Tern Bay

Community Development District

Meeting Agenda
June 2, 2026

PFM Management Services LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

TERN BAY
Community Development District

LOCATION: ***Heritage Landing Clubhouse***
14571 Heritage Landing Blvd.
Punta Gorda, Florida 33955

DATE: ***June 2, 2026***

TIME: ***10:00 AM***

MEETING AGENDA

Board of Supervisors
Tara Brady, Chairman
Denise Blakely, Vice-Chairman
Vickey DeLuca, Assistant Secretary
Robert D. Brady, Assistant Secretary
Gary Hamilton, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
wardj@pfm.com
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is at the beginning of the meeting, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: https://pfmcdd.webex.com/pfmcdd/j.php?MTID=m1bc4d1c1472af3e4c1c7ae2598fe5efe
- ✓ Phone: (408) 418-9388 Code: 2538 936 2753; Event Password: Jpward

JUNE, 2026

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AGENDA

1. Call to Order & Roll Call.

2. Public Comments for Agenda items.
   These are limited to three (3) minutes and individuals are permitted to speak on items included in the agenda.

3. Minutes:
   I. May 5, 2026 – Regular Meeting.

   Pages 7-33

4. Final Discussion on proposed Fiscal Year 2027 Budget.

   Pages 34-46

5. Discussion of requirements for the use of Littorals in the Water Management System (Lake 8, All Lakes in Phase 1.

   Pages 47-91

6. Consideration of **Resolution 2026-9**, a Resolution of the Board of Supervisors of Tern Bay Community Development District Approving the Agreements with PFM Management Services LLC, And PFM Financial Advisors LLC; Authorizing the Chairperson to Execute the Agreements; Providing General Authorization; and addressing conflicts, severability, and an effective date.

   Pages 92-144

7. Consideration of **Resolution 2026-10**, a Resolution of the Board of Supervisors of the Tern Bay Community Development District, Adopting the Amenity Policies Regarding the Operation of Golf Carts within the Tern Bay Community; providing for severability and providing for an effective date.

   Pages 145-150

8. Staff Reports.
   I. District Attorney.
   II. District Engineer.
   III. District Manager.
      a) **Important Meeting Dates for Fiscal Year 2026**:
         1. Asset Manager's Report – May 2026
         2. Next Meeting: **Wednesday, July 22, 2026,** Public Hearing FY2027 Budget.
         3. General Election – Qualifying Period: **June 8 - June 12, 2026, at noon** (Seat 2, Seat 3 and Seat 5)
      b) Financial Statement for the period ending April 30, 2026 (unaudited).

   Pages 151-237

AGENDA

9. Supervisors' Requests:

10. Public Comments for Non-Agenda items.
    These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

11. Adjournment.

Meeting Schedule – FY 2026

Tuesday, October 7, 2025	**Tuesday, November 4, 2025**
Tuesday, December 2, 2025	**Tuesday, January 6, 2026**
Tuesday, February 3, 2026	**Tuesday, March 3, 2026**
	Tuesday, March11, 2026
Tuesday, April 7, 2026	**Tuesday, May 5, 2026**
Tuesday, June 2, 2026	**Tuesday, July 7, 2026**
Tuesday, August 4, 2026	**Tuesday, September 1, 2026**

AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: Public Comments for Agenda items.

These are limited to three (3) minutes and individuals are permitted to speak on items included in the agenda.

Item 3: Minutes – May 5, 2026 – Regular Meeting.

Item 4: Is the District's final Budget review for the Fiscal Year 2027 Budget before the Public Hearing. The Budget timeline is as follows:

Date of Action	Action Required	Description
June 2, 2026	Regular Board Meeting	No Action Required
June 17, 2026	Mailed Notice To Residents	Manager Responsibility
July 22, 2026	Public Hearing to Adopt Proposed Budget – Rates may not increase once Mailed Notices to Residents are sent	ADOPTION REQUIRED
Week of August 21, 2026	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

During this final discussion, Members will be allowed to offer amendments to delete or reduce any line item in the Budget as well as propose any additional item(s) that a Board Member wants to add to the Budget. The District may NOT increase the Budget, but the District can decrease the budget, thereby decreasing the assessment rate during the review period of the Budget.

The Fiscal Year 2027 Budget plan for operations and capital continue on a steady plan to keep the Community's assets well maintained insuring that the District's operations plans include a forward plan for the future in identifying life expectancy and evaluating certain assets that are nearing the end of their useful life.

The Public Hearing date is scheduled for **Wednesday, July 22, 2026**, at **10:00 A.M.** at the **Heritage Landing Clubhouse, 14571 Heritage Landing Boulevard Punta Gorda, Florida 33955.**

Item 5: Discussion of requirements for the use of Littorals in the Water Management System (Lake 8, All Lakes in Phase 1.

AGENDA

Item 6: **Resolution 2026-9**, a Resolution of the Board of Supervisors of Tern Bay Community Development District Approving the Agreements with PFM Management Services LLC, And PFM Financial Advisors LLC; Authorizing the Chairperson to Execute the Agreements; Providing General Authorization; and addressing conflicts, severability, and an effective date.

Item 7: **Resolution 2026-10**, a Resolution of the Board of Supervisors of the Tern Bay Community Development District, Adopting the Amenity Policies Regarding the Operation of Golf Carts within the Tern Bay Community; providing for severability and providing for an effective date.

Item 8: Staff Reports: Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

MINUTES OF MEETING
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COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District was held on Tuesday, May 5, 2026 at the Heritage Landing Amenity Center, 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955. It began at 10:00 a.m. and was presided over by Ms. Tara Brady, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Tara Brady	Chairperson
Denise Blakely	Vice Chairperson
Robert Brady	Assistant Secretary
Vickey DeLuca	Assistant Secretary
Gary Hamilton	Assistant Secretary

Also present were:

James P. Ward	District Manager
Susan Singer	PFM Management Services LLC (online)
Greg Urbancic	District Attorney
Richard Freeman	District Asset Manager
Mollie Holland	Charlotte County Environmental & Community Resiliency Coordinator

Audience:

Mary Longares	w/Heritage Landing Amenity Center
Heather Chapman	Heritage Landing
Angie Rausch	Stacey Leonard
Bruce Laughlin	Tim Barker
Mary Annhurban	Mark Schaffner
Dawne	John Katrich
Michelle	Greg Kuch
Jeff Raska	Jeffrey Gordon
Al Vespa	Tim Barker
Russell Barry Van Arsdale	Pat Murray
Bryan Schumacher	Dave B
Kris	Jeff
A White	Mark Kevin Ankenbauer
Rick Mills	Kyle Ostmann
Dean Huber	JL
Raymond Hernandez Sr.	Lori Smith
John	Linda Kender
John Katrich	Dave B
Michael and Linda Maher	Steve Trask
Mark Schaffner	Janette Sorenson
Char Laursen	Doug & Michele Knight
John Katrich	Rick Wasco

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George Landis Sr.	Ellen McCoy
Troy Martin	Jill Kovalec
Lynn & Paul Harwood	Douglas Wentworth
Thomas Eshcoff	Steve Basil
D. Wade	Mike & Joan Giese
Anna Goettl	Nick Davis
Bill Keown	Mary ____
Jim Shore	

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Chairperson Brady called the meeting to order at approximately 10:00 a.m.; all Members of the Board were present, constituting a quorum. She indicated the Agenda would be taken a bit out of order; Item 4 would be presented at this time, then the remainder of the Agenda would proceed accordingly.

FOURTH ORDER OF BUSINESS Presentation

Presentation on the basics of stormwater management and how to improve the performance and aesthetics of the ponds.

Chairperson Brady introduced Mollie Holland, the Community and Environmental Resiliency Coordinator for Charlotte County.

Ms. Mollie Holland, the Community and Environmental Resiliency Coordinator for Charlotte County, briefly reviewed her job history and experience. She stated she was going to present the basics of stormwater management and how to improve the performance and aesthetics of ponds. She discussed the purpose of a stormwater system: to treat runoff from rain events, reduce flooding and provide a degree of water quality improvement. She discussed the rainwater runoff cycle: water rained down, permeated the ground or collected in ponds, and went downstream or evaporated back into the atmosphere. She discussed why a stormwater system was important: 52 inches of rain per year, runoff contained nutrients, oils, fertilizers, pet waste, etc. She discussed how ponds worked: designed to mimic natural processes such as nutrient sequestration, breakdown of chemicals, and energy exchange pathways. She displayed and discussed a cross section of one of Tern Bay's ponds noting the water gathered in the pond and remained in the pond for 14 days before moving downstream. She stated Tern Bay's ponds were constructed in 2007; the ponds did not do a good job removing nitrogen from stormwater before it moved downstream (only 40% of the nitrogen removed). She explained the ponds were supposed to remove 80% of nitrogen but were failing to do so. She indicated there were several documents published to guide communities in the care and maintenance of stormwater ponds. She stated the best guide was the Healthy Ponds Guide. She stated she helped develop the Healthy Ponds Guide and it was designed to help communities create a balanced and healthier pond including increased

resilience, reduced erosion, increased aesthetics, increased property values, and decreased overall long term maintenance costs. She stated a healthy pond depended more on what you did not do as opposed to what you did do: do not expect a pond to always have clear water, do not use broad applications of herbicide and algaecide, do not manage ponds and landscape separately, and do not use too much fertilizer. She stated to properly care for a pond it was important to breakdown the chemical dependency of the pond, increase the complexity of the pond's ecosystem, and use a wholistic approach to caring for the stormwater system. She discussed how to break the cycle of maintenance practices which short circuited the pond: understand the seasons of a pond, allow for variations in water clarity, and use a combination of chemical applications and mechanical removals. She discussed how to increase the complexity of a pond ecosystem: add structure, add plants, and add water circulation and aeration. She reviewed basic rules for fertilization around ponds and noted this information was all available for free online. She discussed the importance of good pond water quality and downstream water quality. She asked if there were any questions.

A male resident asked what are the best long term preventative actions to take?

Ms. Holland responded a pond well stocked with fish helped decrease midge fly numbers. She said moving water also helped reduce midge fly numbers; however, a fountain without vegetation along the shoreline would increase erosion. She noted plants along the shoreline also provided a safe habitat for the smaller fish who ate the midge fly larvae.

A male resident asked (indecipherable)?

Ms. Holland discussed dangers to fish including low water temperature and low oxygen levels, and what could cause each.

Ms. Blakely asked if Ms. Holland had any suggestions or tips for the ponds inside Tern Bay specifically.

Ms. Holland responded the Tern Bay ponds were "very naked." She stated Tern Bay could do shoreline plantings, or it could avoid doing anything to prevent plant volunteers. She noted the exotics, however, should be removed or prevented. She said in terms of spraying, there were chemicals which might be more expensive, but were more specific about which plants it killed. She discussed the benefits of a 14 to 16 inch "kill zone" around ponds. She noted each pond and each community was different and could employ different methods for pond optimization.

Discussion ensued regarding whether spike grass was an invasive.

Ms. Holland discussed the Tern Bay pond report noting, again, all communities were different and there were different ways of handling different problems. She suggested manually removing invasive plants as opposed to spraying. She said smaller ponds had different problems than large ponds; larger ponds could be more resilient. She said it was important when developing a plan to meet the expectations of the community for the pond, for example, certain plants could impact boaters, certain fish could impact fishing, etc.

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Mr. Hamilton asked if there were any grants the CDD could apply for to help with pond improvement. He noted the recommended improvements sounded expensive.

Ms. Holland responded in the negative; there were grants available but for places available to the public, not private community ponds.

Chairperson Brady noted the CDD was a government agency and everything the CDD owned was technically public.

Ms. Holland stated the Native Plant Society had a grant; it was only $500 dollars, but it was something. She said she was not asking the community to pour a bunch of money into its ponds, she was asking the community to look at the things holding the ponds back from being more natural; for example, if the landscaping company was using 26 percent nitrogen this was not necessary for the landscaping; nitrogen could be cut back to 12 percent. She noted nitrogen was expensive and this could save money for the community which could then be spent to improve the ponds. She noted it was a process and would take the community years to improve the ponds.

Chairperson Brady stated last year she discovered the landscaping company was using fertilizer which went against county ordinance and was harmful to the ponds. She said she did not know if this ever stopped.

Discussion ensued regarding fertilizer use; testing the soil to determine what was needed in terms of fertilizer; the contract with the landscaping company containing fertilizer guidelines; the CDD recently taking over the ponds from Lennar; how Lennar managed the ponds; and when the CDD was a Lennar run Board.

Mr. Gary Hamilton asked whether Lennar fulfilled its responsibilities when building and maintaining the stormwater system and how much it would cost to bring the ponds up to community standards.

Ms. Holland stated the developer was required to submit an engineer's certificate indicating the stormwater system was being operated and maintained as required by permit; this was done. She stated she was trying to open the community's eyes to what the ponds could be. She stated regulations were the bare minimum, and Lennar met the bare minimum. She said she was suggesting a shift in mindset and a recognition that ponds were living organisms and could be improved, could be better, if the community allowed for the ebbs and flows of a living organism, which meant algae in the pond, plants along the shoreline, etc. She noted 30 percent of the pond being covered in algae did not constitute a spray event. She stated she was not asking the community to spend money, she was asking for a shift in perspective.

Discussion ensued regarding the benefits of the nearby wetlands; the benefits of birds visiting ponds; when it was appropriate to use herbicides; and the benefits of using less chemicals in the ponds.

Ms. Holland noted if the community stopped using chemicals in the ponds all at once, for a while the ponds would look rough and the residents would complain but eventually they would get over it.

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A male resident asked how long it would take to improve the ponds.

Ms. Holland responded this depended upon many factors, but it could take years. She discussed a similar community which wished to stop using chemicals in its ponds; it took three years to transition to chemical free ponds.

A female resident asked about a plant which was a problem in one of the ponds.

Ms. Holland stated the plant needed to be removed and replaced; she suggested mowing the plant when it was dry or it would die when the water level rose above the plant.

Discussion ensued regarding the pond stormwater system being built exactly as designed; how low water levels affected littoral shelves; high ammonia levels in the creek caused by the community; what could cause increased ammonia levels (possibly irrigation); the interconnection of the ponds; the ponds being on different levels which caused water levels to be higher in some ponds than in others; where the ponds discharged extra water (into the mangroves and into the creek); the possibility of a community committee to head a pond improvement project; and resident volunteers planting in the ponds.

Mr. Hamilton asked if companies spraying in the ponds should coordinate with Ms. Holland beforehand.

Ms. Holland responded in the negative. She stated the University of Florida's website had information regarding which chemicals were beneficial and which were not. She stated any company which applied chemicals to ponds should know this and know which chemicals should be used and when.

Discussion ensued regarding what constituted a healthy pond and a non-healthy pond.

Ms. Holland recommended the CDD speak with its pond care vendor and discuss the CDDs goals for the ponds. She stated the vendor was familiar with the ponds and would be able to make recommendations. She said to keep in mind that it was good business for pond vendors to recommend chemicals, so the CDD would also need to contact other experts, such as the University of Florida, such as herself, and keep the pond vendor on track.

Discussion ensued regarding the algae bloom to the west; the algae bloom in the mangroves; and improvement of ponds not being a risk to the community.

SECOND ORDER OF BUSINESS Public Comments

Public Comments on Agenda Items

Chairperson Tara Brady discussed public comment protocol. She asked if there were any public comments for Agenda Items.

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Ms. Janette Sorenson discussed the pond on hole 8, potential environmental impacts of the extremely low water level, and how the pond detracted from the beauty of hole 8 which was intended to be the signature hole of the golf course. She discussed how the extremely low water level potentially affected wildlife and plant life. She asked what factors were contributing to the dryness of hole 8 pond. She asked if there was a plan in place to restore the pond back to its original state as seen in photos from five years ago. She noted the situation was brought to the attention of SFWMD with a goal to ensure the area was properly maintained and met community standards. She asked the CDD to address the situation.

Ms. Mary Annhurban asked about the election of the CDD Board, qualifying for election, and how to vote.

Mr. Jim Shore asked about the pond at hole 8. He said it was not listed as a littoral pond. He asked if the CDD was responsible for fixing the pond.

Mr. John Katrich asked if the CDD had a finalized plat yet.

Mr. _____ said the building outside the gate needed to go. He discussed several incidents where he was almost hit by a car crossing the road due to the speed of drivers. He requested a crosswalk be added to community streets which did not have crosswalks.

Mr. Steve Basil asked if painting the bridges would be a high cost maintenance item or was it a stain which would be absorbed into the wood.

Mr. Doug Wentworth asked if there was a plan in place to stock the ponds with fish to mitigate the midge fly problem. He discussed the midge fly problem around his home.

Ms. Judy _____ stated she was surprised the bridge was not being fully renovated and was just being painted. She said there was a lot of rot which needed to be replaced and she worried major renovations would be needed again in a few years.

Mr. Bruce Laughlin stated he hoped it would be a strong priority for the Board to fix the ponds in the community. He stated he appreciated Ms. Hollands presentation and felt she put together an excellent resource for pond improvements. He said the pond on hole 8 was a mudhole and it should be one of the best ponds in the community. He stated he obtained a quote to dredge the pond on hole 8 and it was $138,000 dollars. He stated he believed if the CDD did not use the budget to fix the ponds now, it would cost even more in the long run.

Chairperson Brady asked if there were any more questions or comments; there were none. She began her responses. She stated the CDD had discussed having all the ponds looked at. She noted the pond on hole 8 was exactly how it was designed in 2000. She noted residents were complaining it did not look the same, but maybe it was a wetter year five years ago and the pond had more water. She stated the littoral shelf at the green on hole 8 had been in place since the year 2000 when the pond was designed. She explained the Board had to look at all the lakes and ponds, as a whole system, and then come up with a plan; the pond on hole 8 was not necessarily the number one priority.

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Ms. DeLuca asked where the documents which showed the littoral shelf on hole 8 were located. She noted the documents she had did not show the littoral shelf.

Chairperson Brady stated she would ask Clay about the documents. She stated she would speak with Clay, have him look at the lakes and come up with a plan of action for the lake system.

Mr. Hamilton noted nothing would be done for the lakes in the next month, it would be a lengthy process.

Chairperson Brady agreed. She stated from a money standpoint it would be a while before anything was done in any of the lakes because working on the lakes would cost a lot of money. She noted the budget was cut back to a bare minimum at this point and there was no money in it to work on the lakes.

Ms. Deluca stated the engineering report which accompanied the bonds should be reviewed. She said she believed all the lakes in phase 2 were supposed to be 10 feet deep.

Chairperson Brady noted if a lake was listed as 10 feet deep it did not mean the whole lake was 10 feet deep throughout, only spots were 10 feet deep. She stated in regard to the bridges the contract approved last year was listed on the website. She explained on inspection the railings were deemed to be in good condition, the decking needed to be replaced, and the structure underneath was deemed to be in good condition. She stated as such, on every single bridge the vehicular decking, the pedestrian decking, as well as the handrail on the side was being replaced; there would be installation of posts on the bollards between the drive and the railing, and a protective coating on the railings.

Ms. Deluca indicated the information regarding the bridges, and the bridge contract, could be found in the August 5th meeting agenda, as well as the bridge inspection report.

Chairperson Brady stated the building outside the gate was being looked at in the budget. She stated a crosswalk on Black Beauty Drive was not standard, but the CDD was willing to consider whether it was warranted and whether it was safe to install a crosswalk in that location. She reported the plat was done, and was waiting for her signature, but she was waiting for one more easement to be added for the CDD. She stated when the easement was done she would sign off on the plat.

Mr. Ward stated in terms of the election, Gary Hamilton was in Seat 2, Tara Brady was in Seat 3, and Vickey DeLuca was in Seat 5.

Chairperson Brady explained the election for CDD seats was included on the ballot in the November election. She explained to vote for a CDD board member, a person had to be a registered voter and vote at the regular November election.

Mr. Ward explained to run for a CDD seat you had to be a citizen of the United States, a resident of the State of Florida, registered to vote in Charlotte County, have a registered address in the community, and not be a convicted felon. He stated to be included on the ballot, registration was from noon on June 8 through noon on June 12, at the Supervisor of

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Elections Office in Charlotte County. He explained anyone interested in running for a seat on the CDD Board was required to register with the Supervisor of Elections during that time period, if someone did not register during the specified time period they would not be permitted to run.

THIRD ORDER OF BUSINESS Consideration of Minutes

April 7, 2026 – Regular Meeting Minutes

This item was considered and approved at the end of the meeting, just before Adjournment.

Supervisor Blakely asked if there were any additions, corrections or deletions to the Minutes; hearing none, she called for a motion.

On MOTION made by Vickey DeLuca, seconded by Gary Hamilton, and with all in favor, the April 7, 2026 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS Discussion

Continuation of Fiscal Year 2027 Budget

Chairperson Brady noted at the last meeting the CDD Board spent four hours going through the budget line item by line item. She stated the Board made every possible reduction and it ultimately only lowered the budget from $1,181 to $1,160 dollars. She noted while every dollar was important this reinforced the fact that this budget was as lean as possible. She said the biggest decision came after everyone left regarding the reserve account. She stated it was decided having a healthy reserve account was very important and fiscally responsible, but she felt it also did not need to be jumped into and fully funded immediately; it was important to balance what residents could afford and the financial impact of building a reserve account with being fiscally responsible. She noted there was already a $300 dollar increase in CDD fees last year, a $750 dollar special assessment from the HOA, a $250 dollar master HOA increase and an increased assessment from the condo association for condo owners. She said she was being mindful of this while building the budget. She said because of this, and because the budget was very lean, the CDD did not have the money to work on the ponds or build a crosswalk. She stated last year the CDD made the decision not to increase the reserve account and kept the assessment rate at $800 dollars by using existing reserves. She noted several residents commented this was not fiscally responsible and the CDD should have a reserve account. She stated keeping in mind all the increases in assessment rates and HOA fees in the community, as well as the need to build a reserve fund, she proposed capping the budget at $1,200 dollars even though it was only $133 dollars less than the originally proposed budget. She noted $1,200 dollars would give the CDD almost $175,000 dollars in reserves and gave residents a little more time to get used to the assessment rate, and then next year if needed the budget could be slowly increased. She noted section one of the budget was administrative.

Mr. Ward asked if there were any questions regarding the administrative portion of the budget; there were none.

Chairperson Brady noted page 2 was public safety. She asked if there were any questions.

Ms. Vickey DeLuca asked about the $5,400 dollars under access control and janitorial. She said she could not find any associated contracts.

Mr. Ward explained this was a miscellaneous line item just in case any repairs or maintenance for the welcome center or guardhouse were needed and was not related to any specific contract.

Ms. DeLuca said the miscellaneous repairs for $5,000 dollars should be deleted then.

Mr. Ward said miscellaneous repairs could be removed.

Mr. Hamilton stated he built a spreadsheet using all contracts he could find on the CDD website. He said there was a contract with JanPro cleaning for $2,175 dollars.

Chairperson Brady stated she would not agree to remove the miscellaneous repairs, because miscellaneous repairs was for anything while the $5,400 dollars were specifically for access control and janitorial services.

Discussion ensued regarding this budget item and what could be removed or reduced; whether miscellaneous repairs should be removed since the budget included contingencies; moving $5,000 dollars from miscellaneous repairs to the gates; and reducing $5,400 dollars in janitorial to $3,000 dollars.

Ms. Blakely noted the Master HOA was obtaining community internet, and as such the CDD should not be paying $7,000 dollars for internet services.

Discussion ensued regarding why the CDD needed to keep $7,000 dollars in the budget for internet services; finding a less expensive internet service; and the possibility of piggyback riding on the Master HOA's internet contract.

Chairperson Brady noted the only change being made to the public safety section of the budget was to reduce $5,400 dollars in janitorial to $3,000 dollars.

The Board agreed.

Chairperson Brady asked if there were any questions about the next section, stormwater management services.

Ms. Blakely asked about the $28,000 dollars to maintain the preserves. She noted the vendor only came out four times a year to inspect and remove invasives.

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Mr. Ward explained in order to maintain the preserves in accordance with the permits, the invasives had to be removed.

Ms. Blakely asked if there were any way to remove the invasive species for less.

Mr. Ward explained invasive species in Florida were a big problem throughout the larger preserves. He stated the Tern Bay preserves were extensive and included the preserves within the community, as well as the preserve area outside the community, which abutted the development area and the Charlotte County preserves. He said the CDD obtained competitive quotes for this service annually and would continue to do so. He noted $28,000 dollars was a reasonable price for the number of acres of preserves being maintained. He said this was maintenance required by the permit.

Mr. Hamilton asked if Mr. Richard Freeman could obtain a report regarding exactly what the vendor was doing in the preserves.

Mr. Freeman stated he included a write up in this month's operations report regarding the preserves. He noted there was not much to report on, but he indicated the vendor performed the quarterly maintenance.

Discussion ensued regarding Charlotte County checking preserves regularly to ensure they were properly maintained.

Ms. DeLuca said she could not find the contract for $8,100 dollars to clear the canoe launch path.

Mr. Ward stated since clearing the canoe launch path was only done once a year CDD, staff requested price quotes from vendors annually, and whatever the pricing was the CDD issued a purchase order for it; there was no contract.

Mr. Freeman agreed. He said the $8,100 dollars was for ongoing spraying of any weeds to keep the path clear.

Chairperson Brady noted the $8,100 dollars included both the annual path clearing and the spraying of weeds year round.

Discussion ensued regarding temporarily filling the holes on the canoe launch path with excess dirt already on hand; dirt simply washing out of the holes; the budget included $5,000 dollars for shell to fill the holes; filling the holes with dirt not being free; asking Tim with the HOA to fill the holes for free; and the HOA likely wanting a contract with the CDD before allowing Tim to fill the holes.

Chairperson Brady noted $24,000 dollars for bubblers were removed from the budget to keep the rate down. She said there was nothing in the fiscal year 2027 budget for aerators or fountains.

Discussion ensued regarding the budget including $15,000 dollars for pond plantings under capital outlay; moving littoral plants from areas with an abundance of plants to lakes and

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ponds which needed more littorals; how much money was needed in the budget for lake bank restoration; different areas in the community which needed lake bank restoration soon; stormwater pipe repairs, geotubes and rip rap for lake bank restoration; lake bank restoration being an annual maintenance item; and asking the Master Association to stop killing vegetation around the lakes.

Chairperson Brady: We will meet with Mollie Holland, the pond vendor and the landscaping vendor to discuss the ponds and lakes.

Ms. Denise Blakely stated if the landscaping vendor stopped mowing around the lakes and killing the vegetation perhaps the plants would simply fill back in and save the CDD money.

Discussion ensued regarding where the CDD could save money; cutting back cane toad removal to every other month or getting volunteers to hunt cane toads.

Mr. Ward: I want to go back to public safety for a moment. The $5,040 for access and janitorial, there is one contract that is missing. The $5,040 dollars is the right number. It includes the welcome center and the guardhouse.

Discussion ensued regarding how often the welcome center needed to be cleaned; one weekly was likely unnecessary as only one individual worked in the welcome center; reducing the welcome center cleaning to once a month; and the guardhouse needed to be cleaned weekly.

Chairperson Brady stated to leave the $5,040 number for now, change cleaning to once a month, see how that affected the number and address the change in June.

Ms. Deluca asked about cane toad collection. She noted almost nothing was done over the last few months.

Mr. Freeman noted the vendor comes out, does an inspection and takes whatever action was deemed necessary. He stated over the past few months the rate was only $600 or $800 dollars as opposed to $4,000 dollars during the busy months.

Chairperson Brady stated the vendor charged $600 dollars to come inspect and if there was more work to be done, the vendor charged more.

Mr. Hamilton asked if cane toad treatments could be spaced out and performed less often.

Mr. Freeman said during peak season the cane toad treatments could be cut back to just skimming the ponds, no trapping, and this could potentially cut back on some hours and save money. He noted it was very important to stop the cane toads before they became an issue.

Ms. DeLuca: We spent $40,000 dollars last year on littorals. We see what these 15 ponds look like. We just listened to Mollie. I'm trying to balance. If we cut back on cane toads, then we can improve the littorals around the rest of the ponds. We can put that $10,000 dollars in the 15 ponds. Let's get Richard to get us a quote for that reduction.

Mr. Freeman: It's an hourly contract.

Chairperson Brady: Give us your best estimate of if we only do the skimming.

Mr. Freeman: I can cut them in half. We can spend $20,000 dollars if that's what's asked by the Board.

Mr. Ward: Is that going to work?

Mr. Freeman: We are not going to know until it's done.

Chairperson Brady: How much was skimming and how much was trapping?

Discussion continued regarding how to cut the cane toad service; and how much could potentially be saved without the cane toads becoming a problem.

Chairperson Brady asked Mr. Freeman to find out realistically how much the cane toad contract would be without the trapping.

Mr. Freeman agreed.

Discussion ensued regarding planting littorals; digging up littorals from one lake and planting them in another; and discontinuing the spraying of the lakes.

Chairperson Brady asked how much was spent to spray the lakes.

Mr. Freeman responded $78,000 dollars was spent annually to spray whichever of the 42 lakes was needed weekly.

Chairperson Brady noted the CDD needed to know which lakes were sprayed for what plants and when before cutting out the money to spray. She asked Mr. Freeman to collect details about which lakes were sprayed when and what plants were the problem.

Mr. Freeman stated he could have that information compiled for the Board.

Discussion continued regarding why spraying the lakes was important; monitoring the tidal change; algae blooms; and the possibility of choosing a couple of lakes to begin with in terms of naturalization.

Chairperson Brady asked if anything was changing under stormwater management services for purposes of the budget.

Mr. Ward: I'm going to reduce the cane toads to what you all talked about which basically takes out cane toad removal inside the community, but leaves skimming the lake system, and that difference I will put in the littoral shelf plan.

Chairperson Brady: We were going to wait until Richard gave us a price and change it in June.

Mr. Ward: It's a public hearing in June. I really want to get this budget fixed today, so if you don't want to the $38,400 for the cane toads we can correct the number to what you want, which is no cane toad removal once they get on land. We will only do what's in the lakes, and then we will add that differential to littorals. That's what you talked about doing.

Chairperson Brady: Correct. And while I appreciate that we want the budget done, I also don't want to rush and make the wrong decision. I'd rather have the numbers, knowing we can't up the budget next meeting. 100% understanding that. But at the June meeting when we are having the June meeting, we can take $10,000 dollars from this line and put it in that line as long as we are not affecting the bottom line.

The Board agreed.

Mr. Ward said okay.

Discussion of the budget continued with roads and streets; creating two new line items and reappropriating the funds as needed: public safety, professional services, asset management, $25,000 and roads, asset management, $10,000 dollars; stop sign repair; and the stop sign knocked down during construction was a Lennar issue, not a CDD issue.

Discussion of the budget continued with landscaping; why tree trimming was reduced from $65,000 dollars to $15,000 dollars in March; the landscaping contract contained tree trimming up to 15 feet along the roads, but did not include any special palms, did not include the hardwoods, etc.; Coastal (the vendor) trimming the palm trees around the golf course for $20,000 dollars; Coastal trimming the community trees for the CDD in April for $52,000 dollars; why the cost was so different between the golf course and the community; whether the CDD was being overcharged; the community in general having many more trees than the golf course; increasing the tree trimming line item to $50,000 dollars; and getting a tree inventory from the golf course to compare to the CDD's tree inventory.

Ms. Blakely asked if holiday lights should be reduced.

Mr. Freeman said he would remove the rental fees, which was $2,000 dollars.

Discussion continued regarding the holiday lights line item; leaving the line item as it was minus rental fees; landscaping plant replacements, no changes; irrigation, no changes.

Chairperson Brady stated as per conversation at the last board meeting the reserve account would be increased to $300,000 dollars. She asked if Susan had a calculation for the reserve account after the changes which were just made.

Mr. Ward: No. I want to go over something with you. By year end we will have roughly $309,000 dollars cash in the bank. Within the proposed budget for fiscal year 2027, leaving the $300,000 dollars in there, the number will go up to $609,000 dollars. It's important to recognize that to operate this District it takes about $470,000 dollars in the first three months because you need the cash to pay the bills for October, November and December until we get our assessment levels in. It might be a little less these days because people seem to pay early.

So, at the end of the day, the minimum in this bank account needs to be $450,000 dollars to $470,000 dollars to operate the District. That means, we still have no reserves at this point. Nothing in excess of what it takes to operate the CDD on. So, part of the $300,000 dollars takes it up to $609,000 dollars, so it gives you a little bit of a cushion in terms of having a little extra money, but if you get one storm event, you don't have the funds to deal with storm events. Even at $300,000 dollars, in my opinion, you are still low irrespective of what the assessment rate is, because you only have $600,000 dollars in the bank at the end of next year. That's the end of September 2027. That's low. It's not enough money to keep this District going if you have just one storm event. If you want to lower reserves, that's fine, I'm just telling you the downside risk.

Discussion ensued regarding the budget calculations; reserve amounts; cash needed versus reserves; and whether an assessment rate of $1,200 dollars would add $175,000 dollars to the cash balance or the reserve account.

Chairperson Brady stated it was said at the last meeting that an assessment rate of $1,260 dollars would add $200,000 dollars in reserves.

Mr. Ward explained an assessment rate of $1,200 dollars would not add anything to reserves because of the amount of cash needed at year end to run the District. *If you lower the $300,000 dollars to $175,000 dollars it increases the cash balance from $300,000 dollars to $475,000 dollars which is what you need to operate the CDD on. It means you still have zero dollars in extra money.*

Chairperson Brady: But then in December when you get the cash flow you get the $300,000 dollars back.

Mr. Ward: Yes, but you still have no extra money for a storm event. You will need that money again at the end of the year to run the District. The other thing we haven't done here is, we have no asset study done. That needs to be done. You have millions of dollars' worth of facilities. We need to do an asset study to give you a real number for your reserve account. We have no money for an asset study in your fiscal year 2027 budget.

Ms. DeLuca: When we were established. When there were just a few homes, the O&E on the CDD was $542.33 cents a month. The following year it went to $107.93 cents, and the following year it went to $490.76 cents. When I looked at the last hurricane, the CDD had to pay $350,000 dollars to clean up the community and it came out of (indecipherable), so I looked at putting $300,000 dollars in here to help with upcoming hurricanes, because we don't have money to pay to clear the streets if something happens. We have a fiduciary responsibility to ensure we can take care of this community. I have talked to a number of people, and if the increase is at $557 dollars they say A. it's less than the Master HOA, and B. it's $46 dollars a month to fulfill our responsibility and generate these reserves. When I ask people if they can afford $46 dollars a month, they say yes, but what they can't afford is when you try to come later and levy a special assessment for $500,000 dollars because we didn't make the necessary decision now. We have to message it as only $46 dollars a month. We have a fiduciary responsibility to the community to ensure we are financially stable.

Mr. Hamilton agreed. He discussed the importance of financial stability for the community.

Mr. Ward agreed. He discussed the importance of performing an asset reserve study. *Next year we need to deal with how we are going to do an asset reserve study, cost it out, get it done, see if we do it in the 2028 or the 2029 budget, but we've got to move the District forward with these reserves.*

Ms. DeLuca said many residents felt spending $100 dollars a month for everything the CDD did was excellent.

Chairperson Brady stated Mr. Ward had the numbers and would send a mailing of the notice.

Mr. Ward: Basically, I did a quick calculation, it's going to be a $22 dollar add for the tree trimming issue per year per unit, so it's going to change slightly.

Chairperson Brady: The Resolution for the budget in the mailer, what do you have the max rate as?

Mr. Ward: I have to recalculate the max rate once I recalculate the budget. It will be whatever the rate is plus 15 percent. That will be the max rate. The max rate would be the rate you could not go over unless you do mailed notice again. I'm good with 15 or 20 percent.

Chairperson Brady said she would be good with 17.5 percent.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-7

Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors of Tern Bay Community Development District Amending the Date and Time of the Public Hearing on the Fiscal Year 2027 Proposed Budget; providing for severability; providing for conflict and providing for an effective date

Chairperson Brady stated Resolution 2026-7 set the public hearing date for the budget. She asked if there were any issues with the date and time.

Ms. DeLuca noted she was not available July 7. She said there were too many family commitments.

Discussion ensued regarding the best day for the public hearing. The Board agreed to hold the public hearing on Wednesday, July 22, 2026 at 10:00 a.m. at the Heritage Landing Clubhouse.

On MOTION made by Vickey DeLuca, seconded by Robert Brady, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Discussion

Discussion of requirements for the use of Littorals in the Water Management System (Lake 8, All Lakes in Phase 1)

This item was skipped; no discussion was held.

EIGHTH ORDER OF BUSINESS Consideration of Agreement

Consideration of an Agreement between the Tern Bay Community Development District and the Heritage Landing Master Association to operate, maintain and repair the irrigation public improvements owned by the District

Chairperson Brady stated the Master Association approved the agreement during the Master Association's last meeting. She asked if there were any questions.

Mr. Brady said he thought the goal was to bring infrastructure owned by the CDD under the control of the CDD. He asked why these pumps were being given to the Master HOA to maintain.

Chairperson Brady reported the Master Association had been maintaining the pumps for a long time. She stated the pumps were used for community irrigation and golf course irrigation. She explained the agreement would ensure the Master HOA would continue to maintain the pumps to CDD standards.

Mr. Gary Hamilton agreed it did not make sense for the CDD to take over maintenance of the pumps.

Ms. DeLuca agreed.

On MOTION made by Gary Hamilton, seconded by Tara Brady, and with all in favor, the Agreement was approved.

NINTH ORDER OF BUSINESS Consideration of Resolution 2026-8

Consideration of Resolution 2026-8, a Resolution of the Board of Supervisors of the Tern Bay Community Development District, Accepting and Approving the Second Supplemental Engineer's Report prepared by Atwell, LLC and Dated April 7, 2026 to further describe and refine the District's adopted Capital Improvement Plan; providing for severability; and providing an effective date

Chairperson Brady asked if there was any discussion about Resolution 2026-8.

Mr. Ward explained Resolution 2026-8 amended the Engineer's Report once the plat was recorded.

Ms. Blakely asked if this approved a parcel to be purchased.

Mr. Ward: No. All we are doing is amending the Engineer's Report to allow us to do it. We are not doing it.

Ms. DeLuca: The other amendment we did in 2022 was much longer. I couldn't understand how this was going to get inserted into 2.4. You wrote the original one in 2020 and then it got amended in 2022, and both of them were a 25 page engineering report. This appears to be one single page. How is this going to get incorporated into our legal documents?

Mr. Ward: We file it as a matter of record inside the system, and then I add it to the bond documents.

On MOTION made by Gary Hamilton, seconded by Vickey DeLuca, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS Consideration of Resolution 2026-9

Consideration of Resolution 2026-9, a Resolution of the Board of Supervisors of the Tern Bay Community Development District, Adopting the Amenity Policies Regarding the Operation of Golf Carts within the Tern Bay Community; Providing for Severability and Providing for an Effective Date

Vickey DeLuca made a motion to approve, and Gary Hamilton seconded the motion.

Chairperson Brady asked if there was any discussion for Resolution 2026-9.

Ms. DeLuca noted this had been discussed thoroughly at past meetings and these policies aligned with Charlotte County laws. She said policy 1 through 9 were acceptable but did not like item 10 onward. She said it was important to abide by law, which was 1 through 9.

Chairperson Brady asked how difficult it was for Ms. DeLuca to get her golf cart registered.

Ms. DeLuca said she filled out the application and went up to Tampa to get the paperwork; the paperwork was being emailed, and she had not received it yet.

Discussion ensued regarding which golf carts Charlotte County law applied to; removing line 10, 11, and 12 from Resolution 2026-9; the HOA requiring registration of golf carts with the HOA; and not wanting to ask residents to register golf carts with the CDD.

Mr. Greg Urbancic: Are we going to get our roads authorized by the County because I think that is a prerequisite for us doing this.

Ms. DeLuca: That's the prerequisite Greg. We have to pass this and then the County said they are literally waiting to approve us.

The Board asked Mr. Ward to remove items 10 through 12 from the Resolution.

Mr. Ward: Exhibit A came from the County. We did not write that.

Mr. Urbancic: I don't know that it came from the County. I think your team initially put this together and relied on a form from Babcock, so maybe it did come from the County, but that was a modified form. That's the origin.

Chairperson Brady: The County does not require any of this.

Mr. Ward: Let's just withdraw the Item as a matter of record for you. And at some point if we need to bring that back we will do that. I assumed this was a County requirement.

Chairperson Brady: If we withdraw this, if this Board agrees and they want me to finish the work with the County, I will have the County do the paperwork and make this a golf cart community. But I want the whole Board to make that recommendation.

Mr. Ward: I tend to think that's a good idea because you should tell your residents that you are a golf cart community, and you should tell your residents that this is what the County Ordinance is. Like it or not, you have residents that have golf carts on the roadways, and they need to know what the law says, and I think you have a responsibility to tell them that. This I don't necessarily like either and if we don't have to do it that's fine, but I still think you have a responsibility to tell them.

Discussion continued regarding golf carts driving on the streets; and residents believing Tern Bay was a golf cart community when purchasing a home.

Vickey DeLuca withdrew her motion to approve, and Gary Hamilton withdrew his second.

Discussion continued regarding whether or not to make the community a golf cart community.

Mr. Ward: If you don't tell your residents what the law says, and you let golf carts drive on your roadways, you open yourself up to liability as part of a lawsuit. I think if you follow County Ordinance and become a golf cart community as a matter of law, you also add a little bit of pulp to the process. It's a liability issue either way, but I think if you tell your people it helps with not only the position of the District but your community. They will know more.

Discussion continued regarding whether or not to make the community a golf cart community; LSVs needing to be registered to be legal for driving on the road whether or not the community was a golf cart community; who was required to purchase golf cart insurance; whether making the community a golf cart community would reduce CDD liability; making the community a golf cart community would make it legal for residents with golf carts which went less than 20 mph legal to drive on the roads.

The Board agreed to move forward with making Tern Bay a golf cart community.

Ms. DeLuca suggested sending out an email once Tern Bay was a golf cart community explaining what it meant to be a golf cart community and explaining LSVs were still required

by County Law to be registered with the County before being allowed to legally drive on the roads.

Mr. Ward agreed.

ELEVENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Urbancic: There was one item that was passed by the legislature changing the limits of sovereign immunity in the State starting October 1, 2026. It changes the current waiver which is $200,000 dollars individually and $300,000 dollars per incident to $350,000 dollars and $500,000 dollars respectively. As far as I've heard with other districts it may adjust our insurance rates a little bit, but so far it hasn't kicked in.

II. District Engineer

No report.

III. District Manager

a. Asset Manager's Report – April 2026
b. Supervisor of Elections Report on Registered Voters as of 4/15/2026
c. Important Meeting Dates for Fiscal Year 2026:
1. Next Meeting: Tuesday, June 2, 2026
2. General Election – Qualifying Period: June 8 - June 12,2026, at noon (Seat 2, Seat 3 and Seat 5)
d. Financial Statement for period ending April 30, 2026 (unaudited)

Chairperson Brady asked if there were any questions regarding Mr. Freeman's report.

Mr. Brady asked where the map with the lake numbers could be found.

Chairperson Brady responded the map was on the website.

Ms. DeLuca thanked Mr. Freeman for his work on the Asset Manager's report.

Mr. Ward reported the number of registered voters in the District as of April 15,2026 was 876. He noted this was required to be reported annually. No action was required.

