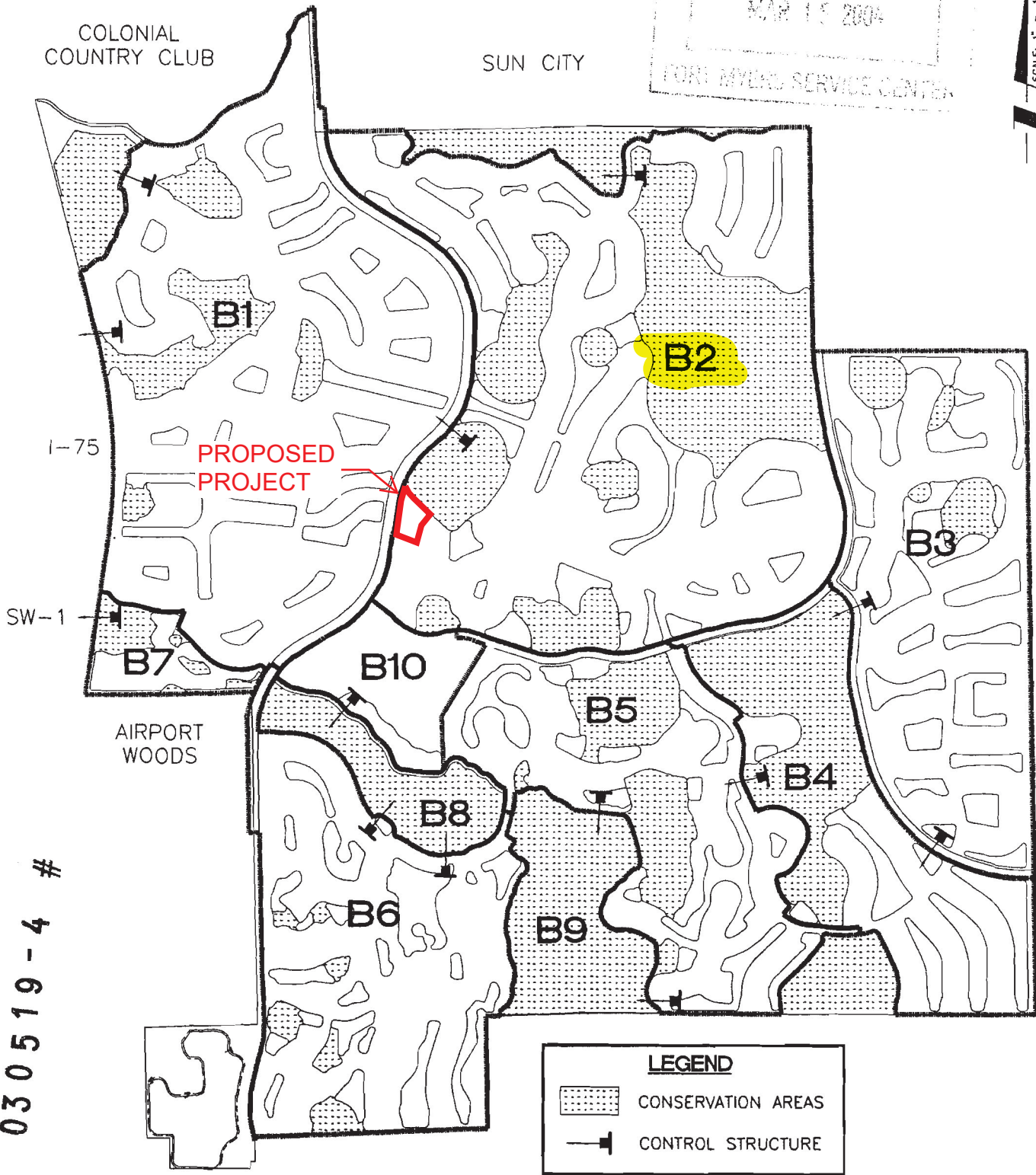
15. All commercial/industrial parcels shall provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master surface water management system.
16. Silt screens, hay bales, turbidity screens/barriers or other such sediment control measures shall be utilized during construction. The selected sediment control measure shall be installed landward of the

COLONIAL COUNTRY CLUB

SUN CITY

MAP 15 2004
FORT MYERS SERVICE CENTER

SCALE: 1" = 1750'



APPLICATION NUMBER
030519-4 #

LEGEND

- CONSERVATION AREAS
- CONTROL STRUCTURE

PROJECT: ARBORWOOD WATER QUALITY MONITORING PLAN **EXHIBIT**
 CLIENT: WORTHINGTON HOLDINGS SOUTHWEST, L.L.C.