Chairperson Brady asked residents to consider serving on the CDD Board. She noted any interested parties should qualify with the Supervisor of Elections Office during the qualifying period and be put on the ballot for election in November. She noted she would not be running for reelection. She discussed the responsibilities of CDD Board Members as government officials including annual ethics training requirements, the various forms required, and the Sunshine Law. She discussed the Sunshine Law and not being able to speak with Board Members about any potential Board subject outside of Board Meetings.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

Ms. DeLuca discussed the spending resolution. She read three sections of the resolution: "The Board retains exclusive authority to approval all expenditures exceeding X dollar amount per transaction and any expenditure not expressively validated herein." *So, this is expenditures above a certain dollar amount the Board would need to approve, and we meet once a month. This is only for items above and beyond what's already in the budget. This would be things that might come up that are not in there. I'm trying to give you enough room to do what you need to do.*

Mr. Hamilton: I went out to see what other CDDs do, and they've got the same type of spending limits out there. What I saw personally were numbers in the $10,000 dollar range. I also looked at a couple of them outside of that who had a discretion for what they could write p.o.'s for. While I agree with the draft, there may be a little bit of wording we may want to add to it, and I can send it to Jim who can send it to you. Are we allowed to share information directly with each other?

Mr. Ward: No, you can't do that. I can send it around for you.

Ms. DeLuca: I was thinking more around $50,000 dollars, because of potential hurricanes.

Mr. Hamilton: I don't disagree with that. My worry was to keep it low, but he does not need the entire Board's authorization. He needs the Chairperson's authorization.

Chairperson Brady: I would not want that authority.

Ms. DeLuca: The next section where it is saying $10,000 dollars, again this is stuff beyond the budget. The next one says, "The Board delegates to the District Manager authority to approve routine operational expenses not to exceed X dollars per transaction provided that the expenditure is within the approved budget item, the expenditure is necessary for continued operation or maintenance of district facilities, and third the expenditure is reported to the Board pursuant to section 6 of this resolution. Any expenditures exceeding the limit shall require Board approval." The largest expense I could find on the budget was the monthly landscaping for $29,000 dollars, so I was picking a number above that, so those routine monthly expenses are within the limits.

Mr. Hamilton suggested making the number $30,000 dollars.

Ms. DeLuca asked what Mr. Ward felt the number should be.

Mr. Ward: I may need to come back to you. I'm fine with the limit. I just want to make sure that items that are included in the budget that are already under contract are already included. So, maybe if you don't mind we add a Section 4 that outlines that. We can ask Greg to write that. I don't care what it says. I just need to make sure to the extent that they are under approved contracts, if it is over that limit it's over that limit, it's in the contract kind of thing.

DRAFT

Ms. DeLuca agreed.

Mr. Ward: Greg, you got that?

Mr. Urbancic: I do. I just need that document in Word so I can edit it.

Mr. Ward: Cori will send it over to you.

Ms. DeLuca: The last section is emergency spending. It says, "In the event of an emergency the District Manager is authorized to incur expenditures not to exceed $50,000 dollars to stabilize the conditions and prevent further harm. All emergency expenditures shall be documented with written justifications and be presented to the Board for ratification at the next regularly scheduled meeting."

Mr. Ward: Not that we have any money, but do you want to exempt out storm events, or natural disasters, which are clearly going to go over the amount?

Mr. Hamilton agreed.

Mr. Ward: Greg, in Section 4 we are going to add a number 3 to somehow except out any natural disaster emergencies. Write it however you want.

Mr. Urbancic: So, is the intent, in a natural disaster, that is an emergency and there is no limit? I just want to make sure, because we have normal spending authority, we have emergency spending authority, how are we classifying the natural disaster situation?

Discussion ensued regarding how to handle a natural disaster and how to handle an emergency situation which was not a natural disaster.

Chairperson Brady: I like having natural disaster separate from emergency, because a pipe could burst and that's an emergency, but not a natural disaster.

Mr. Ward: You just have to somehow notate Section 5 is excepted out of Section 4. And I don't mind having a limit for natural disasters, it just has to be high.

Mr. Urbancic: Okay. I understand the concept.

Ms. DeLuca: The rest of it is standard. So, we have $10,000 dollars on number 2, $30,000 dollars on number 3 but Jim is going to come back and make sure no monthly contracts are higher than that, number 4 is $50,000 dollars for emergency, and the new section 5 is natural disasters.

Mr. Ward: The last two line items in there under the reporting budget line item and authority, within our system I can create a budget line item that gives you all of that, but I don't have the ability to create an automatic line under the authority under which the expenditure was approved. But is that necessary? It's only me. So, if you don't mind deleting that particular set of words, I can produce a report that does everything.

DRAFT

Mr. Brady asked if Mr. Ward was the only person with the authority write purchase orders. He asked if Mr. Freeman could write purchase orders.

Mr. Ward: Once he gets proposals and pricing I give him the authority to issue the purchase order. Then the purchase order is issued, and he sends it back to my office. We already have a template for the purchase order which has all the terms and conditions. All he does is put the purchase order pricing on it and signs it which I delegate that authority to him to sign it. So, basically it all comes from me.

Mr. Brady asked if the numbers were within Mr. Ward's normal scope.

Mr. Ward: It's fine. I don't care. The only thing is the reporting thing. That's a manual job for us and I would prefer not to have to do that part of the manual job.

THIRTEENTH ORDER OF BUSINESS Public Comments

Mr. Ward asked if there were any public comments or questions.

A female resident asked why the Agenda was not followed. She stated she felt this was why residents left before discussion of topic number 4. She asked where the final CDD easement was located which was holding up the finalization of the plat. She asked about the ponds and whether plantings were a biological requirement and if so, for the ponds to be put on the capital plan.

Chairperson Brady: The easement we are waiting for, I know Lennar was working with the attorney of the Golf Board, and it is our final easement over the golf course to allow us to do anything that we need to do in the ponds.

Mr. Urbancic: We have a meeting scheduled Friday with the pertinent parties, including Lennar folks, to try to walk and talk through the outstanding issues on the easement draft. Hopefully that will be constructive, and we will get to the finish line on that.

Ms. DeLuca asked who the attorney from the Golf Board was.

Mr. Urbancic stated his meeting invite only had the name of the organizer; it was a Teams invite, so he did not know who might be attending from the Golf Board.

Mr. Ward responded it was lawyers from the Becker Law Firm, Greg Urbancic, Lennar's representatives, and himself.

A female resident asked if she as a member of the Golf Board could attend.

Mr. Ward said that was between her and the Golf Board. He did not know.

Chairperson Brady: In regard to the ponds, we would like to get them into better shape than they are. The bare minimum is what has been done and that is what it is. Why has nothing else been done? Because Lennar kept it at the bare minimum. Moving forward, we would like to

have some better water quality and some more aesthetically pleasing areas throughout the entire community as a whole which is why we went into a bigger discussion saying we are going to have all the ponds looked at. What are they, and what can we do, and what would be feasible moneywise. None of it is an absolute must have; we should have it, and it would be great to have, but none of it is a must have, which is why none of it is in the budget.

Mr. Troy Martin: I'm asking every Board Member to learn two terms, sugarcane mosaic virus and lethal viral necrosis. Go online. There are presentations by the University of Florida Agricultural Extension. We have had very significant event in the community identified here in our community that's going to have a significant impact both aesthetically and financially for the next one to five years and I think every Board Member has a responsibility to educate themselves about it. If you watch the presentation you will get it. I think there are three locations on CDD property that have the problem and it's advanced to the deadly stage. It's going to get worse. If you educate yourself on those two topics, watch the videos, you will quickly understand how significant it is. I'm hoping once you educate yourself you will work closely with Jim, Doug and Richard. I am concerned it is bigger than just the place that's been identified with death of the St. Augustine grass.

Mr. Freeman: I have spoken with the vendor about it. They believe the areas are dying due to stress because we had to cut back our irrigation to one day a week. We can test these areas. It's $300 dollars for each area we test.

Mr. Martin: According to what Doug told me, Sunny Grove is educating themselves and getting up to speed on this and they are paying the cost of the testing. You can test areas by just mailing in samples to the University, but there is no question it's here. It will impact the whole community. Just look into and start talking about it. Okay, second thing is the budget. All I can say is I want the (indecipherable). I don't mind paying it if it's logical and supported. Third, you guys need to look inward on how these meetings are conducted to make them more time effective. This has been a three and a half hour slog. He discussed how the Board could potentially better run the meetings by not allowing discussion of items which were already approved.

Mr. Brady stated the CDD was trying to balance audience participation with Board discussion and efficiency.

Discussion ensued regarding how the CDD ran its meetings; the CDD not being able to communicate about Board matters outside of meetings; wanting to answer resident questions; how to possibly better manage time; and organizing a pond improvement committee with resident volunteers.

Ms. Linda Kender agreed with Mr. Troy Martin about the sugarcane mosaic virus. She asked about Ms. DeLuca's comments about the assessment rate.

Chairperson Brady: What Linda was saying is that $570 is on top of what we paid last year and yes, last year the rate was $800 dollars, and it's now proposed to be $1,357 dollars. So, yes, it is in addition to what you paid last year.

DRAFT

Ms. DeLuca: It was $110 dollars a month. That's the total. $110 dollars times 12 comes up to about $1,300 dollars.

Ms. Kender: I was just curious about how the whole thing worked because all of the numbers that are being flipped around, and not actually being there in person, it is kind of difficult to follow. But it is getting to the point where when someone says "sell it as $46 dollars a month" what happens is you are nickel and diming people to death. I don't have golf where I am, so the golf course to me is irrelevant, but being in the condominiums over here, we pay extremely high association fees. I agree we need to have enough just in case there is a problem, but it's going to get to the point where you are going to start losing residents. She thanked the Board for its efforts.

Ms. Jill Kovalec: Who and what are MRI Water Solutions and what is their job when they come here?

Mr. Ward: MRI Water Solutions cleans out the drainage system. They do an inspection and they do a cleanout. Every year you will see them come in just before rainy season. They inspect all of the pipes between the lakes and from that inspection report we make a determination of which pipes need to be cleaned out and then they come back in and clean them.

Ms. Kovalec: They were pouring black thick sludge into the (indecipherable) and I don't think they should be doing that.

Mr. Ward: They are just cleaning out the pipes. It's just dirt, that's all it is.

Ms. Kovalec: Who owns the Welcome Center?

Mr. Ward: That is in the name of Lennar at the moment.

Ms. Kovalec: What are we doing with that?

Mr. Ward: We are currently using it to house the Allied personnel who handle the EntranceIQ system at the gate. When you come in, you're a new resident, or you need assistance, you can go into the Welcome Center and see Heather for assistance. She can help you set up your EntranceIQ system. She is there Monday through Friday from 7 to 3.

Ms. Kovalec: Are we looking at purchasing the parcel?

Mr. Ward: Yes. That is part of the plan.

Ms. Kovalec: It's going to remain an empty parcel?

Mr. Ward: I don't know what the land development code says it could be. But from the District's perspective it would just be open space.

Ms. Kovalec: I wish the residents had the ability to vote on whether they wanted to keep the bridges natural looking or painted white. I would have preferred to keep the bridges natural.

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A female resident stated she lived in a cul-de-sac, and the storm drains were down at the end of the street. She discussed the damage to her gutters. She discussed the problem with drainage in front of her home, the standing water in her gutters, and the puddle at the foot of her driveway. She asked for the CDD to fix the problem. She discussed the resulting problem with mosquitos. She said she has spoken with Lennar, the HOA and Mr. Ward about this problem but nothing was being done. She noted the sidewalks were being fixed, but the gutters needed attention.

Mr. Ward: I know what she is talking about. She emailed me this past week about this issue. Any future work in phase 1 is not planned to be done. We did some work on the gutter system but only what we felt was necessary. We did not do any additional work on phase 1 and at this time we have no funds to do any additional work in phase 1.

A female resident*: So, I will continue to have a drainage problem in front of my house until you decide that you are going to go phase 2? It's not a big job. Can you bring somebody in to do that? Five years we've had this problem.*

Mr. Hamilton: In our budget we've got some sidewalk repair money coming up. I'll come by and take a look at it, and we will see if we can't find a solution.

A female resident asked if one of Heather's responsibilities was to give out transponders at the Welcome Center.

Mr. Ward responded in the affirmative.

A female resident asked if the gate system was reading transponders and license plates simultaneously. She said she understood the transponders would be turned off.

Mr. Ward responded in the affirmative. *That was the original thought. But at the moment if you would like to use a transponder we are going to continue to give you new transponders for your vehicle if you need them. We just decided that in the last day or so.*

Discussion ensued regarding the EntranceIQ system; the types of vehicles causing problems with the license plate readers; and the importance of communication.

Mr. Ward explained drivers could be given transponders that were linked specifically to one vehicle and the transponder had to be installed on the vehicle; the Welcome Center was not just handing out transponders.

Discussion ensued regarding the importance of installing transponders on vehicles to prevent passing transponders around between vehicles for security purposes.

Mr. Brady stated he felt the whole system was being changed to accommodate a few people in the community. He said if the plate with a handicap sticker on it was an issue, the software should be updated to recognize the plate. He said the use of transponders again was a surprise and he was annoyed.

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Mr. Ward: The EntranceIQ system was a challenge, but we've learned a lot with respect to the system over the last two or three weeks. There are issues with the plate readers, with the sunlight and how it hits them, whether the tag has a handicap sticker or something on it that prevents it from reading it correctly, but we are not getting to the level of success with the plate readers that we anticipated. As a result, we are ensuring residents can still get in the community by using the transponders as best as we can. They are 100% accurate while the plate readers are not 100%. We are kind of doing it double edged at this point by giving people the option of having the plate reader and having the transponder going into the community. That's where we are with the EntranceIQ system. Having the transponders on cars seems to be a help with people being able to get into the community.

Discussion ensued regarding EntranceIQ; the switch to EntranceIQ was done to get rid of the transponders because residents were using transponders in an unsecure manner; whether the transponders could be removed from the car windows and put into a baggy to be passed around; EntranceIQ not delivering on its promises; asking EntranceIQ to return to address the problems; EntranceIQ only costing $30,000 dollars a year; other companies being significantly more expensive; and EntranceIQ doing an excellent job collecting data regarding who was entering and exiting the community.

Mr. Ward: We have been at this for four or five months. Yes, it's been a long time. When I sit in my seat this has been gut wrenching to get the system transitioned. I don't disagree with anything you say, I'm just not sure now is the right time to go through this again and try to pick another vendor. There are not a lot of vendors who do this to begin with.

Mr. Hamilton recommended asking EntranceIQ to come in and speak with the CDD and get these problems addressed.

Mr. Ward: I do not have an issue with that at all. I don't disagree with you. I just want you to have a realistic expectation that putting this in was a ton of work, and we've only been at it a couple of months. Sitting in my seat, I'm not sure I want to go through this again. We need to let them get in there and try to fix the program. Spend a little time. We recognize the plate readers aren't perfect. I think we need to change that model a little bit and see if we can get there with this. If we can't we can evaluate it at that time. And if we want to come in here and give them a chewing next month I don't care, that's fine with me, but at the end of the day, I know the amount of time Vicky has put in this. I know the amount of time I have put in this. I know the amount of time Richard has in this. We are working very hard to get this system operational. I think you should let us try to finish the job. It's not what we anticipated it to be, but we are working to try to get it fully functional and operational without having to go through the battle of trying to change it again. That's my personal opinion.

Mr. Hamilton stated he simply felt that the CDD should be getting the product it was promised.

Ms. DeLuca noticed the Board forgot to approve the Minutes. A motion was made, seconded and the minutes were approved. Please see the third order of business for details.

FOURTEENTH ORDER OF BUSINESS Adjournment

The meeting was adjourned at approximately 2:10 p.m.

On MOTION made by Vickey DeLuca, seconded by Gary Hamilton, and with all in favor, the meeting was adjourned.

Tern Bay Community Development District

_____ _____

James P. Ward, Secretary Tara Brady, Chairperson

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Tern Bay

Community Development District

Proposed Budget
Fiscal Year 2027

Prepared By:
PFM Management Services LLC
3501Quadrangle Blvd., Suite 270
Orlando, Florida 32817
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Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Revenues and Other Sources					
Carryforward - Reserves					
GF Reserve Distribution	$ 678,899	$ -	$ 678,899	$ -	Additional Cash Required to fund Operations
Interest Income - General Account	$ 30,000	$ 11,755	$ 28,213	$ 21,101	Interest on Cash Balances - General Fund Account
Special Assessment Revenue					
Special Assessment - On-Roll	$ 1,249,598	$ 1,111,052	$ 1,249,598	$ 2,118,212	Assessments from Property Owners
Special Assessment - Off-Roll	$ -	$ -	$ -		Assessments billed directly to Property Owners
Miscellaneous Revenue					Contribution toward Storm Water Structure Cleaning
Resident Damage Reimbursements	$ -	$ 1,841	$ 1,841	$ -	
Total Revenue and Other Sources	**$ 1,958,497**	**$ 1,124,648**	**$ 1,956,709**	**$ 2,139,313**	
Appropriations and Other Uses					
Legislative					
Board of Supervisor's Fees	$ 12,000	$ 7,000	$ 12,000	$ 12,000	Statutory Required Fees
Executive					
Professional - Management	$ 50,000	$ 25,000	$ 50,000	$ 60,000	District Manager
Financial and Administrative					
Audit Services	$ 6,600	$ 4,400	$ 4,400	$ 4,500	Statutory Required Yearly Audit
Accounting Services	$ 27,300	$ 13,650	$ 27,300	$ 31,500	Accounting (All Funds)
Assessment Roll Services	$ 27,300	$ 13,650	$ 27,300	$ 31,500	Preparation/Maintenance (All Fund)
Arbitrage Rebate Fees	$ 1,000	$ 500	$ 1,000	$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	$ 1,500	$ 1,431	$ 3,000	$ 3,500	Statutory Required Legal Advertising
Trustee Services	$ 8,009	$ 4,246	$ 8,009	$ 8,009	Trustee Fees for Bonds
Dissemination Agent Services	$ 6,000	$ 1,750	$ 5,250	$ 6,000	Required SEC Reporting for Bond Issues
Bond Amortization Schedules	$ 500	$ -	$ 500	$ 500	Fees to reamortize bond payable
Property Appraiser/Tax Collector Fees	$ 50	$ 66	$ 66	$ 60	Fees to place assessments on tax bills
Bank Service Fees	$ 250	$ -	$ 100	$ 250	Bank Fees - Governmental Accounts

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Communications and Freight Services					
Postage, Freight & Messenger	$ 900	$ -	$ 1,800	$ 900	Agenda Mailings and other Misc. Mailings
Web Site Maintenance	$ 2,400	$ 1,200	$ 2,400	$ 2,400	Statutory Required Maintenance of District Web Sites
Insurance	$ 40,242	$ 35,666	$ 53,072	$ 50,000	General Liability and D&O Liability Insurance
Meeting Room Rental	$ 250	$ -	$ -	$ -	Board Meeting Room Rental
Printing and Binding	$ 300	$ 2,249	$ 2,749	$ 300	Agenda Books and Copies
Subscriptions and Memberships	$ 175	$ 175	$ 175	$ 175	Department of Economic Opportunity
Legal Services					
General Counsel	$ 6,500	$ 16,285	$ 16,360	$ 10,000	District Attorney
Bond Counsel - Series 2022	$ -		$ -		Specific Authorized Tasks
Other General Government Services					
Engineering Services - General					
General Services	$ 15,000	$ 11,569	$ 16,569	$ 10,500	District Engineer
Canoe Path Improvement (Permit Analysis)	$ 2,500	$ -	$ -	$ -	Review of Requirements for improvements to Path
Sub-Total	**$ 208,776**	**$ 138,838**	**$ 232,050**	**$ 233,094**	
Other Public Safety					
Professional Services					
Professional Services					
Operations Management	$ -	$ -	$ -	$ 25,000	Asset Operations Management
Access Control Services					
Access Control - Gate Attendant (Ramco)	$ 72,522	$ 60,188	$ 60,188	$ -	Services though 1/7/26
Access Control - System (Ramco)	$ 2,359	$ 8,865	$ 8,865	$ -	Services though 1/7/26
Access Control - Gate Attendant (Allied)	$ 155,749	$ 52,829	$ 177,747	$ 223,554	Full Time - at Gates
Access Control - Resident Liaison (Allied)	$ 48,177	$ 14,387	$ 49,878	$ 34,580	Resident Liaison (40 hrs per week) FY27 - REDUCED TO 20 HOURS/WK FY27
Access Control - System - (Entrance IQ)	$ 29,182	$ 10,609	$ 32,182	$ 31,835	Welcome Gate Technology/Software
Utilities					
Electric	$ 2,400	$ 1,177	$ 2,943	$ 2,400	
Water and Wastewater	$ 1,200	$ -	$ 1,200	$ 1,200	Water accounts in process of being transferred from HOA
Internet Access	$ 2,700	$ 3,038	$ 8,460	$ 7,770	

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Repairs & Maint-Access Control & Welcome Ctr					
Access Control / Janitorial	$ 3,340	$ 2,681	$ 5,201	$ 3,600	Guardhouse & Welcome Center weekly cleaning - change WC to monthly
Front and Back Gates	$ 9,000	$ 22,491	$ 23,491	$ 8,000	
Misc. Repairs	$ 15,000	$ 9,157	$ 10,157	$ 5,000	As Needed
Resident Reimursed Gate Damage	$ -	$ 1,841	$ 1,841	$ -	
Contingencies	$ -	$ 6,429	$ 6,929	$ 6,359	2% of department
Capital Outlay	$ 80,000	$ 134,968	$ 135,000	$ -	Gate Replacement
Sub-Total	**$ 421,630**	**$ 328,660**	**$ 524,081**	**$ 349,298**	
Community Wide Irrigation System					
Professional Services					
Asset Management	$ -	$ -	$ -	$ -	Field Operations Manager
Consumptive Use Permit Monitoring	$ -	$ -	$ -	$ -	SFWMD Permit Compliance Requirements
Utility Services					
Electric - Pump Station	$ -	$ -	$ -	$ -	Pumps Station & Pumps for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance					
Pump Station and Wells	$ -	$ -	$ -	$ -	Preventative Maint./wet well water treatment and pump repairs 75 HP needs replaced so does two wells
Recharge Pumps	$ -	$ -	$ -	$ -	Pump and Meter Repairs
Main Line Irrigation System	$ -	$ -	$ -	$ -	Irrigation Main line Repairs
Contingencies	$ -	$ -	$ -	$ -	4% of Repairs and Maintenance
Capital Outlay					
Irrigation Pump Station	$ -	$ -	$ -	$ -	
Sub-Total	**$ -**	**$ -**	**$ -**	**$ -**	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Operations Management	$ 20,000	$ 9,819	$ 19,637	$ 15,000	Asset Operations Management

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Repairs & Maintenance					
Aquatic Weed Control	$ 72,000	$ 55,000	$ 106,200	$ 110,000	Periodic Maintenance of Water Management System
Lake Vegetation Removal	$ 22,000	$ 23,550	$ 24,550	$ 5,000	
Lake Bank Maintenance	$ -	$ -	$ -	$ -	
Water Quality Testing	$ -	$ -	$ -	$ 4,000	
Littoral Shelf Installation	$ 15,000	$ -	$ -	$ -	
Aerations System (Fountains/Bubblers)	$ 500	$ -	$ 500	$ 500	Periodic Maintenance
Control Structures, Catch basins & Outfalls	$ 40,000	$ -	$ -	$ 20,000	Rotating Program to clean Silt from Drainage Structures
Contingencies	$ -	$ 6,406	$ 6,906	$ 2,790	2% of Repairs and Maintenance
Preserve Area Maintenance					
Professional Services					
Operations Management	$ 20,000	$ 1,671	$ 4,010	$ 12,500	Asset Operations Management
Repairs and Maintenance					
Wetlands	$ 28,800	$ 14,400	$ 28,800	$ 28,800	Monthly Maintenance
Cane Toad Removal	$ 38,000	$ 17,040	$ 34,080	$ 38,400	
Wild Hog Trapping and Removal	$ 34,000	$ 6,147	$ 25,000	$ 26,000	On-going program for removal of wild hogs w/ USDA
Preserve Path(Canoe Launch)					
Repairs and Maintenance	$ 15,000	$ 4,050	$ 8,100	$ 8,100	Path to Canoe Launch
Shell Path Material	$ -	$ -	$ -	$ 5,000	Add crushed shell rock to path
Path Clearing (Periodic)	$ -	$ -	$ -	$ 5,000	Trimming back more invasives
Contingencies	$ -	$ -	$ -	$ 1,344	2% of Repairs and Maintenance
Capital Outlay					
Aeration Systems/Fountains	$ -	$ -	$ -	$ -	One aeration system
Littoral Shelf Planting	$ 44,000	$ 44,738	$ 44,738	$ 15,000	Phase 2
Lake Bank Restorations	$ -	$ -	$ -	$ 60,000	CIP (Year 1) - Lake banks TBD
Water Control Structures	$ -	$ -	$ -		
Contingencies & CEI	$ -	$ -	$ -	$ -	
Sub-Total	**$ 354,300**	**$ 182,821**	**$ 302,521**	**$ 357,434**	

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Road and Street Services					
Professional Management					
Asset Management	$ 30,000	$ 31,350	$ 51,766	$ 10,000	Asset Operations Management
Utility Services					
Electric - Street Lights					
Electric Service - Lease Charges	$ 6,000	$ 2,886	$ 5,772	$ 6,000	FP&L - Electric Service for Rental of Street Lights
Electric Service - Use Charges	$ 100,000	$ 49,466	$ 98,932	$ 100,000	
Repairs and Maintenance					
Sidewalk & Pavement Repairs	$ 25,000	$ 10,457	$ 10,457	$ 12,500	
Bridge Repairs	$ 12,000	$ -	$ -	$ 1,000	Periodic repairs and pressure washing
Striping & Pavement Marking	$ 15,000	$ 3,995	$ 5,495	$ 10,000	Inside the gate
Street Lights/Directional Signs	$ 15,000	$ 3,351	$ 5,351	$ 7,500	Signs & Lighting
Street Sweeping	$ 35,000	$ 8,550	$ 11,400	$ 14,000	4 times per year
Pressure Washing - Sidewalks	$ 33,000	$ -	$ -	$ 3,000	As Needed
Miscellaneous Repairs	$ 10,000	$ 17,901	$ 18,000	$ 5,000	
Contingencies	$ -	$ 1,475	$ 1,475	$ 1,060	2% of Repairs and Maintenance
Sub-Total	**$ 281,000**	**$ 129,430**	**$ 208,647**	**$ 170,060**	
Landscaping Services					
Professional Management					
Asset Management	$ 25,000	$ 21,878	$ 52,507	$ 15,000	
Repairs & Maintenance					
Landscaping Maintenance - Common Area	$ 320,819	$ 168,045	$ 340,584	$ 356,620	
Tree Trimming	$ 70,000	$ -	$ 60,000	$ 50,000	Trimming done on 4/6/26
Landscape Replacements	$ 25,000	$ 24,208	$ 34,208	$ 50,000	Additional plantings
Mulch Installation	$ 50,000	$ 28,840	$ 43,260	$ 50,000	Pine straw one full on half
Annuals	$ 35,000	$ 11,540	$ 17,309	$ 26,000	3 times per year
Landscape Lighting	$ 25,000	$ 13,226	$ 14,726	$ 15,000	Front entrance and roundabout
Annual Holiday Decorations	$ 14,500	$ 19,398	$ 19,398	$ 17,000	

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Irrigation System					
Pump & Wells					
Routine Maintenance	$ 10,000	$ -	$ -	$ -	
Well Testing/Meter Reading	$ 20,000	$ 6,500	$ 11,750	$ 7,080	
Line Distribution System					
Maintenance	$ 10,000	$ -	$ 10,000	$ 10,000	main line
Contingencies & CEI	$ -	$ -	$ -	$ 11,634	2% of Repairs and Maintenance
Sub-Total	**$ 605,319**	**$ 293,634**	**$ 603,741**	**$ 608,334**	
Reserves					
Extraordinary Capital/Operations		$ -	$ -	**$ 300,000**	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Other Fees and Charges					
Discounts and Tax Collector Fees	$ 87,472	$ -	$ 43,736	$ 121,093	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Expenditures and Other Uses	**$ 1,958,497**	**$ 1,073,381**	**$ 1,914,776**	**$ 2,139,313**	
Fund Balances:					
Change from Current Year Operations	**$ 0**	**$ 51,267**	**$ 41,933**	**$ -**	Cash Over (Short) at Fiscal Year End
Fund Balance - *Beginning	**$ 945,673**		**$ 945,673**	**$ 308,708**	
Reserve Additions	$ -		$ -	$ 300,000	Budgeted Funds for Long Term Capital Planning
Reserve Expenditures	$ (678,899)		$ (678,899)	$ -	Reserve Funds Used in Current FY
Total Fund Balance	**$ 266,775**		**$ 308,708**	**$ 608,708**	

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Fund Balance - Uses of Funds					
1st 3 Months Operations	$ 489,624		$ 478,694	$ 534,828	Required to meet Cash Needs until Assessments Rec'd
Extraordinary Capital/Operations Reserve	$ (222,849)		$ (169,986)	$ 73,880	Long Term Capital Planning Reserve - Balance of Funds
Total Fund Balance	**$ 266,775**		**$ 308,708**	**$ 608,708**	

***Beginning Fund Balance at 10/1/2025 per audited financial statements.**

Description	Units	Rate FY 2026	Rate FY 2027 Revision 3
Executive Homes (40' - 50')	210	$ 800.00	$ 1,356.09
Manor Homes (51' - 60')	199	$ 800.00	$ 1,356.09
Estate homes (61' - 70')	160	$ 800.00	$ 1,356.09
Coach Homes	268	$ 800.00	$ 1,356.09
Multi-Family (6 Plex)	0	$ 800.00	$ 1,356.09
Veranda (12 Unit Plex)	288	$ 800.00	$ 1,356.09
Terrace (30 Unit plex)	420	$ 800.00	$ 1,356.09
Commercial/Office	17	$ 800.00	$ 1,356.09
Total Units:	**1562**		
ADOPTED Cap Rate - FY 2026		**$ 960.00**	**$ 960.00**
PROPOSED Cap Rate - FY 2027			**$ 1,750.00**

Tern Bay Community Development District
Series 2005A Bonds - Debt Service Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget
Revenues and Other Sources				
Carryforward	$ -	$ -	$ -	$ -
Interest Income	$ 6,532	$ 2,686	$ 5,372	$ 4,835
Special Assessment Revenue				
Special Assessment - On-Roll	$ 109,006	$ 97,775	$ 109,006	$ 103,369
Inter-Fund Transfers - In	$ -	$ 139	$ -	$ -
Total Revenue and Other Sources	**$ 115,538**	**$ 100,600**	**$ 114,378**	**$ 108,203**
Appropriations				
Debt Service				
Principal Debt Service - Mandatory	$ 55,000	$ -	$ 55,000	$ 55,000
Principal Debt Service - Prepayments	$ -	$ -	$ -	$ -
Interest Expense	$ 46,494	$ 22,978	$ 46,494	$ 43,269
Other Fees and Charges				
Discounts and Other Fees	$ 7,131	$ -	$ 7,131	$ 6,762
Inter-Fund Transfers - Out	$ -	$ 139	$ -	$ -
Total Expenditures and Other Uses	**$ 108,625**	**$ 23,117**	**$ 108,625**	**$ 105,031**
Net Increase/(Decrease) in Fund Balance	**$ 6,913**	**$ 77,483**	**$ 5,753**	**$ 3,172**
Fund Balance - Beginning	**$ 126,610**	**$ 122,610**	**$ 126,610**	**$ 132,363**
Fund Balance - Ending (Projected)	**$ 133,524**	**$ 200,093**	**$ 132,363**	**$ 135,535**

Fund Balance Analysis	
Reserve Requirement	$ 50,000.00
Reserved for November 1, 2027 Interest	$ 20,156.25
Total Required Funds:	**$ 70,156.25**

Land Use	Number of Units	ERU Factor	Total ERU's	FY 2026 Rate	FY 2027 Rate
SF - 60'	32	1	32	$ 1,579.80	$ 1,498.10
Coach	20	0.9	20	$ 1,579.80	$ 1,498.10
Comm.	85	0.2	17	$ 26,856.61	$ 25,467.65
Totals:	**137**		**69**		

Tern Bay Community Development District
Debt Service Schedule - Series 2005 A

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstaanding
Par Debt Outstanding (After Restructure)		**$ 1,170,000**	**5.375%**			
5/1/2024		$ 50,000	5.375%	$ 25,934.38	$ 101,869	$ 915,000
11/1/2024				$ 24,590.63		
5/1/2025	$ 10,000	$ 50,000	5.375%	$ 24,590.63	$ 99,181	$ 855,000
11/1/2025				$ 22,978.13		
5/1/2026		$ 50,000	5.375%	$ 22,978.13	$ 95,956	$ 805,000
11/1/2026				$ 21,634.38		
5/1/2027		$ 55,000	5.375%	$ 21,634.38	$ 98,269	$ 750,000
11/1/2027				$ 20,156.25		
5/1/2028		$ 60,000	5.375%	$ 20,156.25	$ 100,313	$ 690,000
11/1/2028				$ 18,543.75		
5/1/2029		$ 60,000	5.375%	$ 18,543.75	$ 97,088	$ 630,000
11/1/2029				$ 16,931.25		
5/1/2030		$ 65,000	5.375%	$ 16,931.25	$ 98,863	$ 565,000
11/1/2030				$ 15,184.38		
5/1/2031		$ 70,000	5.375%	$ 15,184.38	$ 100,369	$ 495,000
11/1/2031				$ 13,303.13		
5/1/2032		$ 70,000	5.375%	$ 13,303.13	$ 96,606	$ 425,000
11/1/2032				$ 11,421.88		
5/1/2033		$ 75,000	5.375%	$ 11,421.88	$ 97,844	$ 350,000
11/1/2033				$ 9,406.25		
5/1/2034		$ 80,000	5.375%	$ 9,406.25	$ 98,813	$ 270,000
11/1/2034				$ 7,256.25		
5/1/2035		$ 85,000	5.375%	$ 7,256.25	$ 99,513	$ 185,000
11/1/2035				$ 4,971.88		
5/1/2036		$ 90,000	5.375%	$ 4,971.88	$ 99,944	$ 95,000
11/1/2036				$ 2,553.13		
5/1/2037		$ 95,000	5.375%	$ 2,553.13	$ 100,106	$ -
Total:		**$ 1,160,000**		**$ 723,475**	**$ 1,883,475**	

Outstanding Balance at September 30, 2027 $ 750,000

Tern Bay Community Development District
Series 2022 Bonds - Debt Service Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget
Revenues and Other Sources				
Carryforward				
Interest Income	$ 81,466	$ 36,251	$ 72,501	$ 65,251
Special Assessment Revenue				
Special Assessment - On-Roll	$ 1,930,204	$ 1,727,356	$ 1,930,204	$ 1,930,204
Inter-Fund Transfers - In	$ -	$ -	$ -	$ -
Total Revenue and Other Sources	**$ 2,011,670**	**$ 1,763,607**	**$ 2,002,706**	**$ 1,995,456**
Appropriations				
Debt Service				
Principal Debt Service - Mandatory	$ 640,000	$ -	$ 640,000	$ 660,000
Interest	$ 1,139,295	$ 569,648	$ 1,139,295	$ 1,119,295
Other Fees and Charges				
Discounts and Other Fees	$ 124,042	$ -	$ 124,042	$ 126,275
Inter-Fund Transfers - Out	$ -	$ 16,416	$ 16,416	$ -
Total Expenditures and Other Uses	**$ 1,903,337**	**$ 586,064**	**$ 1,919,753**	**$ 1,905,570**
Net Increase/(Decrease) in Fund Balance	**$ 108,334**	**$ 1,177,544**	**$ 82,953**	**$ 89,886**
Fund Balance - Beginning	**$ 1,593,549**	**$ 1,593,549**	**$ 1,593,549**	**$ 1,676,502**
Fund Balance - Ending (Projected)	**$ 1,701,883**	**$ 2,771,093**	**$ 1,676,502**	**$ 1,766,388**

Fund Balance Analysis		
Reserve Requirement		$ 886,013
Reserved for December 15, 2027 Interest		$ 549,335
	Total Required Funds:	**$ 1,435,348**

Land Use	Number of Units	FY 2026 Rate	FY 2027 Rate
Executive Homes (40' - 50')	210	$ 1,564.65	$ 1,564.65
Manor Homes (51' - 60')	199	$ 1,706.89	$ 1,706.89
Estate (61' - 70')	128	$ 1,849.13	$ 1,849.13
Coach Homes	248	$ 1,209.04	$ 1,209.04
Multi-Family - (Six Plex)	N/A	N/A	N/A
Veranda (12 Unit Plex)	288	$ 1,066.80	$ 1,066.80
Terrace (30 Unit Plex)	420	$ 995.68	$ 995.68
Commercial	N/A	N/A	N/A
	1493		

Tern Bay Community Development District
Debt Service Schedule - Series 2022

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Issued	**$ 31,120,000**				
6/15/2022			$ 355,388.98	$ 355,389	$ 31,120,000
12/15/2022			$ 597,850.63		
6/15/2023	$ 585,000	3.125%	$ 597,850.63	$ 1,780,701	$ 30,535,000
12/15/2023			$ 588,710.00		
6/15/2024	$ 600,000	3.125%	$ 588,710.00	$ 1,777,420	$ 29,935,000
12/15/2024			$ 579,335.00		
6/15/2025	$ 620,000	3.125%	$ 579,335.00	$ 1,778,670	$ 29,315,000
12/15/2025			$ 569,647.50		
6/15/2026	$ 640,000	3.125%	$ 569,647.50	$ 1,779,295	$ 28,675,000
12/15/2026			$ 559,647.50		
6/15/2027	$ 660,000	3.125%	$ 559,647.50	$ 1,779,295	$ 28,015,000
12/15/2027			$ 549,335.00		
6/15/2028	$ 685,000	3.400%	$ 549,335.00	$ 1,783,670	$ 27,330,000
12/15/2028			$ 537,690.00		
6/15/2029	$ 705,000	3.400%	$ 537,690.00	$ 1,780,380	$ 26,625,000
12/15/2029			$ 525,705.00		
6/15/2030	$ 730,000	3.400%	$ 525,705.00	$ 1,781,410	$ 25,895,000
12/15/2030			$ 513,295.00		
6/15/2031	$ 755,000	3.400%	$ 513,295.00	$ 1,781,590	$ 25,140,000
12/15/2031			$ 500,460.00		
6/15/2032	$ 780,000	3.400%	$ 500,460.00	$ 1,780,920	$ 24,360,000
12/15/2032			$ 487,200.00		
6/15/2033	$ 810,000	4.000%	$ 487,200.00	$ 1,784,400	$ 23,550,000
12/15/2033			$ 471,000.00		
6/15/2034	$ 845,000	4.000%	$ 471,000.00	$ 1,787,000	$ 22,705,000
12/15/2034			$ 454,100.00		
6/15/2035	$ 880,000	4.000%	$ 454,100.00	$ 1,788,200	$ 21,825,000
12/15/2035			$ 436,500.00		
6/15/2036	$ 915,000	4.000%	$ 436,500.00	$ 1,788,000	$ 20,910,000
12/15/2036			$ 418,200.00		
6/15/2037	$ 950,000	4.000%	$ 418,200.00	$ 1,786,400	$ 19,960,000
12/15/2037			$ 399,200.00		
6/15/2038	$ 990,000	4.000%	$ 399,200.00	$ 1,788,400	$ 18,970,000
12/15/2038			$ 379,400.00		
6/15/2039	$ 1,030,000	4.000%	$ 379,400.00	$ 1,788,800	$ 17,940,000
12/15/2039			$ 358,800.00		
6/15/2040	$ 1,075,000	4.000%	$ 358,800.00	$ 1,792,600	$ 16,865,000
12/15/2040			$ 337,300.00		
6/15/2041	$ 1,115,000	4.000%	$ 337,300.00	$ 1,789,600	$ 15,750,000
12/15/2041			$ 315,000.00		
6/15/2042	$ 1,165,000	4.000%	$ 315,000.00	$ 1,795,000	$ 14,585,000
12/15/2042			$ 291,700.00		
6/15/2043	$ 1,210,000	4.000%	$ 291,700.00	$ 1,793,400	$ 13,375,000
12/15/2043			$ 267,500.00		
6/15/2044	$ 1,260,000	4.000%	$ 267,500.00	$ 1,795,000	$ 12,115,000
12/15/2044			$ 242,300.00		

Tern Bay Community Development District
Debt Service Schedule - Series 2022

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2045	$ 1,310,000	4.000%	$ 242,300.00	$ 1,794,600	$ 10,805,000
12/15/2045			$ 216,100.00		
6/15/2046	$ 1,365,000	4.000%	$ 216,100.00	$ 1,797,200	$ 9,440,000
12/15/2046			$ 188,800.00		
6/15/2047	$ 1,420,000	4.000%	$ 188,800.00	$ 1,797,600	$ 8,020,000
12/15/2047			$ 160,400.00		
6/15/2048	$ 1,480,000	4.000%	$ 160,400.00	$ 1,800,800	$ 6,540,000
12/15/2048			$ 130,800.00		
6/15/2049	$ 1,540,000	4.000%	$ 130,800.00	$ 1,801,600	$ 5,000,000
12/15/2049			$ 100,000.00		
6/15/2050	$ 1,600,000	4.000%	$ 100,000.00	$ 1,800,000	$ 3,400,000
12/15/2050			$ 68,000.00		
6/15/2051	$ 1,665,000	4.000%	$ 68,000.00	$ 1,801,000	$ 1,735,000
12/15/2051			$ 34,700.00		
6/15/2052	$ 1,735,000	4.000%	$ 34,700.00	$ 1,804,400	$ -
12/15/2052					
	$ 31,120,000		$ 22,912,740		

Outstanding Balance at September 30, 2027 $ 28,015,000

From: James Ward [C]
To: Cori Dissinger
Subject: FW: Heritage Landing Lakes
Date: Tuesday, May 26, 2026 2:31:18 PM
Attachments: image001.png
2292L PH1 STORM RECORD DRAWINGS 2019-03-05.pdf

James P. Ward
District Manager

PFM Financial Advisors LLC
Wardj@pfm.com | **phone & text 954.658.4900** | **web** pfm.com
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817

From: Clay Rebol <crebol@atwell.com>
Sent: Thursday, May 7, 2026 10:59 AM
To: Brady, Tara <tara.brady@charlottecountyfl.gov>
Cc: James Ward <jimward@jpwardassociates.com>
Subject: Heritage Landing Lakes

ALERT: This message is from an external source.BE CAUTIOUS before clicking any link or attachment

Tara, attached is the record drawings provided to SWFWMD for the certification of the Phase I ERP which included Lake V. The littoral shelves are shown on sheet 3 and the section with as-built shots is shown on sheet 8. The recent submittal to the district was for certification of a different ERP which did not include Lake V. The hatch just represents the seasonal high-water elevation. Let me know if you have any questions. Thank you.

Clay Rebol, P.E.
Director
ATWELL, LLC
941.625.1165 Office
4161 Tamiami Trail | Building 5 | Suite 501 | Port Charlotte, FL 33952
www.atwell.com
Local Solutions | National Presence

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HERITAGE LANDING

FORMERLY KNOWN AS
TERN BAY
PHASE 1 STORM RECORD DRAWINGS

N

NOT TO SCALE

LENNAR HOMES, LLC

PROJECT AREA:	913.61 (TOTAL)
CURRENT ZONING:	
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY

WATER:	CHARLOTTE COUNTY UTILITIES	25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
SEWER:	CHARLOTTE COUNTY UTILITIES	25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
ELECTRIC:	FLORIDA POWER AND LIGHT	2245 MURPHY CT. NORTH PORT, FL 34289 PHONE: (800) 375-8490
PHONE:	CENTURYLINK	4195 KINGS HIGHWAY PORT CHARLOTTE, FL 33980 PHONE: (941) 637-5141
CABLE:	COMCAST	22266 EDGEWATER DRIVE PORT CHARLOTTE, FL 33980 PHONE: (941) 625-6000
FIRE PROTECTION:	CHARLOTTE COUNTY FIRE/EMS	26571 AIRPORT RD. PUNTA GORDA, FL 33982 PHONE: (941) 833-5600
SOLID WASTE DISPOSAL:	WASTE MANAGEMENT	25515 OLD LANDFILL ROAD PORT CHARLOTTE, FL 33980 PHONE: (941) 629-1106

CIVIL ENGINEER:	BANKS ENGINEERING CLAYTON W. REBOL P.E. PROJECT MANAGER	4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
SURVEYOR:	BANKS ENGINEERING RICHARD M. RITZ, RLS	4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
ENVIRONMENTAL:	ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC TAMMY LYDAY	1191 SARASOTA CENTER BLVD SARASOTA, FL 3424 PHONE: (813) 549-4389
LANDSCAPE ARCHITECT:	JOHN T. SWEN, P.A.	P.O. BOX 494466 PORT CHARLOTTE, FL 33949 PHONE: (941) 626-7365

INDEX OF SHEETS

SHEET	TITLE
1	COVER SHEET
2	AERIAL & EXISTING CONDITIONS
3	OVERALL MASTER SITE PLAN
4	CONTROL STRUSTURES DETAILS
5	CONTROL STRUCTURES DETAILS
6	LAKE AS-BUILTS
7	LAKE AS-BUILTS
8	LAKE AS-BUILTS
9	LAKE SECTIONS
10	LAKE SECTIONS
11	LAKE SECTIONS
12	LAKE SECTIONS
13	LAKE SECTIONS
14	LAKE SECTIONS
15	LAKE SECTIONS
16	LAKE SECTIONS
17	LAKE SECTIONS

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CLAYTON W. REBOL P.E.
FL LIC #70173

RECORD DRAWING

DATE:

I CERTIFY THAT THESE RECORD DRAWINGS HAVE BEEN REVIEWED BY ME OR BY INDIVIDUAL(S) UNDER MY DIRECT SUPERVISION AND THAT THESE DRAWINGS INCORPORATE THE INFORMATION CONTAINED IN THE CERTIFIED AS-BUILTS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE RECORD DRAWINGS SUBSTANTIALLY REFLECT THE UTILITY ASSETS AS CONSTRUCTED. THE ACCURACY OF THESE RECORD DRAWINGS IS RELIANT ON THE ACCURACY APPLIED BY THE SURVEYOR WHO CERTIFIED THE AS-BUILT DRAWINGS.

NO.	DATE	REVISION DESCRIPTION	BY

S:\JOBS\22XX\22XX\ENGINEERING\DEV PLANS\SWFWMD RECORD DRAWINGS SET (BANKS)\22XX_SWFWMD RECORD COVER.DWG 3/5/2019 12:44 PM TODD VANA

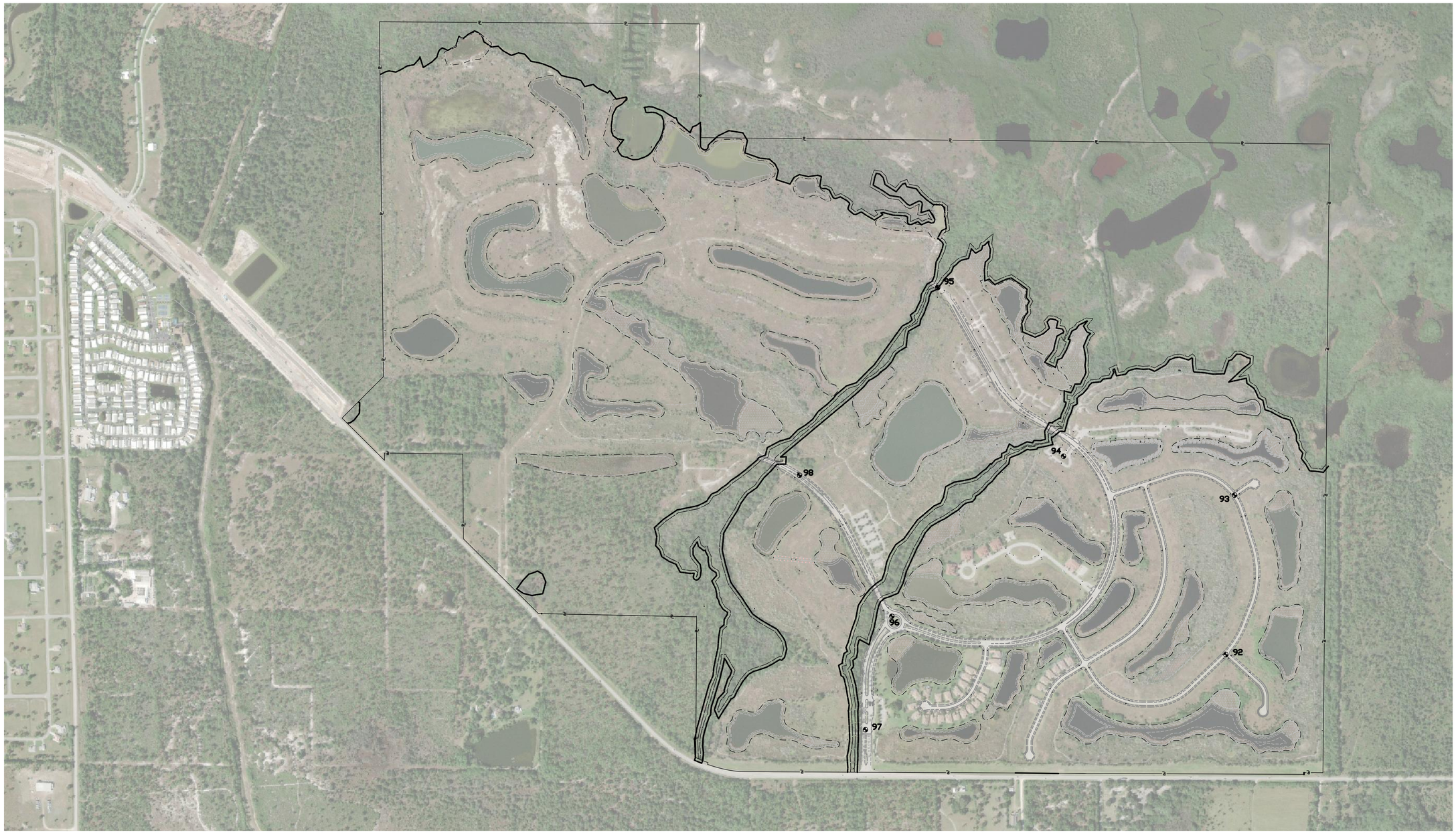
BENCHMARKS:

NATIONAL GEODETIC VERTICAL DATUM OF 1929
ORIGIN: NGS BENCHMARK P800 PID DQ6195 ADJUSTED TO 15.72 FEET NGVD29 USING CORPSCON V.6.0.1

PointNo.	Northing(Y)	Easting(X)	Elev(Z)	Description
93	906196.1142	646791.1040	5.9800	NAIL IN DISK LB6690
94	904769.1014	646465.7780	7.7350	NAIL IN DISK LB6690
95	903718.5569	645057.0874	7.8700	NAIL IN DISK LB6690
96	903335.0472	647802.9656	14.8200	NAIL IN DISK LB6690
97	903114.9922	648751.0995	16.0850	NAIL IN DISK LB6690
98	902563.0565	646624.9766	8.4600	NAIL IN DISK LB6690

N

0 400' 800' 1200'
GRAPHIC SCALE 1" = 400 FT



RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
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PREPARED FOR:
LENNAR HOMES, LLC

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

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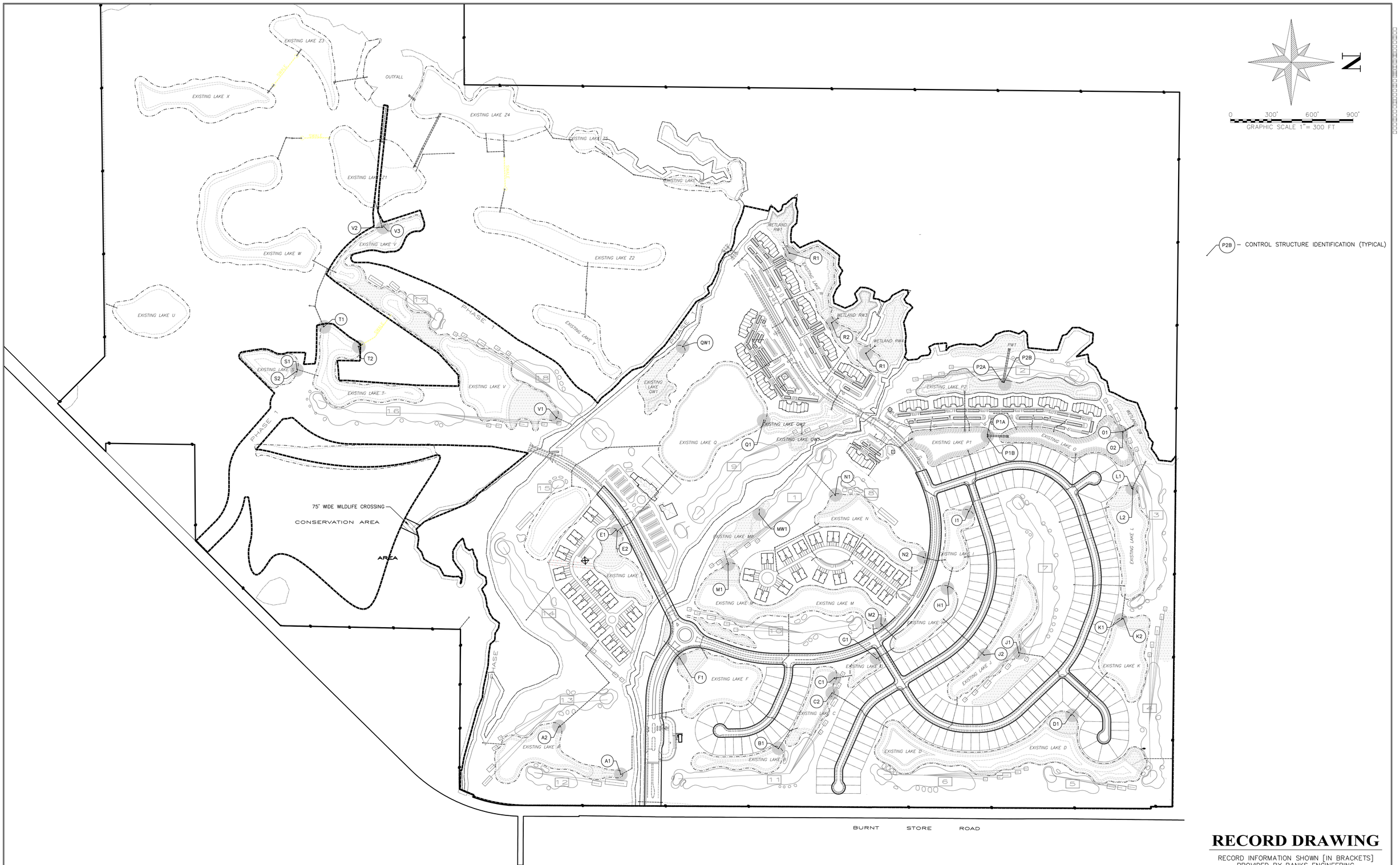
STATE OF FLORIDA PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
FL LIC #70173

[illegible]

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-31-2018	2292L		CWR	WEM	TRR		2

S:\JOBS\2292L\ENGINEERING\CIVIL PLANS\SWFWMD RECORD DRAWINGS SET (BANKS)\2292L SWFWMD RECORD ADMIN.DWG 3/5/2019 12:44 PM TODD VAVA



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PROFESSIONAL ENGINEER.
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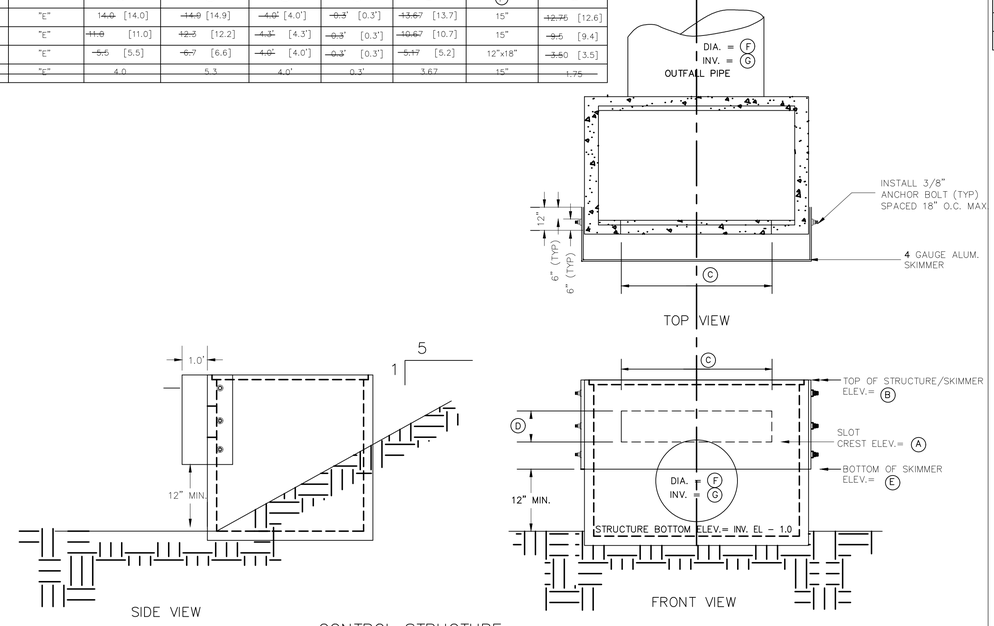
FL LIC #70173

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-31-2018	2292L		CWR	WEM	TRR		3

S:\USERS\CIVIL\DOCUMENTS\PLANS\LWMMP RECORD DRAWINGS SET (BANKS)\2292L LWMMP RECORD DWGS.DWG 2/5/2019 12:44 PM TODD VAVA

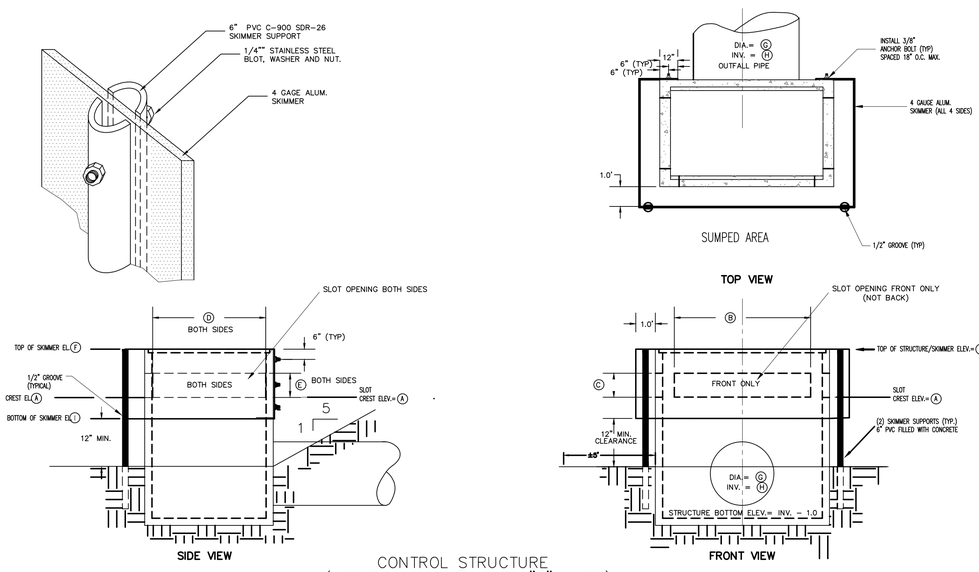
CONTROL STRUCTURE NUMBER CS	FDOT INLET TYPE	SLOT CREST EL. (A)	TOP OF STRUCTURE/ SKIMMER EL. (B)	SLOT WIDTH (FT) (C)	SLOT HEIGHT (FT) (D)	BOTTOM OF SKIMMER EL. (E)	OUTFALL PIPE DIA (INCHES) (F)	OUTFALL PIPE INV. EL. (G)
A1	"E"	~~14.0~~ [14.0]	~~14.0~~ [14.9]	~~4.0'~~ [4.0']	~~0.3'~~ [0.3']	~~13.67~~ [13.7]	15"	~~12.76~~ [12.6]
F1	"E"	~~11.0~~ [11.0]	~~12.3~~ [12.2]	~~4.3'~~ [4.3']	~~0.3'~~ [0.3']	~~10.67~~ [10.7]	15"	~~9.6~~ [9.4]
N1	"E"	~~5.5~~ [5.5]	~~6.7~~ [6.6]	~~4.0'~~ [4.0']	~~0.3'~~ [0.3']	~~5.17~~ [5.2]	12"x18"	~~3.50~~ [3.5]
PHASE 1A Y2	"E"	4.0	5.3	4.0'	0.3'	3.67	15"	1.75



CONTROL STRUCTURE
(MODIFIED F.D.O.T. TYPE "E" INLET)

NOT TO SCALE SEE TABLE

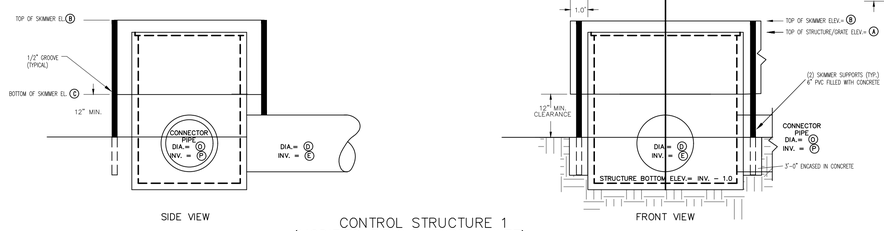
CONTROL STRUCTURE NUMBER CS	FDOT INLET TYPE	SLOT CREST EL. (A)	FRONT SLOT WIDTH (FT) (B)	FRONT SLOT HEIGHT (FT) (C)	SIDE SLOT WIDTH (FT) (D)	SIDE SLOT HEIGHT (FT) (E)	TOP OF GRATE/SKIMMER EL. (F)	OUTFALL PIPE DIA (INCHES) (G)	OUTFALL PIPE INV. EL. (H)	BOTTOM OF SKIMMER EL. (I)
M1	"E"	~~7.5~~ [7.6]	~~4.0'~~ [4.']	~~0.3'~~ [0.3']	~~2.0'~~ [2.1']	~~0.3'~~ [0.3']	~~8.5~~ [8.5]	24"	~~2.0~~ [2.1]	~~7.17~~ [7.2]
V1	"E"	~~5.5~~ [5.6]	~~4.0'~~ [4']	~~0.3'~~ [0.3']	~~2.5'~~ [2.5']	~~0.3'~~ [0.3']	~~7.3~~ [7.2]	15"	~~4.25~~ [4.3]	5.17



CONTROL STRUCTURE
(MODIFIED F.D.O.T. TYPE "E" INLET)

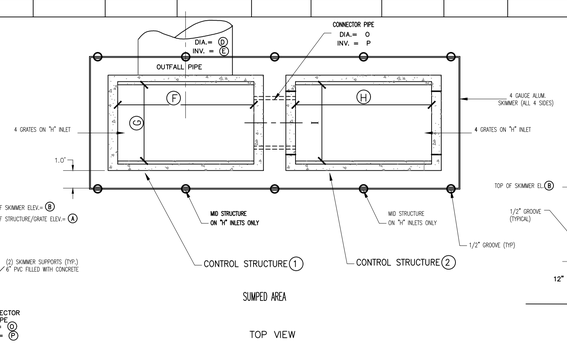
NOT TO SCALE SEE TABLE

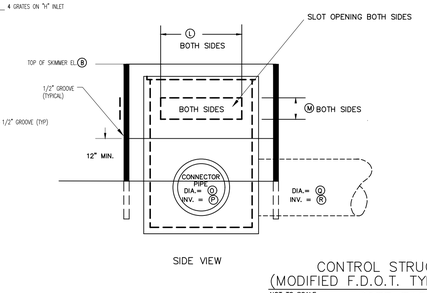
CONTROL STRUCTURE 1										CONTROL STRUCTURE 2												
CONTROL STRUCTURE NUMBER CS1	FDOT INLET TYPE	GRATE EL. (A)	SKIMMER REQUIRED	TOP OF SKIMMER EL. (B) (1&2)	BOTTOM OF SKIMMER EL. (C) (1&2)	OUTFALL PIPE DIA (INCHES) (D)	OUTFALL PIPE INV. EL. (E)	STRUCTURE INSIDE LENGTH (FT) (F)	STRUCTURE INSIDE WIDTH (FT) (G)	CONTROL STRUCTURE NUMBER CS2	FDOT INLET TYPE	STRUCTURE INSIDE LENGTH (H)	STRUCTURE INSIDE WIDTH (I)	GRATE EL. (J)	SLOTS REQUIRED	SLOT CREST EL. (K)	BOTH SIDE SLOTS WIDTH (FT) (L)	SLOT HEIGHT (FT) (M)	FRONT SLOT WIDTH (FT) (N)	OUTFALL PIPE DIA (INCHES) (O)	OUTFALL PIPE INV. EL. (R)	CONNECTOR PIPE DIA (INCHES) (Q)	CONNECTOR PIPE INV. EL. (P)
E1	"E"	~~7.95~~ [8.0]	NO	N/A	N/A	36"	~~1.0~~ [(-)0.1]	~~4.5~~ [4.5']	~~3.0~~ [3.0']	E2	"E"	~~4.5~~ [4.5']	~~3.0~~ [3.0']	~~8.2~~ [8.1]	FRONT ONLY	~~7.4~~ [7.4]	N/A	~~0.3~~ [0.3']	~~3.5~~ [3.5']	N/A	N/A	24"	1.0
K1	"H"	~~6.88~~ [6.7]	NO	N/A	N/A	36"	~~(-)1.0~~ [(-)1.0]	~~8.75~~ [8.8']	~~3.0~~ [3.0']	K2	"E"	~~4.5~~ [4.5']	~~3.0~~ [3.0']	~~7.3~~ [7.2]	FRONT ONLY	~~6.5~~ [6.4]	N/A	~~0.3~~ [0.3']	~~4.0~~ [4.']	N/A	N/A	24"	~~(-)1.0~~ [(-)0.9]
L1	"H"	~~4.75~~ [4.8]	YES	~~5.8~~ [5.8]	~~4.12~~ [4.2]	48"	~~(-)3.5~~ [(-)3.6]	~~8.75~~ [8.8']	~~3.0~~ [3.0']	L2	"E"	~~4.5~~ [4.6']	~~3.0~~ [3.0']	~~5.3~~ [5.4]	FRONT ONLY	~~4.5~~ [4.5]	N/A	~~0.3~~ [0.3']	~~4.0~~ [4.']	N/A	N/A	24"	~~(-)3.5~~ [(-)3.7]
P2A	"E"	~~3.00~~ [3.1]	YES	~~4.5~~ [4.4]	~~2.67~~ [2.7]	48"	~~(-)2.0~~ [(-)1.6]	~~4.5~~ [4.5']	~~3.0~~ [3.0']	P2B	"H"	~~8.75~~ [8.8']	~~3.0~~ [3.0']	~~3.63~~ [3.7]	NO	N/A	N/A	N/A	N/A	48"	~~(-)2.0~~ [(-)1.9]	N/A	N/A
O2	"H"	~~3.30~~ [3.2]	YES	~~4.5~~ [4.5]	~~2.67~~ [2.7]	42"	~~(-)1.0~~ [(-)1.1]	~~8.75~~ [8.8']	~~3.0~~ [3.0']	O1	"E"	~~4.5~~ [4.5']	~~3.0~~ [3.0']	~~3.8~~ [3.7]	FRONT ONLY	~~3.0~~ [2.9]	N/A	~~0.3~~ [0.3']	~~4.0~~ [3.9']	24"	~~0.00~~ [(-)0.1]	N/A	N/A
S1	"H"	~~8.0~~ [8.0]	NO	N/A	N/A	54"	~~(-)0.5~~ [(-)0.4]	~~8.75~~ [8.8']	~~3.0~~ [3.0']	S2	"E"	~~4.5~~ [4.5']	~~3.0~~ [3.0']	~~8.0~~ [8.0]	NO	N/A	N/A	N/A	N/A	24"	N/A	24"	~~(-)0.50~~ [(-)0.6]
PHASE 1A Z3A	"H"	~~3.35~~	YES	~~4.50~~	~~3.00~~	48"	~~(-)3.0~~	~~8.75'~~	~~3.0'~~	Z3B	"H"	~~8.75'~~	~~3.0'~~	~~3.35~~	NO	N/A	N/A	N/A	N/A	N/A	N/A	24"	~~(-)2.00~~

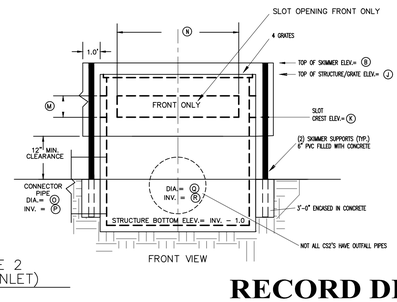


CONTROL STRUCTURE 1
(MODIFIED F.D.O.T. TYPE INLET)

NOT TO SCALE (SEE TABLE)

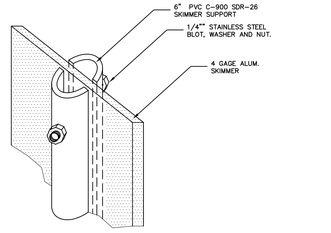






CONTROL STRUCTURE 2
(MODIFIED F.D.O.T. TYPE INLET)

NOT TO SCALE (SEE TABLE)



RECORD DRAWING

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PREPARED FOR:

LENNAR HOMES, LLC

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FORT MYERS, FL. 33966
239-278-1177

NO.	DATE	REVISION DESCRIPTION	BY

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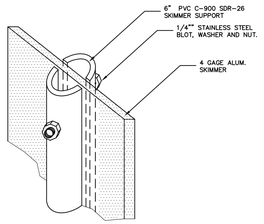
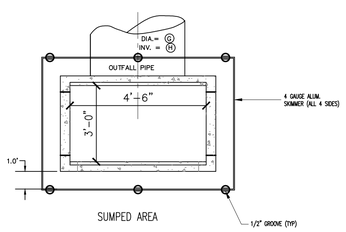
STATE OF FLORIDA
PROFESSIONAL ENGINEER,
CLAYTON W. REBOL P.E.
FL LIC #70173

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-31-2018	2292L		CWR	WEM	TRR		4

S:\JOBS\2292L\ENGINEERING\DEV PLANS\SWFWMD RECORD DRAWINGS SET (BANKS)\CS1&2_3-5-19.DWG 3/5/2019 12:44 PM TODD VANA

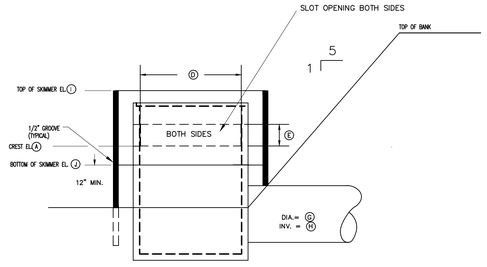
CONTROL STRUCTURE NUMBER CS	SLOT CREST EL. (A)	FRONT SLOT WIDTH (FT) (B)	FRONT SLOT HEIGHT (FT) (C)	SIDE SLOTS REQUIRED	BOTH SIDE SLOTS WIDTH (FT) (D)	BOTH SIDE SLOTS HEIGHT (FT) (E)	GRATE EL. (F)	OUTFALL PIPE DIA (INCHES) (G)	OUTFALL PIPE INV. EL. (H)	SKIMMER REQUIRED	TOP OF SKIMMER EL. (I)	BOTTOM OF SKIMMER EL. (J)
J1	~~6.5~~ [6.4]	~~4.0'~~ [4.0']	~~0.3'~~ [0.3']	NO	N/A	N/A	~~7.3~~ [7.2]	24"	~~1.7~~ [1.7]	NO	N/A	N/A
QW1	~~4.0~~ [3.7]	~~4.0'~~ [4.0']	~~0.3'~~ [0.3']	YES	~~2.0'~~ [2.0']	~~0.3'~~ [0.3']	~~5.3~~ [5.1]	15"	~~1.25~~ [1.2]	NO	N/A	N/A
R1	~~3.0~~ [3.0]	~~3.0'~~ [3.0']	~~0.33'~~ [0.3']	NO	N/A	N/A	~~3.8~~ [3.8]	24"	~~0.00~~ [0.1]	YES	~~4.50~~ [4.50]	~~2.67~~ [2.7]



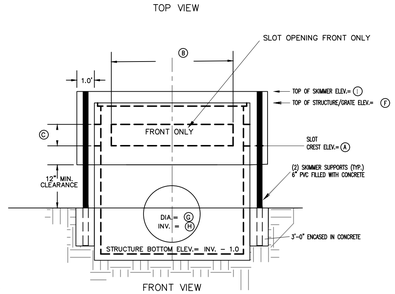


SUMPED AREA

TOP VIEW



SIDE VIEW



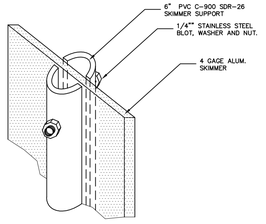
FRONT VIEW

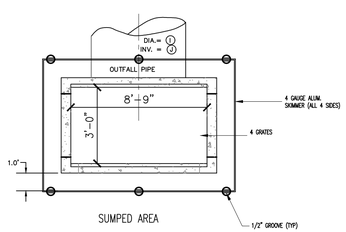
CONTROL STRUCTURE
(MODIFIED F.D.O.T. TYPE "E" INLET)

NOT TO SCALE

SEE TABLE

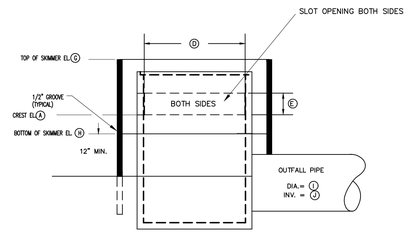
CONTROL STRUCTURE NUMBER CS	SLOT CREST EL. (A)	FRONT SLOT WIDTH (FT) (B)	FRONT SLOT HEIGHT (FT) (C)	BOTH SIDE SLOTS WIDTH (FT) (D)	BOTH SIDE SLOTS HEIGHT (FT) (E)	GRATE EL. (F)	SKIMMER REQUIRED	TOP OF SKIMMER EL. (G)	BOTTOM OF SKIMMER EL. (H)	OUTFALL PIPE DIA (INCHES) (I)	OUTFALL PIPE INV. EL. (J)
D1	~~10.5~~ [10.3]	~~4.0'~~ [4.0]	~~0.3'~~ [0.30]	~~2.0'~~ [2.0]	~~0.3'~~ [.3]	~~11.3~~ [11.2]	NO	N/A	N/A	36"	~~1.0~~ [0.7]



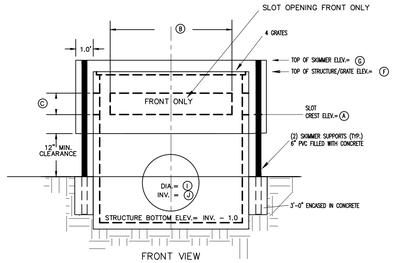


SUMPED AREA

TOP VIEW



SIDE VIEW



FRONT VIEW

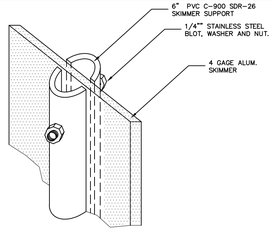
CONTROL STRUCTURE
(MODIFIED F.D.O.T. TYPE "H" INLET)

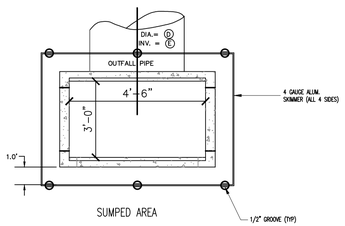
NOT TO SCALE

SEE TABLE

	CONTROL STRUCTURE NUMBER CS	GRATE EL. (A)	SKIMMER REQUIRED	TOP OF SKIMMER EL. (B)	BOTTOM OF SKIMMER EL. (C)	OUTFALL PIPE DIA (INCHES) (D)	OUTFALL PIPE INV. EL. (E)
	A2	~~14.15~~ [14.1]	NO	N/A	N/A	24"	~~10.0~~ [9.9]
PHASE 1A	Y1	4.8	NO	N/A	N/A	24"	(-)1.5
PHASE 1A	Z4A	3.0	YES	4.50	2.65	36"	(-)2.5
PHASE 1A	Z6	3.35	YES	4.00	3.00	36"	(-)2.5

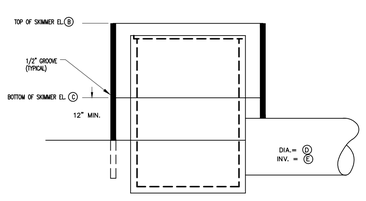
NOTE:
CONTROL STRUCTURE CS MW1 IS A TYPE "D" INLET (NO SKIMMER), GRATE EL. 6.50, OUTFALL PIPE IS A 15", @ INV. 5.0, STRUCTURE BOTTOM @ 4.0.



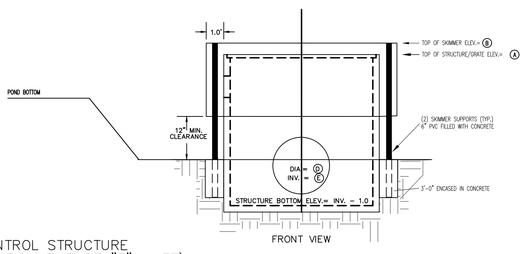


SUMPED AREA

TOP VIEW



SIDE VIEW



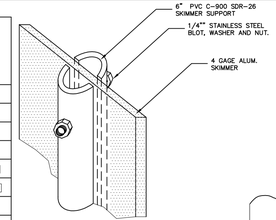
FRONT VIEW

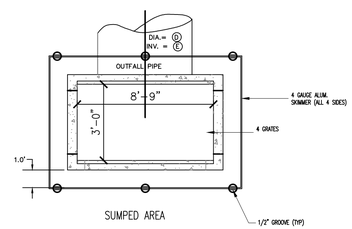
CONTROL STRUCTURE
(MODIFIED F.D.O.T. TYPE "E" INLET)

NOT TO SCALE

SEE TABLE

CONTROL STRUCTURE NUMBER CS	GRATE EL. (A)	SKIMMER REQUIRED	TOP OF SKIMMER EL. (B)	BOTTOM OF SKIMMER EL. (C)	OUTFALL PIPE DIA (INCHES) (D)	OUTFALL PIPE INV. EL. (E)
B1	~~13.8~~ [13.7]	NO	N/A	N/A	30"	~~6.0~~ [6.0]
C1	~~11.3~~ [11.2]	NO	N/A	N/A	30"	~~4.0~~ [3.0]
C2	~~11.3~~ [11.1]	NO	N/A	N/A	30"	~~4.0~~ [3.0]
G1	~~9.5~~ [9.4]	NO	N/A	N/A	36"	~~4.0~~ [4.0]
H1	~~6.5~~ [6.5]	NO	N/A	N/A	42"	~~(-)1.0~~ [(-)1.1]
I1	~~5.0~~ [4.9]	NO	N/A	N/A	48"	~~(-)4.0~~ [(-)4.0]
J2	~~6.7~~ [6.6]	NO	N/A	N/A	36"	~~1.0~~ [0.0]
M2	~~7.67~~ [7.6]	NO	N/A	N/A	36"	~~1.0~~ [1.10]
N2	~~6.7~~ [5.6]	NO	N/A	N/A	36"	~~(-)0.5~~ [(-)0.5]
Q1	~~4.26~~ [4.1]	NO	N/A	N/A	36"	~~(-)2.5~~ [(-)2.8]
T1	~~6.50~~ [6.3]	NO	N/A	N/A	48"	~~(-)1.0~~ [(-)1.2]
T2	~~6.50~~ [6.5]	NO	N/A	N/A	48"	~~(-)1.0~~ [(-)1.1]
V2	~~6.03~~ [5.9]	YES	7.3	5.7	36"	~~(-)1.5~~ [(-)1.6]
V3	~~6.03~~ [5.9]	YES	7.3	5.7	36"	~~(-)1.5~~ [(-)1.6]
Z1A	3.00	YES	4.5	2.65	36"	(-)2.0
Z1B	3.00	YES	4.5	2.65	36"	(-)2.0
Z4B	3.35	YES	4.5	2.65	48"	(-)3.0
P1A	~~3.63~~ [3.6]	NO	N/A	N/A	48"	~~(-)4.0~~ [(-)3.9]
P1B	~~3.63~~ [3.6]	NO	N/A	N/A	48"	~~(-)4.0~~ [(-)4.2]
R2	~~3.35~~ [3.2]	YES	4.5	2.97	36"	~~(-)1.0~~ [(-)1.0]
R3	~~3.30~~ [3.2]	YES	~~4.5~~ [4.6]	2.97	36"	~~(-)1.0~~ [(-)1.0]
MW-1	[6.8]	NO	N/A	N/A	12"	[5.3]

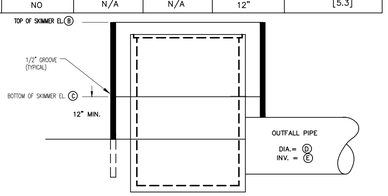




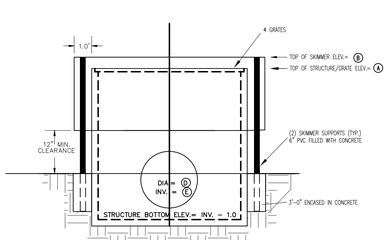
PHASE 1A
PHASE 1A
PHASE 1A

SUMPED AREA

TOP VIEW



SIDE VIEW



FRONT VIEW

CONTROL STRUCTURE
(MODIFIED F.D.O.T. TYPE "H" INLET)

NOT TO SCALE

SEE TABLE

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS] PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

LENNAR HOMES, LLC

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

NO.	DATE	REVISION DESCRIPTION	BY

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PROFESSIONAL ENGINEER.
CLAYTON W. REBOL P.E.
FL LIC #70173

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-31-2018	2292L		CWR	WEM	TRR		5

S:\USERS\LDATA\DOCUMENTS\QUIV PLANS\CMP-MAS RECORD DRAWINGS SET (BANKS)\LDATA_D-F-ASCMP 3/5/2019 12:44 PM TODD VANA

RECORD DRAWING

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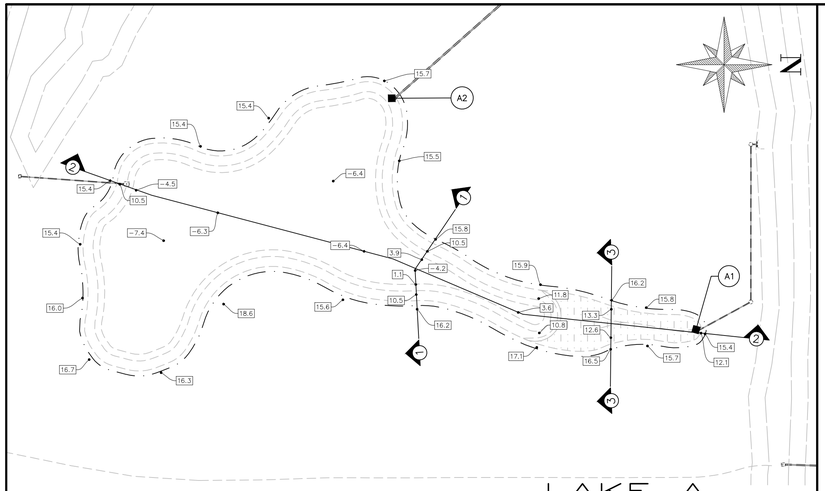