WilsonMiller

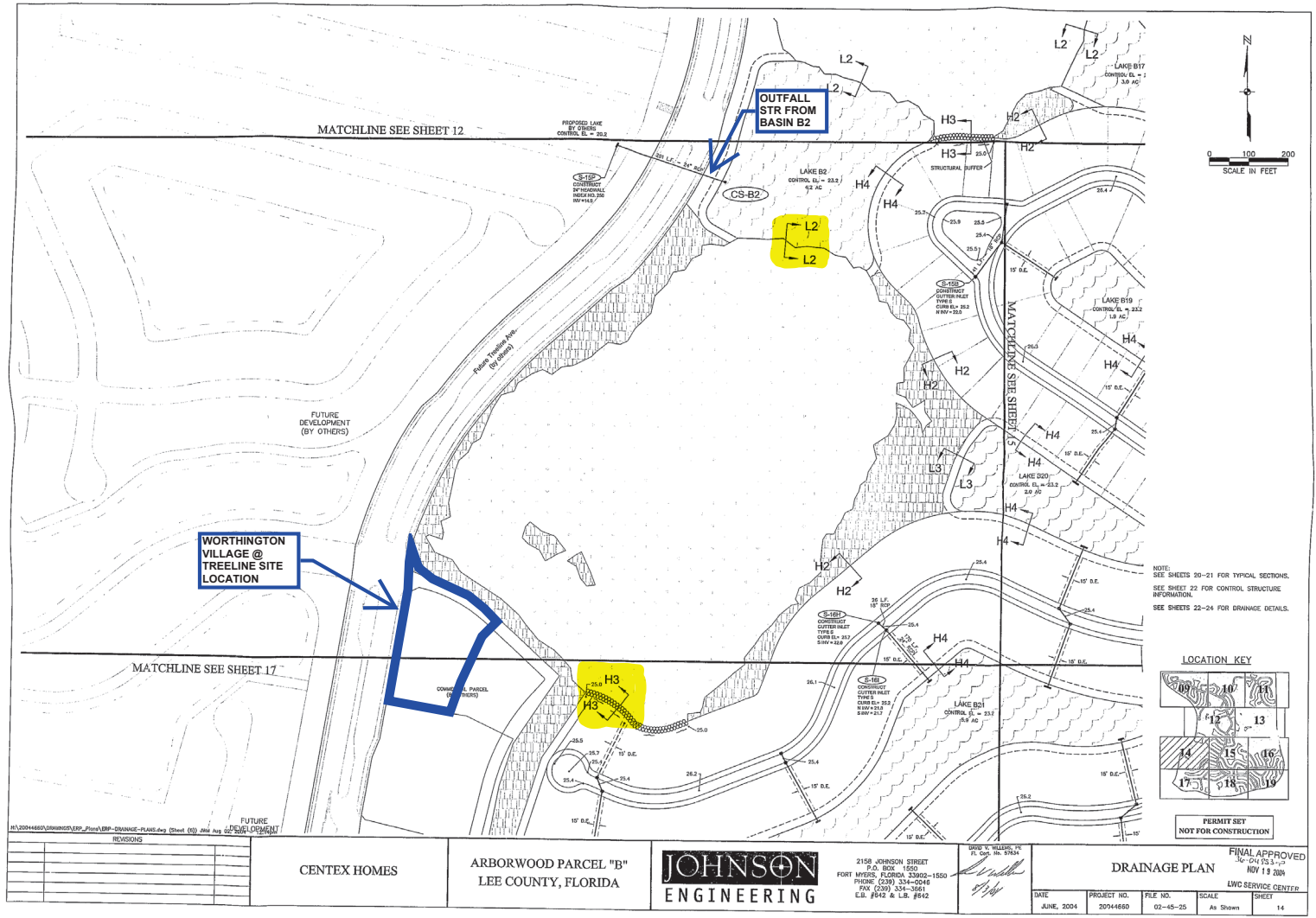
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
 4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 239-939-1020 • Fax 239-939-7479 • Web-Site www.wilsonmiller.com

WilsonMiller, Inc. - P.L. Lic. LC-000970
 WilsonMiller, Inc. - Certificate of Authorization #43

SUB BASIN SITE PLAN			
SCALE:	1" = 1750'	DATE:	FEB. 20, 2004
SEC:	TWP:	RGE:	REV NO:
PROJECT NO.	03914-001-000	INDEX NO:	
DRWN BY/EMP NO.	R.R.M./1482	SHEET NO:	Page 58 1 of 1



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NO.	REVISIONS	DATE

CENTEX HOMES

ARBORWOOD PARCEL "B"
LEE COUNTY, FLORIDA

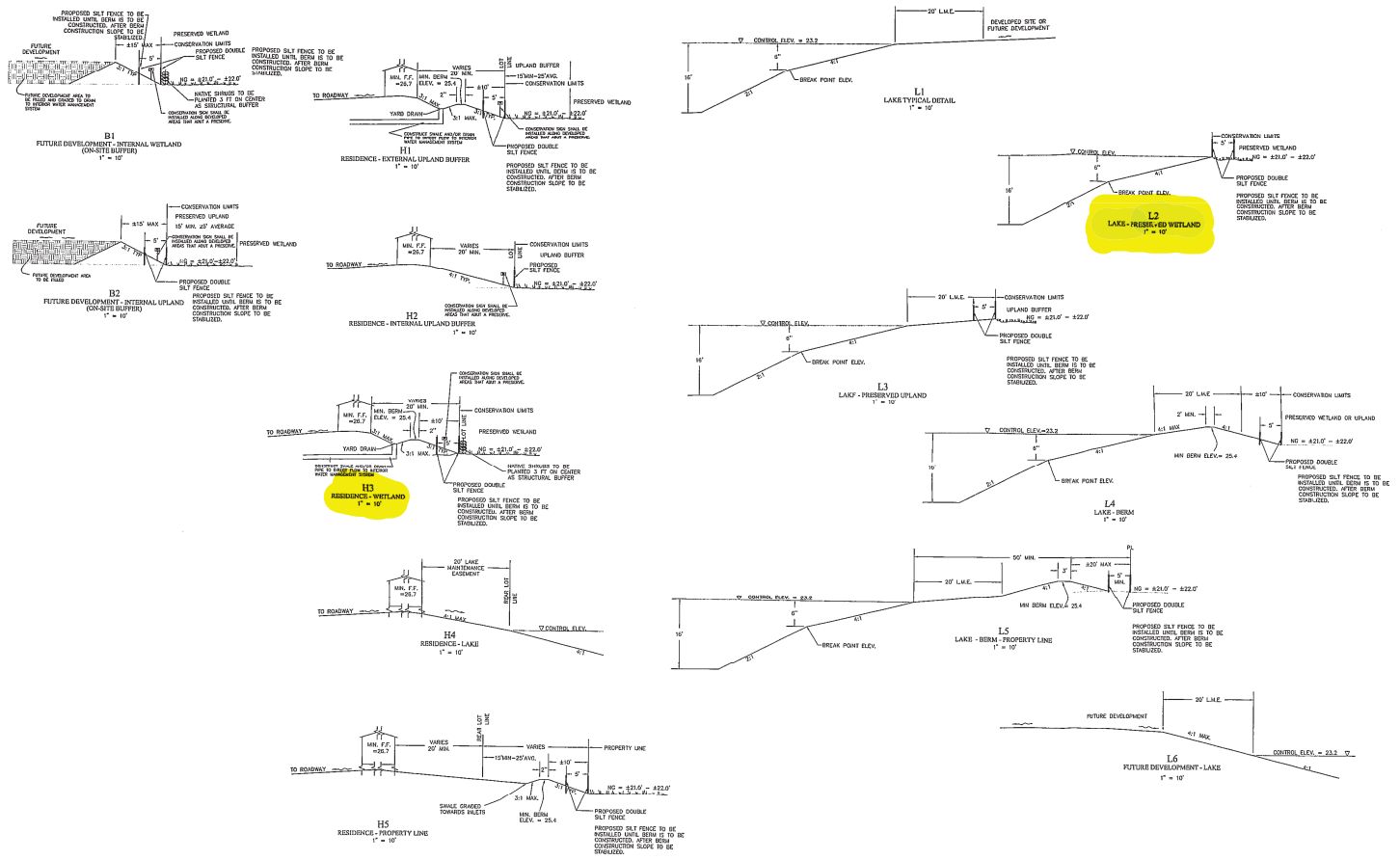
JOHNSON
ENGINEERING

2150 JOHNSON STREET
P.O. BOX 1500
FORT MYERS, FLORIDA 33902-1500
PHONE (239) 334-0046
FAX (239) 334-1061
E.S. #542 & L.B. #642

DRAINAGE PLAN

FINAL APPROVED
NOV 13 2004
LWC SERVICE CENTER

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE, 2004	20146601	02-45-25	As Shown	14



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 REVISIONS

NO.	DATE	DESCRIPTION

CENTEX HOMES
 ARBORWOOD PARCEL "B"
 Lee County, Florida



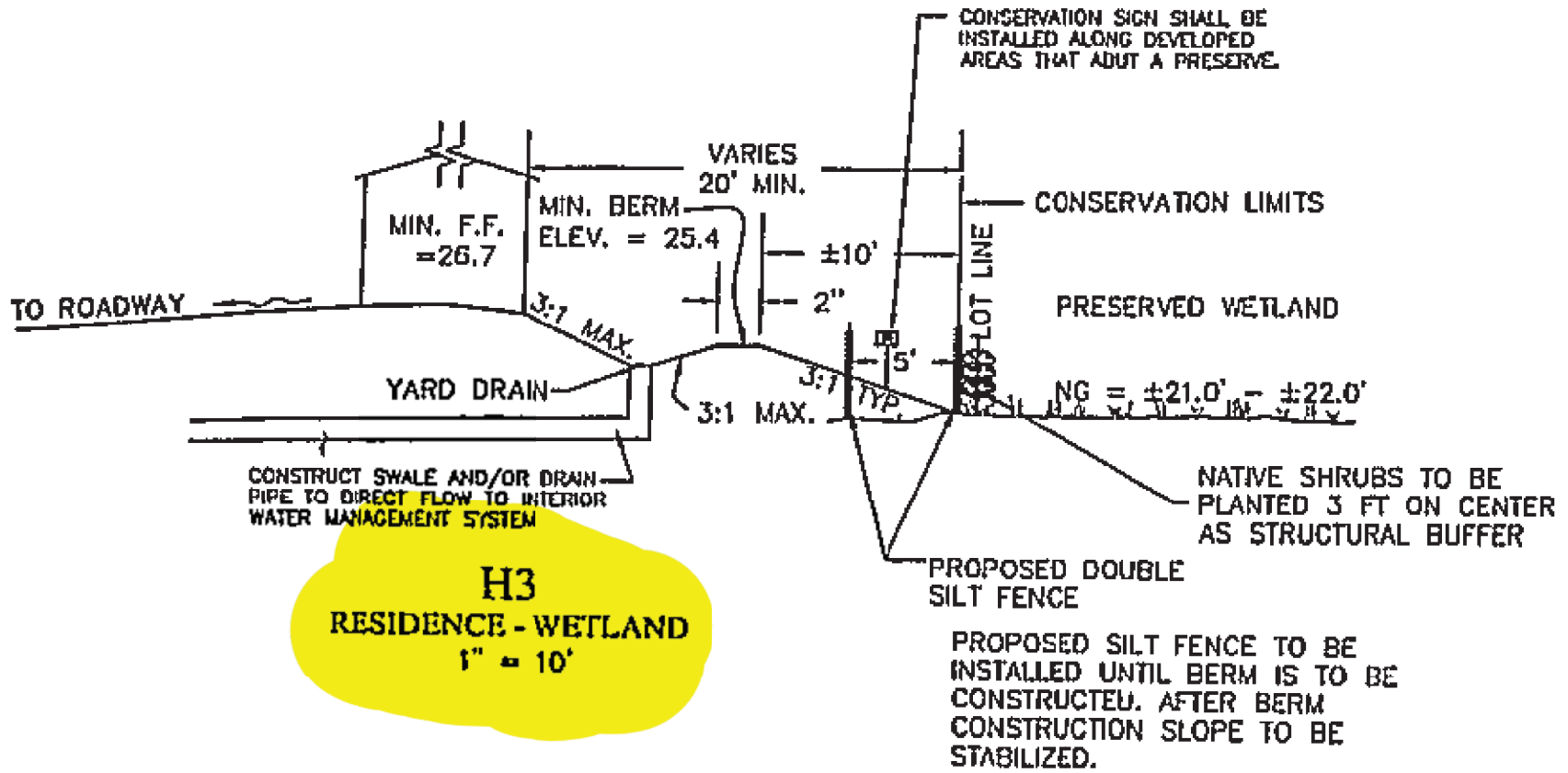
2168 JOHNSON STREET
 P.O. BOX 1500
 FORT MYERS, FLORIDA 33902-1500
 PHONE: (239) 334-0216
 FAX: (239) 334-3661
 E.O. 8642 & L.O. 8642