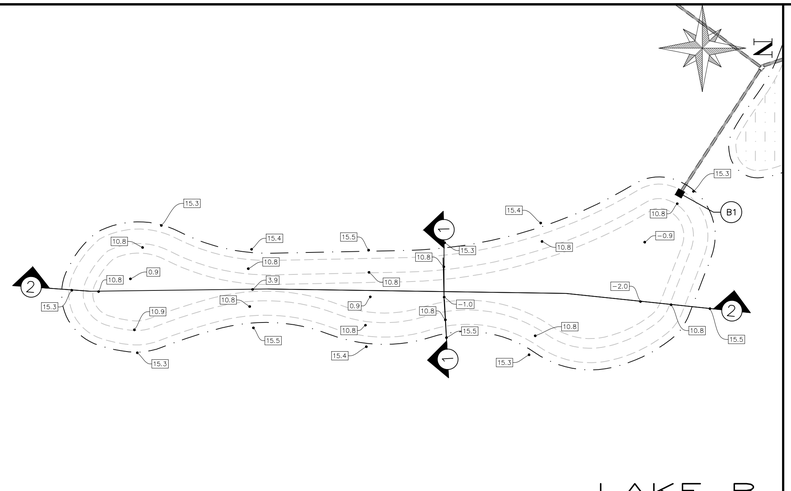

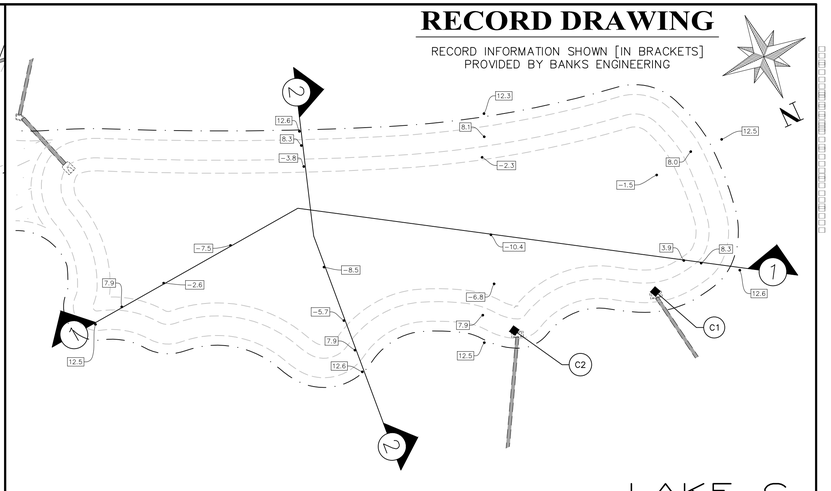

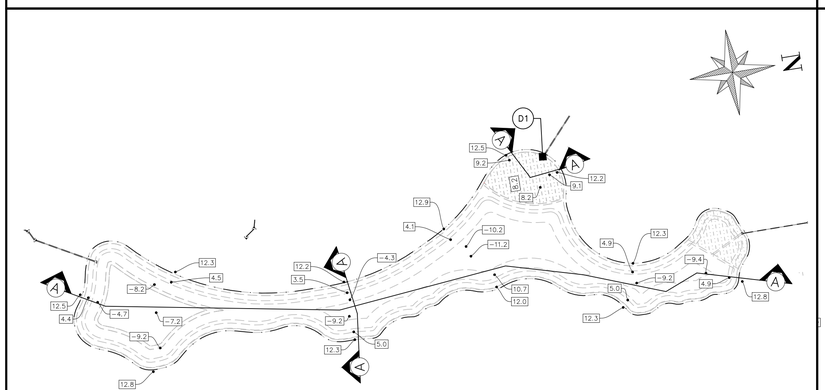

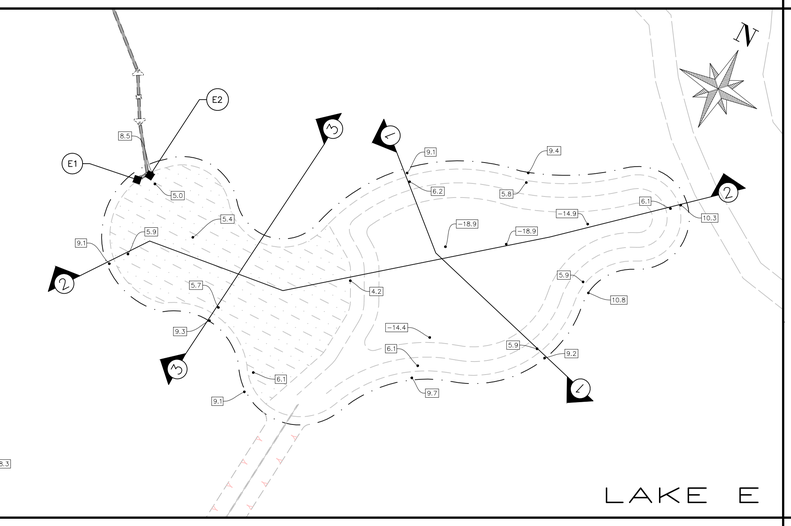

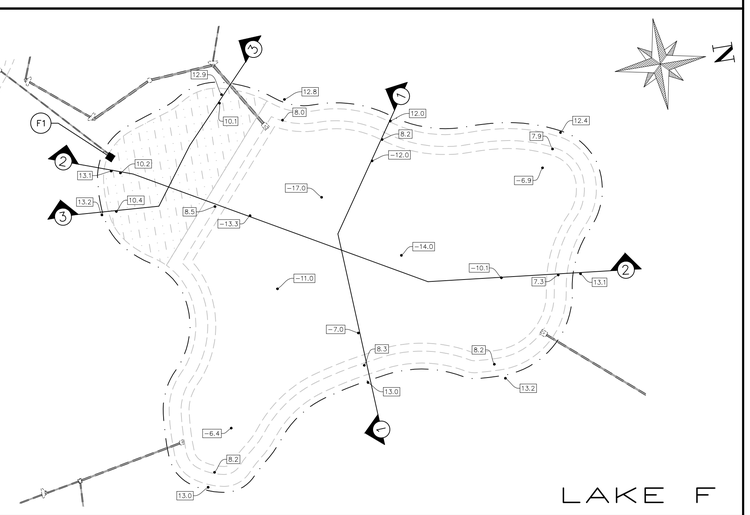

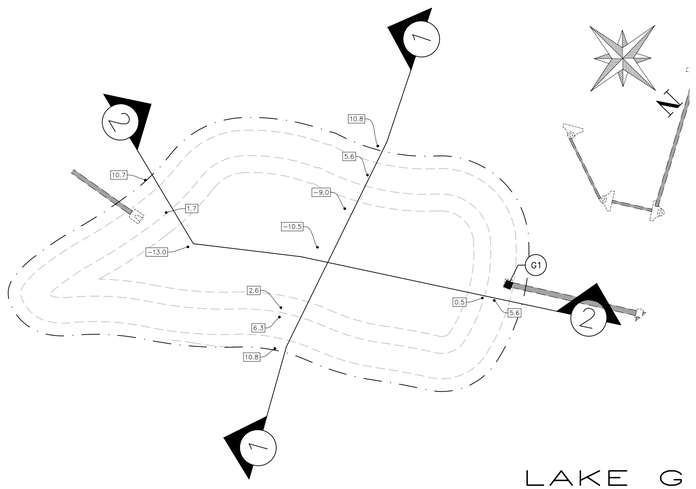

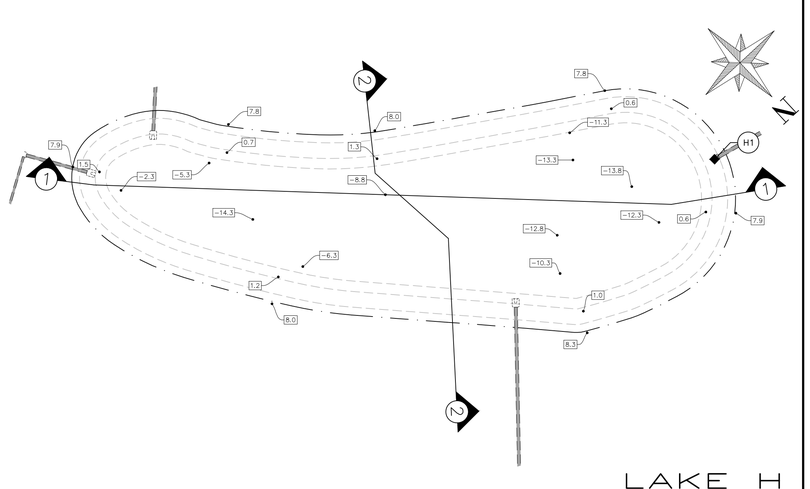

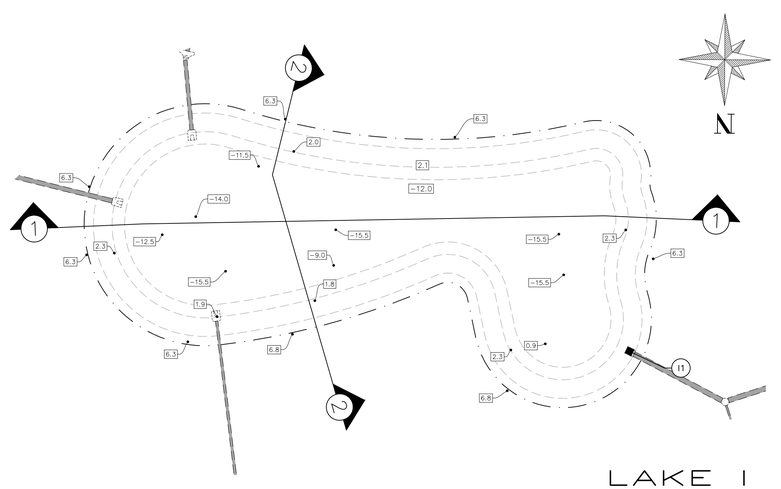

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FL LIC #70173

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RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
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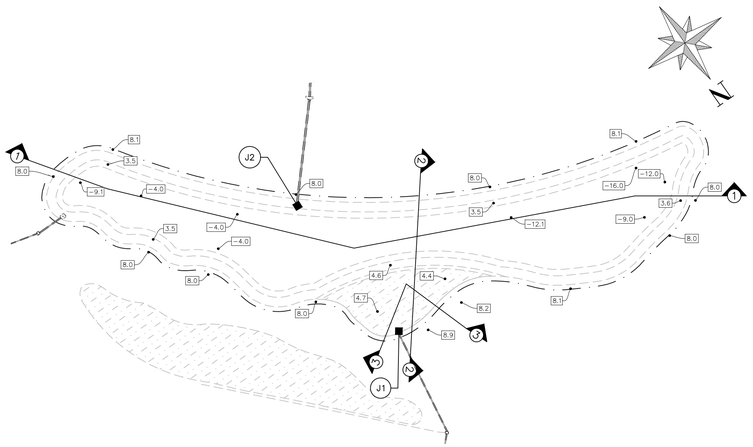

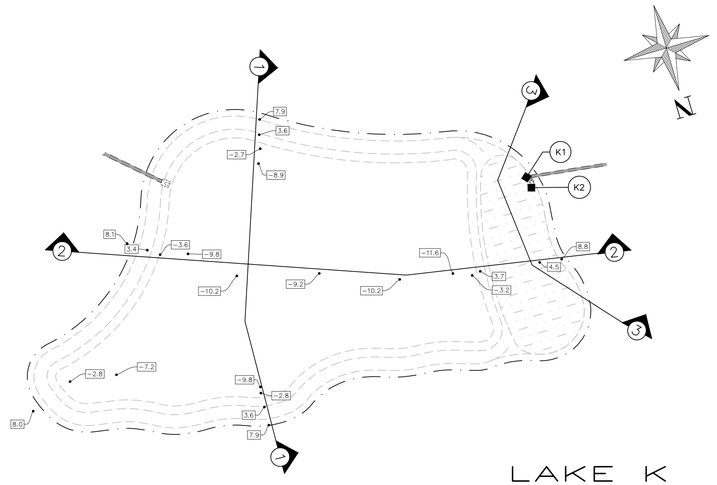

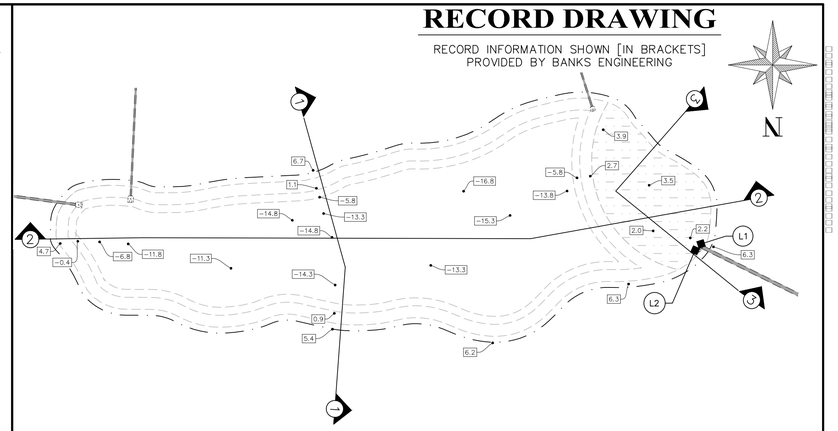

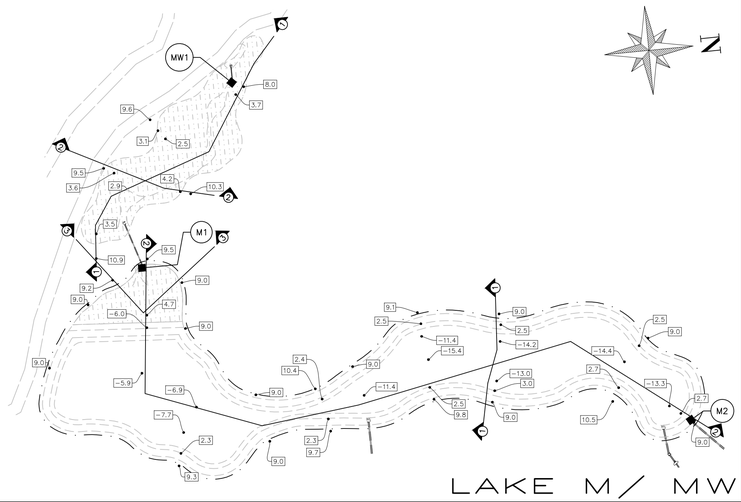

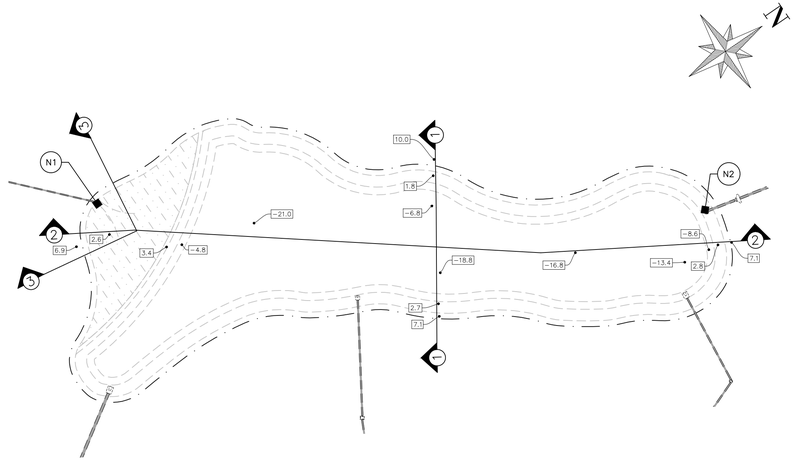

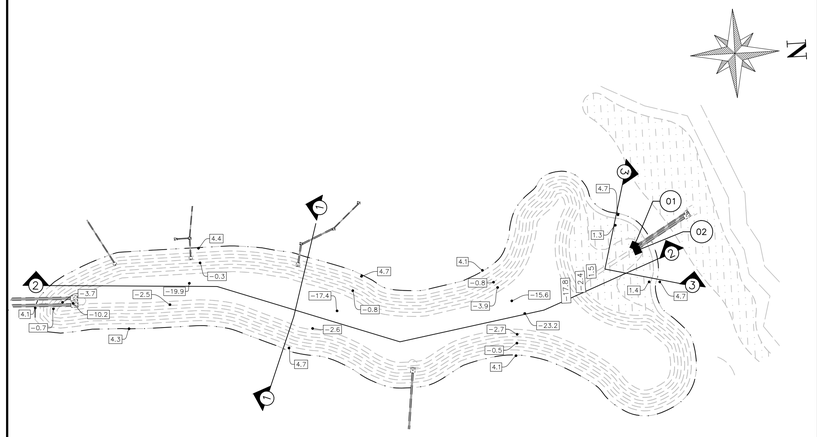

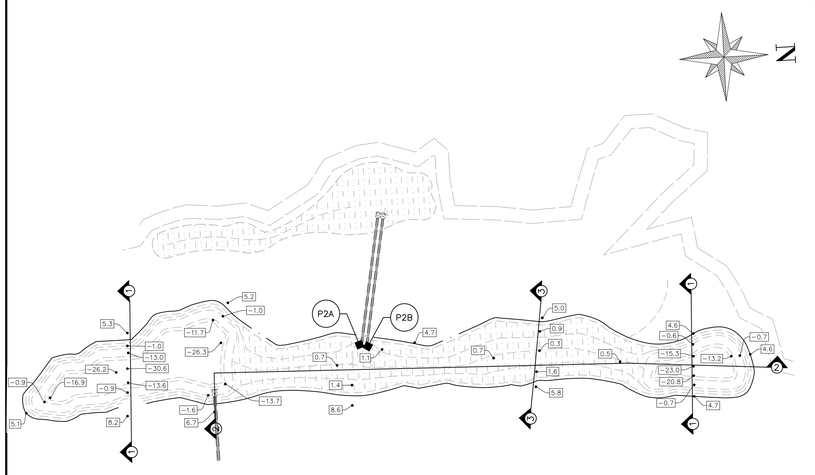

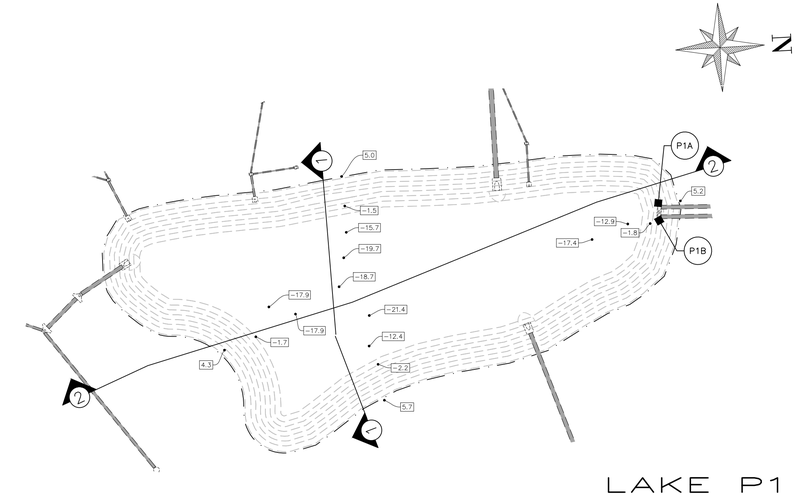

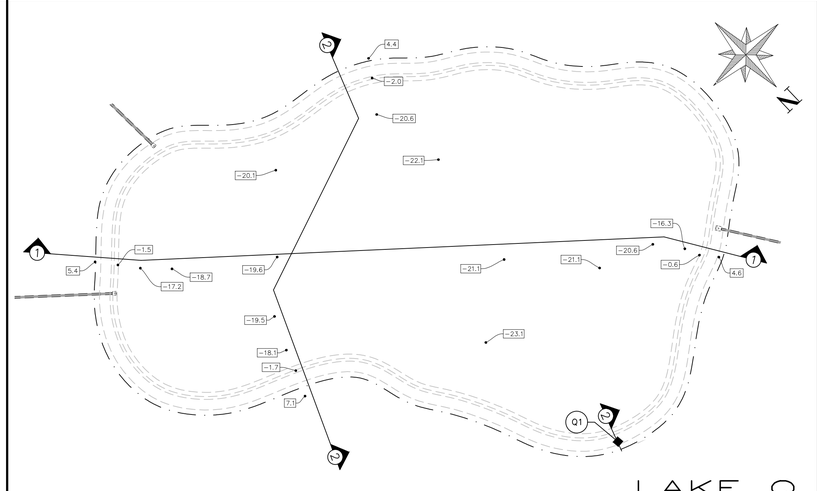

PREPARED FOR:

LENNAR HOMES, LLC

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

NO.	DATE	REVISION DESCRIPTION	BY

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PORT CHARLOTTE, FLORIDA 33952
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STATE OF FLORIDA
PROFESSIONAL ENGINEER.
CLAYTON W. REBOL P.E.
FL LIC #70173

[illegible]

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-31-2018	2292L		CWR	WEM	TRR		7

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RECORD DRAWING

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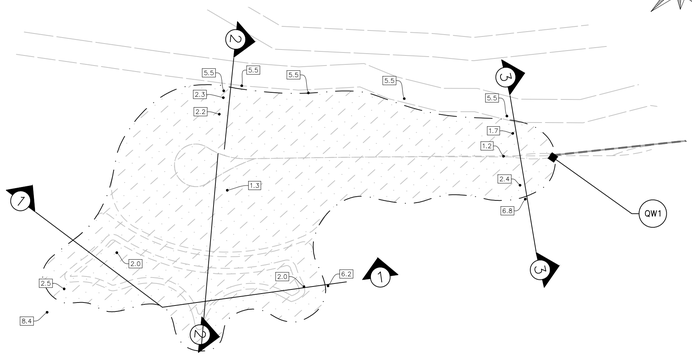

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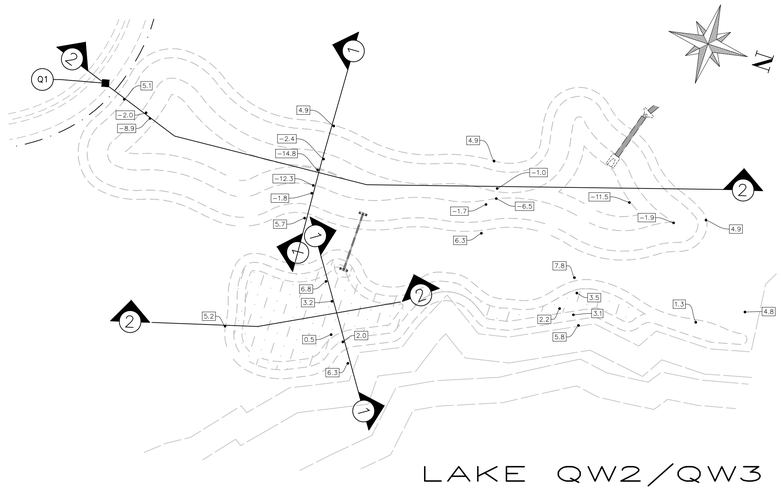

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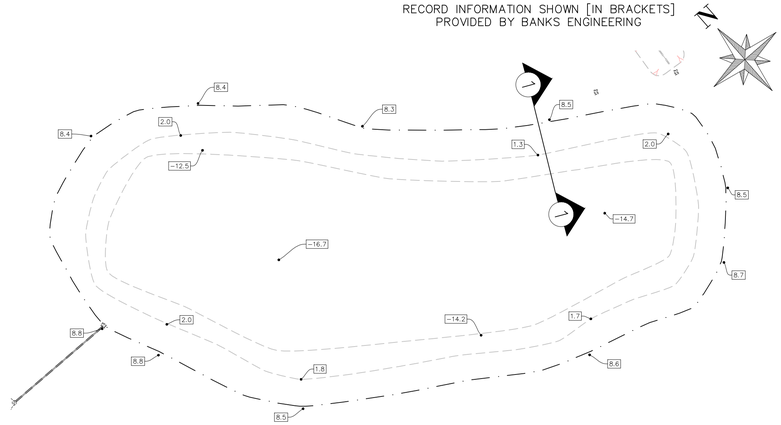

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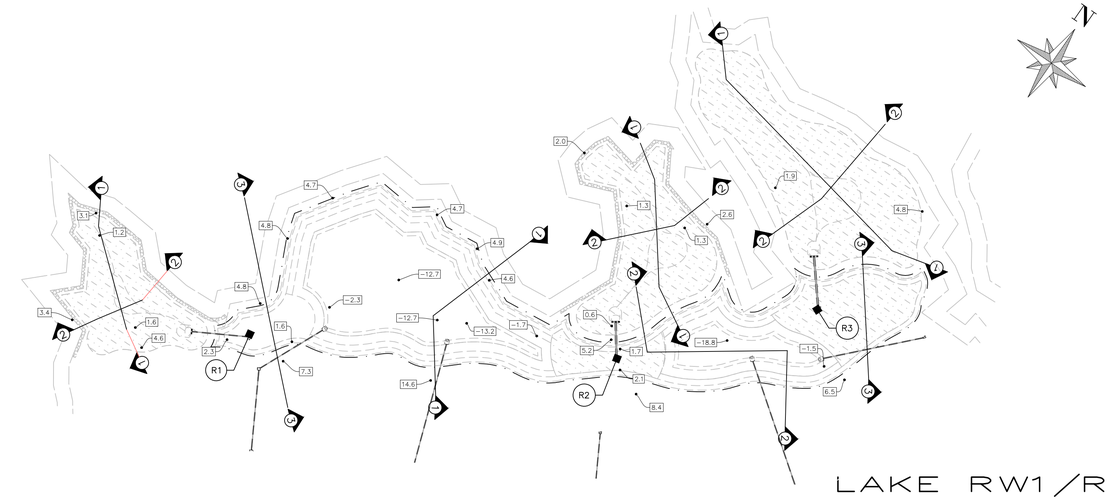

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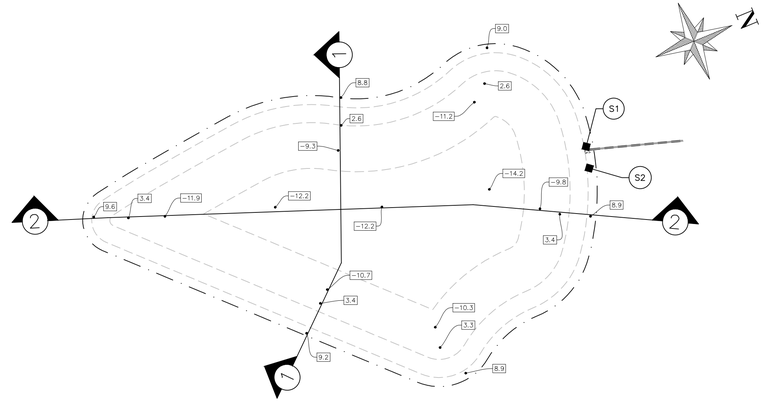

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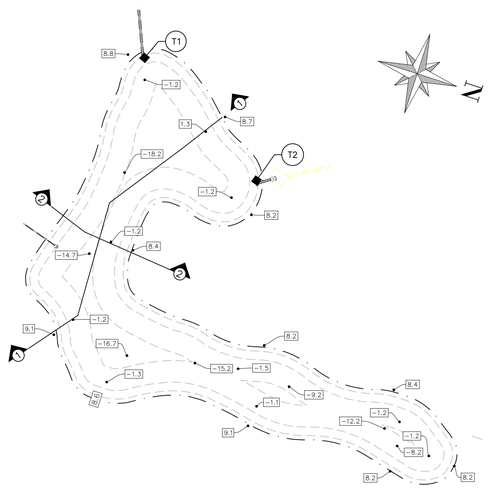

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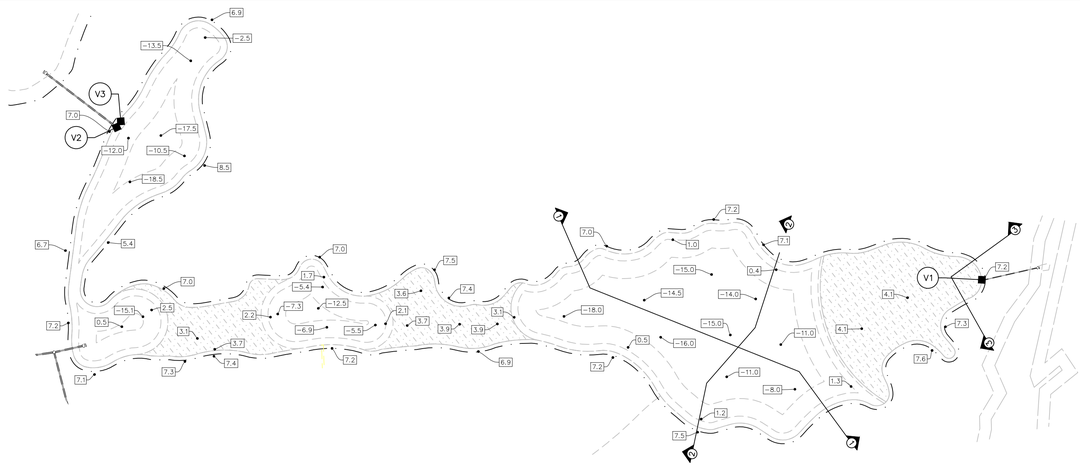

LAKE V

PREPARED FOR:

LENNAR HOMES, LLC

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

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STATE OF FLORIDA PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
FL LIC #70173

[illegible]

[illegible]

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
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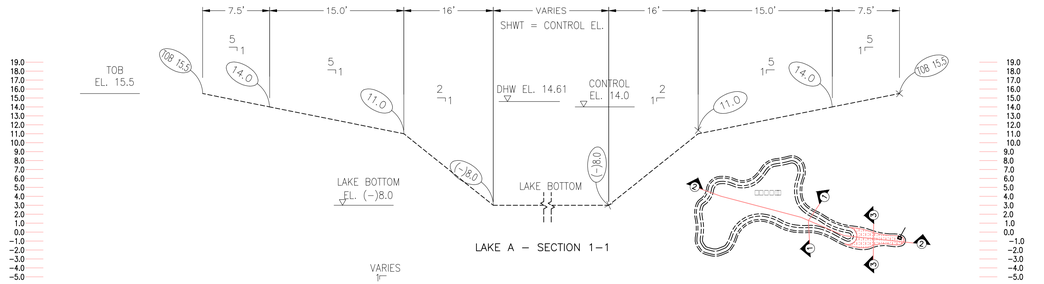

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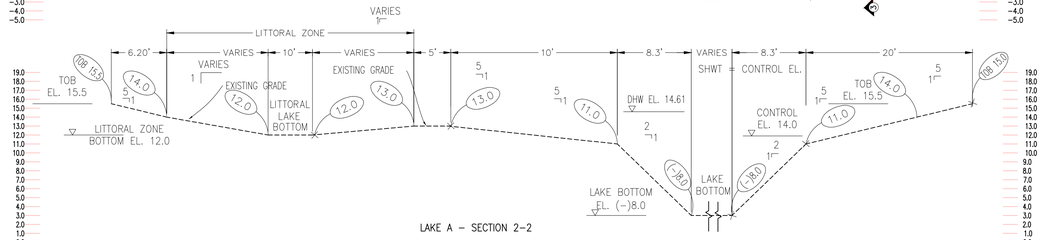

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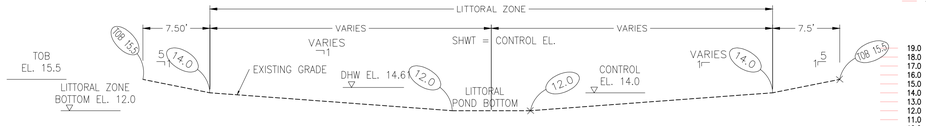

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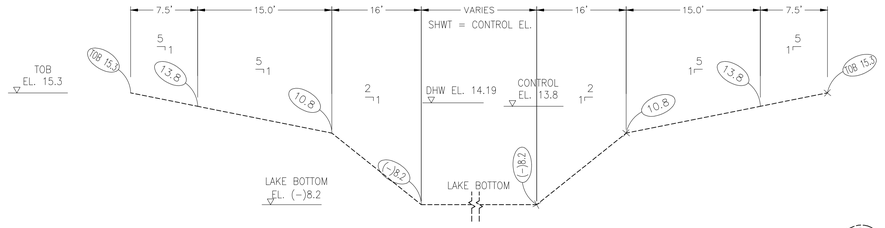

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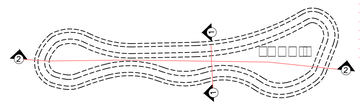

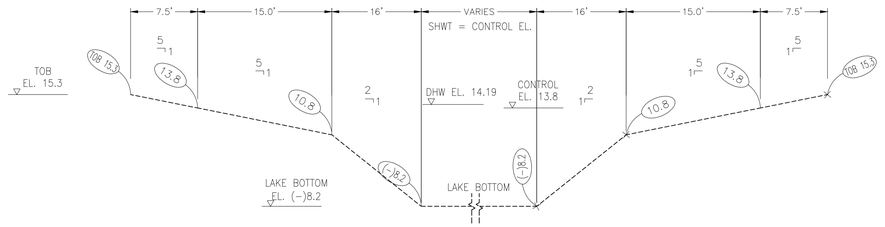

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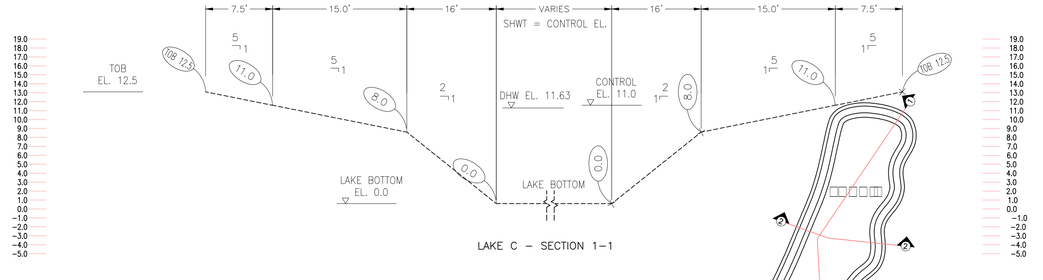

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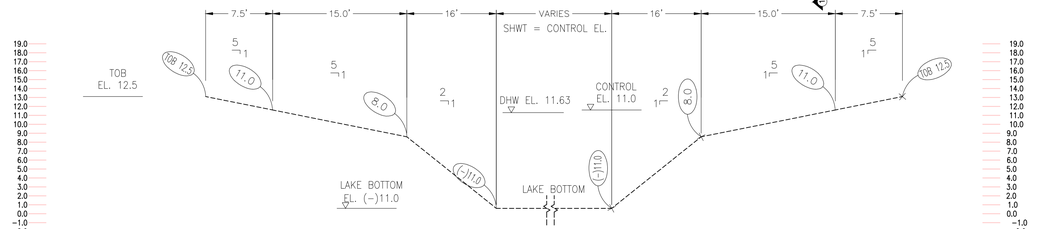

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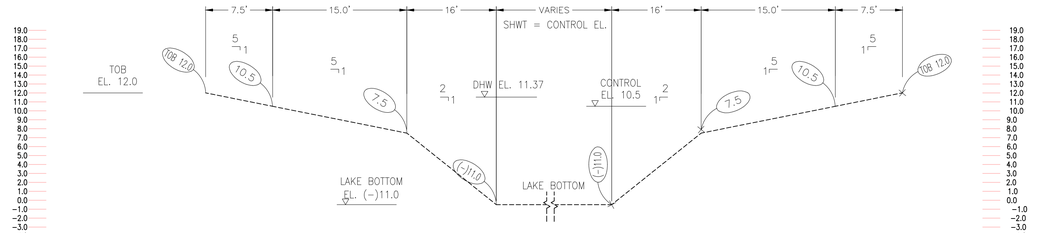

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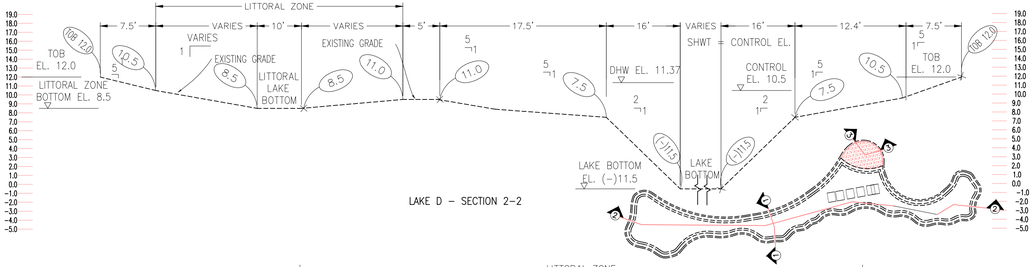

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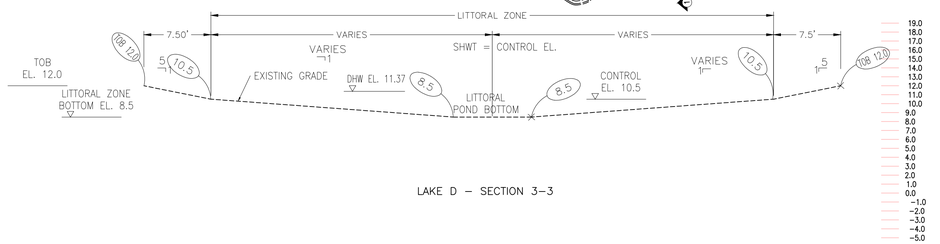

LAKE D – SECTION 3–3

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FORT MYERS, FL. 33966
239-278-1177

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CLAYTON W. REBOL P.E.
FL LIC #70173

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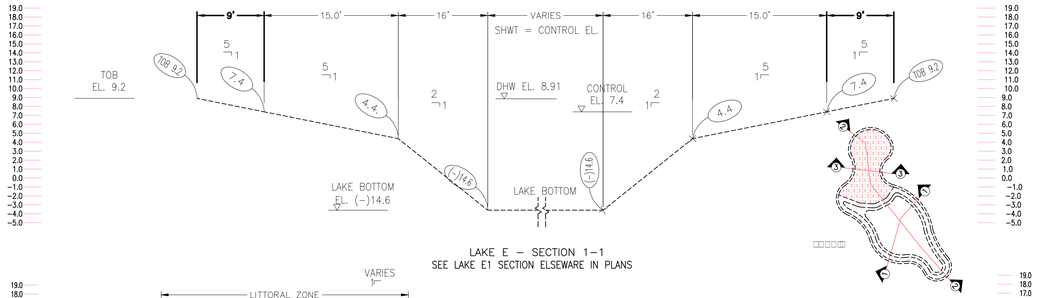

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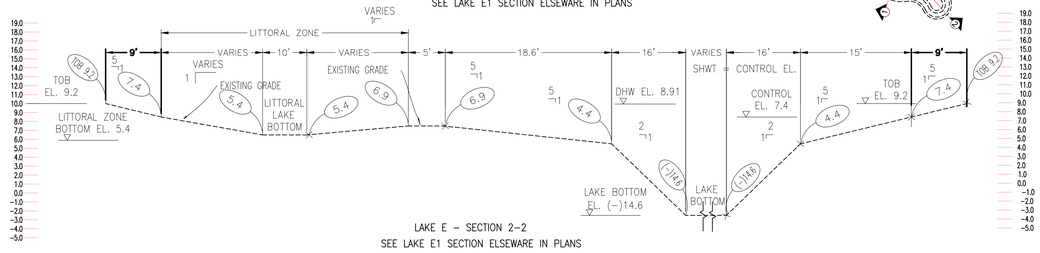
SEE LAKE E1 SECTION ELSEWARE IN PLANS



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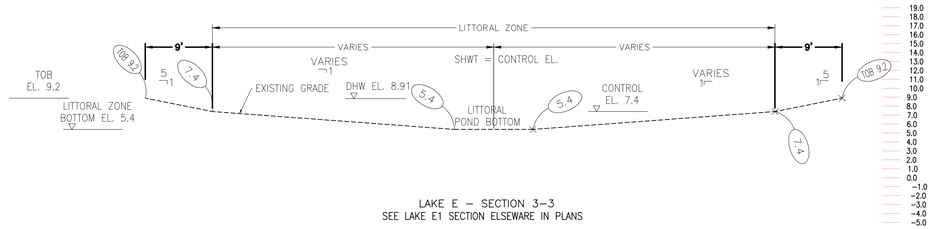
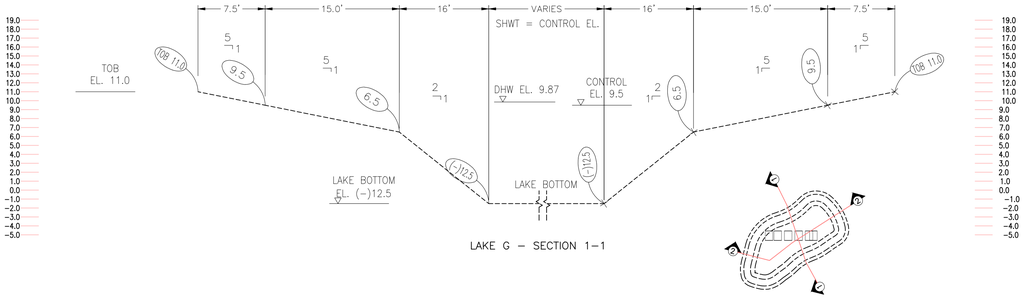
SEE LAKE E1 SECTION ELSEWARE IN PLANS



LAKE E – SECTION 3–3
SEE LAKE E1 SECTION ELSEWARE IN PLANS



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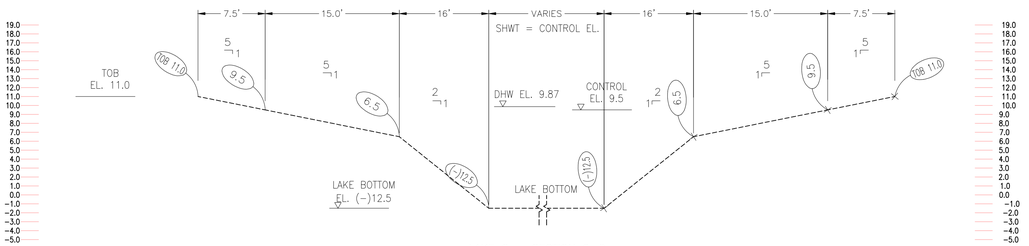

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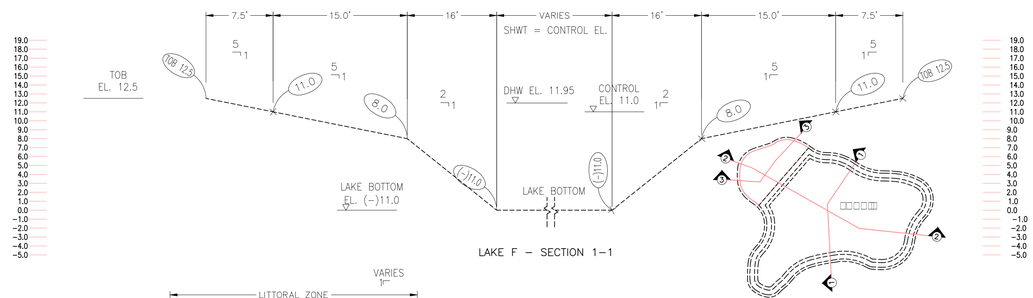

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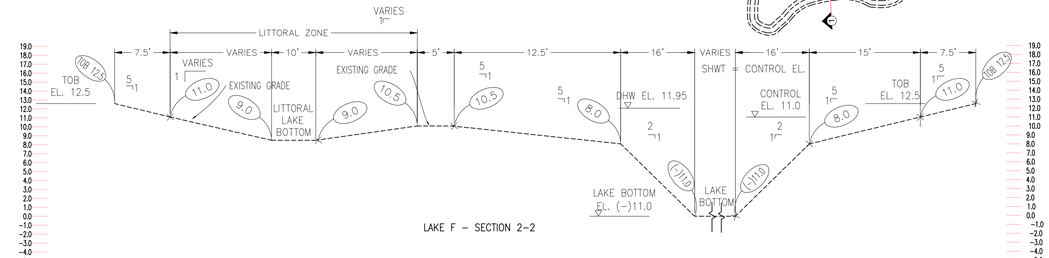

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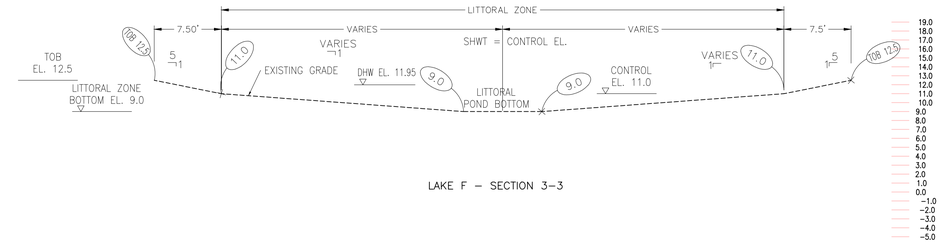

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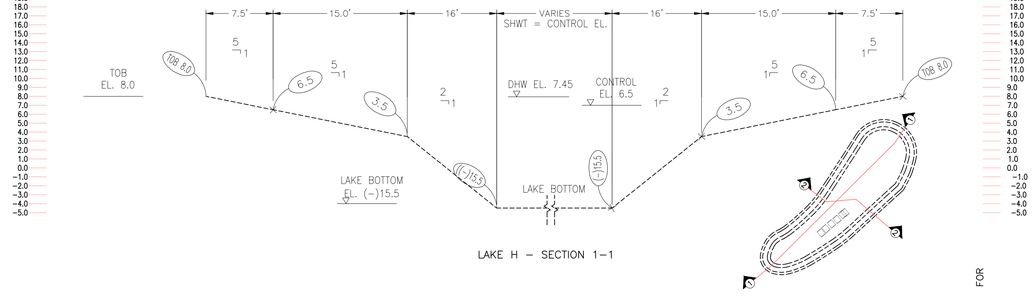

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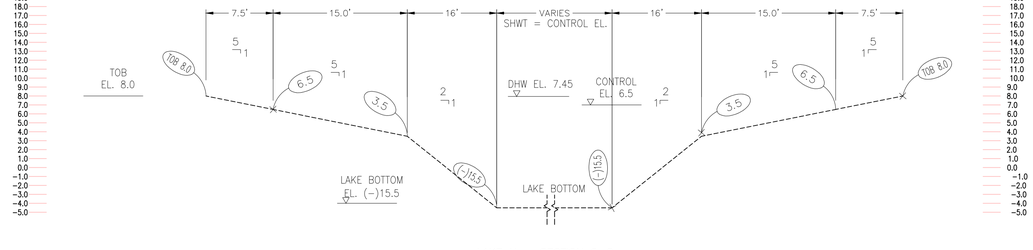

LAKE H – SECTION 2–2

FOR

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PREPARED FOR:
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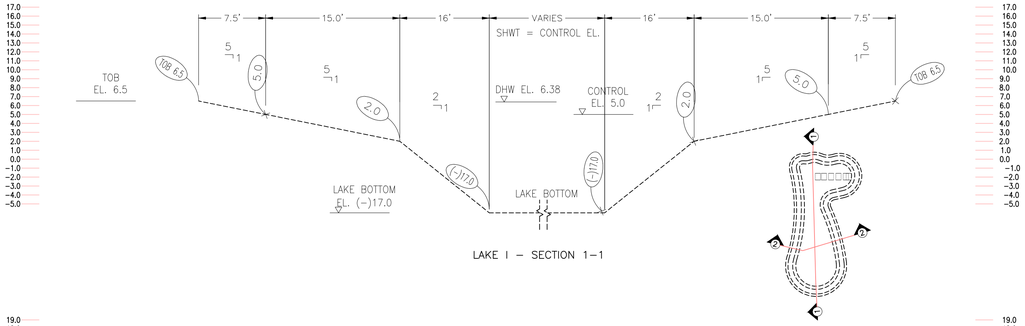