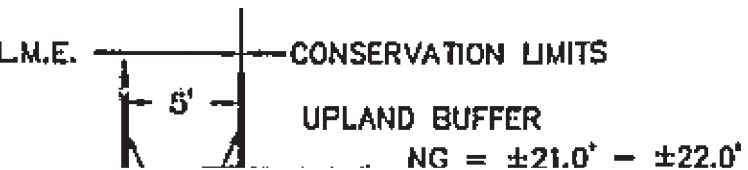
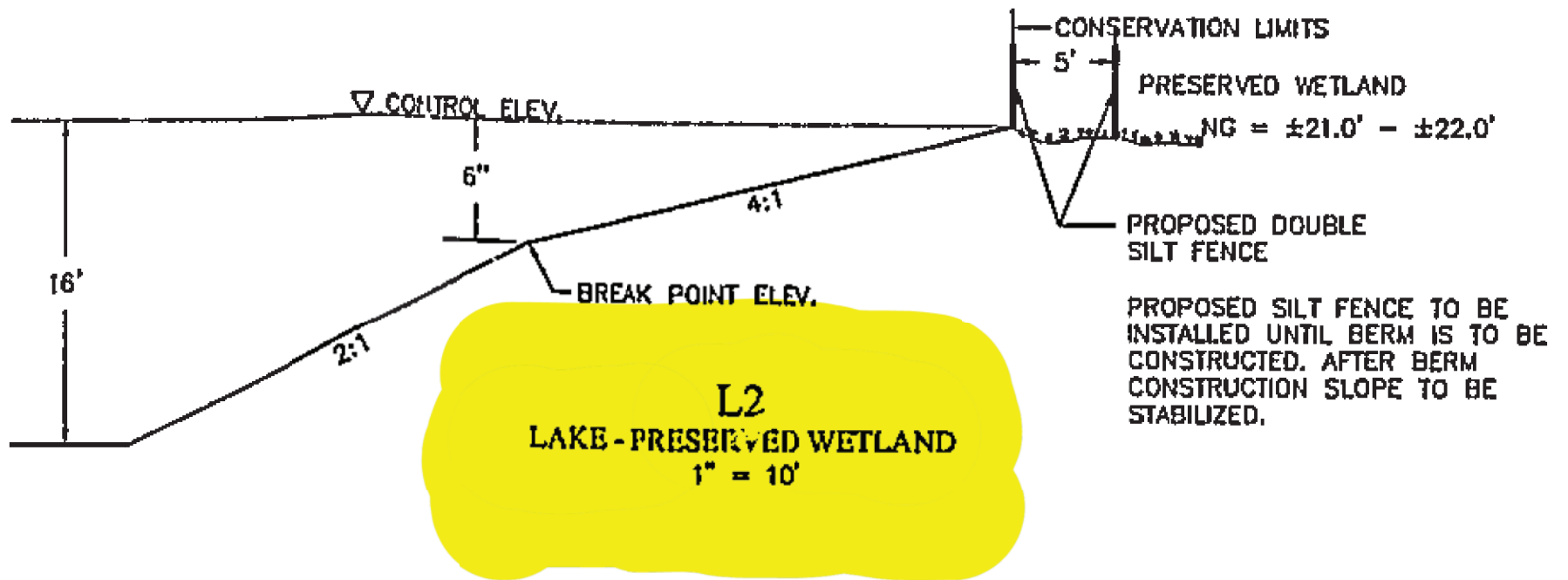
DAVID S. WELLS, PE
 P. Cert. No. 37826
(Signature)

PERMIT SET
 NOT FOR CONSTRUCTION
 FINAL APPROVAL
 NOV 18 2004
 LWC SERVICE CENTER

TYPICAL SECTIONS

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE, 2004	20044660	02-45-25	As Shown	20





APPENDIX 'B'

WATER QUALITY TREATMENT CALCULATIONS

PROJECT: WORTHINGTON VILLAGE @ TREELINE AVE
 PROJECT #: 3273-001
 FILE NAME: K:\Projects\3200\3273001\DOC\Drainage\[20180809
 SITEDATA_3273001.xls]STAGE

07-Feb-19
 08:04 AM

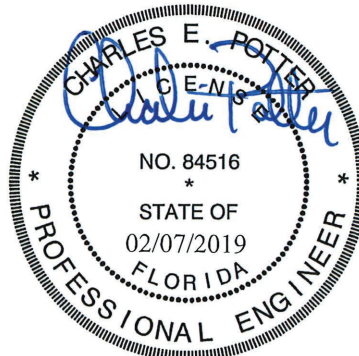
Stage - Storage Calculations

Elevation (ft NGVD)	Area (sq ft)	Area (acres)	Incremental Volume (ac-ft)	Cumulative Volume (ac-ft)
23.10	4406	0.101		0.000
24.10	6953	0.160	0.130	0.130

CONTRIBUTING AREA	(ac)	1.920
DEPTH OF TREATMENT	(in)	0.50
WATER QUALITY VOLUME	(ac-ft) (cu-ft)	0.080 3,485
WATER QUALITY ELEVATION	(ft)	23.71

Aquifer Data per Universal Engineering Geotechnical Report:

Avg Existing Ground EL in Pond Area = 22.0 ft NAVD
 Depth to SHGW = 0.5 ft
 SHGW EL = 21.5 ft NAVD
 Depth to Confining Layer = 3.0 ft
 Confining Layer EL = 19.0 ft NAVD
 Vertical Permeability = 7.6 ft/day
 Horizontal Permeability = 9.88 ft/day



Project: Worthington Village @ Treeline Avenue

07-Feb-19

Project No.: 3273-001

File Name: K:\Projects\3200\3273001\DOC\Drainage\[20180809 SITEDATA_3273001.xls]Orifice Dr

Proposed Treatment Volume Drawdown

- The first Half-Inch of the detention volume shall be discharged in the first 24 hours per SFWMD Applicant Handbook Volume II Ch 5.2 (a)

Treatment Volume Required =	0.080	ac-ft =	3485	cf
Treatment Stage =	23.71 ft	Pond Area =	6,214	sf
1/2" Treatment Volume Stage =	23.10 ft	Pond Area =	4,406	sf
Pond Bottom Elevation =	23.10 ft	Pond Area =	4,406	sf
Orifice Coefficient (C ₀) =	0.60			

Bleeddown at t = 24 hr

A_o = Area of Orifice (in.)

h₁ = Depth of water (ft.) from Normal Water to Treatment Stage

h₂ = Depth of water (ft.) from Normal Water to 1/2 Treatment Stage

t = Time (hrs)

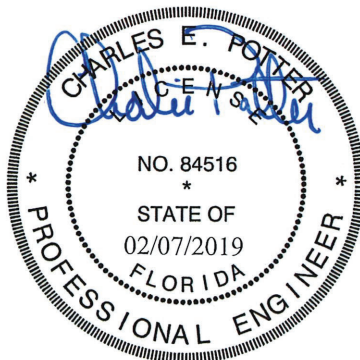
A = Average area between Treatment Stage and Drawdown EL

$$A_o = \frac{2 A (h_1^{1/2} - h_2^{1/2})}{(3600 t) (C_o) (2g)^{1/2}} = \begin{matrix} 2.56 & \text{in}^2 \\ 0.018 & \text{ft}^2 \end{matrix}$$

Calculated Dia. = 1.805 in.

Try a **3.00 IN** Diameter Circular Orifice

1/2" Treatment Volume Bleeddown time = 8.7 hrs



APPENDIX 'C'

OPERATION & MAINTENANCE GUIDELINES

OPERATION AND MAINTENANCE GUIDELINES

Stormwater Management Systems should be inspected on a routine basis to ensure that they are functioning properly. Inspections should be performed on a monthly and semi-annual basis following major storms. Systems that incorporate percolation are most critical since poor maintenance practices can soon render them ineffective. Records should be kept on all maintenance operations to help plan future work and identify facilities requiring attention.

Considerable damage, as well as loss of structures and effective use of the stormwater facilities can result from a failure to protect and maintain the drainage systems. Providing maintenance in a timely manner often saves costly repair jobs when the unusual storms occur.

Remember, the water management district permit dictates that the system must be maintained and that the owner is responsible for system maintenance.

A. GENERAL

Normal maintenance requirements are as follows:

- a. Retention areas and swales should be mowed at regular intervals. All clippings should be picked up and any accumulated debris should be removed.
- b. Sod should be routinely thatched.
- c. The bottom area of dry basins should be periodically broken with a disk to maintain design percolation rate.
- d. Sod cover on slopes and embankments should be inspected and repaired or replaced as necessary.
- e. Periodically, following a storm event, the outfall structure should be inspected to check that the orifice or weir is not clogged and is flowing at a substantial rate.
- f. The discharge pipe(s) should be visually inspected to determine if the pipe(s) require cleaning. All debris found in the pipe should be removed.
- g. Inlet structures should be inspected after each storm. All debris accumulated in the sump or on the grate should be removed.
- h. Outlets should be inspected for clogging and erosion.
- i. Berms and other structures should be inspected for breaks. Repairs, if necessary, should be performed immediately.

B. CATCH BASINS

Catch basins should be inspected after major storms and should be cleaned as often as needed. Various techniques and equipment are available for maintenance of catch basins. Filter bags can be used in catch basins at street grade to reduce the frequency of cleaning catch basins and outfall pipes.

C. DRY BOTTOM RETENTION SYSTEM

The retention area must become dry within 72 hours after a rainfall event. If the retention area is regularly wet, it is out of compliance with the permitted design, and the pond bottom must be scarified, or the bottom foot or so replaced with clean sands, to ensure that the permitted percolation rate is maintained.

D. METHODS AND EQUIPMENT FOR SYSTEM MAINTENANCE

Various types of equipment are commercially available for maintenance of stormwater management systems. The most frequently used equipment and techniques are listed below:

1. Vacuum Pump

This device is normally used to remove sediment from sumps and pipes. The equipment for this system is generally mounted on a vehicle. It requires a 200 to 300 gallon (0.757 to 1.136 m³) holding tank and a vacuum pump that has a 10-inch (254 mm) diameter flexible hose with a serrated metal end for breaking up cake sediment. A two-man crew can clean a catch basin in 5 to 10 minutes. This system can remove stones, bricks, leaves, litter, and sediment deposits. Normal working depth is 0 to 20 feet (0 to 6 m).

2. Water Jet Spray

This equipment is generally mounted on a vehicle equipped with a high pressure pump and a 200 to 300 gallon (0.760 to 1.140 m³) water supply. A 3-inch (76 mm) flexible hose line with a metal nozzle directs jets of water to loosen debris in pipes or trenches. Normal length of hose is approximately 200 feet (61 m). This system should not be used to clean erodible trench walls.

3. Fire Hose Flushing

This equipment consists of various fittings that can be placed on the end of a fire hose such as rotating nozzles, rotating cutter, etc. When this equipment is dragged through a pipe, it can be effective in removing light material from walls.

4. Sewer Jet Flusher

Sewer jet flushers are usually truck-mounted and consists of a large water tank of at least 1000 gallons (3.785 m³), a triple action water pump capable of producing 1000 psi (6900 kN/m²) or more pressure, a gasoline motor to run the pump, a hose reel large enough for 500 feet (153 m) of 1-inch (25 mm) inside diameter high pressure hose, and a hydraulic pump to operate the hose reel. In order to clean pipes properly, a minimum nozzle pressure of 600 psi (4140 kN/m²) is required. All material is flushed ahead of the nozzle by spray action. This extremely mobile machine can be used for cleaning areas with light grease problems, sand and gravel infiltration, and for general cleaning.

References

1. Sewer Maintenance Manual Prepared by Municipal Engineers Association of Ontario for Ministry of the Environment, Ontario, Canada, March 1974.
2. Smith, T.W., Peter, R.R., Smith, R.E., Shirley, E.C., "Infiltration Drainage of Highway Surface Water", Transportation Laboratory, California Department of Transportation, Research Report M & R 632820-1, August, 1969.

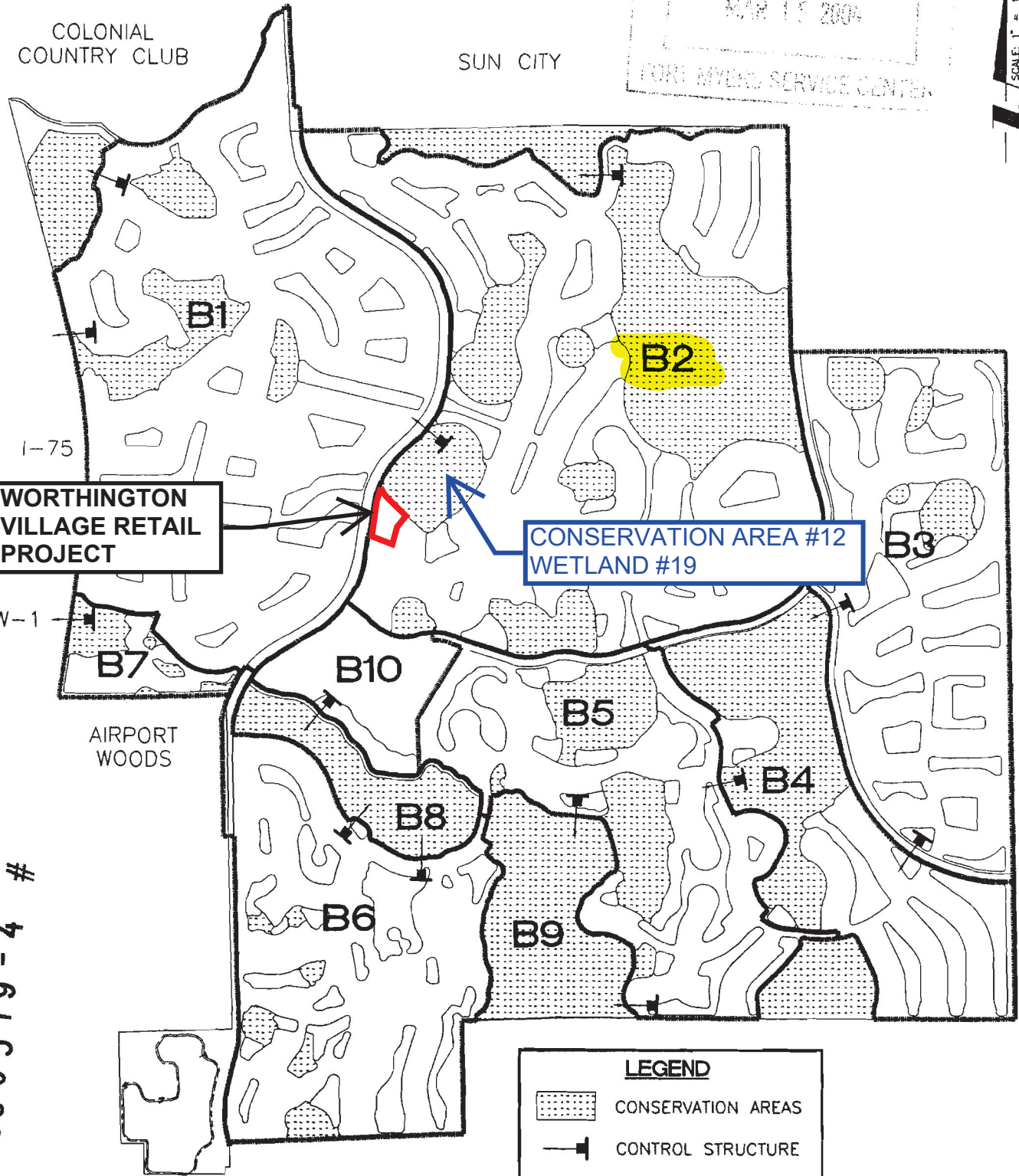
COLONIAL COUNTRY CLUB

SUN CITY

MAR 15 2004

FORT MYERS SERVICE CENTER

SCALE: 1" = 1750'



APPLICATION NUMBER
030519-4 #

LEGEND

- CONSERVATION AREAS
- CONTROL STRUCTURE

PROJECT: ARBORWOOD WATER QUALITY MONITORING PLAN

CLIENT: WORTHINGTON HOLDINGS SOUTHWEST, L.L.C.