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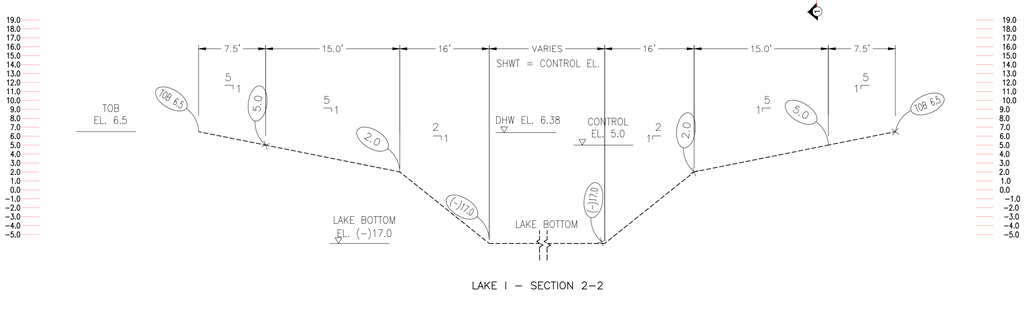

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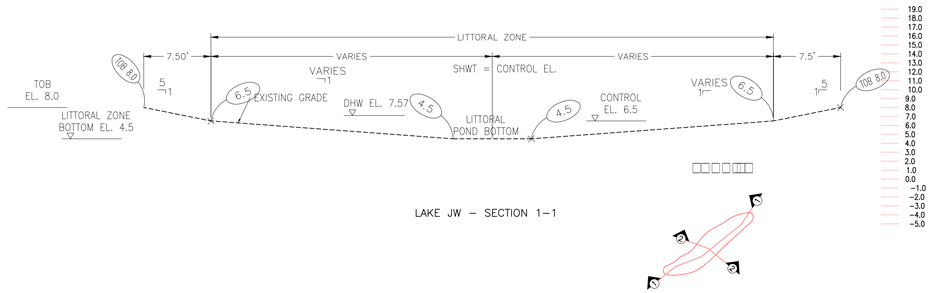

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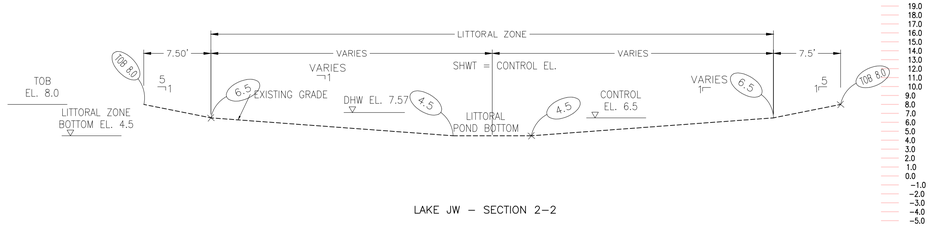

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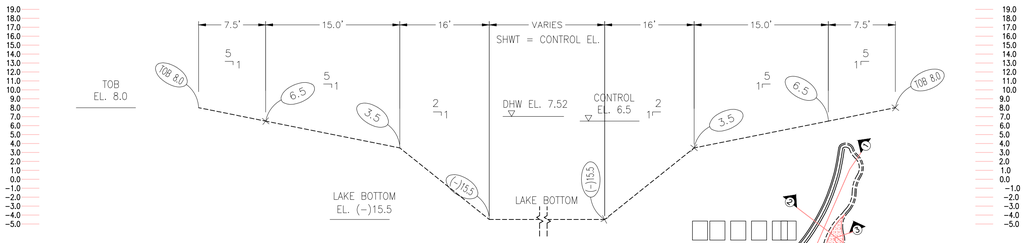

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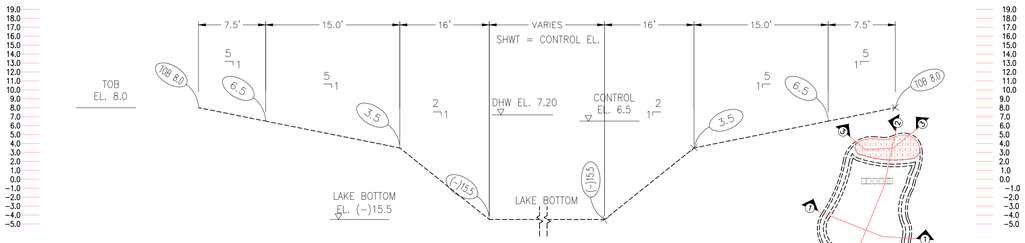

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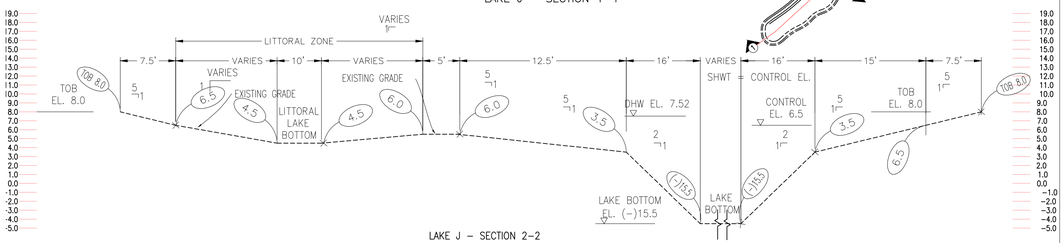

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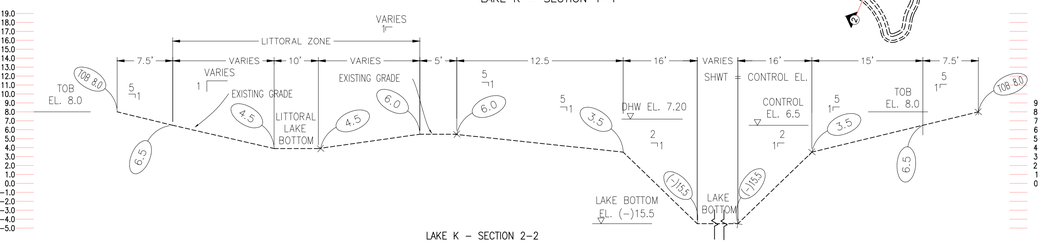

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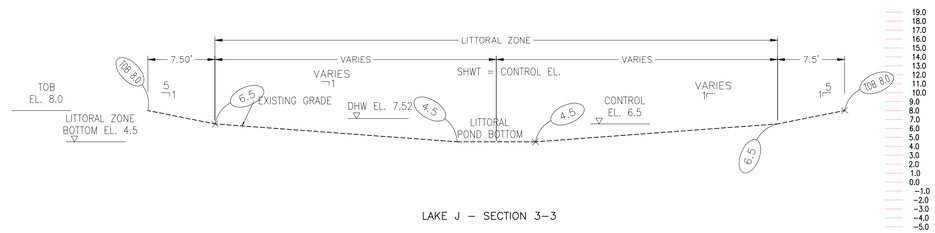

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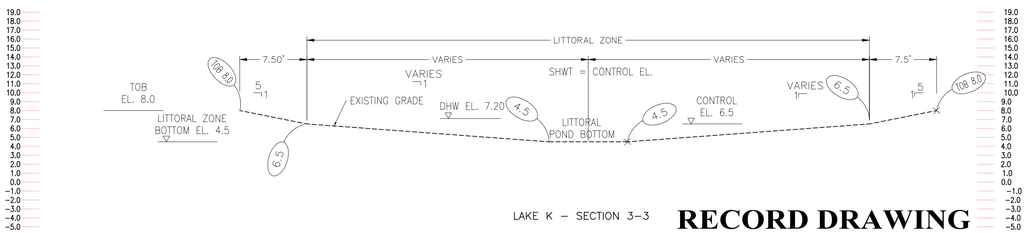

LAKE K – SECTION 3–3

RECORD DRAWING

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PREPARED FOR:

LENNAR HOMES, LLC

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
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STATE OF FLORIDA PROFESSIONAL ENGINEER.

CLAYTON W. REBOL P.E.
FL LIC #70173

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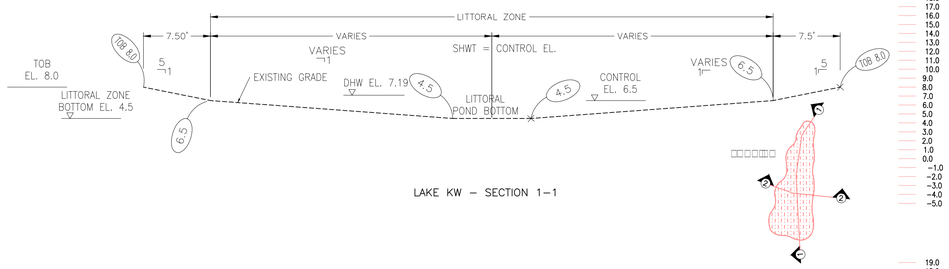

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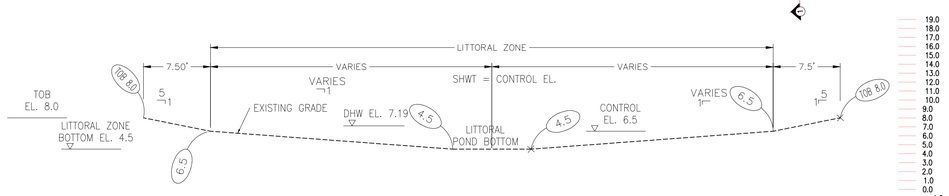

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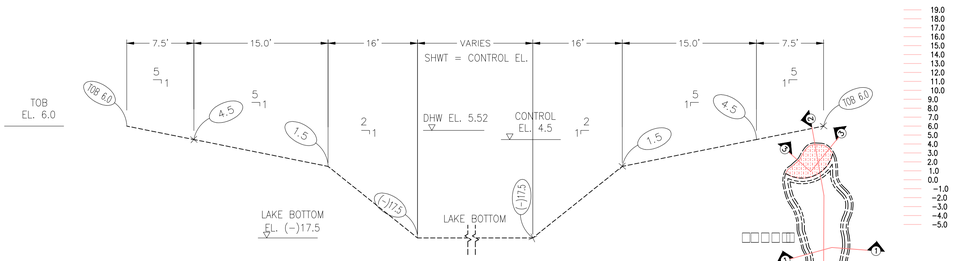

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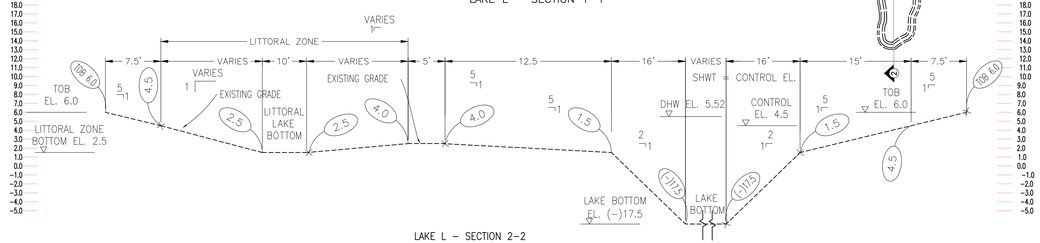

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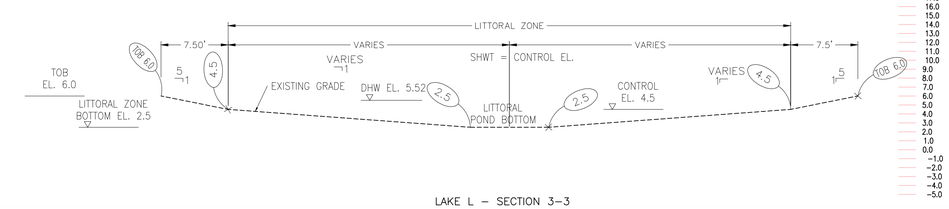

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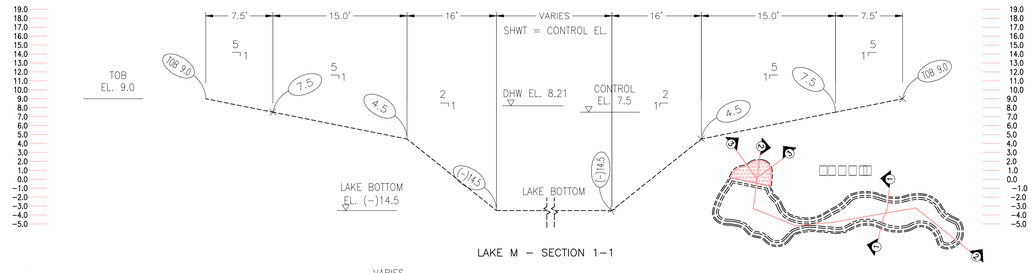

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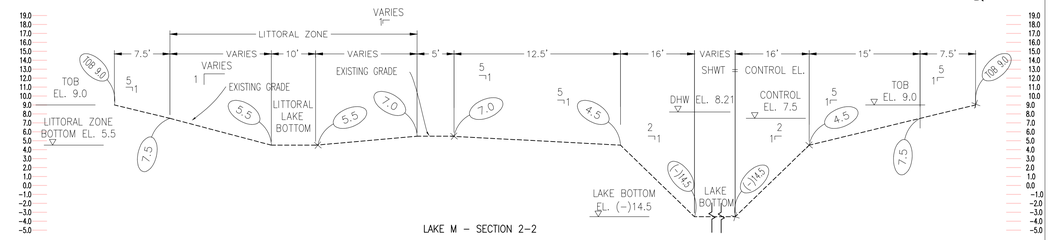

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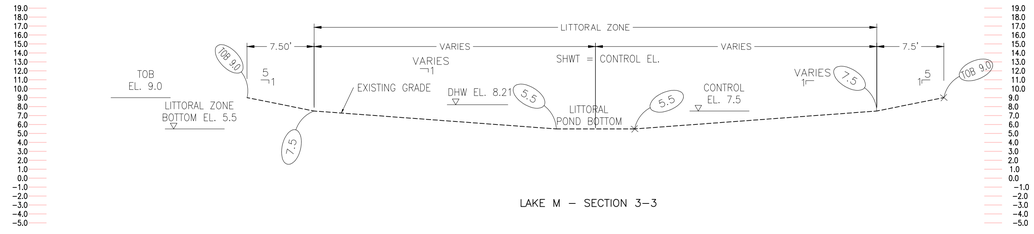

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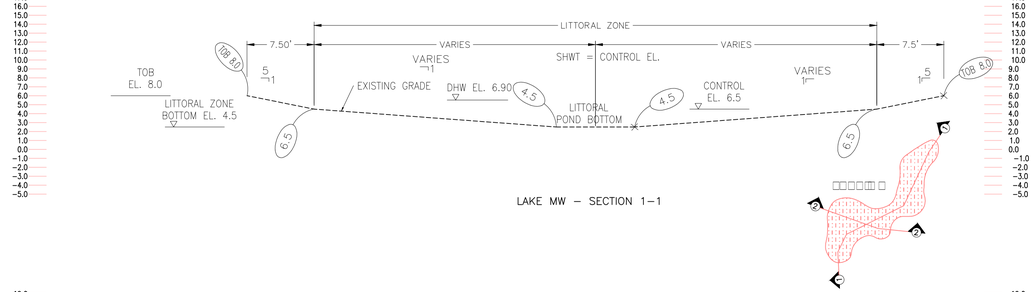

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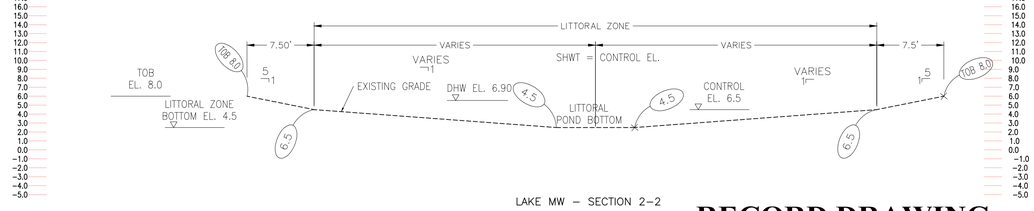

LAKE MW – SECTION 2–2

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PREPARED FOR:

LENNAR HOMES, LLC

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

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CLAYTON W. REBOL P.E.
FL LIC #70173

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-31-2018	2292L		CWR	WEM	TRR		12

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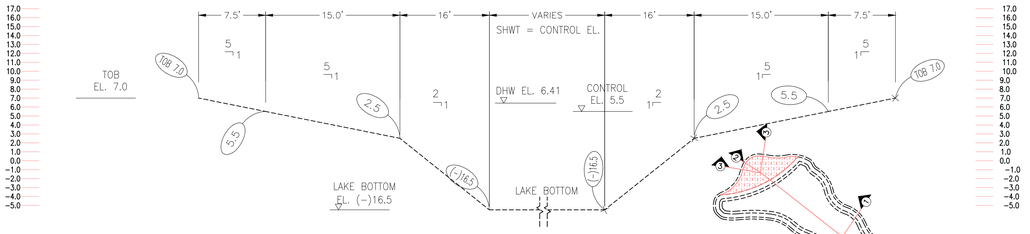

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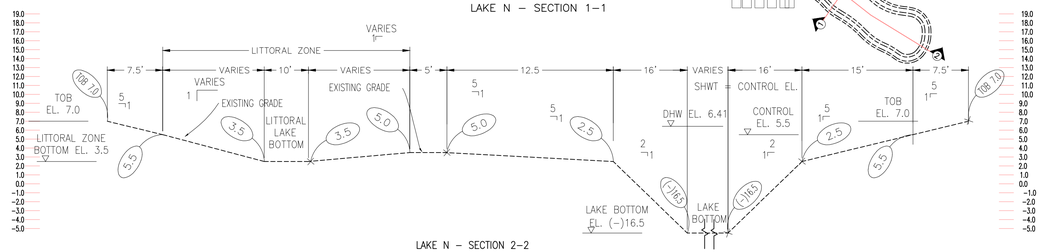

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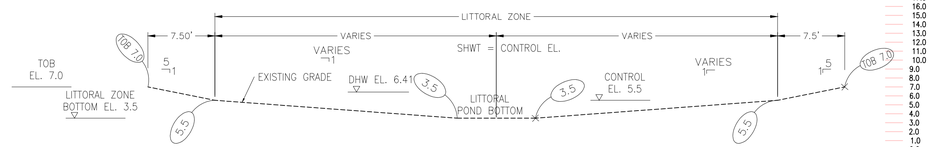

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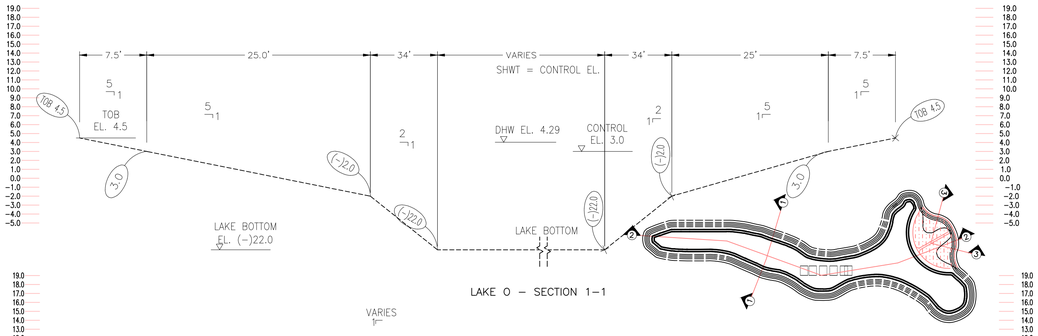

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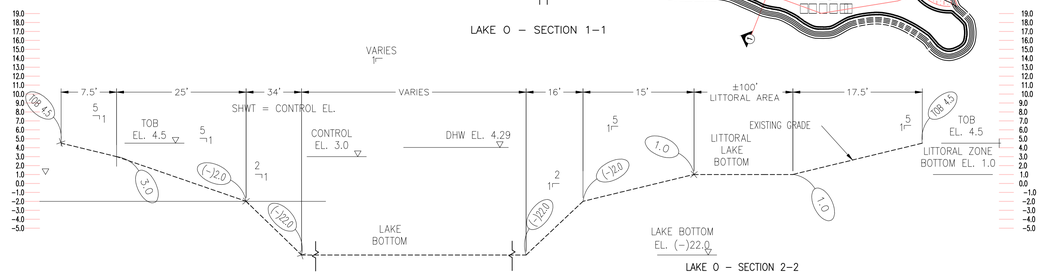

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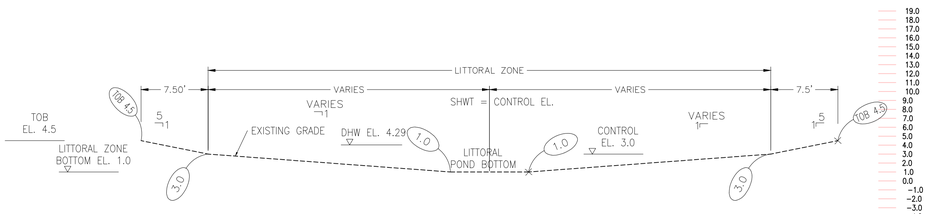

LAKE O – SECTION 3–3

RECORD DRAWING

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PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

LENNAR HOMES, LLC

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
FL LIC #70173

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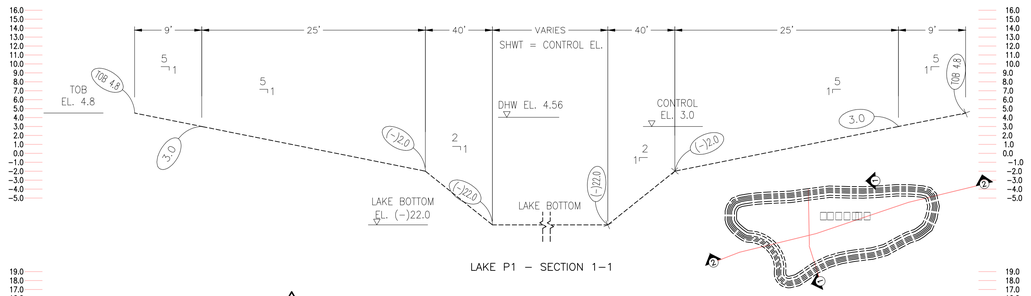

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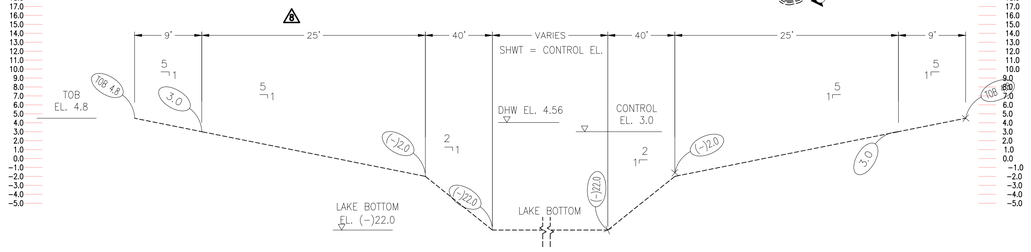

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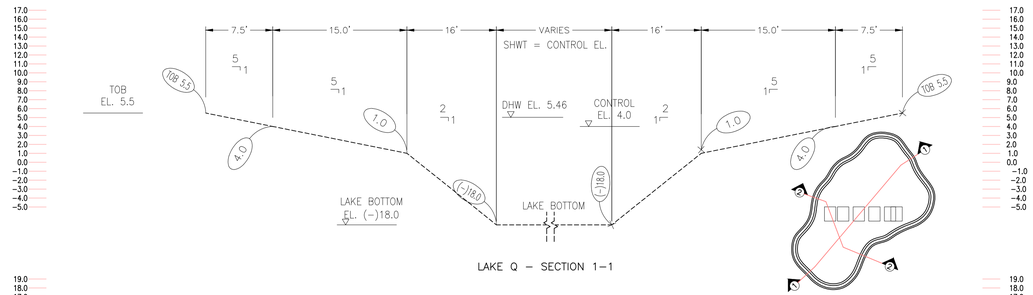

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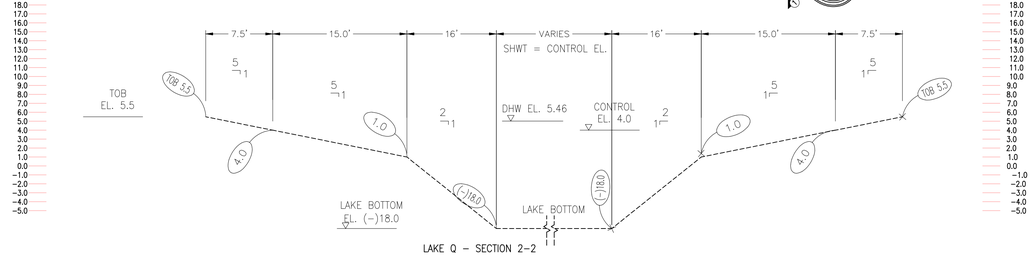

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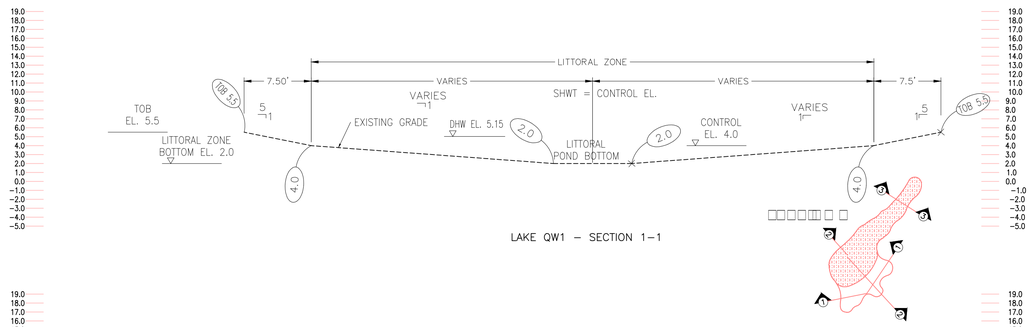

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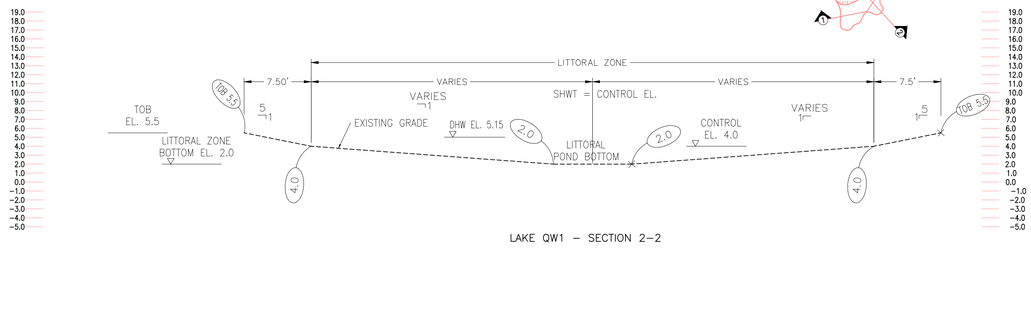

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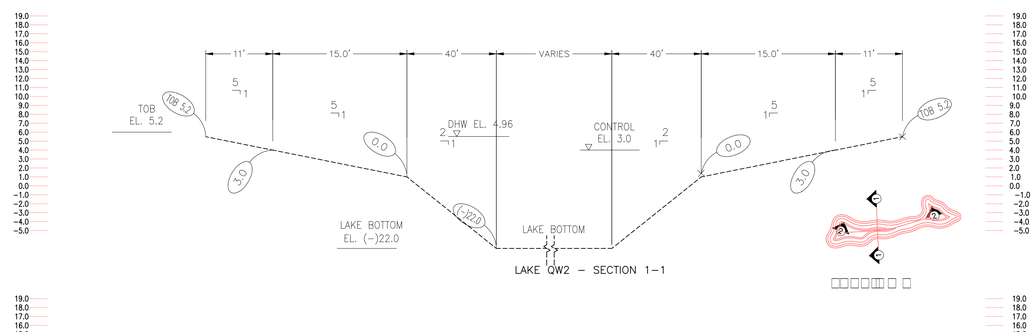

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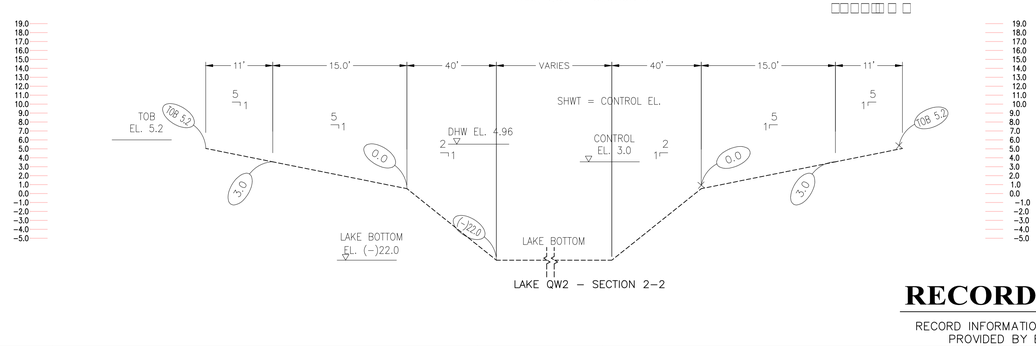

LAKE QW2 – SECTION 2–2

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PREPARED FOR:

LENNAR HOMES, LLC

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
FL LIC #70173

[redacted]

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-31-2018	2292L		CWR	WEM	TRR		14

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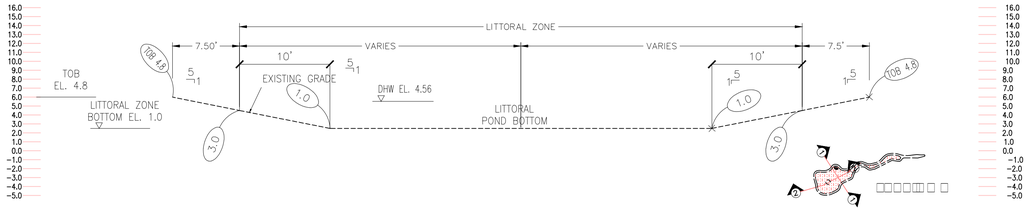

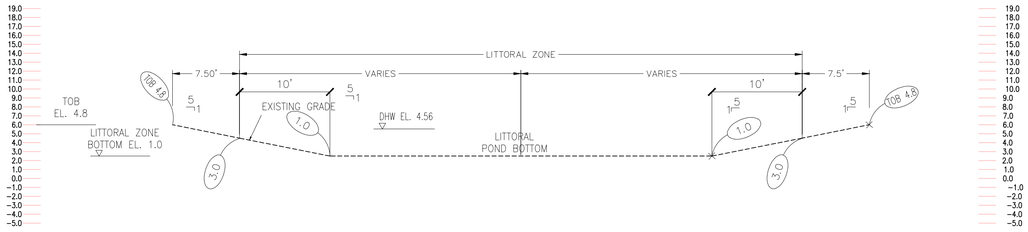

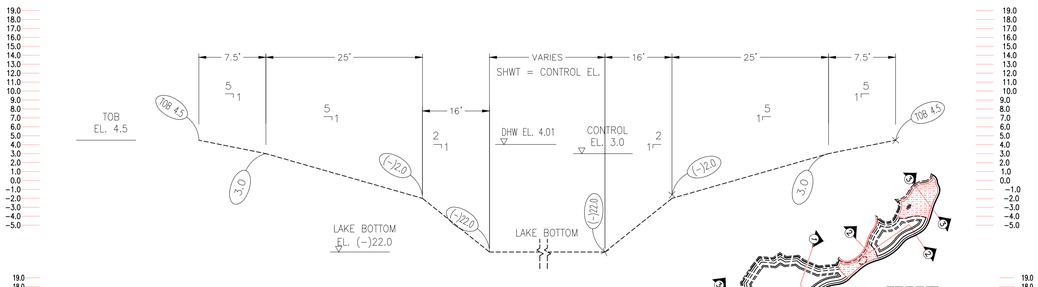

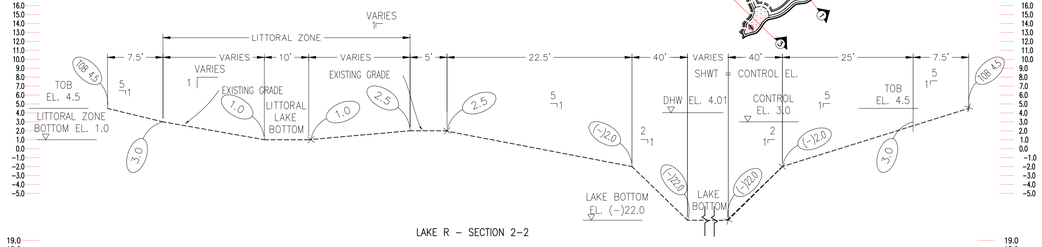

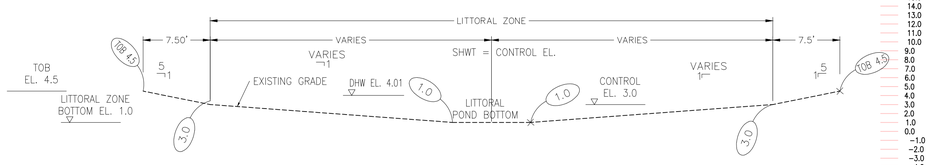

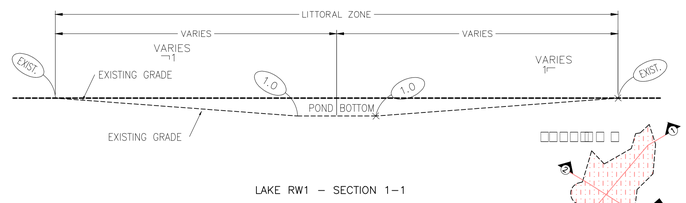

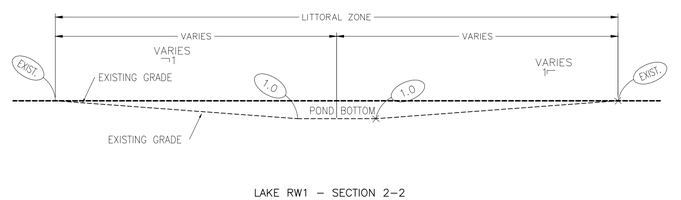

LAKE QW3 – SECTION 1–1

LAKE QW3 – SECTION 2–2

LAKE R – SECTION 1–1

LAKE R – SECTION 2–2

LAKE R – SECTION 3–3

LAKE RW1 – SECTION 1–1

LAKE RW1 – SECTION 2–2

RECORD DRAWING

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PREPARED FOR:
LENNAR HOMES, LLC

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
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STATE OF FLORIDA
PROFESSIONAL ENGINEER.
CLAYTON W. REBOL P.E.
FL LIC #70173

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HERITAGE LANDING □□□□.K.A. □ERN BAY

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DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-31-2018	2292L		CWR	WEM	TRR		15

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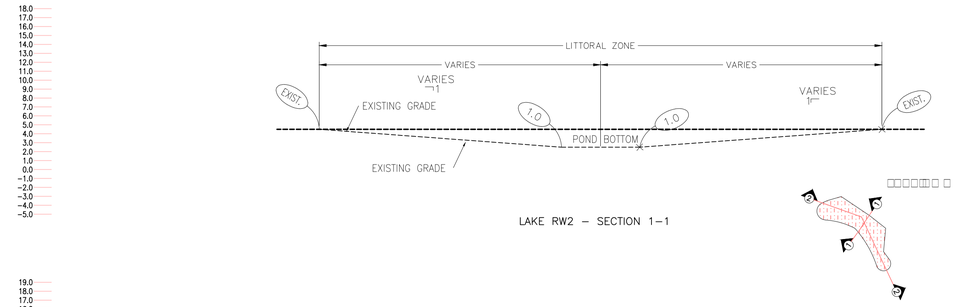

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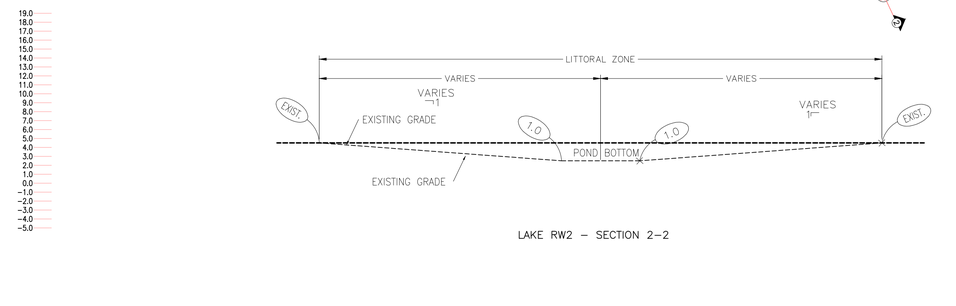

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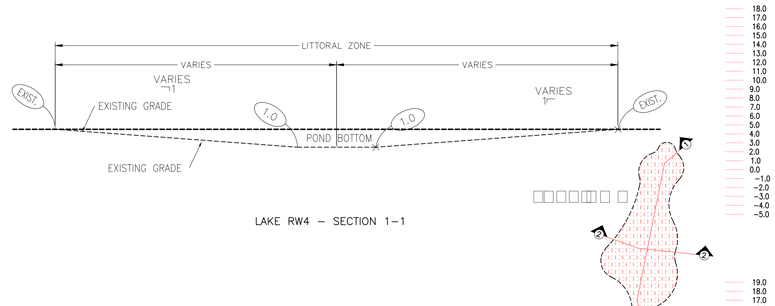
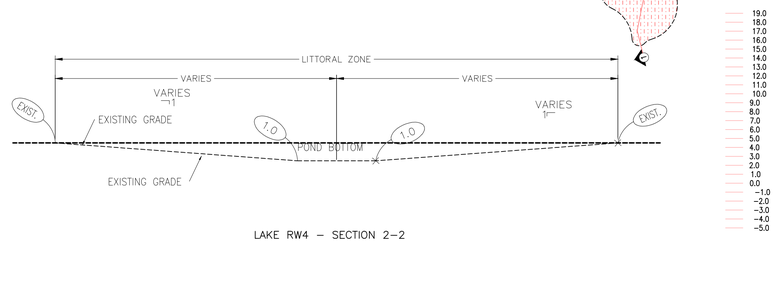


LAKE RW4 – SECTION 1–1



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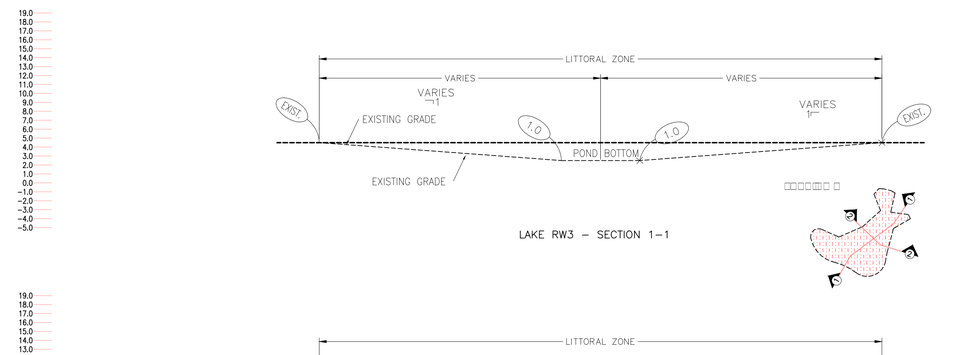

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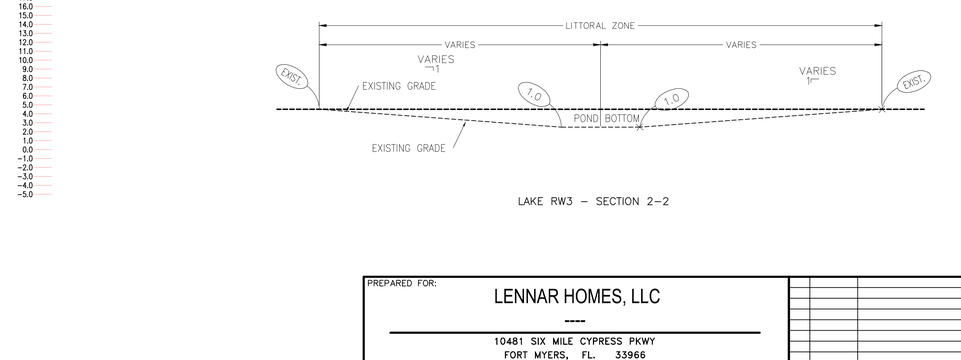

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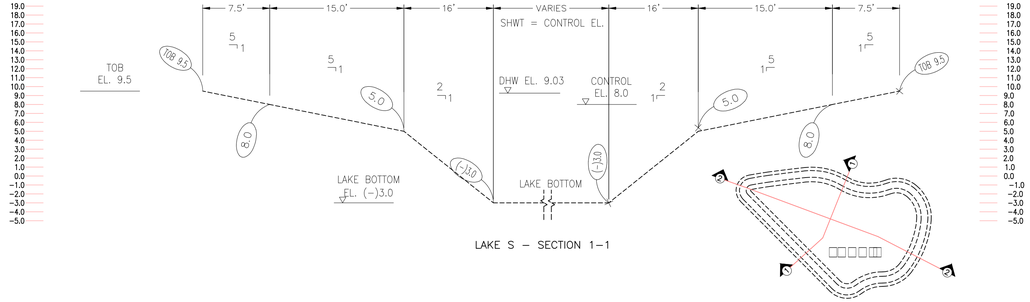

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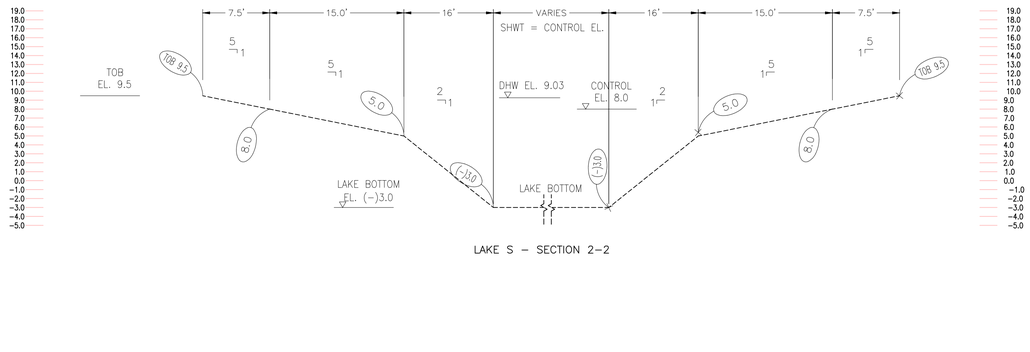

LAKE S – SECTION 2–2

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PREPARED FOR:

LENNAR HOMES, LLC

10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
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Serving The State Of Florida

4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
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STATE OF FLORIDA
PROFESSIONAL ENGINEER.
CLAYTON W. REBOL P.E.
FL LIC #70173

[redacted]

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-31-2018	2292L		CWR	WEM	TRR		16