EXHIBIT

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

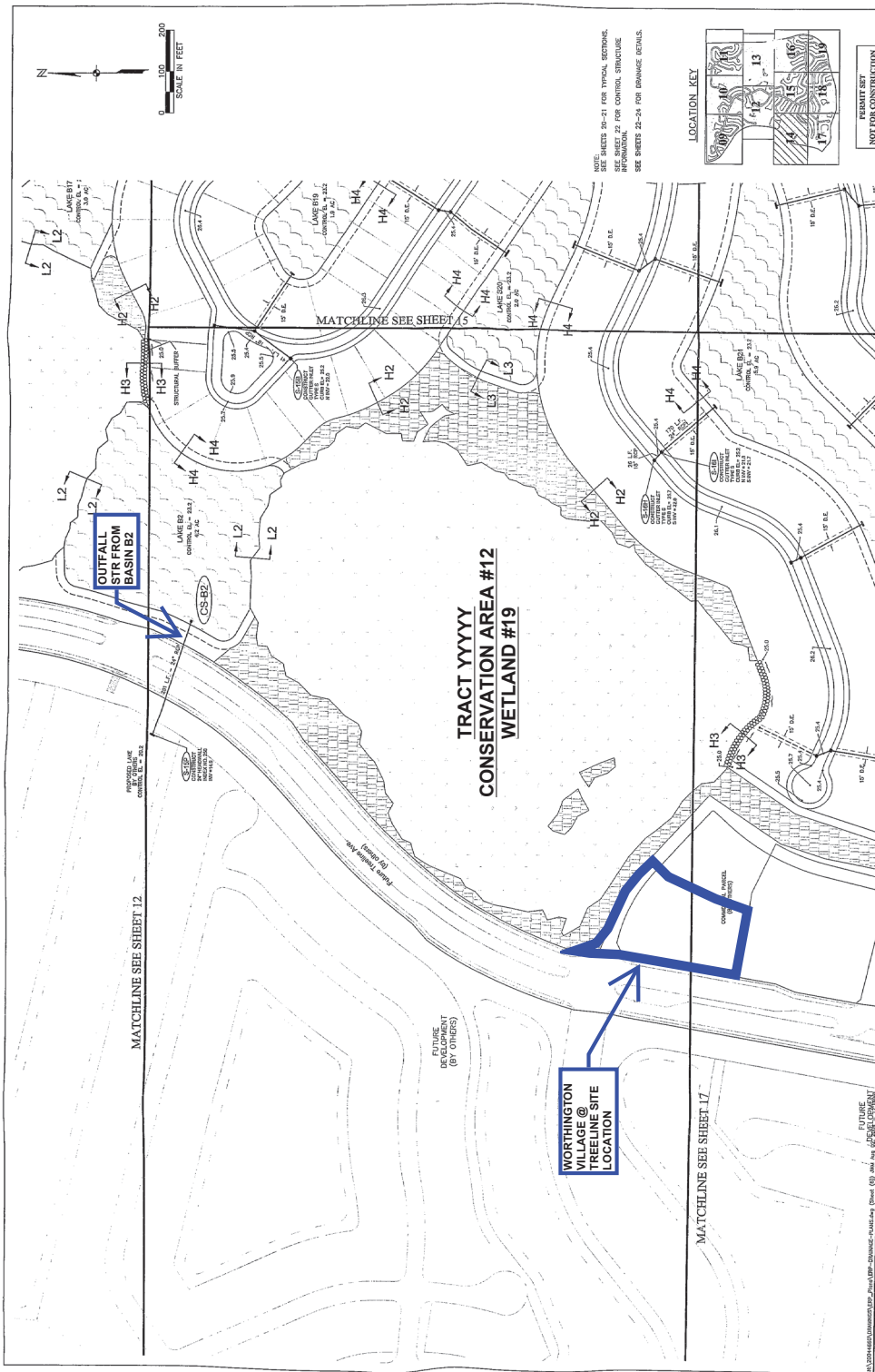
WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 239-939-1020 • Fax 239-939-7479 • Web-Site www.wilsonmiller.com

WilsonMiller, Inc. - P.L. Lic. LC-000970
WilsonMiller, Inc. - Certificate of Authorization #43

SUB BASIN SITE PLAN

SCALE:	1" = 1750'	DATE:	FEB. 20, 2004
SEC:	TWP:	RGE:	REV NO:
PROJECT NO.	03914-001-000	INDEX NO:	
DRWN BY/EMP NO.	R.R.M./1482	SHEET NO:	Page 70 1 of 1



**TRACT Yyyy
CONSERVATION AREA #12
WETLAND #19**

**JOHNSON
ENGINEERING**

ARBORWOOD PARCEL "B"
LEE COUNTY, FLORIDA

CENTEX HOMES

DRAINAGE PLAN

FINAL APPROVED
MAY 13 2004
LWG SERVICE CENTER

DATE: JUNE, 2004
PROJECT NO.: 20044680
SCALE: AS SHOWN
SHEET: 14

2145 W. HIGHLAND STREET
P.O. BOX 10201
FORT WORTH, TEXAS 76101
TEL: 817.336.4500
FAX: 817.336.4504
E-MAIL: JES@JES-ENG.COM

PROPOSED LAKE CONTROL STR. #12

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 17

WORTHINGTON VILLAGE @ TREELINE SITE LOCATION

OUTFALL STR FROM BASIN B2

NOTE: SEE SHEETS 20-21 FOR TYPICAL SECTIONS. SEE SHEETS 22-24 FOR CONTROL STRUCTURE. SEE SHEETS 25-26 FOR DRAINAGE DETAILS. SEE SHEETS 27-28 FOR DRAINAGE DETAILS.

LOCATION KEY

LEGEND: SEE NOTE FOR CONSTRUCTION

REVISIONS

Worthington Village @ 12103 Treeline Ave

Write a description for your map.

Legend

TRACT YYYYY
CONSERVATION AREA #12
WETLAND #19



**WORTHINGTON
VILLAGE @ 12103
TREELINE
AVENUE**



RESOLUTION NO. 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Arborwood Community Development District ("District") to establish a regular meeting schedule for fiscal year 2019/2020; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2019/2020 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2019/2020 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 15th day of July, 2019.

ATTEST:

**ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE**

Regular Meetings of the Board of Supervisors of the Arborwood Community Development District will be held at 9:00 a.m. in the Amenity Center Community Room at Somerset at The Plantation located at 10401 Dartington Drive, Ft. Myers, Florida 33913 on the following dates:

**October 21, 2019
November 18, 2019
December 16, 2019
January 20, 2020
February 17, 2020
March 16, 2020
April 20, 2020
May 18, 2020
June 15, 2020
July 20, 2020
August 17, 2020
September 21, 2020**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record. Copies of the agenda for these meetings may be obtained from the District's website or from the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800- 955-8770, who can aid you in contacting the District Office.

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

Meetings may be cancelled from time to time without advertised notice.

Kathleen Dailey
District Manager
Arborwood Community Development District

www.arborwoodcdd.org

PUBLISH: FORT MYERS NEWS-PRESS –

Arborwood Community Development District
Budget vs. Actual
October 2018 through June 2019

	<u>Oct '18 - Jun 19</u>	<u>FY 18-19 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Revenue				
01-3100 · O & M Assessments (On-Roll)	361,519.01	361,306.00	213.01	100.06%
01-3300 · O & M Assessments (Off-Roll)	6,044.37	14,589.00	-8,544.63	41.43%
01-3812 · Debt Assessments (2018)	2,638,030.35	2,637,660.00	370.35	100.01%
01-3818 · Debt Assessments (2014A-1)	420,689.60	420,596.00	93.60	100.02%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,534,503.90	-2,552,510.00	18,006.10	99.3%
01-3829 · Debt Asses-Pd To Trustee-2014	-657,437.63	-1,278,793.00	621,355.37	51.41%
01-3830 · Assessment Fees	-9,559.90	-10,000.00	440.10	95.6%
01-3831 · Assessment Discounts	-124,663.64	-136,782.00	12,118.36	91.14%
01-3912 · Debt Assessments - Off Roll	253,257.08	895,377.00	-642,119.92	28.29%
01-9420 · Carryover Balance	0.00	140,000.00	-140,000.00	0.0%
Total Revenue	353,375.34	491,443.00	-138,067.66	71.91%
Expenditures				
01-1130 · Payroll Tax Expense	443.70	912.00	-468.30	48.65%
01-1131 · Supervisor Fees	5,800.00	12,000.00	-6,200.00	48.33%
01-1310 · Engineering	44,084.46	35,000.00	9,084.46	125.96%
01-1311 · Management Fees	26,580.69	35,441.00	-8,860.31	75.0%
01-1313 · Website Management	1,125.00	1,500.00	-375.00	75.0%
01-1315 · Legal Fees	8,620.41	38,000.00	-29,379.59	22.69%
01-1318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
01-1320 · Audit Fees	5,350.00	5,500.00	-150.00	97.27%
01-1330 · Arbitrage Rebate Fee	500.00	3,500.00	-3,000.00	14.29%
01-1332 · Amortization Schedule Fee	0.00	500.00	-500.00	0.0%
01-1450 · Insurance	13,480.00	15,000.00	-1,520.00	89.87%
01-1480 · Legal Advertisements	1,797.96	5,500.00	-3,702.04	32.69%
01-1512 · Miscellaneous	1,558.68	2,800.00	-1,241.32	55.67%
01-1513 · Postage and Delivery	1,606.23	1,300.00	306.23	123.56%
01-1514 · Office Supplies	1,163.85	2,200.00	-1,036.15	52.9%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	27,174.38	37,000.00	-9,825.62	73.44%
01-1743 · Continuing Disclosure Fee	3,000.00	5,000.00	-2,000.00	60.0%
01-1811 · Professional Fee & Permits	0.00	2,000.00	-2,000.00	0.0%
01-1814 · Electricity	109.60	1,000.00	-890.40	10.96%
01-1816 · Treeline Preserve Maint-Exotics	0.00	4,000.00	-4,000.00	0.0%
01-1819 · Environmentl Cnsltng-Passarella	10,526.00	15,000.00	-4,474.00	70.17%
01-1820 · Panther Mitigation Mnt-Exotics	111,137.08	110,000.00	1,137.08	101.03%
01-1821 · Mitigation Monitoring-Parcel C	7,116.92	6,200.00	916.92	114.79%
01-1822 · Street Lighting-Utility & Maint	6,757.94	21,000.00	-14,242.06	32.18%

Arborwood Community Development District
Budget vs. Actual
October 2018 through June 2019

	Oct '18 - Jun 19	FY 18-19 Budget	\$ Over Budget	% of Budget
01-1824 · Field Inspector - Somerset Only	15,179.04	28,000.00	-12,820.96	54.21%
01-1825 · Lake Maintenance-Somerset Only	34,551.00	46,100.00	-11,549.00	74.95%
01-1826 · Preserve Maint - Somerset Only	40,400.00	35,000.00	5,400.00	115.43%
01-1827 · Flowway Maintenance	0.00	4,600.00	-4,600.00	0.0%
01-1828 · Preserve Maint (Parcel C Only)	5,400.00	10,800.00	-5,400.00	50.0%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expenditures	373,637.94	491,028.00	-117,390.06	76.09%
Net Income	-20,262.60	415.00	-20,677.60	-4,882.55%

Bank Balance As Of 6/30/19	\$ 219,343.86
Accounts Payable As Of 6/30/19	\$ 27,669.20
Other Assets As Of 6/30/19	\$ 4,169.23
Total Fund Balance As Of 6/30/19	\$ 195,843.89