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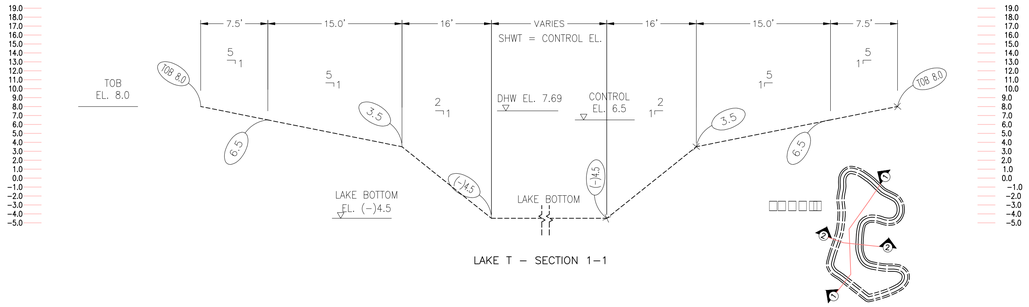

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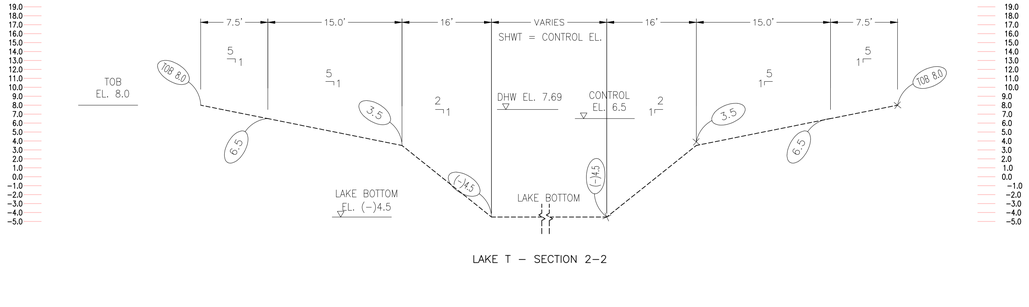

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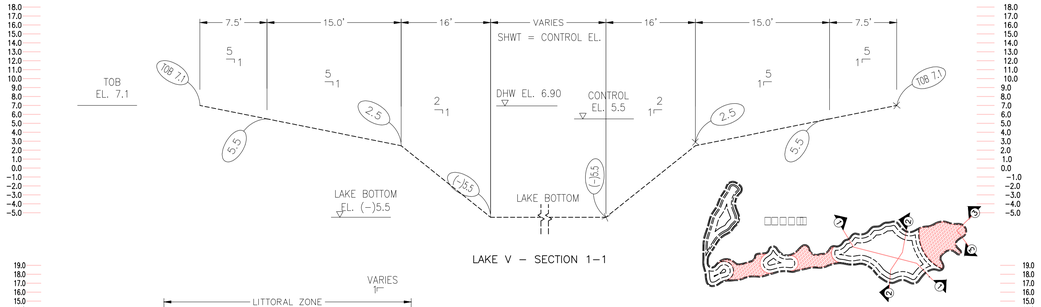

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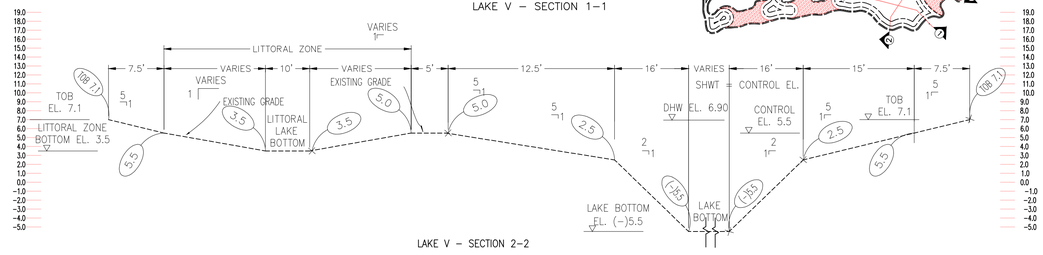

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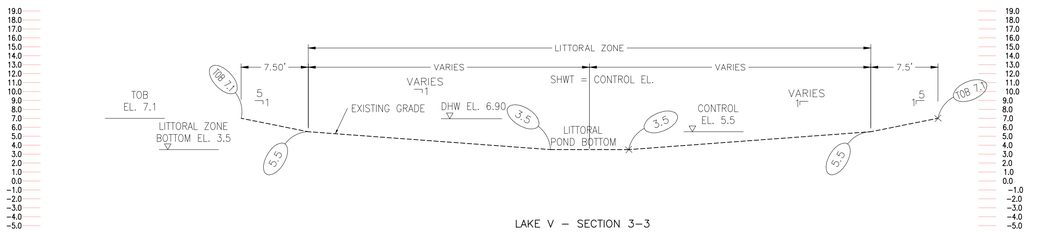
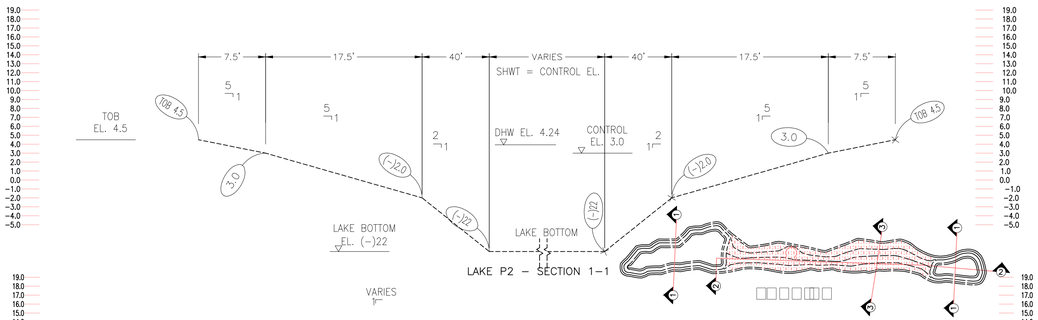
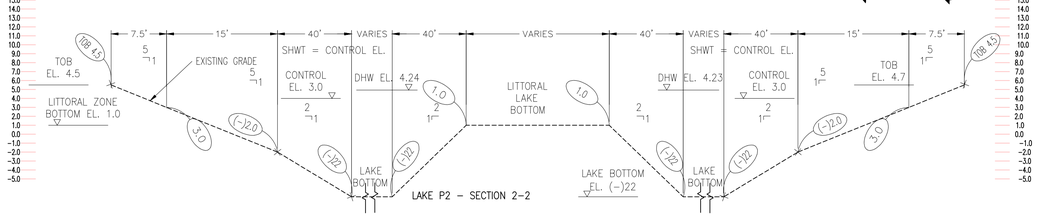


LAKE V – SECTION 3–3



LAKE P2 – SECTION 1–1



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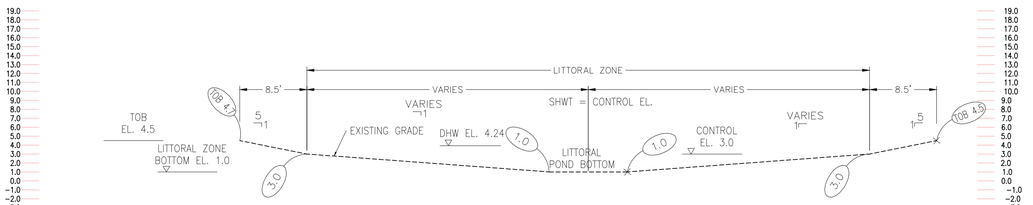

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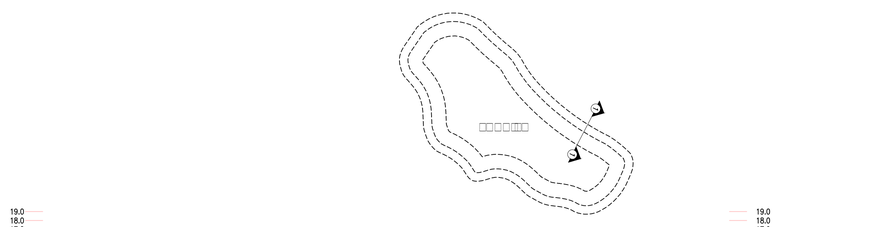

LAKE 6E– SECTION 1–1

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239-278-1177

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CLAYTON W. REBOL P.E.
FL LIC #70173

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HERITAGE LANDING - PHASE IIA

RECORD DRAWINGS

PREPARED FOR:

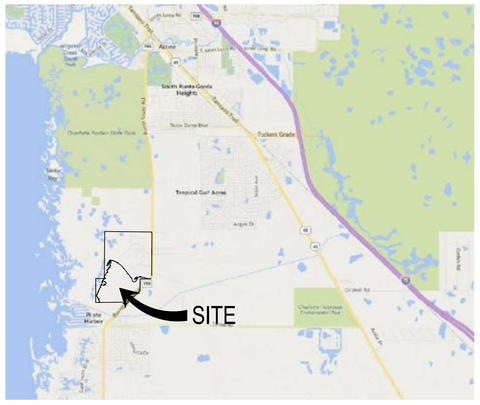
LENNAR HOMES, LLC

10481 SIX MILE CYPRESS PKWY

FORT MYERS, FL. 33966

239-278-1177

NOT TO SCALE



GENERAL LOCATION MAP

LOCATION MAP

SECTION 17, 18, 19, 20, TOWNSHIP 42S SOUTH,
RANGE 23E EAST
CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA:	890.74 AC (TOTAL) 262.56 AC (PHASE II)
CURRENT ZONING:	ZONING PD
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY

UTILITY SERVICE PROVIDERS

WATER: CHARLOTTE COUNTY UTILITIES	25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
SEWER: CHARLOTTE COUNTY UTILITIES	25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
ELECTRIC: FLORIDA POWER AND LIGHT	2245 MURPHY CT. NORTH PORT, FL 34289 PHONE: (800) 375-8490
PHONE: CENTURYLINK	4195 KINGS HIGHWAY PORT CHARLOTTE, FL 33980 PHONE: (941) 637-5141
CABLE: COMCAST	22266 EDGEWATER DRIVE PORT CHARLOTTE, FL 33980 PHONE: (941) 625-6000
FIRE PROTECTION: CHARLOTTE COUNTY FIRE/EMS	26571 AIRPORT RD. PUNTA GORDA, FL 33982 PHONE: (941) 833-5600
SOLID WASTE DISPOSAL: WASTE MANAGEMENT	25515 OLD LANDFILL ROAD PORT CHARLOTTE, FL 33980 PHONE: (941) 629-1106

PROJECT CONTACTS

CIVIL ENGINEER: BANKS ENGINEERING CLAYTON W. REBOL P.E. PROJECT MANAGER	4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
SURVEYOR: BANKS ENGINEERING RICHARD M. RITZ, RLS	4161 TAMIAMI TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
ENVIRONMENTAL: ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC TAMMY LYDAY	1191 SARASOTA CENTER BLVD SARASOTA, FL 34240 PHONE: (813) 549-4389
LANDSCAPE ARCHITECT: JOHN T. SWEN, P.A.	P.O. BOX 494466 PORT CHARLOTTE, FL 33949 PHONE: (941) 626-7365

SHEET LIST TABLE

SHEET #	SHEET TITLE
1	COVER
2	AERIAL & EXISTING CONDITIONS
2A	DEMOLITION PLAN 1
2B	DEMOLITION PLAN 2
2C	DEMOLITION PLAN 3
2D	DEMOLITION PLAN 4
3	GENERAL NOTES & SPECIFICATIONS
4	GENERAL NOTES & LEGEND
5	MASTER SITE DEVELOPMENT PLAN
5A	SITE DEVELOPMENT PLAN DETAIL – 1
5B	SITE DEVELOPMENT PLAN DETAIL – 2
5C	SITE DEVELOPMENT PLAN DETAIL – 3
5D	SITE DEVELOPMENT PLAN DETAIL – 4
6	MASTER PAVING, GRADING, & DRAINAGE PLAN
6A	PAVING, GRADING, & DRAINAGE PLAN – 1
6B	PAVING, GRADING, & DRAINAGE PLAN – 2
6C	PAVING, GRADING, & DRAINAGE PLAN – 3
6D	PAVING, GRADING, & DRAINAGE PLAN – 4
6E	MAINTENANCE AREA DETAIL
7	PAVING, GRADING, & DRAINANGE DETAILS
7A	PAVING, GRADING, & DRAINANGE DETAILS
7B	STORM STRUCTURE TABLE
7C	CONTROL STRUCTURE DETAIL
8	TYPICAL CROSS SECTIONS – 1
8A	TYPICAL CROSS SECTIONS – 2
9	BEST MANAGEMENT PRACTICES PLAN
10	BEST MANAGEMENT PRACTICES DETAILS
11	MASTER UTILITY PLAN
12-24	PLAN & PROFILES (PHASE IIA)
25	UTILITY DETAILS 1
26	UTILITY DETAILS 2
27	LIFT STATION DETAILS
28-37	PLAN & PROFILES (PHASE IIB)
38	PHASE IIB MULTIFAMILY AREA UTILITY DETAIL

CCU PROJECT NUMBER: 20-1006

"CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING REQUIREMENTS DATED NOVEMBER 11, 2011. STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE RECORD DRAWINGS."

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RECORD DRAWING

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CLAYTON W. REBOL P.E. LICENSE #70173 DATE:

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NO.	DATE	REVISION DESCRIPTION	BY

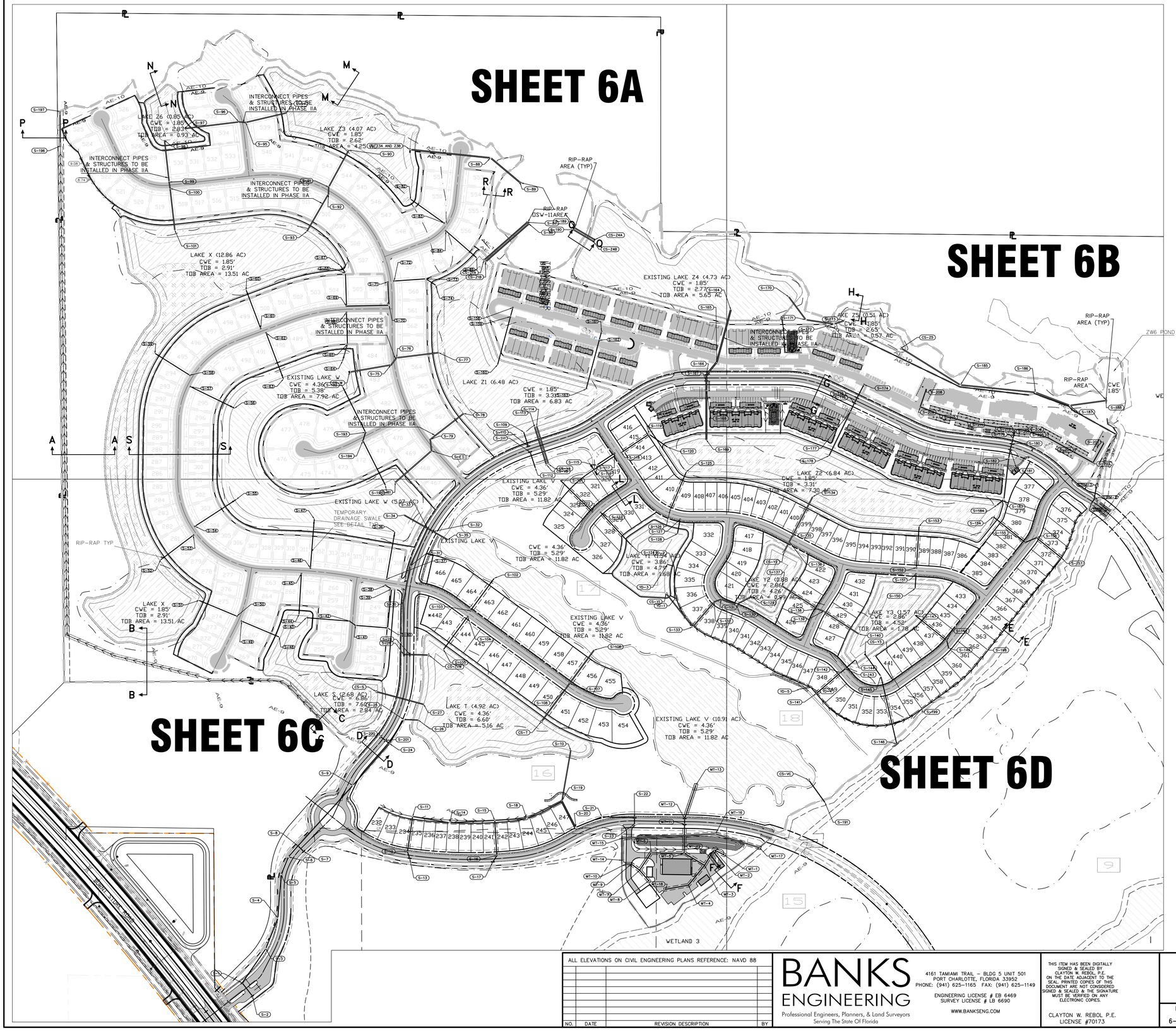
S:\JOBS\20XX\2006\PHASE 2\ENGINEERING\REC-DWG\PHASE IIA\SITE\2006 - 01 - COVER.DWG 5/4/2020 2:11 PM TODD WARA

SHEET 6A

SHEET 6B

SHEET 6C

SHEET 6D



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239-278-1177

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LICENSE #70173

MASTER, PAVING, GRADING, & DRAINAGE PLAN

HERITAGE LANDING - PHASE IIA

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6-18-20	2292L	MPGD	RWP	DCT	CWR	1" = 200'	6

HERITAGE LANDING - PHASE IIA

S:\JOBS\2292L\2292L\PHASE 2\ENGINEERING\REC-DWG\PHASE IIA\SITE\2292L - 06 - MPGD.DWG 5/4/2020 2:19 PM TODD WAHL

N

0 100' 200' 300'
GRAPHIC SCALE 1" = 100 FT

INTERCONNECT PIPES & STRUCTURES TO BE INSTALLED IN PHASE IIA

LAKE Z6 (0.85 AC)
CWE = 1.85'
TOB = 2.82'
TOB AREA = 0.93 AC

LAKE Z5 (4.07 AC)
CWE = 1.85'
TOB = 2.62'
TOB AREA = 4.25 AC

LAKE X (2.86 AC)
CWE = 1.85'
TOB = 2.91'
TOB AREA = 1.51 AC

EXISTING LAKE W
CWE = 4.36'
TOB = 5.38'
TOB AREA = 7.92 AC

LAKE Z1 (6.48 AC)
CWE = 1.85'
TOB = 3.21'
TOB AREA = 6.83 AC

EXISTING LAKE Y

RIP-RAP AREA

DSV-11

TEMPORARY SWALES

RECORD DRAWING

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LICENSE #70173

PAVING, GRADING, & DRAINAGE PLAN - 1

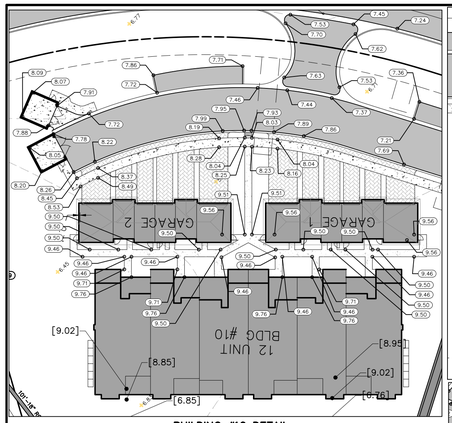
HERITAGE LANDING - PHASE IIA

CHARLOTTE COUNTY, FLORIDA

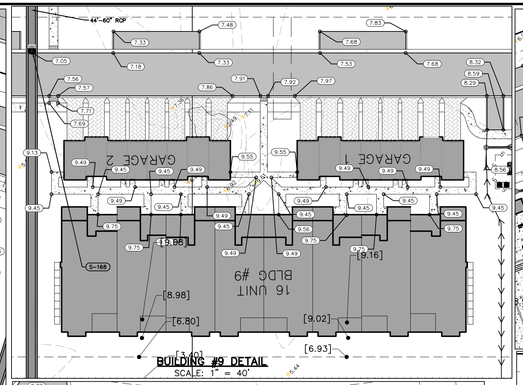
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6-18-20	2292L	PGD-1	RWP	DCT	CWR	1" = 100'	6A

S:\JOBS\2019\2292L\PHASE II\ENGINEERING\REC-DWG\PHASE II\SITE\2292L - 06 - WORKFLOW 5-14-2020 2:29 PM TODD WARA

HERITAGE LANDING - PHASE IIA



BUILDING #10 DETAIL
SCALE: 1" = 40'



BUILDING #9 DETAIL
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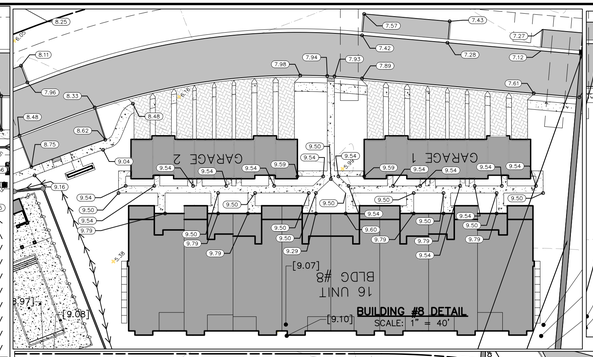

BUILDING #8 DETAIL
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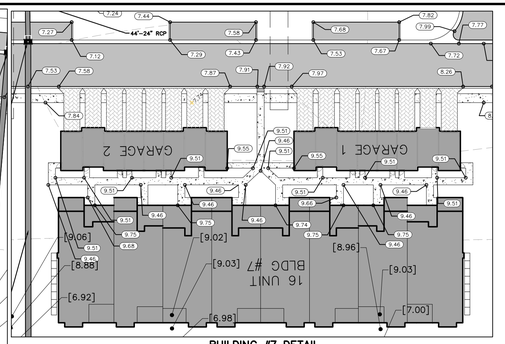
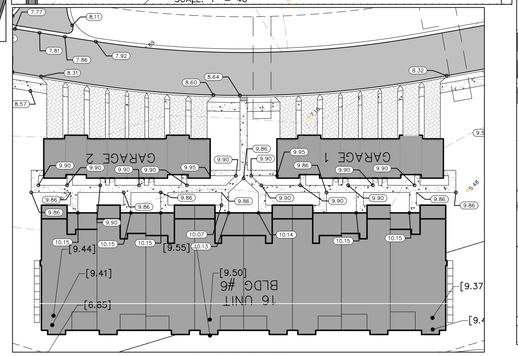


BUILDING #7 DETAIL
SCALE: 1" = 40'

OVERLAND WEIR DETAIL
N.T.S.



BUILDING #6 DETAIL
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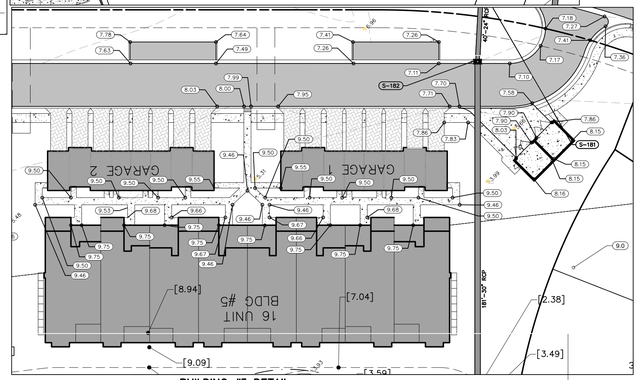

BUILDING #5 DETAIL
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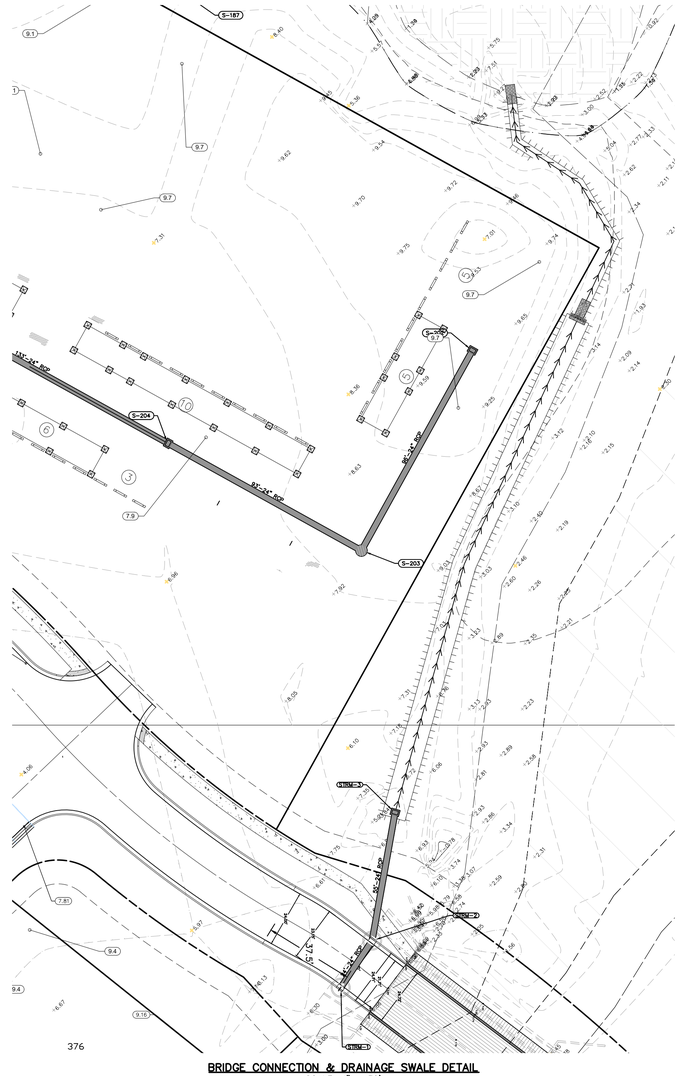

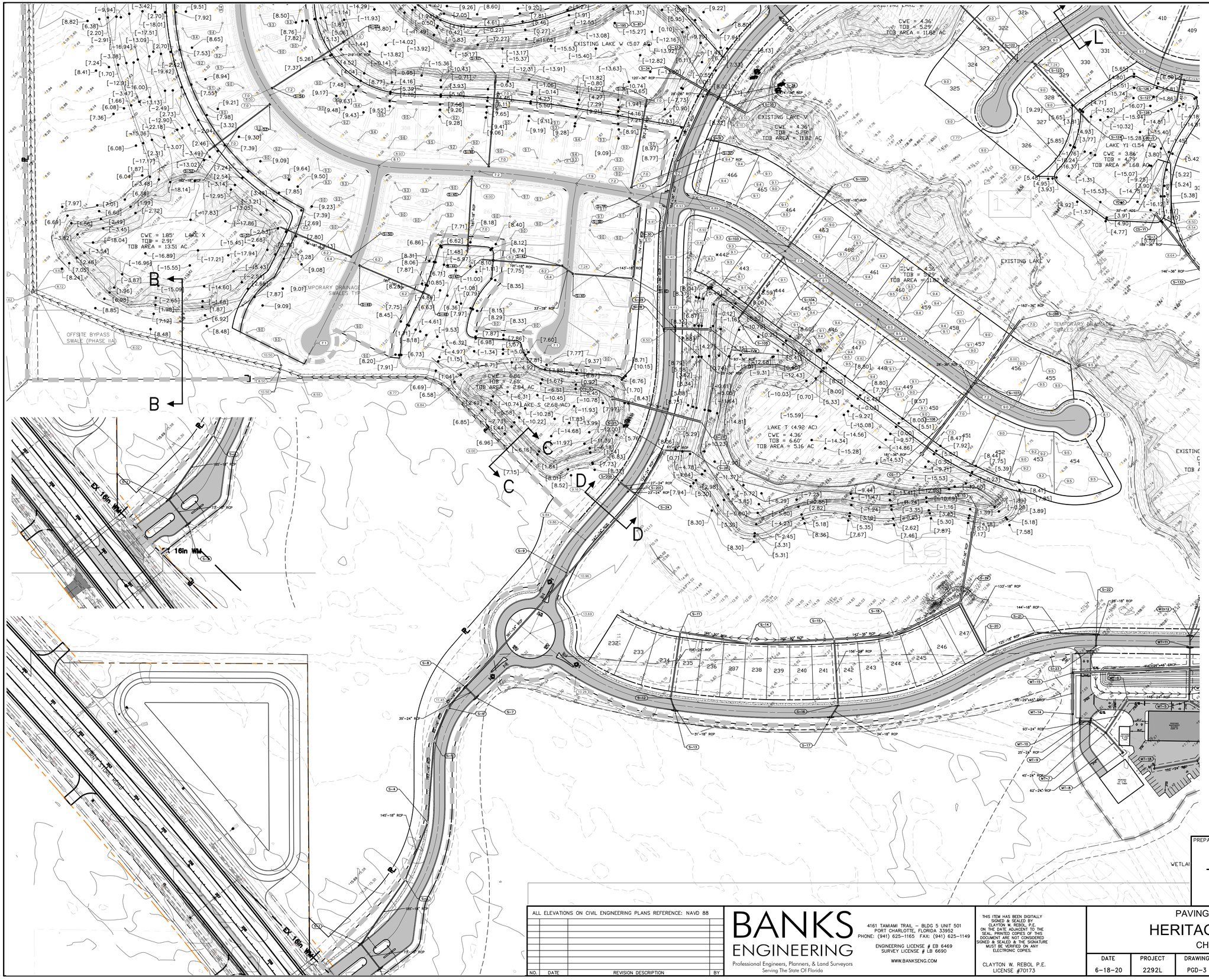

HERITAGE LANDING - PHASE IIA

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CLAYTON W. REBOL P.E.
LICENSE #70173

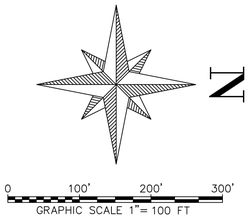
PAVING, GRADING, & DRAINAGE PLAN - 3

HERITAGE LANDING - PHASE IIA

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6-18-20	2292L	PGD-3	RWP	DCT	CWR	1" = 100'	6C

S:\JOBS\2292L\2292L\PHASE IIA\ENGINEERING\DRG\PHASE IIA\SITE\2292L - 06 - MPGD.DWG 5/4/2020 2:40 PM TODD HANA



HERITAGE LANDING - PHASE IIA

RECORD DRAWING

RECORD INFORMATION SHOWN [IN BRACKETS]
PROVIDED BY BANKS ENGINEERING

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

NO.	DATE	REVISION DESCRIPTION	BY

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Serving The State Of Florida

4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149

ENGINEERING LICENSE # EB 6469
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CLAYTON W. REBOL P.E.
LICENSE #70173

PAVING, GRADING, & DRAINAGE PLAN - 4

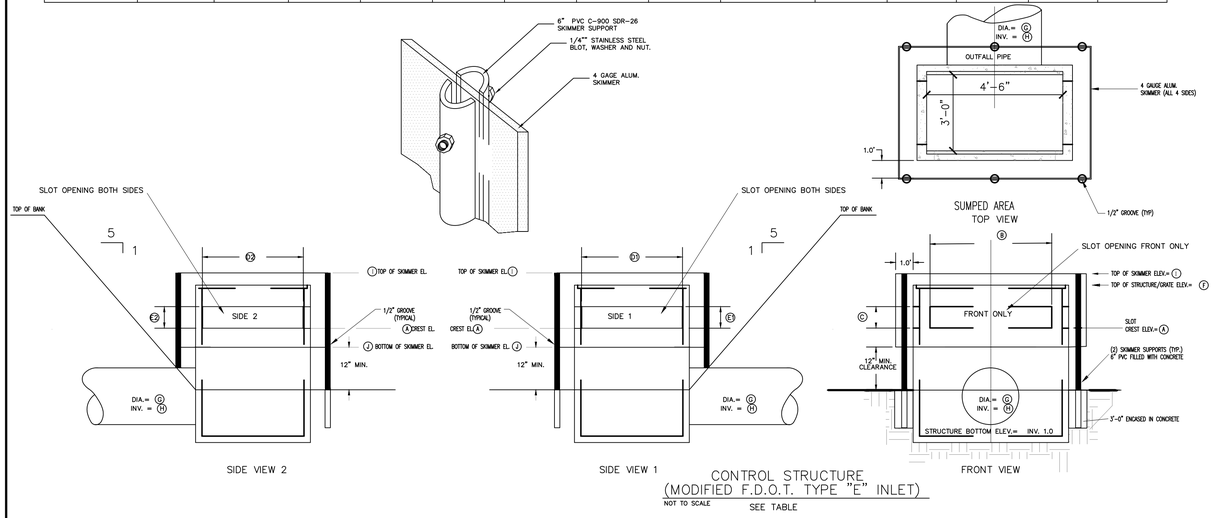
HERITAGE LANDING - PHASE IIA

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6-18-20	2292L	PGD-4	RWP	DCT	CWR	1" = 100'	6D

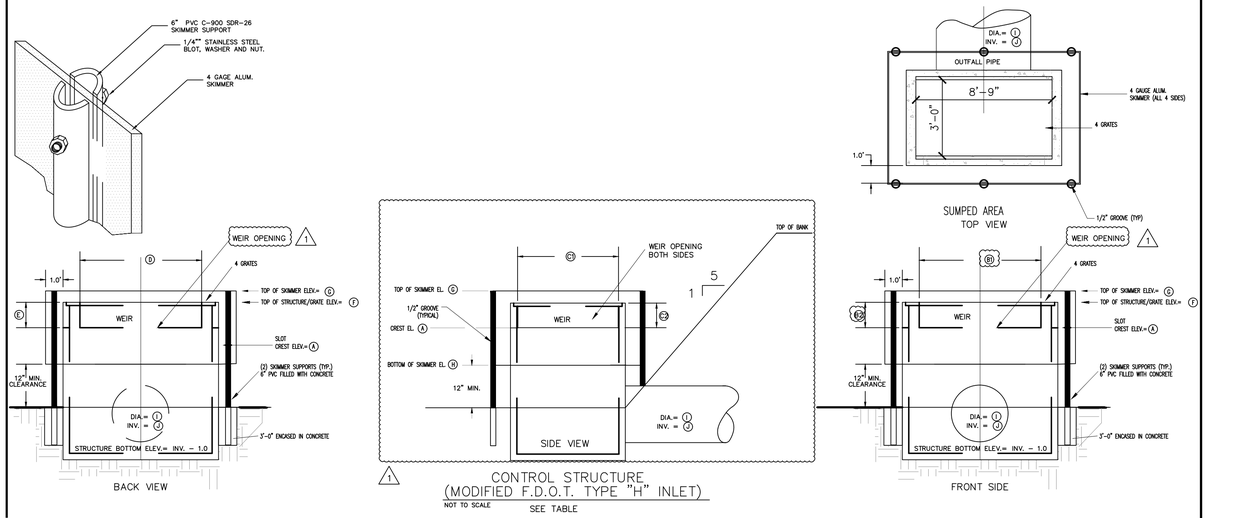
S:\JOBS\2019\2292L\PHASE 2\ENGINEERING\REC-DWG\PHASE IIA\SITE\2292L - 06 - MASSGRAD 5/14/2020 2:42 PM TODD WARA

CONTROL STRUCTURE NUMBER CS	SLOT CREST EL. (A)	FRONT SLOT WIDTH (FT) (B)	FRONT SLOT HEIGHT (FT) (C)	SIDE SLOT REQUIRED	SIDE SLOT WIDTH (FT) (D1)	SIDE SLOT WIDTH (FT) (D2)	SIDE SLOT HEIGHT (FT) (E1)	SIDE SLOT HEIGHT (FT) (E2)	GRATE EL. (F)	OUTFALL PIPE DIA (INCHES) (G)	OUTFALL PIPE INV. EL. (H)	SKIMMER REQUIRED	TOP OF SKIMMER EL. (I)	BOTTOM OF SKIMMER EL. (J)
CS-S	~~6.85'~~ [6.81']	–	–	YES	2 [✓]	2 [✓]	0.15' [✓]	0.15' [✓]	~~7.0'~~ [6.96']	36"[✓]	~~1.5'~~ [1.46']	YES	7.25'	6.51'
CS-T	~~5.35'~~ [5.38']	2.0' [✓]	0.23' [✓]	YES	3 [✓]	3 [✓]	0.23' [✓]	0.23' [✓]	~~5.58'~~ [5.61']	36"[✓]	~~0.00'~~ [–0.01']	YES	5.83'	5.02'
CS-VC	~~4.35'~~ [4.36']	3.5' [✓]	0.15' [✓]	YES	2.5'[✓]	2.5'[✓]	0.15' [✓]	0.15' [✓]	~~5.29'~~ [5.26']	~~24"~~[15"]	~~0.00'~~ [3.00']	YES	~~5.54'~~ [5.41']	~~4.02'~~ [3.31']
CS-Y1	~~3.85'~~ [3.91']	–	–	YES	2 [✓]	2 [✓]	~~0.22'~~ [0.24']	~~0.22'~~ [0.24']	~~4.07'~~ [4.15']	36"[✓]	–1.5' [–1.46']	YES [N/A]	4.32' [N/A]	3.52' [N/A]
CS-Y2	–	–	–	–	–	–	–	–	~~3.14'~~ [3.30]	42"[✓]	–3.0' [–2.87']	NO	–	–
CS-Y3	~~2.85'~~ [2.83']	–	–	YES	2 [✓]	2 [✓]	~~1.68'~~ [1.66']	~~1.68'~~ [1.66']	~~4.53'~~ [4.48]	15"[✓]	–1.0' [–0.99']	YES	4.78'	2.52'
CS-Z4A	~~1.85'~~ [1.92']	2.0' [✓]	0.18' [✓]	–	3 [✓]	3 [✓]	0.18' [✓]	0.18' [✓]	~~2.03'~~ [2.11]	36"[✓]	–3.5' [–3.48']	YES	2.28'	1.51'
CS-Z5	~~1.85'~~ [2.04;]	–	–	YES	2 [✓]	2 [✓]	0.18' [✓]	0.18' [✓]	~~2.03'~~ [2.22]	36"[✓]	–3.5' [–3.03']	YES	2.28'	1.51'



CONTROL STRUCTURE
(MODIFIED F.D.O.T. TYPE "E" INLET)
NOT TO SCALE
SEE TABLE

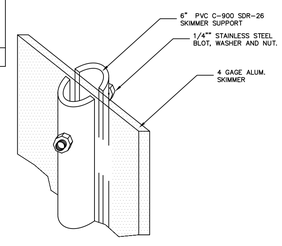
CONTROL STRUCTURE NUMBER CS	SLOT CREST EL. (A)	FRONT SIDE SLOT WIDTH (FT) (B1)	FRONT SIDE SLOT HEIGHT (FT) (B2)	SIDE SLOT WIDTH (FT) (C1)	SIDE SLOT HEIGHT (FT) (C2)	BACK SLOT WIDTH (FT) (D)	BACK SLOT HEIGHT (FT) (E)	GRATE EL. (F)	SKIMMER REQUIRED	TOP OF SKIMMER EL. (G)	BOTTOM OF SKIMMER EL. (H)	OUTFALL PIPE DIA (INCHES) (I)	OUTFALL PIPE INV. EL. (J)
CS-TVW	–	–	–	–	–	–	–	~~5.58'~~ [5.57']	NO	–	–	36" [✓]	0.00' [0.01']
CS-VA	~~4.35'~~ [4.40']	3' [✓]	0.15' [✓]	3' [✓]	0.15' [✓]	2' [✓]	0.15' [✓]	~~4.5'~~ [4.55']	NO	–	–	42" [✓]	~~1.5'~~ [–1.49']
CS-VB	–	–	–	–	–	–	–	~~4.5'~~ [4.47']	NO	–	–	36" [✓]	~~1.0'~~ [–0.99']
CS-W	~~4.35'~~ [4.42']	3' [✓]	0.15' [✓]	3' [✓]	0.15' [✓]	2' [✓]	0.15' [✓]	~~4.5'~~ [4.57']	NO	–	–	42" [✓]	~~1.5'~~ [–1.44']
CS-Z1A	~~1.85'~~ [1.89']	~~3'~~ [3.10']	~~0.15'~~ [0.18']	~~3'~~ [3.10']	~~0.15'~~ [0.18']	2' [✓]	~~0.15'~~ [0.18']	~~2.0'~~ [2.07']	YES	2.25'	1.51'	48" [✓]	~~4.5'~~ [–4.54']
CS-Z1B	~~1.85'~~ [1.89']	3'	0.15'	3' [✓]	~~0.15'~~ [0.18']	2' [✓]	~~0.15'~~ [0.18']	~~2.0'~~ [1.86']	YES	2.25'	1.51'	48" [✓]	~~4.5'~~ [–4.73']
CS-Z4B	~~1.85'~~ [1.96']	3' [✓]	0.18' [✓]	3' [✓]	~~0.18'~~ [0.18']	2' [✓]	0.18' [✓]	~~2.03'~~ [2.14']	YES	2.28'	1.51'	36" [✓]	~~3.5'~~ [–3.41']

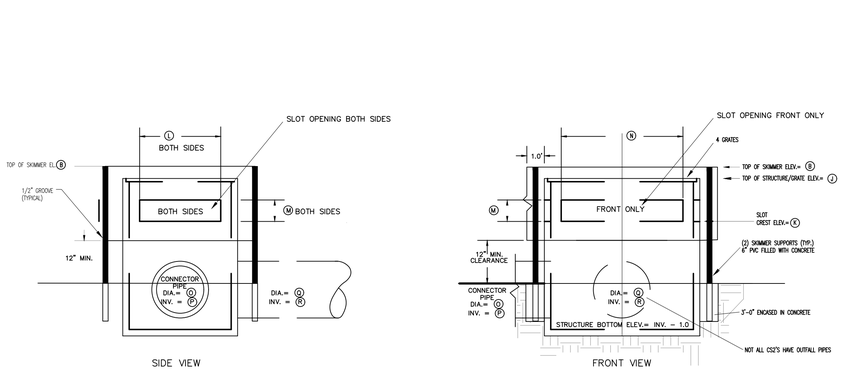


CONTROL STRUCTURE
(MODIFIED F.D.O.T. TYPE "H" INLET)
NOT TO SCALE
SEE TABLE

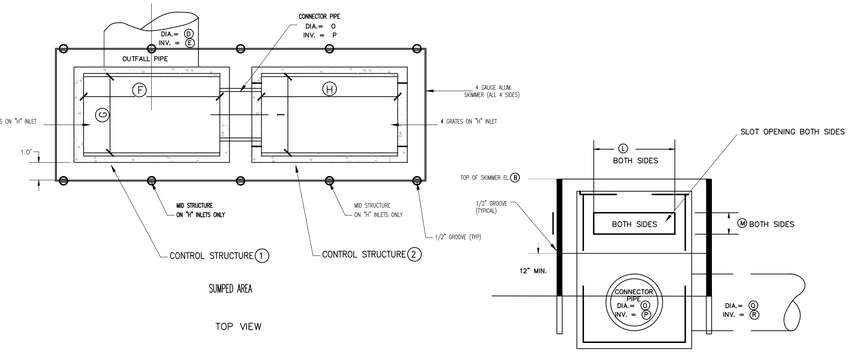
CONTROL STRUCTURE 1												CONTROL STRUCTURE 2													
CONTROL STRUCTURE NUMBER CS1	FDOT INLET TYPE	GRATE EL. (A)	SLOTS REQUIRED	SLOT CREST EL. (K)	SKIMMER REQUIRED	TOP OF SKIMMER EL. (B) (1&2)	BOTTOM OF SKIMMER EL. (C) (1&2)	BOTH SIDE SLOTS WIDTH (FT) (L)	SLOT HEIGHT (FT) (M)	FRONT SLOT WIDTH (FT) (N)	STRUCTURE INSIDE LENGTH (FT) (F)	STRUCTURE INSIDE WIDTH (FT) (G)	CONTROL STRUCTURE NUMBER CS2	FDOT INLET TYPE	STRUCTURE INSIDE LENGTH (H)	STRUCTURE INSIDE WIDTH (I)	GRATE EL. (J)	SLOTS REQUIRED	SLOT CREST EL. (K)	BOTH SIDE SLOTS WIDTH (FT) (L)	SLOT HEIGHT (FT) (M)	FRONT SLOT WIDTH (FT) (N)	OUTFALL PIPE DIA (INCHES) (Q)	OUTFALL PIPE INV. EL. (R)	CONNECTOR PIPE DIA (INCHES) (O)	CONNECTOR PIPE INV. EL. (P)
CS-Z3A	H	~~2.0'~~ [1.99']	YES	~~1.85'~~[1.84']	YES	~~2.25'~~ [2.30']	~~1.51'~~ [1.55']	3 [✓]	0.15'	2 [✓]	8'-9" [✓]	3'-0"[✓]	CS-Z3B	H	8'-9" [✓]	3'-0" [✓]	~~2.0'~~ [2.02']	YES	~~1.85'~~[1.87']	3 [✓]	0.15' [✓]	2 [✓]	48" [✓]	~~4.5'~~[4.42']	24"[✓]	[4.48']

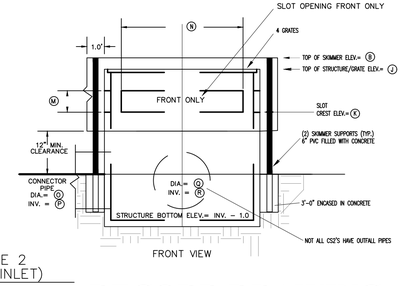
*(L) DIMENSION 2 INDICATES 3'+3' = 6' OF TOTAL LENGTH





CONTROL STRUCTURE 1
(MODIFIED F.D.O.T. TYPE INLET)
NOT TO SCALE
(SEE TABLE)





CONTROL STRUCTURE 2
(MODIFIED F.D.O.T. TYPE INLET)
NOT TO SCALE
(SEE TABLE)

RECORD DRAWING

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PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

NO.	DATE	REVISION DESCRIPTION	BY

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CONTROL STRUCTURE DETAIL
HERITAGE LANDING - PHASE IIA
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6-18-20	2292L	_CONTROL	RWP	DCT	CWR	N.T.S.	7C

HERITAGE LANDING - PHASE IIA

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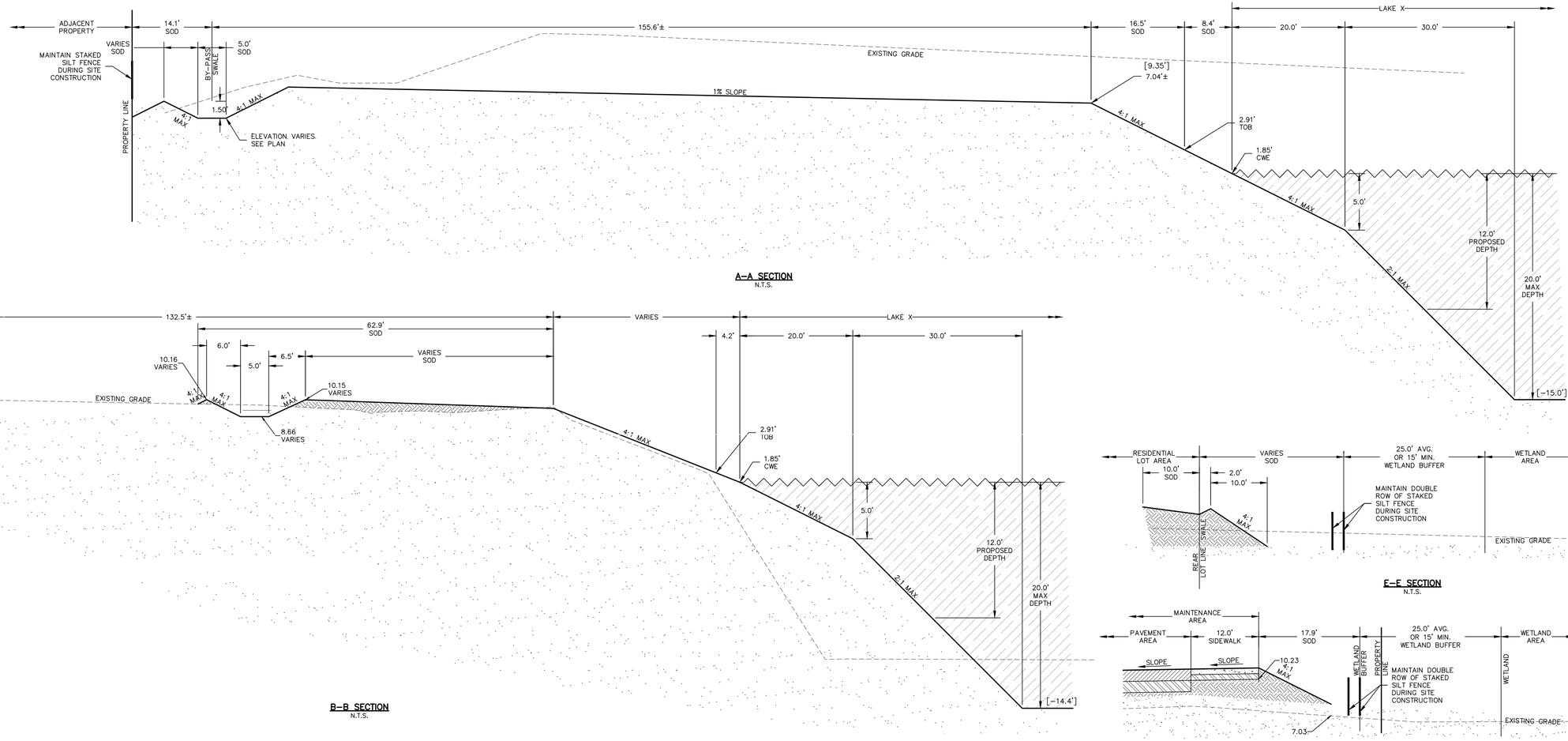

A-A SECTION
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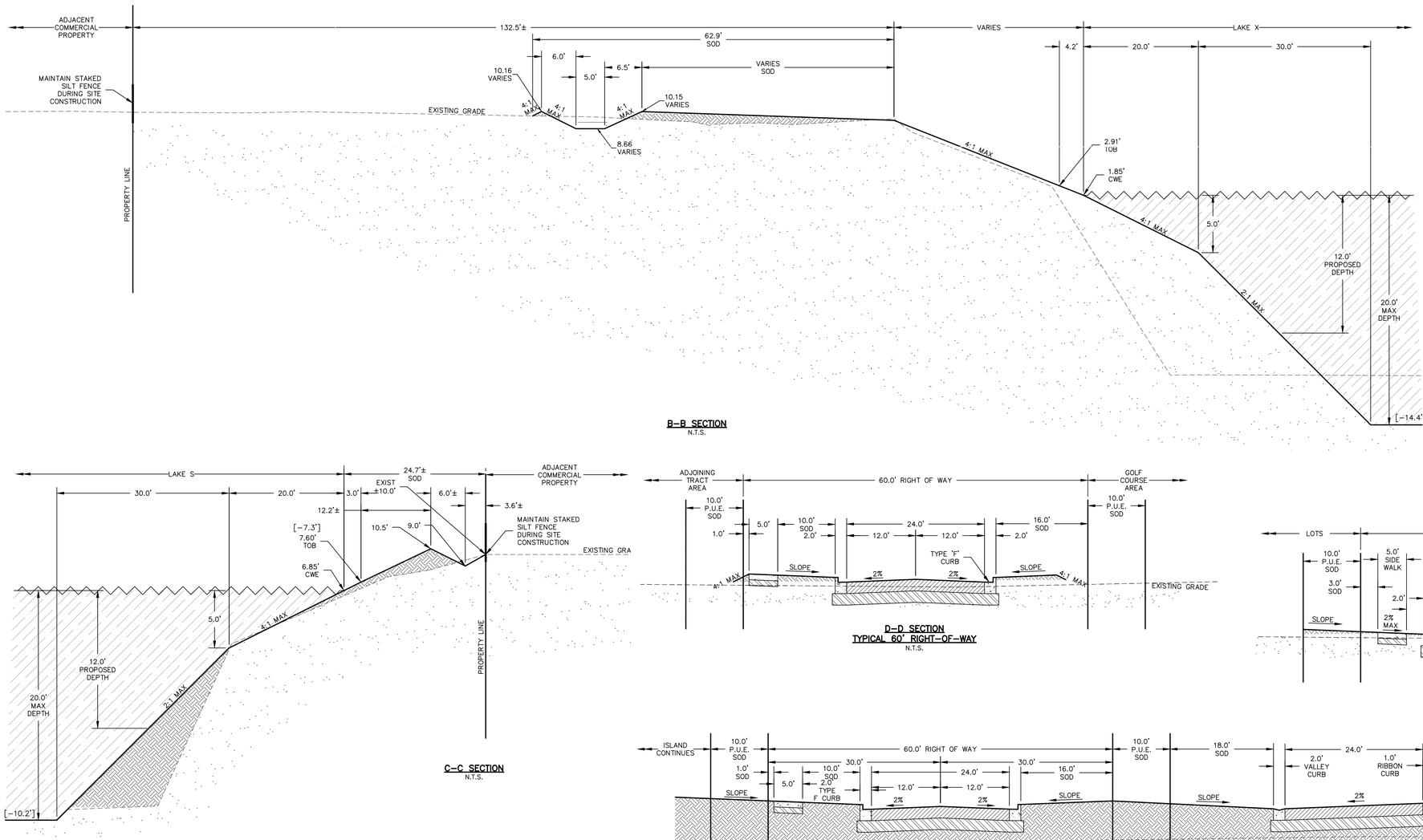
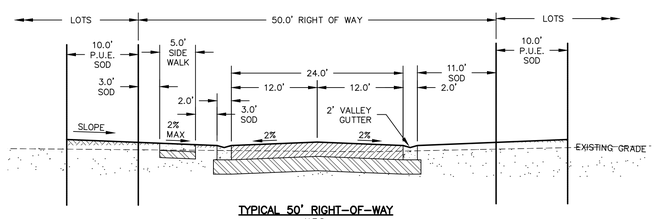


B-B SECTION
N.T.S.

E-E SECTION
N.T.S.

C-C SECTION
N.T.S.

D-D SECTION
TYPICAL 60' RIGHT-OF-WAY
N.T.S.



F-F SECTION
N.T.S.

TYPICAL 50' RIGHT-OF-WAY
N.T.S.

G-G SECTION
N.T.S.

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TYPICAL CROSS SECTIONS - 1

HERITAGE LANDING - PHASE IIA

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6-18-20	2292L	X-SEC-1	RWP	DCT	CWR	N.T.S.	8

HERITAGE LANDING - PHASE IIA

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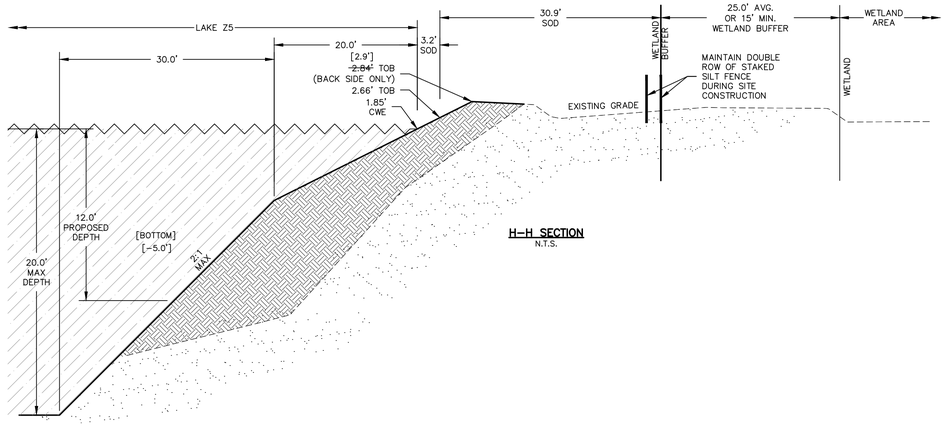

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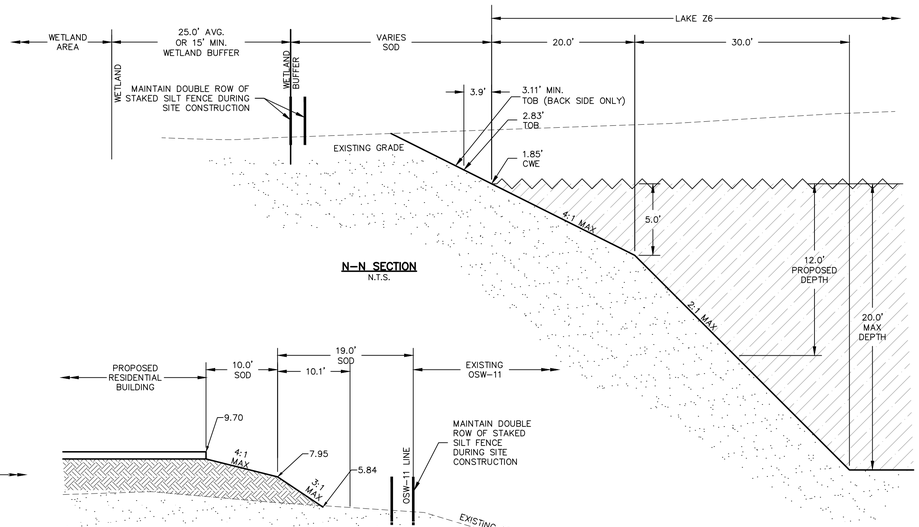

N–N SECTION
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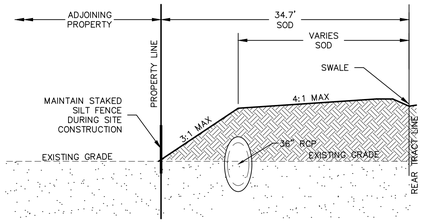

P–P SECTION
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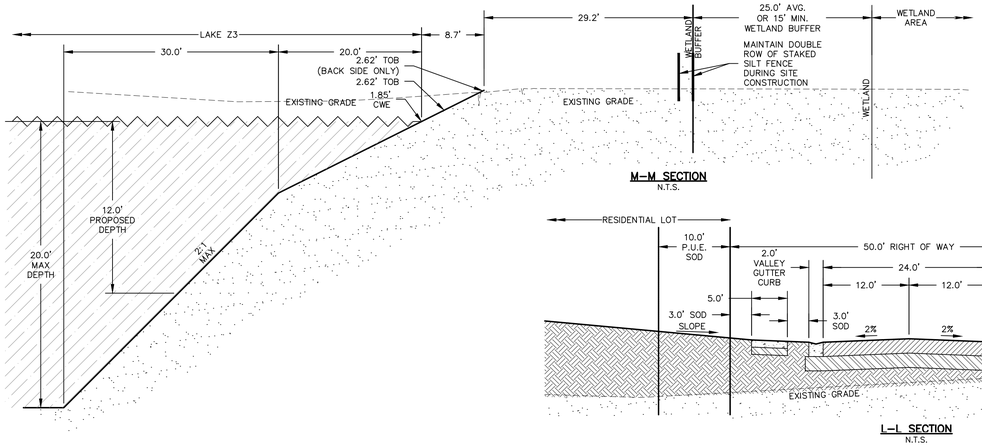

M–M SECTION
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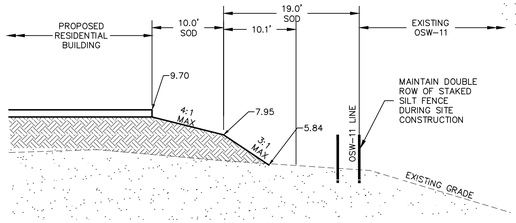

R–R SECTION
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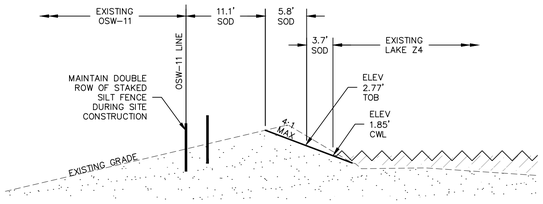

Q–Q SECTION
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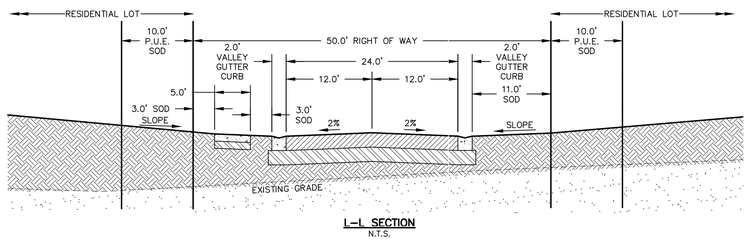

I–I SECTION
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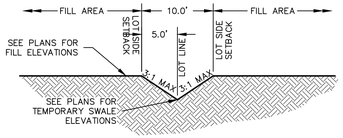
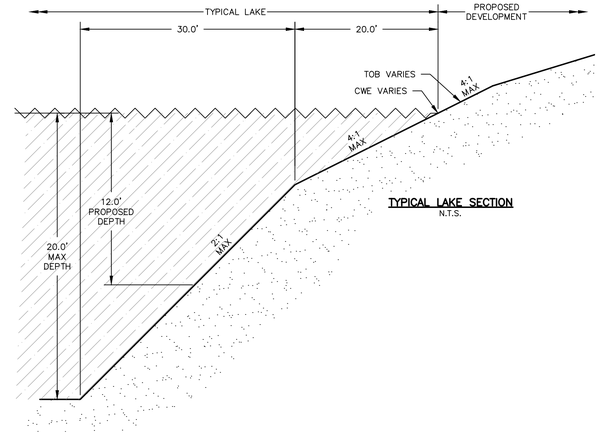


TEMPORARY DRAINAGE SWALE SECTION
N.T.S.
NOTE: INSTALL 5' X 5' RIP–RAP AT WATERS EDGE



TYPICAL LAKE SECTION
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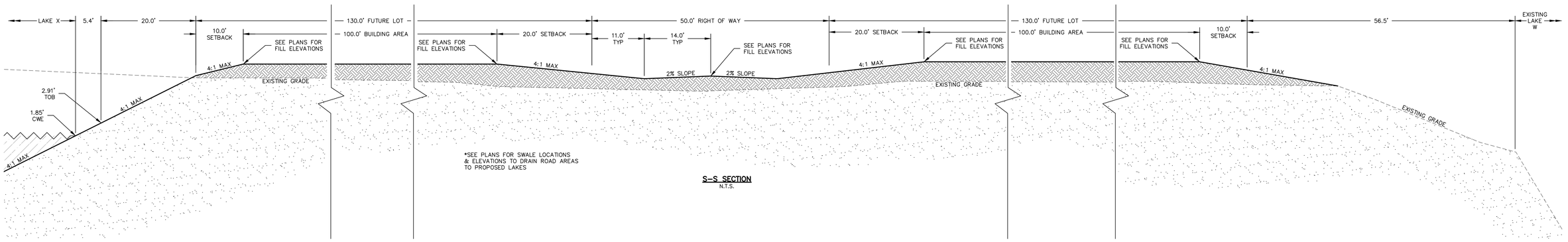

*SEE PLANS FOR SWALE LOCATIONS & ELEVATIONS TO DRAIN ROAD AREAS TO PROPOSED LAKES

S–S SECTION
N.T.S.

RECORD DRAWING

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PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239–278–1177

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LICENSE #70173

TYPICAL CROSS SECTIONS - 2

HERITAGE LANDING - PHASE IIA

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6–18–20	2292L	X–SEC–2	RWP	DCT	CWR	N.T.S.	8A

S:\JOBS\2292L\2292L\PHASE 2\ENGINEERING\XSEC–DWG\PHASE IIA\UFB\2292L – 08 – XSEC.DWG 5/14/2020 2:57 PM TODD VANA

HERITAGE LANDING - PHASE 2

FORMERLY KNOW AS TERN BAY

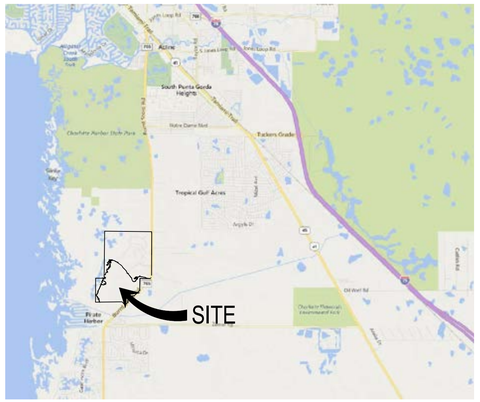
HERITAGE LANDING - PHASE 2

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

N

NOT TO SCALE



GENERAL LOCATION MAP

LOCATION MAP

SECTION 17, 18, 19, 20, TOWNSHIP 42S SOUTH,
RANGE 23E EAST
CHARLOTTE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA:	890.74 AC (TOTAL) 262.56 AC (PHASE II)
CURRENT ZONING:	ZONING
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY

UTILITY SERVICE PROVIDERS

WATER: CHARLOTTE COUNTY UTILITIES		25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
SEWER: CHARLOTTE COUNTY UTILITIES		25550 HARBORVIEW RD. SUITE 1 PORT CHARLOTTE, FL 33980 PHONE: (941) 764-4300
ELECTRIC: FLORIDA POWER AND LIGHT		2245 MURPHY CT. NORTH PORT, FL 34289 PHONE: (800) 375-8490
PHONE: CENTURYLINK		4195 KINGS HIGHWAY PORT CHARLOTTE, FL 33980 PHONE: (941) 637-5141
CABLE: COMCAST		22266 EDGEWATER DRIVE PORT CHARLOTTE, FL 33980 PHONE: (941) 625-6000
FIRE PROTECTION: CHARLOTTE COUNTY FIRE/EMS		26571 AIRPORT RD. PUNTA GORDA, FL 33982 PHONE: (941) 833-5600
SOLID WASTE DISPOSAL: WASTE MANAGEMENT		25515 OLD LANDFILL ROAD PORT CHARLOTTE, FL 33980 PHONE: (941) 629-1106

PROJECT CONTACTS

CIVIL ENGINEER: BANKS ENGINEERING CLAYTON W. REBOL P.E. PROJECT MANAGER		4161 TAMIAMI TRAIL - BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
SURVEYOR: BANKS ENGINEERING RICHARD M. RITZ, RLS		4161 TAMIAMI TRAIL - BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
ENVIRONMENTAL: ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC TAMMY LYDAY		1191 SARASOTA CENTER BLVD SARASOTA, FL 3424 PHONE: (813) 549-4389
LANDSCAPE ARCHITECT: JOHN T. SWEN, P.A.		P.O. BOX 494466 PORT CHARLOTTE, FL 33949 PHONE: (941) 626-7365

SHEET LIST TABLE

SHEET #	SHEET TITLE
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2	AERIAL & EXISTING CONDITIONS
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4	GENERAL NOTES & LEGEND
5	OVERALL MASTER SITE PLAN
6	MASTER PAVING, GRADING, & DRAINAGE PLAN
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BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
4161 TAMIAMI TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

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CLAYTON W. REBOL P.E.
LICENSE #70173

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

NO.	DATE	REVISION DESCRIPTION	BY

S:\JOBS\2019\2019126\PHASE 2\ENGINEERING\DEV PLANS\2019... - 01 - COVER.DWG 1/17/2020 11:13 AM DAVE TERPSTRA

PROJECT ACREAGE (PHASE 2) = 262.56 AC

BENCHMARKS:

NATIONAL GEODETIC VERTICAL DATUM OF 1929
ORIGIN: NGS BENCHMARK P800 PID DQ6195 ADJUSTED TO 15.72 FEET NGVD29 USING CORPSCON V.6.0.1

PointNo.	Northing(Y)	Easting(X)	Elev(Z) NGVD 29	Elev(Z) NAVD 88	Description
93	906196.1142	646791.1040	5.9800	4.8380	NAIL IN DISK LB6690
94	904769.1014	646465.7780	7.7350	6.5930	NAIL IN DISK LB6690
95	903718.5569	645057.0874	7.8700	6.7280	NAIL IN DISK LB6690
96	903335.0472	647802.9656	14.8200	13.6780	NAIL IN DISK LB6690
97	903174.9922	648751.0995	16.0850	14.9430	NAIL IN DISK LB6690
98	902563.0565	646624.9766	8.4600	7.3180	NAIL IN DISK LB6690

N

0 300' 600' 900'
GRAPHIC SCALE 1" = 300 FT

PHASE II

PHASE I

PHASING LINE

PHASING LINE

WETLAND ZW6

WETLAND 1

WETLAND RW

WETLAND RW1

WETLAND OW

WETLAND 2 (5.6 ACRES)

WETLAND 3

SLOUGH 1

SLOUGH 2

SLOUGH 1

SLOUGH 2

OSW-W1

PAW PAW AREA

BURNT STORE ROAD

HERITAGE LANDING - PHASE 2

S:\2019\2292L\CIVIL\PHASE 2\ENGINEERING\DEV PLANS\2292L - 02 - AERIAL 1/17/2020 11:19 AM DAVE TERPSTRA

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

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PORT CHARLOTTE, FLORIDA 33952
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

AERIAL & EXISTING CONDITIONS

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	_AER	RWP	DCT	CWR	1"=300'	2

PRE-BID SUBMITTAL:

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO FAMILIARIZE HIMSELF WITH THE CONDITIONS FOR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER A WRITTEN LIST OF ALL PERMITS AND COPIES THEREOF, AND CAREFULLY REVIEW ALL PLANS, SPECIFICATIONS, AND PERMITS PREVIOUSLY SECURED ON BEHALF OF THE OWNER. IN CASE OF ANY DISCREPANCY EITHER IN PERMIT DOCUMENTS, PLANS, DRAWINGS, OR SPECIFICATIONS, THE CONTRACTOR MUST PROMPTLY SUBMIT A "WRITTEN CLARIFICATION REQUEST" TO THE OWNER, WHO WILL PROMPTLY FORWARD THE REQUEST TO THE ENGINEER WHO WILL MAKE A DETERMINATION IN WRITING. THE CONTRACTOR MUST VERIFY EXISTING FACILITY INFORMATION, AND ALL DESIGN/PERMIT DATA REQUIRED FOR WORK THAT IS TO CONNECT WITH EXISTING FACILITIES. ANY DISCREPANCIES BETWEEN THE CONTRACT REQUIREMENTS AND THE EXISTING CONDITIONS MUST BE REFERRED TO THE OWNER IN WRITING, FOR AN ENGINEERING DETERMINATION. ANY FUTURE ADJUSTMENT DUE TO FAILURE BY THE CONTRACTOR TO IDENTIFY THE RELATED DISCREPANCY, WILL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY LICENSES, ADDITIONAL PERMITS, AND FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS IN CONNECTION WITH THE PERFORMANCE OF THE WORK.

CONSTRUCTION SAFETY AND LIABILITY:

THE CONTRACTOR MUST TAKE PROPER SAFETY AND HEALTH PRECAUTIONS TO PROTECT THE WORK, THE WORKERS, THE PUBLIC, AND THE PROPERTY OF OTHERS. THE CONTRACTOR IS RESPONSIBLE ALSO FOR ALL MATERIALS DELIVERED AND WORK PERFORMED UNTIL COMPLETION AND ALL ACCEPTANCES HAVE BEEN OBTAINED. THE CONTRACTOR SHALL MAINTAIN TRAFFIC DURING CONSTRUCTION IN ACCORDANCE WITH THE STATE OF FLORIDA ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION). THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO PERSONS OR PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE. THE CONTRACTOR MUST SAVE HARMLESS AND INDEMNIFY THE OWNER AND THE ENGINEER OF RECORD, ITS OFFICERS, REPRESENTATIVES AND EMPLOYEES FROM ALL CLAIMS, LOSS, DAMAGE, ACTIONS, CAUSES OF ACTION, AND/OR EXPENSES RESULTING FROM, BROUGHT FOR, OR ON ACCOUNT OF ANY PERSONAL INJURY OR PROPERTY DAMAGE RECEIVED OR SUSTAINED BY ANY PERSONS OR PROPERTY GROWING OUT OF OCCURRING, OR ATTRIBUTABLE TO ANY WORK PERFORMED UNDER OR RELATED TO THIS CONTRACT, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENT ACTS OR OMISSIONS OF THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE CONTRACTOR OR ANY SUBCONTRACTOR.

PRE-CONSTRUCTION:

THE OWNER SHALL SECURE PRIOR TO CONSTRUCTION A PROFESSIONAL LAND SURVEYOR TO PERFORM AN "AS-BUILT" SURVEY OF ALL COMPLETED IMPROVEMENTS. THE OWNER SHALL ALSO SECURE PRIOR TO CONSTRUCTION A PROFESSIONAL ENGINEER TO PROVIDE THE APPROPRIATE SERVICES NEEDED IN ORDER TO CERTIFY TO ALL APPLICABLE REGULATORY AGENCIES THAT THE IMPROVEMENTS WERE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PERMITS AND APPROVALS. THE OWNER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER, SURVEYOR, CONTRACTOR, TESTING LAB, UTILITY COMPANIES, AND APPROPRIATE REGULATORY AGENCIES. THE CONTRACTOR SHALL PROVIDE A SHOP DRAWING SUBMITTAL SCHEDULE FOR ALL PROJECT MATERIALS AND COMPONENTS. THE CONTRACTOR SHALL NOT INITIATE CONSTRUCTION OF ANY PORTION OF THE IMPROVEMENTS UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED FOR THAT PORTION BY THE ENGINEER. THE OWNER, CONTRACTOR, ENGINEER AND UTILITY COMPANY SHALL ALSO DISCUSS ALL DOCUMENTATION REQUIRED FOR CONTRIBUTED FACILITIES TRANSFER FROM THE OWNER/DEVELOPER TO THE UTILITY COMPANY UPON PROJECT COMPLETION, UNLESS OTHERWISE SPECIFIED BY THE UTILITY COMPANY, THE FOLLOWING DOCUMENTS SHALL BE PROVIDED:

DOCUMENTS REQUIRED FOR CONTRIBUTED FACILITIES FROM DEVELOPER TO UTILITY COMPANY-

1. UTILITY EASEMENT(S): MUST BE RECORDED AT COUNTY CLERK OF COURT OFFICE BEFORE SUBMITTING TO UTILITY.
2. EASEMENT ACKNOWLEDGEMENT.
3. AFFIDAVIT.
4. RELEASE OF LIEN.
5. BILL OF SALE.
6. ASSIGNMENT OF RIGHTS UNDER UTILITY AGREEMENT: WHEN PROPERTY HAS BEEN TRANSFERRED TO A NEW OWNER.
7. RECORD DRAWINGS (AS-BUILT): MUST BE SIGNED AND SEALED BY ENGINEER OF RECORD, SUBMIT TWO REPRODUCIBLE COPIES OF PRINTS.
8. DETAILED COST OF CONSTRUCTION: MUST INCLUDE INDIVIDUAL ITEMS OR APPURTENANCES, UNIT COST AND TOTAL COST OF EACH. DO NOT INCLUDE WATER SERVICE LINES OR SEWER LATERALS.
9. DESCRIPTION OF FACILITIES: A SHORT EXPLANATION DEPICTING WHAT HAS BEEN CONSTRUCTED.
10. D.E.P. APPLICATION(S).
11. INSPECTION REPORT(S).
12. PRESSURE TEST REPORT(S).
13. INFILTRATION-EXFILTRATION TEST REPORT(S), INCLUDING VIDEO TAPES AND LAMPING REPORTS.
14. LIFT STATION INSPECTION (START-UP) REPORT(S) AND EQUIPMENT SHOP DRAWINGS.
15. BACTERIOLOGICAL TEST REPORT(S).
16. ENGINEER'S CERTIFICATE OF SUBSTANTIAL COMPLETION TO D.E.P.
17. SYSTEM(S) ACCEPTANCE LETTER(S) FROM D.E.P.

NOTES: ITEM 1-6 & 8 TO BE SUPPLIED BY OWNER. ITEMS 7 & 9-17 TO BE SUPPLIED TO ENGINEER OF RECORD.

UNLESS OTHERWISE SPECIFIED BY THE UTILITY, THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, SEWER, TELEPHONE, AND POWER COMPANIES, 10 DAYS IN ADVANCE, THAT THE CONTRACTOR INTENDS TO START WORK IN A SPECIFIC AREA, THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER LINES, GAS LINES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE, RIGHT-OF-WAY, OR EASEMENT.

PROJECT SIGN:

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A CONSTRUCTION PROJECT SIGN AT A LOCATION DIRECTED BY THE OWNER/ENGINEERING, INC. SHALL PROVIDE A SEPARATE SIGN FOR INSTALLATION BY THE CONTRACTOR AT THIS LOCATION. THESE SIGNS SHALL BE ERECTED WITHIN 15 DAYS AFTER RECEIVING A NOTICE TO PROCEED. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL REMOVE THESE SIGNS AND RETURN TO BANKS ENGINEERING, INC. THEIR SIGN.

ENVIRONMENTAL PROTECTION DURING CONSTRUCTION:

PROTECTION OF LAND RESOURCES – EXCEPT IN AREAS IDENTIFIED ON THE PLANS TO BE CLEARED, THE CONTRACTOR MUST NOT DEFACE, INJURE, OR DESTROY TREES OR SHRUBS, REMOVE OR CUT THEM WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. IN THE ABSENCE OF A CLEARING PLAN, AREAS SHOWN FOR IMPROVEMENTS SHALL BE CLEARED UNLESS NOTED OTHERWISE.

PROTECTION OF WATER RESOURCES – IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INVESTIGATE AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, REGIONAL COUNTY AND MUNICIPAL LAWS CONCERNING POLLUTION OF WATER RESOURCES. ALL WORK MUST BE PERFORMED IN SUCH A MANNER THAT OBJECTIONABLE CONDITIONS WILL NOT BE CREATED IN PUBLIC WATERS RUNNING THROUGH, OR ADJACENT TO THE PROJECT AREA.

1. EROSION AND SEDIMENT CONTROL – ALL PRACTICAL AND NECESSARY EFFORT SHOULD BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND THE TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SURFACE WATER, OR ONTO OTHER PROPERTY BY ANY OR ALL OF THE FOLLOWING METHODS:
   A. STORMWATER FACILITIES ARE TO BE BUILT AS EARLY IN THE CONSTRUCTION PHASE AS POSSIBLE TO ENSURE THE TREATMENT OF STORMWATER RUNOFF. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, HOWEVER, SUCH AS BERMS, SEDIMENT BASINS, GRASSING, SODDING, SAND BAGGING, BALES OF HAY OR STRAW, FLOATING SILT BARRIERS, STACKED SILT BARRIERS, ETC., MUST BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT FACILITIES ARE COMPLETED AND OPERATIONAL.
   B. REVEGETATION AND STABILIZATION OF DISTURBED GROUND SURFACES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE.
   C. FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES.
   D. PROHIBIT THE USE OF ANY CONSTRUCTION EQUIPMENT THAT LEAKS EXCESSIVE AMOUNTS OF FUEL OIL, OR HYDRAULIC FLUID.
2. ALL DISTURBED AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, EXCEPT RETENTION AREAS, AND SHALL BE STABILIZED BY SODDING, EXCEPT WHERE SEEDING AND MULCHING ARE CALLED FOR ON THE PLANS. THE LATEST VERSION OF THE F.D.O.T. ROAD AND BRIDGE SPECIFICATIONS SHALL BE USED UNLESS MORE RESTRICTIVE LOCAL SPECIFICATIONS EXIST.

CONTRACTOR RESPONSIBLE FOR STABILIZING AND MAINTAINING SLOPES AND SOD THROUGHOUT CONSTRUCTION UNTIL SUCH TIME AS APPROVED BY THE ENGINEER.

PROTECTION OF FISH AND WILDLIFE:

THE CONTRACTOR MUST AT ALL TIMES PERFORM ALL WORK IN A WAY AND TAKE SUCH STEPS AS REQUIRED TO PREVENT ANY INTERFERENCE WITH OR DISTURBANCE TO FISH AND WILDLIFE. THE CONTRACTOR SHALL NOT ALTER WATER FLOWS OR OTHERWISE DISTURB NATIVE HABITATS AND JURISDICTIONAL WETLANDS LOCATED WITHIN AND / OR ADJACENT TO THE PROJECT AREA.

RECORDING AND PRESERVING HISTORICAL AND ARCHEOLOGICAL FINDS:

ALL ITEMS HAVING ANY APPARENT HISTORICAL OR ARCHEOLOGICAL INTEREST THAT ARE DISCOVERED IN THE COURSE OF ANY CONSTRUCTION ACTIVITIES MUST BE CAREFULLY PRESERVED. THE CONTRACTOR MUST LEAVE THE ARCHEOLOGICAL FIND UNDISTURBED AND MUST IMMEDIATELY REPORT THE FIND TO THE OWNER SO THAT THE PROPER AUTHORITY MAY BE NOTIFIED.

PRIOR TO EXCAVATION
CONTACT SUNSHINE STATE ONE - CALL OF FLORIDA
1 (800) 432 - 4770

CONTRACTOR SHALL SUBMIT FOR N.P.D.E.S. PERMIT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

PERMIT APPLICATION SHALL BE SUBMITTED TO:

N.P.D.E.S. STORMWATER NOTICES CENTER, MS # 2510,
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD,
TALLAHASSEE, FLORIDA
32399-2400

EARTHWORK:

1. GENERAL

1.01 SUBMITTALS

A. EROSION AND CONTROL MEASURES
B. COMPACTION TESTS
C. SOIL CLASSIFICATION TESTS
D. PRESERVATION PLANS

1.02 SITE EXAMINATION

A. CONTRACTORS, BEFORE SUBMITTING BIDS, SHALL INFORM THEMSELVES AS TO LOCATION AND NATURE OF THE WORK, CHARACTER OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK, GENERAL AND LOCAL CONDITIONS PREVAILING AT THE SITE, AND OTHER MATTERS WHICH MAY IN ANY WAY AFFECT THE WORK UNDER CONTRACT.
B. EXAMINE SOURCES OF INFORMATION CONCERNING GROUND WATER LEVEL, WHETHER SURFACE OR SUBSURFACE. EACH BIDDER TO DRAW HIS OWN CONCLUSION CONCERNING GROUND WATER LEVELS AND HOW WATER AFFECTS HIS WORK.

1.03 SUBSURFACE INVESTIGATIONS

A. SUBSURFACE DATA, INCLUDING GROUND WATER ELEVATIONS OR CONDITIONS, IF SHOWN ON THE DRAWINGS OR ATTACHED TO THESE SPECIFICATIONS, ARE PRESENTED ONLY AS INFORMATION THAT IS AVAILABLE WHICH INDICATES CERTAIN CONDITIONS FOUND AND LIMITED TO THE EXACT LOCATIONS, SHALL NOT BE INTERPRETED AS AN INDICATION OF CONDITIONS THAT MAY ACTUALLY BE DEVELOPED THROUGH THE PERIOD OF CONSTRUCTION. BIDDERS SHALL EXAMINE THE SITE OF THE WORK AND MAKE THEIR OWN DETERMINATION OF THE CHARACTER OF MATERIALS AND THE CONDITIONS TO BE ENCOUNTERED ON THE WORK, AND THEIR PROPOSAL SHALL BE BASED UPON THEIR OWN INVESTIGATIONS. THE OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR VARIATIONS FOUND TO EXIST BETWEEN THE ATTACHED DATA ABOVE REFERRED TO AND ACTUAL FIELD CONDITIONS THAT DEVELOP THROUGH THE PERIOD OF CONSTRUCTION.
B. WHERE EXISTING GRADES, UTILITY LINES AND SUBSTRUCTURES ARE SHOWN ON THE DRAWINGS, THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR CORRECTNESS OF EXISTING CONDITIONS INDICATED. THE CONTRACTOR SHALL ASCERTAIN EXACT LOCATIONS OF UTILITIES AND SUBSTRUCTURES THAT MAY BE AFFECTED BY THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY THAT MAY RESULT FROM WORKING ON OR NEAR THOSE UTILITIES, SUBSTRUCTURES WHICH ARE NOT TO BE REMOVED OR DEMOLISHED.
C. THE CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS OF THE SUBSURFACE CONDITIONS WHICH MAY AFFECT METHODS OR COST OF CONSTRUCTION AND HE AGREES THAT THE CONTRACTOR WILL MAKE NO CLAIM FOR DAMAGES OR OTHER COMPENSATION EXCEPT SUCH AS ARE PROVIDED FOR IN THE AGREEMENT, SHOULD THE CONTRACTOR FIND CONDITIONS DURING THE PROGRESS OF THE WORK DIFFERENT FROM THOSE AS CALCULATED OR ANTICIPATED BY THE CONTRACTOR.

1.04 BENCHMARKS AND MONUMENTS

A. MAINTAIN CAREFULLY EXISTING BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS IF DISTURBED OR DESTROYED, REPLACE AS DIRECTED.

1.05 JOB CONDITIONS

A. CONDITION OF PREMISES: ACCEPT SITE AS FOUND AND EXCAVATE, FILL, COMPACT, AND BACKFILL SITE AS HEREINAFTER SPECIFIED.
B. PROTECTION:
   a. EXISTING STRUCTURES AND PROPERTY: TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES AND FACILITIES; PROVIDE AND PLACE SHEET PILING OR SHORING AS REQUIRED FOR THIS PURPOSE AT NO EXPENSE TO OWNER; BE RESPONSIBLE FOR SAFETY AND SUPPORT OF SUCH STRUCTURES; BE LIABLE FOR ANY MOVEMENT OR SETTLEMENT, ANY DAMAGE OR INJURY CAUSED THEREBY OR RESULTING THEREFROM. IF AT ANY SAFETY OR ANY ADJACENT STRUCTURES APPEARS TO BE ENDANGERED, CEASE OPERATION, TAKE PRECAUTIONS TO SUPPORT SUCH STRUCTURES AND NOTIFY THE OWNER. RESUME OPERATIONS ONLY AFTER PERMISSION HAS BEEN CHANGED BY THE OWNER.
   b. SIDEWALKS AND STREETS: TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY SIDEWALKS, CURBS OR STREET PASSAGES ON ADJOINING SITE; BE LIABLE FOR ANY SUCH MOVEMENT, SETTLEMENT OR COLLAPSE; REPAIR PROMPTLY SUCH DAMAGE WHEN SO ORDERED; INSTALL SUCH SHORING, INCLUDING SHEET PILING, AS MAY BE REQUIRED DURING EXCAVATION, TO PROTECT BANKS, ADJACENT PAVING, STRUCTURES AND UTILITIES.
   c. RESPONSIBILITY: BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES OR TO EQUIPMENT AND FURNISHINGS HOUSED THEREIN WHICH ARE DUE DIRECTLY OR INDIRECTLY TO CONSTRUCTION OPERATIONS, EXCEPT WHERE REMOVAL IS NECESSITATED BY SITE GRADING OR LOCATION OF NEW BUILDING. USE EVERY POSSIBLE PRECAUTION TO PREVENT INJURIES TO LANDSCAPING, DRIVES, CURBS AND WALKS ON OR ADJACENT TO SITE OF THE WORK AND REPLACE, AT NO EXPENSE TO OWNER, ANY OF SUCH DESTROYED.

2. EXECUTION

2.01 GENERAL

A. ACCOMPLISH IN A MANNER THAT PROVIDES FOR THE SAFETY OF THE PUBLIC AND WORKMEN AND PROVIDE FOR THE PROTECTION OF ALL PROPERTY.
B. CONSTRUCTION: DO NOT CLOSE, OBSTRUCT OR STORE MATERIAL OR EQUIPMENT IN STREETS, DRIVEWAYS, ALLEYS, SIDEWALKS OR OTHER FACILITIES.
C. INTERFERENCE: CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, ALLEYS, SIDEWALKS AND OTHER FACILITIES.
D. PNEUMATIC TOOLS: WORK WITH PNEUMATIC OR VIBRATORY TOOLS WILL BE PERMITTED ONLY IN A MANNER WHICH CAUSES NO RELATED DAMAGES.
E. REMOVAL: UNLESS OTHERWISE NOTED OR SPECIFIED TO BE RELOCATED OR STORED, ALL MATERIALS REMOVED BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED COMPLETELY AWAY FROM THE SITE BY THE CONTRACTOR. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE SITE.
F. TEMPORARY STRUCTURES: REMOVE ALL TEMPORARY STRUCTURES WHEN THEY ARE NO LONGER REQUIRED.
G. REPAIR: CLEAN UP, REPAIR OR REPLACE AT NO COST TO OWNER ALL PROPERTY DAMAGED BY REASON OF REQUIRED WORK. ALL PATCHWORK SHALL MATCH EXISTING AND BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER BY CRAFTSMEN SKILLED IN THE TRADE INVOLVED. IN NEWLY GRADED AREAS TAKE EVERY PRECAUTION AND TEMPORARY MEASURE NECESSARY, TO PREVENT DAMAGE FROM EROSION OF FRESHLY GRADED AREA, WHERE ANY SETTLEMENT OR WASHING MAY OCCUR PRIOR TO ACCEPTANCE OF THE WORK, REPAIR AND RE-ESTABLISH GRADES TO THE REQUIRED ELEVATIONS, SLOPES AT NO ADDITIONAL COST TO THE OWNER. THIS APPLIES TO DAMAGE TO THE NEWLY GRADED AREAS WITHIN THE CONSTRUCTION LIMITS AND DAMAGE TO ADJACENT PROPERTIES BY ERODED MATERIAL.

2.02 LOCATIONS AND ELEVATIONS

A. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEYS, MEASUREMENTS AND LAYOUTS REQUIRED FOR PROPER EXECUTION OF THE WORK, LAY OUT LINES AND GRADES FROM EXISTING SURVEY CONTROL SYSTEM AND AS SHOWN ON DRAWINGS.

2.03 CLEARING AND GRUBBING

A. WITHIN LIMITS OF AREA DESIGNATED FOR GRADING AND SITE CONSTRUCTION WORK, REMOVE TREES, BRUSH, STUMPS, WOOD, DEBRIS AND OTHER DELETERIOUS MATERIALS NOT REQUIRED TO REMAIN AS PART OF FINISHED WORK.
B. REMOVE ALL GRASS, PLANTS, VEGETATION AND ORGANIC MATERIAL FROM SAME AREA.

2.04 STRIPPING

A. STRIP ALL TOPSOIL ORGANIC MATERIAL SURFACE LITTER, RUBBLE AND OVERBURDEN FOR ENTIRE DEPTH OF ROOT SYSTEM OF GRASS OR OTHER VEGETATION OVER THE LIMITS OF CONSTRUCTION.
B. STOCKPILE TOPSOIL ON SITE WHERE DIRECTED.

2.05 EXCAVATION

A. BEGIN EXCAVATION AFTER STRIPPING, CLEARING AND GRUBBING WHERE APPLICABLE, HAS BEEN COMPLETED.
B. EXCAVATE TO GRADES REQUIRED TO ACCOMMODATE THE PROPOSED CONSTRUCTION. DEWATER AS NEEDED.
C. REMOVE UNSATISFACTORY MATERIALS ENCOUNTERED FROM THE BUILDING AREAS, AND OTHER NON-LANDSCAPED AREAS.
D. EXCAVATE IN SUCH A MANNER THAT QUICK AND EFFICIENT DRAINAGE OF STORMWATER WILL BE AFFECTED.
E. CLASSIFY EXCAVATED MATERIALS AND STOCKPILE SEPARATELY SUITABLE SOILS FOR USE AS BACKFILL MATERIALS. IF SUFFICIENT QUANTITIES OF EXCAVATED MATERIALS MEETING REQUIREMENTS FOR BACKFILL ARE NOT AVAILABLE ON SITE, PROVIDE MATERIALS MEETING THESE REQUIREMENTS.
F. STOCKPILE EXCAVATED MATERIAL SUITABLE FOR USE AS FILL AND BACKFILL.

2.06 FILLING, BACKFILLING AND COMPACTING

A. THE WORK CONSISTS OF COMPACTION OF EXISTING EARTH (EXCLUDE ROCK), SURFACES AFTER EXCAVATION, FILLING AND COMPACTION OF SAID AREA TO LEVELS REQUIRED WITH SUITABLE BACKFILL MATERIAL.
B. MATERIALS: "SATISFACTORY FILL MATERIALS" AASHTO CLASSIFICATION A-3 OR BETTER SHALL BE USED IN FILLS AND BACKFILLS.
C. FILLING AND BACKFILLING: PLACE "SATISFACTORY FILL MATERIAL" IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH. COMPACT AS SPECIFIED HEREIN NO MATERIAL SHALL BE PLACED ON SURFACES THAT ARE MUDDY.

EARTHWORK (CON'T):

D. COMPACTION: COMPACTION SHALL BE WITH EQUIPMENT SUITED TO SOIL BEING COMPACTED. MOISTEN OR AERATE MATERIAL AS NECESSARY TO PROVIDE MOISTURE CONTENT THAT WILL READILY FACILITATE OBTAINING SPECIFIED COMPACTION WITH EQUIPMENT USED. COMPACT EACH LAYER TO NOT LESS THAN PERCENTAGE OF MAXIMUM DENSITY SPECIFIED BELOW DETERMINED IN ACCORDANCE WITH AASHTO T-180. INSURE THAT THE COMPACTION OF PREVIOUSLY PREPARED FILL AREAS HAS BEEN MAINTAINED PRIOR TO PLACING NEW LAYERS.
E. RECONDITIONING OF SUBGRADE: WHERE APPROVED COMPACTED SUBGRADES ARE DISTURBED BY THE CONTRACTOR'S SUBSEQUENT OPERATIONS OF ADVERSE WEATHER SUBGRADE SHALL BE SCARIFIED AND COMPACTED AS SPECIFIED HEREIN BEFORE TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION THEREON. RE-COMPACTION OVER UNDISTURBED UTILITIES SHALL BE BY POWER-DRIVEN HAND TAMPERS.
F. COMPACTION REQUIREMENTS
   a. FILL UNDER LAWNS AND PLANTED: 95%
   b. BELOW SLABS ON GRADE AND CONCRETE WALKS: 98%
   c. UNDER PAVING PARKING AREAS: 98%

2.07 TESTING

A. THE CONTRACTOR WILL PROVIDE THE SERVICES OF A TESTING LABORATORY TO PERFORM SPECIFIED TESTS, INSPECTIONS, INSTRUMENTATION AND INSPECTION OF WORK.
B. TESTS OF MATERIALS SHALL BE AS FOLLOWS:
   a. SOIL CLASSIFICATION: ONE TEST FROM EACH TYPE OF MATERIAL ENCOUNTERED AND / OR PROPOSED TO BE USED.
   b. LABORATORY TESTS FOR MOISTURE-CONTEST AND DENSITY ACCORDING TO AASHTO T-180: ONE TEST FOR EACH MATERIAL ENCOUNTERED AND / OR PROPOSED TO BE USED.
   c. FIELD TESTS FOR MOISTURE CONTEST AND DENSITY: ONE TEST PER LAYER OF FILL PER 5,000 SQUARE FEET OF AREA.

SUPPLEMENTAL SPECIFICATIONS:

1. GENERAL

THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ADHERE TO THE SPECIFICATIONS AND STANDARDS OF THE UTILITY COMPANIES WHICH ARE SERVING THE PROJECT SITE. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL SITE DEVELOPMENT STANDARDS AND CODES OF THE REGULATORY AGENCIES ASSOCIATED WITH THIS PROJECT. THE LATEST VERSION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE CONSTRUCTION STANDARD SPECIFICATIONS AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS SHALL BE INCLUDED WITHIN THE PROJECT SPECIFICATIONS. UNLESS OTHERWISE NOTED, EITHER ON THE PLANS OR WITHIN THE SPECIFICATIONS, THE APPLICABLE SECTIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS SHALL APPLY INCLUDING REFERENCES THEREIN. THE GENERAL DESCRIPTION OF THE NATURE OF THE WORK SHALL BE SUFFICIENT CORRELATION TO THE FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, EXACT ITEM DESCRIPTION IS NOT REQUIRED. IN THE EVENT THERE ARE CONFLICTS BETWEEN SPECIFICATIONS OR REQUIREMENTS, THE MOST RESTRICTIVE (CONSERVATIVE) SPECIFICATION OR REQUIREMENT SHALL BE USED.

2. POTABLE WATER DISTRIBUTION/ WASTEWATER COLLECTION INSTALLATION

UNLESS OTHERWISE NOTED ON THE PLANS, THE STANDARDS AND SPECIFICATIONS OF THE ASSOCIATED UTILITY COMPANY SERVING THE PROJECT SITE SHALL BE ADHERED TO FOR ALL MATERIALS, INSTALLATION, TESTING, AND CERTIFICATION ACTIVITIES FOR ALL PUMP STATIONS, MAIN LINES, SERVICES, AND APPURTENANCES. IF STANDARDS AND SPECIFICATIONS ARE NOT AVAILABLE, THE CONTRACTOR SHALL CONFORM WITH THE LATEST STANDARDS AND SPECIFICATIONS ADOPTED BY CHARLOTTE COUNTY UTILITIES, LOCAL GOVERNMENTAL REGULATIONS, OR THE MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE. A COPY OF THE CHARLOTTE COUNTY UTILITIES SPECIFICATIONS CAN BE REVIEWED AT THE OFFICE OF BANKS ENGINEERING, INC.

3. STORMWATER PIPE INSTALLATION AND MISCELLANEOUS EXCAVATIONS

UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM THE EXCAVATION, BEDDING, JOINTS, AND BACKFILLING OPERATIONS IN ACCORDANCE WITH THE POTABLE WATER/ WASTEWATER UTILITY INSTALLATION SPECIFICATIONS, LOCAL GOVERNMENTAL REGULATIONS OR STANDARDS, F.D.O.T. STANDARDS AND SPECIFICATIONS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES, WHICHEVER IS SPECIFICALLY THE MOST RESTRICTIVE.

4. UNSUITABLE MATERIALS

IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE ROADWAY AREA AND / OR UTILITY AREAS IT SHALL BE REMOVED TO A DEPTH OF THREE (3) FEET BELOW THE SUB-BASE OR TRENCH BOTTOM AND SHALL BE BACKFILLED WITH THE AASHTO A-3 MATERIAL OR BETTER WITH PLACEMENT AND COMPACTION METHODS IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS OR AS OTHERWISE NOTED ON THE PLANS. UNSUITABLE MATERIALS SHALL BE REMOVED FROM SITE, UNLESS THE ENGINEER APPROVES USE WITHIN LANDSCAPED AREAS.

DEWATERING:

1.01 GENERAL

A. DEWATERING CONSISTS OF PERFORMING ALL WORK NECESSARY TO REMOVE SURFACE WATER AND / OR CONTROL THE GROUND WATER LEVELS AND HYDROSTATIC PRESSURES IN ORDER TO PERMIT ALL EXCAVATION AND CONSTRUCTION UNDER THIS CONTRACT TO BE PERFORMED IN THE DRY.
B. WORK OF THIS SECTION INCLUDES INSTALLATION, OPERATIONS, MAINTENANCE, SUPERVISION, SUPPLY, DISMANTLING, AND REMOVAL FROM THE SITE OF THE DEWATERING EQUIPMENT.
C. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE POTENTIAL FOR EXCESSIVE RAINFALL, THE GROUND CONDITIONS, AND THE GROUND WATER CONDITIONS. GROUND WATER ELEVATION CAN FLUCTUATE. IT IS ANTICIPATED THAT ANY EXCAVATIONS MAY ENCOUNTER THE GROUND WATER TABLE.
D. DRAINAGE OF THE SITE: AT ALL TIMES THE CONTRACTOR SHALL MAINTAIN AND OPERATE ADEQUATE SURFACE AND SUBSURFACE DRAINAGE METHODS IN ORDER TO KEEP THE CONSTRUCTION SITE DRY AND IN SUCH CONDITION THAT PLACEMENT AND COMPACTION OF FILL MAY PROCEED UNHINDERED BY SATURATION OF THE SUBSOIL. DURING CONSTRUCTION, THE SURFACE OF THE BACKFILL AREA SHALL BE LEFT IN SUCH CONDITION THAT PRECIPITATION AND / OR SURFACE WATER WILL RUN OFF WITHOUT PONDING.

1.02 METHOD

A. THE CONTROL OF ALL SURFACE AND SUBSURFACE WATER IS PART OF THE DEWATERING REQUIREMENTS, MAINTAIN ADEQUATE CONTROL SO THAT THE STABILITY OF EXCAVATED AND CONSTRUCTION SLOPES IS NOT ADVERSELY AFFECTED BY WATER, THAT EROSION IS CONTROLLED, AND THE FLOODING OF EXCAVATIONS OR DAMAGE TO STRUCTURES DOES NOT OCCUR, DRAIN SURFACE WATER AWAY FROM THE EXCAVATION.
B. DISPOSE OF ALL WATER REMOVED FROM THE EXCAVATION IN A MANNER THAT WILL NOT ENDANGER PUBLIC HEALTH, PROPERTY, OR PORTIONS OF THE WORK UNDER CONSTRUCTION OR COMPLETED. DISPOSE OF WATER IN A MANNER THAT WILL CAUSE NO INCONVENIENCE WHATSOEVER TO THE OWNER OR TO OTHERS ENGAGED IN WORK AT THE SITE.
C. DISPOSE OF WATER RESULTING FROM DEWATERING OPERATIONS IN ACCORDANCE WITH CITY, COUNTY, STATE AND FEDERAL REGULATIONS.
D. CONDUCT OPERATIONS SO THAT STORMWATER RUNOFF, SEDIMENT IS NOT DISCHARGED TO THE ADJACENT WATER BODIES, SEWERS, STREETS AND ADJACENT PROPERTIES.
E. DEWATERING SYSTEM SHALL BE SO DESIGNED AS TO PREVENT REMOVAL OF SOIL FINES FROM THE SITE DURING THE DEWATERING OPERATION.

PORTLAND CEMENT CONCRETE PAVING:

1.01 QUALITY ASSURANCE

A. COMPLY WITH ACI STANDARDS RECOMMENDED PRACTICES FOR CONSTRUCTION OF CONCRETE PAVEMENTS AND

ABBREVIATIONS

ABD	ABANDONED	GA	GAUGE	RCP	REINFORCED CONCRETE PIPE
AC	ACRE	GAL	GALLON	RCPA	REINFORCED CONCRETE PIPE ARCH
ACCEL	ACCELERATION	GALV	GALVANIZED	RD	ROAD
ADJ	ADJUST	GAR	GARAGE	RDSD	ROADSIDE
AGG	AGGREGATE	GB	GRADE BREAK	RDWY	ROADWAY
ALT	ALTERNATE	GD	GUTTER DRAIN	REC	RECREATIONAL
ALUM	ALUMINUM	GIP	GALVANIZED IRON PIPE	RECT	RECTICULINE
AM	11:59 MIDNIGHT UNTIL 12:00 NOON	GM	GAS MAIN	REF	REFERENCE
APPL	APPLICATION	GP	GRADE POINT	REFL	REFLECTIVE
APPROX	APPROXIMATE	GR	GRADE OR GRATE	REG	REGISTERED
ARV	AIR RELIEF VALVE	GRC	GALVANIZED RIGID CONDUIT	REINF	REINFORCED
ASPH	ASPHALT	GRD	GROUND	RELOC	RELOCATED
ASSEM	ASSEMBLY	GTTR	GUTTER	REM	REMOVAL
ATTN	ATTENTION	GV	GATE VALVE	RED	REDUCER
AUX	AUXILIARY	HS	HIGH STRENGTH	REPL	REPLACE
AVE	AVENUE	HB	HAY BALES	REQ	REQUIRED
AWG	AMERICAN WIRE GAUGE	HC	HANDICAPPED OR HORIZONTAL CLEARANCE	RES	RESIDENCE OR RESIDENTIAL
BC	BACK OF CURB	HD	HEAVY DUTY	RM	RE-USE MAIN OR REFERENCE MONUMENT
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE	HDPE	HIGH DENSITY POLYETHYLENE	RP	REFERENCE POINT
BE	BURIED ELECTRIC	HDWL	HEADWALL	RPM	RAISED REFLECTIVE PAVEMENT MARKERS
BEG	BEGIN	HNDRL	HANDRAIL	RR	RAILROAD
BIT	BITUMINOUS	HOA	HOME OWNERS ASSOCIATION	RSF	RESURFACE
BK	BACK	HOR	HORIZONTAL	SAN	SANITARY
BL	BASELINE	HP	HIGH POINT OR HIGH PRESSURE	SB	SOUTHBOUND
BLC	BASELINE CONTROL	HR	HOUR	SCH	SCHEDULE
BLDG	BUILDING	HSE	HOUSE	SD	STORMDRAIN
BLKHD	BULKHEAD	HT	HEIGHT	SE	SOUTHEAST
BLVD	BOULEVARD	HW	HIGH WATER	SECT	SECTION
BM	BENCHMARK	HWY	HIGHWAY	SED	SEDIMENT
BNDRY	BOUNDARY	HYD	HYDRAULIC	SEP	SEPARATION
BOT	BOTTOM	HZ	HERTZ	SG	SUBGRADE
BP	BORROW PIT	ID	INSIDE DIAMETER OR IDENTIFICATION	SHT	SHEET
BR	BRIDGE	IN	INCH(ES)	SHLDR	SHOULDER
BRG	BEARING	INC	INCORPORATED OR INCLUDING	SHW	SEASONAL HIGH WATER
BT	BURIED TELEPHONE	IND	INDUSTRY	SHWT	SEASONAL HIGH WATER TABLE
BTFLY	BUTTERFLY	INSTALL	INSTALLED	SP	SUPER PAVE
BTWN	BETWEEN	INT	INTERIOR	SPEC	SPECIFICATION
BW	BOTTOM WIDTH	INV	INVERT	SQ	SQUARE
C&G	CURB AND GUTTER	IP	IRON PIPE	SF	SQUARE FOOT
CIP	CAST IN PLACE	IR	IRON ROD	SQ IN	SQUARE INCH
CA	COURSE AGGREGATE	ISECT	INTERSECTION	SY	SQUARE YARD
CAP	CORRUGATED ALUMINUM PIPE	ISL	ISLAND	SR	STATE ROAD
CASP	CORRUGATED ALUMINIZED STEEL PIPE	JB	JUNCTION BOX	SS	SANITARY SEWER OR STAINLESS STEEL
CATV	CABLE TELEVISION	JCT	JUNCTION	ST	STREET
CB	CATCH BASIN	JT	JOINT	STA	STATION
CBC	CONCRETE BOX CULVERT	K	DESIGN HOUR FACTOR	STAB	STABILIZATION
CBS	CONCRETE BOX STRUCTURE	KWH	KILOWATT-HOUR	STB	STAKED TURBIDITY BARRIER
CC	CENTER TO CENTER	L	LENGTH	STD	STANDARD
CD	CROSS DRAIN	L/W	LIGHTWEIGHT	STGE	STORAGE
CEM	CEMENT	LA	LIMITED ACCESS	STL	STEEL
CF	CUBIC FOOT	LAT	LATITUDE	STR	STRUCTURE
CFS	CUBIC FOOT PER SECOND	LB	POUNDS	STY	STORY
CH	CHANNEL	LB/SY	POUNDS PER SQUARE YARDS	SUB	SUB SOIL
CI	CAST IRON	LBR	LIME ROCK BEARING RATIO	SUBST	SUBSTITUTE
CIP	CAST IRON PIPE	LF	LINEAR FEET (FOOT)	SUPPTS	SUPPORTS
CIRC	CIRCUMFERENCE	LGTH	LENGTH	SUR	SURVEY
CL	CENTERLINE	LIN	LINEAR	SURF	SURFACE
CLEAR	CLEARANCE	LM	LUMEN	SW	SIDEWALK OR SOUTHWEST
CM	CONCRETE MONUMENT	LME	LAKE MAINTENANCE EASEMENT	SWMA	STORM WATER MANAGEMENT AREA
CMP	CORRUGATED METAL PIPE	LMRK	LIME ROCK	SYM	SYMMETRICAL
CMPA	CORRUGATED METAL PIPE ARCH	LOC	LOCATION	SYS	SYSTEM
CO	CLEAN OUT	LONG	LONGITUDE	TWP	TOWNSHIP
COL	COLUMN	LS	LUMP SUM OR LANDSCAPE	TAN	TANGENT
COM	COMMERCIAL	LSB	LANDSCAPE BUFFER	TC	TANGENT TO CURVE
COMP	COMPOSITE	LT	LEFT TURN	TCE	TEMPORARY CONSTRUCTION EASEMENT
CON	CONNECT	LTD	LIMITED	TEL	TELEPHONE
CONC	CONCRETE	LUM	LUMINAIRE	TEMP	TEMPORARY
CONST	CONSTRUCTION	LX	LUX	TK	TRUCK
CONT	CONTINUATION	MAINT	MAINTENANCE	THICK	THICKNESS
CONTR	CONTRACTOR	MATL	MATERIAL	TIS	TRAFFIC IMPACT STATEMENT
COORD	COORDINATE	MAX	MAXIMUM	TN	TON
COR	CORNER	MB	MEDIAN BARRIER	TOB	TOP OF BANK
CORR	CORRUGATED	MED	MEDIAN	TOE	TOE OF SLOPE
COV	COVER	MES	MITERED END SECTION	TRAF	TRAFFIC
CP	CONCRETE PIPE	MFG	MANUFACTURER	TREAT	TREATMENT
CPE	CORRUGATED POLYETHYLENE PIPE	MH	MANHOLE	TW	TOP OF WALL
CR	CONTROL RADIUS	MHW	MEAN HIGH WATER	TYP	TYPICAL
CRS	COURSE	MI	MILE	UE	UTILITY EASEMENT
CSP	CORRUGATED STEEL PIPE	MID	MIDDLE	UG	UNDERGROUND
CTR	CENTER	MIL	ONE-THOUSANDTH OF AN INCH	UL	UNDERWRITERS LABORATORIES
CY	CUBIC YARD	MIN	MINIMUM	UNDDR	UNDER DRAIN
CULV	CULVERT	MISC	MISCELLANEOUS	USGS	UNITED STATES GEOLOGICAL SERVICE
CWE	CONTROL WATER ELEVATION	MJ	MECHANICAL JOINT	UTIL	UTILITIES
D	DEPTH	MLW	MEAN LOW WATER	UV	ULTRAVIOLET
DIA	DIAMETER	MOBIL	MOBILIZATION	V	VOLT
DA	DRAINAGE AREA	MOD	MODIFIED	VAR	VARIES
DBH	DIAMETER AT BREAST HEIGHT	MON	MONUMENT	VC	VERTICAL CURVE
DBI	DITCH BOTTOM INLET	MOT	MAINTENANCE OF TRAFFIC	VCP	VITRIFIED CLAY PIPE
DBL	DOUBLE	MP	MILE POST	VEH	VEHICLE
DE	DRAINAGE EASEMENT	MPH	MILES PER HOUR	VERT	VERTICAL
DECEL	DECELERATION	MSL	MEAN SEA LEVEL	VOL	VOLUME
DEG	DEGREE	MTD	MOUNTED	VW	VARIABLE WIDTH
DELIN	DELINEATORS	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	W	WIDTH OR WATT
DEPT	DEPARTMENT	N	NORTH	W/	WITH
DET	DETECTABLE	N&C	NAIL AND CAP	WB	WESTBOUND
DFE	DESIGN FLOOD ELEVATION	N&D	NAIL AND DISK	WM	WATER MAIN
DGN	DESIGN	NA	NOT APPLICABLE	WSWT	WET SEASON WATER TABLE
DHW	DESIGN HIGH WATER	NAVD	NATIONAL AMERICAN VERTICAL DATUM	WT	WATER TABLE
DHWE	DESIGN HIGH WATER ELEVATION	NB	NORTHBOUND	WWF	WELDED WIRE FABRIC
DHWL	DESIGN HIGH WATER LEVEL	NE	NORTHEAST	WWR	WELDED WIRE REINFORCING
DI	DROP INLET	NEMA	NATIONAL ELECTRIC MANUFACTURES ASSOCIATION	XING	CROSSING
DIM	DIMENSION	NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929	XSEC	CROSS SECTION
DIST	DISTANCE	NHW	NORMAL HIGH WATER	YD	YARD
DR	DRIVE	NIC	NOT IN CONTRACT	YR	YEAR
DRWY	DRIVEWAY	NO	NUMBER		
DS	DESIGN SPEED	NOM	NOMINAL		
DSWT	DRY SEASON WATER TABLE	NORM	NORMAL		
DT	DITCH	NTS	NOT TO SCALE		
DWG	DRAWING	NW	NORTHWEST		
E	EAST	NWL	NORMAL WATER LEVEL		
EOP	EDGE OF PAVEMENT	OBG	OPTIONAL BASE GROUP		
EA	EACH	OA	OVERALL		
EB	EASTBOUND	OC	ON CENTER		
EL	ELEVATION	OD	OUTSIDE DIAMETER		
ELAST	ELASTOMERIC	OE	OVERHEAD ELECTRIC		
ELEC	ELECTRIC	OH	OVERHEAD		
ELLIP	ELLIPTICAL	OPT	OPTIONAL		
EMBED	EMBEDMENT	OT	OVERHEAD TELEPHONE		
EMBK	EMBANKMENT	PAR	PARALLEL		
ENCL	ENCLOSURE	PAVT	PAVEMENT		
ENGR	ENGINEER	PC	POINT OF CURVATURE		
EQ	EQUAL	PCBC	PRECAST CONCRETE BOX CULVERT		
EQUIP	EQUIPMENT	PCE	PERMANENT CONSTRUCTION EASEMENT		
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	PE	PROFESSIONAL ENGINEER		
ESMT	EASEMENT	PED	PEDESTRIAN		
EST	ESTABLISHED	PEN	PENETRATION		
ESTM	ESTIMATE	PG	PROFILE GRADE		
ETC	ET CETERA	PGL	PROFILE GRADE LINE		
EW	ENDWALL	PH	PHASE		
EX	EXCEPT	PI	POINT OF INTERSECTION		
EXC	EXCAVATION	PKG	PARKING		
EXIST	EXISTING	PKWY	PARKWAY		
EXP	EXPANSION	PL	PROPERTY LINE		
EXT	EXTENSION	PM	12:00 NOON UNTIL 11:59 MIDNIGHT		
FL	FLOWLINE	POC	POINT OF CONNECTION OR POINT OF CURVE		
FS	FLORIDA STATUTES	PP	POWER POLE		
FAC	FLORIDA ADMINISTRATIVE CODE	PR	PAIR		
FC	FRICTION COURSE	PRC	POINT OF REVERSE CURVATURE		
FD	FRENCH DRAIN	PRCST	PRECAST		
FDN	FOUNDATION	PREST	PRESTRESSED		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PRM	PERMANENT REFERENCE MONUMENT		
FE	FLOOR ELEVATION	PROD	PRODUCT		
FED	FEDERAL	PROJ	PROJECT		
FES	FLARED END SECTION	PROP	PROPOSED		
FFE	FINISHED FLOOR ELEVATION	PSF	POUNDS PER SQUARE FOOT		
FH	FIRE HYDRANT	PSI	POUNDS PER SQUARE INCH		
FIG	FIGURE	PSU	PRESTRESSED SLAB UNIT		
FIN	FINISH	PT	POINT OF TANGENCY		
FLA	FLORIDA	PUE	PUBLIC UTILITY EASEMENT		
FLEX	FLEXIBLE	PVC	POLYVINYL CHLORIDE		
FM	FORCE MAIN	PW	POTABLE WATER		
FOC	FIBER OPTIC CABLE	Q	PEAK DISCHARGE OR FLOW VOLUME		
FR	FRAME	R	RADIUS		
FT	FOOT OR FEET	RT	RIGHT		
FTB	FLOATING TURBIDITY BARRIER	ROW	RIGHT OF WAY		
FURN	FURNISH	RC	REVERSE CROWN		

PHASE 2 AREA: 262.56 ACRES

Table 1 - Project Wetland (WI) And Other Surface Water (SW) And Impact Summary

WL & SW ID	UMAM ASSESSMENT AREA NAME(S)	WL & SW TYPE	WL & SW SIZE (acres)	WL & SW NOT IMPACTED (acres)	TEMPORARY WL &SW IMPACT SIZE (acres)	TEMPORARY WL & SW IMPACT TYPE	PERMANENT WL &SW IMPACT SIZE (acres)	PERMANENT WL & SW IMPACT TYPE	MITIGATION ID
LAKE S	Lake S	527	1.57	1.57	0.00	N/A	0.00	N/A	N/A
LAKE T	Lake T	527	2.84	2.66	0.00	N/A	0.18	F	N/A
LAKE U	Lake U	527	2.59	2.58	0.00	N/A	0.01	F	N/A
LAKE V	Lake V	527	10.92	10.92	0.00	N/A	0.00	N/A	N/A
LAKE W	Lake W	527	5.04	5.04	0.00	N/A	0.00	N/A	N/A
LAKE X	Lake X	527	3.29	3.29	0.00	N/A	0.00	N/A	N/A
LAKE Y	Lake Y	527	1.72	0.45	0.00	N/A	1.27	F	N/A
LAKE Z1	Lake Z1	527	3.95	3.61	0.00	N/A	0.34	F	N/A
LAKE Z2	Lake Z2	527	3.73	3.73	0.00	N/A	0.00	N/A	N/A
LAKE Z3	Lake Z3	527	1.81	1.15	0.00	N/A	0.66	F	N/A
LAKE Z4	Lake Z4	527	4.71	4.71	0.00	N/A	0.00	N/A	N/A
LAKE Z5	Lake Z5	527	0.46	0.38	0.00	N/A	0.08	F	N/A
LAKE Z6	Lake Z6	527	0.43	0.0	0.00	N/A	0.43	F	N/A
PROJECT TOTALS:			**43.07**	**40.10**	**0.00**		**2.97**		

Comments:

Codes (multiple entries per cell not allowed):

- Wetland & Surface Water ID: Include ID on submitted wetland and surface water impact maps
- Wetland Type: from an established wetland classification system
- Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Form #62-330.060(1) - Application for Individual and Conceptual Approval Environmental Resource Permit and Authorization to Use State-Owned Submerged Lands
Incorporated by reference in subsection 62-330.060(1), F.A.C. (June 1, 2018)

LEGEND

	EXISTING	PROPOSED
DRAINAGE PIPE	32"-18" RCP	32"-18" RCP
DRAINAGE STRUCTURES	SW	
FINISHED FLOOR ELEVATION	N/A	19.0
ON-SITE STORM STRUCTURE #	N/A	S-1
OFF-SITE STORM STRUCTURE #	N/A	OS-1
SPOT GRADE ELEVATION	11.45	10.74
PARKING SPACE COUNT	6	16
TOP OF BERM		
RUBBLE RIP-RAP		
PAVEMENT		
PAVEMENT TO BE REMOVED		N/A
CONCRETE		
BUILDING/STRUCTURE		
RIGHT-OF-WAY		
CURB		
EASEMENT		
SWALE/DITCH		
TOP OF BANK	T T	T T
DRAINAGE FLOW ARROWS		
CROSS SECTION	N/A	A A
SPREADER SWALE		
LANDSCAPE BUFFER	N/A	
LAKE		
SWMA (DRY)		
WETLANDS		
WETLAND IMPACT AREA	N/A	
PROPERTY LINE	PL	PL
POTABLE WATER LINE	8"W	8"W
FORCE MAIN	8"F	8"F
SANITARY SEWER MAIN	8"SS	8"SS
IRRIGATION WATER MAIN	8"I	8"I
REUSE WATER MAIN	8"RU	8"RU
GATE VALVE		
REDUCER		
BLOW-OFF		
AIR RELEASE VALVE		
FIRE HYDRANT ASSEMBLY		
SINGLE WATER SERVICE		
DOUBLE WATER SERVICE		
SINGLE IRRIGATION SERVICE		
DOUBLE IRRIGATION SERVICE		
SINGLE SEWER SERVICE		
DOUBLE SEWER SERVICE		
FIRE DEPARTMENT CONNECTION	N/A	
SANITARY MANHOLE & ID		
LIFT STATION & ID		

VERTICAL DATUM:

ELEVATIONS SHOWN IN NAVD 88

CONVERSION TO (NGVD 29) (+)1.142

HERITAGE LANDING - PHASE 2

S:\JOBS\2200\2292L\PHASE 2\ENGINEERING\KEY PLANS\2292L - G4 - PHASE2.DWG 1/17/2020 11:08 AM DAVE TOPSTRA

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4161 TAMIAMI TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

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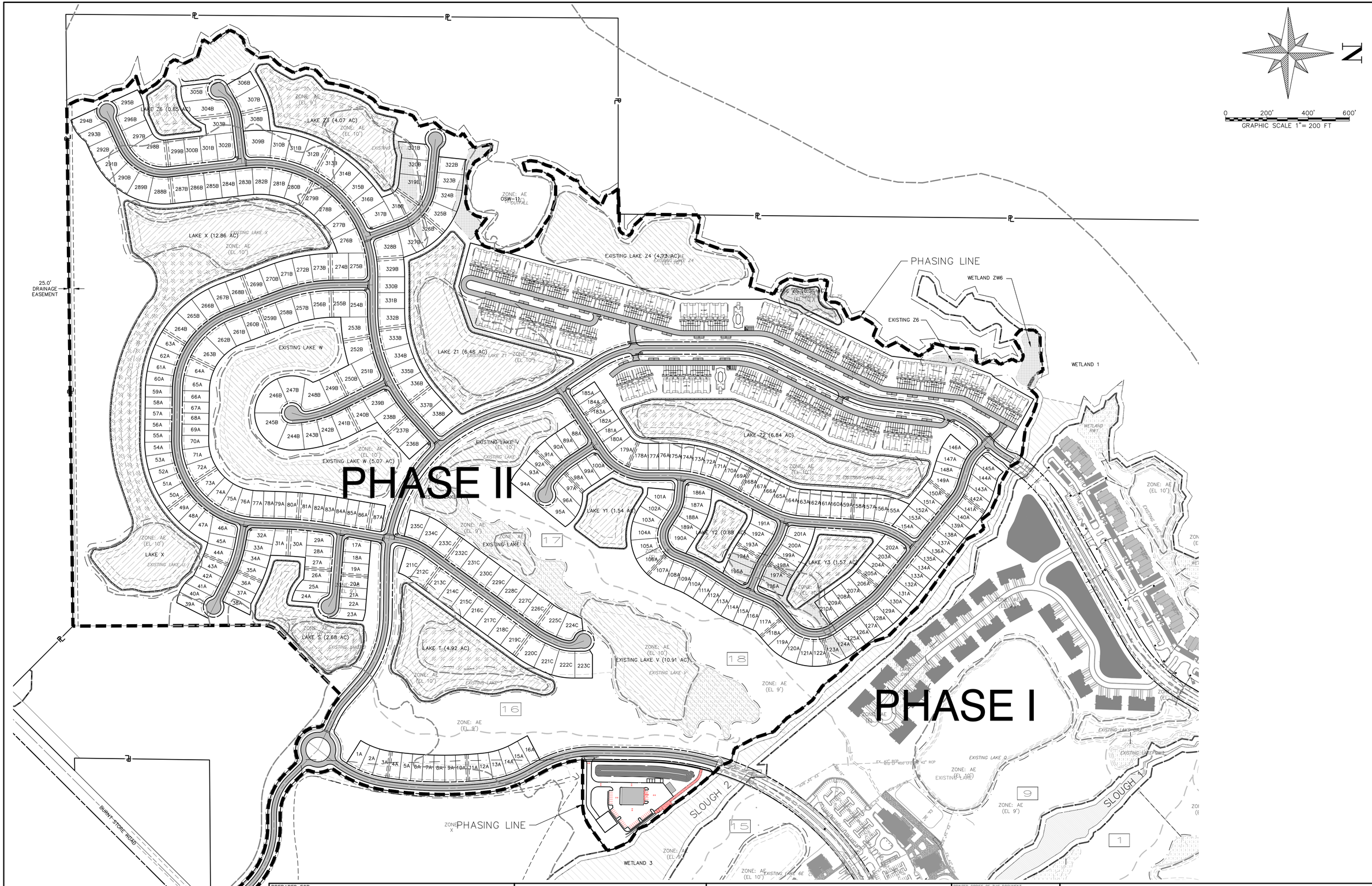
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CLAYTON W. REBOL, P.E. ON 1-17-20 USING A SHA AUTHORIZATION CODE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

GENERAL NOTES & LEGEND

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	GN&L	RWP	DCT	CWR	N.T.S.	4



HERITAGE LANDING - PHASE 2

S:\JOBS\2200\2292L\PHASE 2\ENGINEERING\DEV PLANS\2292L - 05 - RAMP.DWG 1/17/2020 11:07 AM DAVE EBERTRA

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

MASTER SITE DEVELOPMENT PLAN

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	_SDP	RWP	DCT	CWR	1" = 200'	5

SHEET 6A

SHEET 6B

SHEET 6C

SHEET 6D

N

0 200' 400' 600'

GRAPHIC SCALE 1" = 200 FT

HERITAGE LANDING - PHASE 2

LAKE Z6 (0.85 AC)
CWE = 1.86'
TOB = 2.83'

LAKE Z4 (4.07 AC)
CWE = 1.86'
TOB = 2.62'

LAKE X (12.86 AC)
CWE = 1.86'
TOB = 2.91'

EXISTING LAKE W
CWE = 4.36'
TOB = 5.38'

EXISTING LAKE W (5.07 AC)
CWE = 4.36'
TOB = 5.38'

LAKE Z1 (6.48 AC)
CWE = 1.86'
TOB = 3.31'

EXISTING LAKE V
CWE = 4.36'
TOB = 5.29'

LAKE S (2.68 AC)
CWE = 5.86'
TOB = 7.60'

LAKE T (4.92 AC)
CWE = 5.36'
TOB = 6.60'

EXISTING LAKE Z4 (4.73 AC)
CWE = 1.86'
TOB = 2.77'

LAKE Z5 (1.46 AC)
CWE = 1.86'
TOB = 2.65'

LAKE Z2 (6.84 AC)
CWE = 1.86'
TOB = 3.31'

LAKE Y1 (1.14 AC)
CWE = 3.86'
TOB = 4.79'

LAKE Y2 (0.98 AC)
CWE = 2.86'
TOB = 4.28'

LAKE Y3 (1.57 AC)
CWE = 2.86'
TOB = 4.52'

EXISTING LAKE V (10.91 AC)
CWE = 4.36'
TOB = 5.29'

WETLAND ZW6

WETLAND 1

WETLAND 3

EXISTING LAKE Q

OFFSITE BYPASS SWALE

BURNT STORE ROAD

ZONE: AE (EL 10')

ZONE: AE (EL 9')

ZONE: X

17

16

18

15

9

1

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

MASTER PAVING, GRADING, & DRAINAGE PLAN

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	MPGD	RWP	DCT	CWR	1" = 200'	6

S:\ARBY\2292L\2292L\PHASE 2\ENGINEERING\KEY PLANS\2292L - 06 - MPGD.DWG 1/17/2020 11:05 AM DAVE TERPSTRA

N

0 100' 200' 300'
GRAPHIC SCALE 1" = 100 FT

LAKE Z6 (0.85 AC)
CWE = 1.86'
TOB = 2.83'

LAKE Z3 (4.07 AC)
CWE = 1.86'
TOB = 2.62'

EXISTING LAKE Z3

LAKE X (12.86 AC)
CWE = 1.86'
TOB = 2.91'

EXISTING LAKE X

EXISTING LAKE W
CWE = 4.36'
TOB = 5.38'

LAKE Z1 (6.48 AC)
CWE = 1.86'
TOB = 3.31'

EXISTING LAKE Z1

EXISTING LAKE Y
CWE =
TOB =

OSW-11
OUTFALL

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

PAVING, GRADING, & DRAINAGE PLAN - 1

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	PGD-1	RWP	DCT	CWR	1" = 100'	6A

S:\JOBS\2292L\2292L\PHASE 2\ENGINEERING\CAD\ PLANS\2292L - 06 - GRADING 1/17/2020 11:09 AM DAVE ESPOSITO

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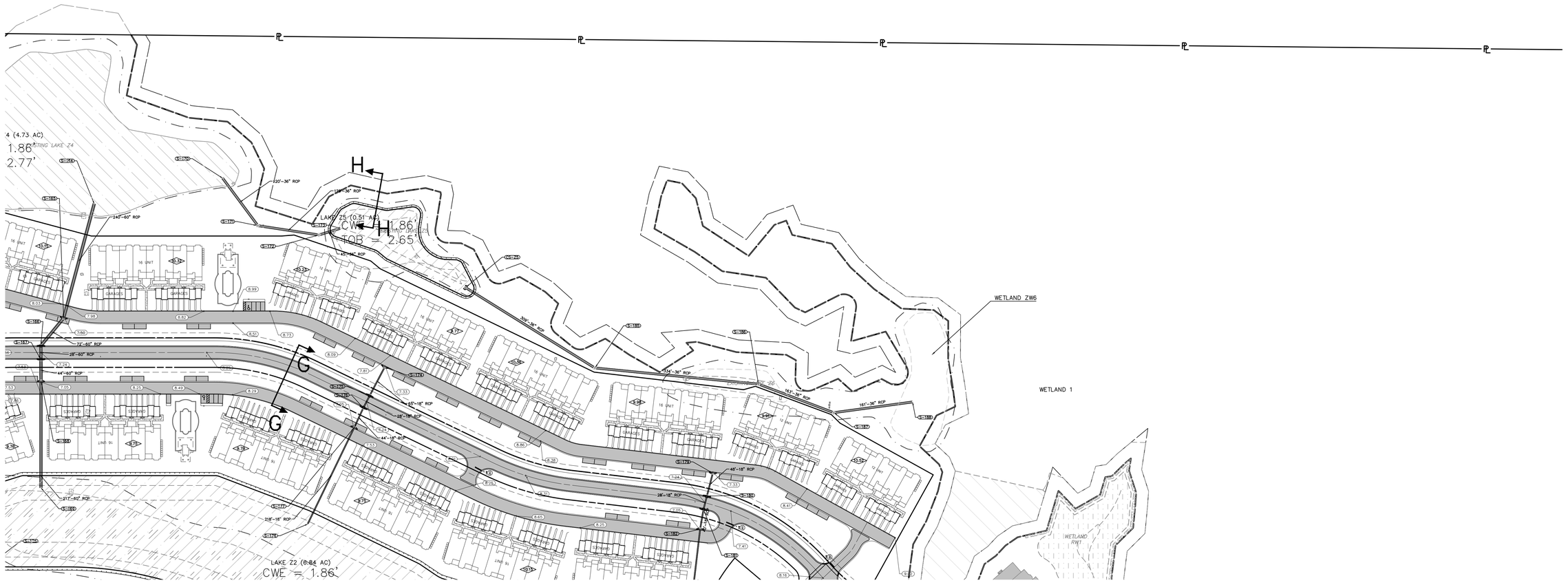
GRAPHIC SCALE 1" = 100 FT



S:\JOBS\2019\2292L\PHASE 2\ENGINEERING\DEV PLANS\2292L - 06 - MPD.DWG 1/17/2020 11:19 AM DAVE TEMPSTRA

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

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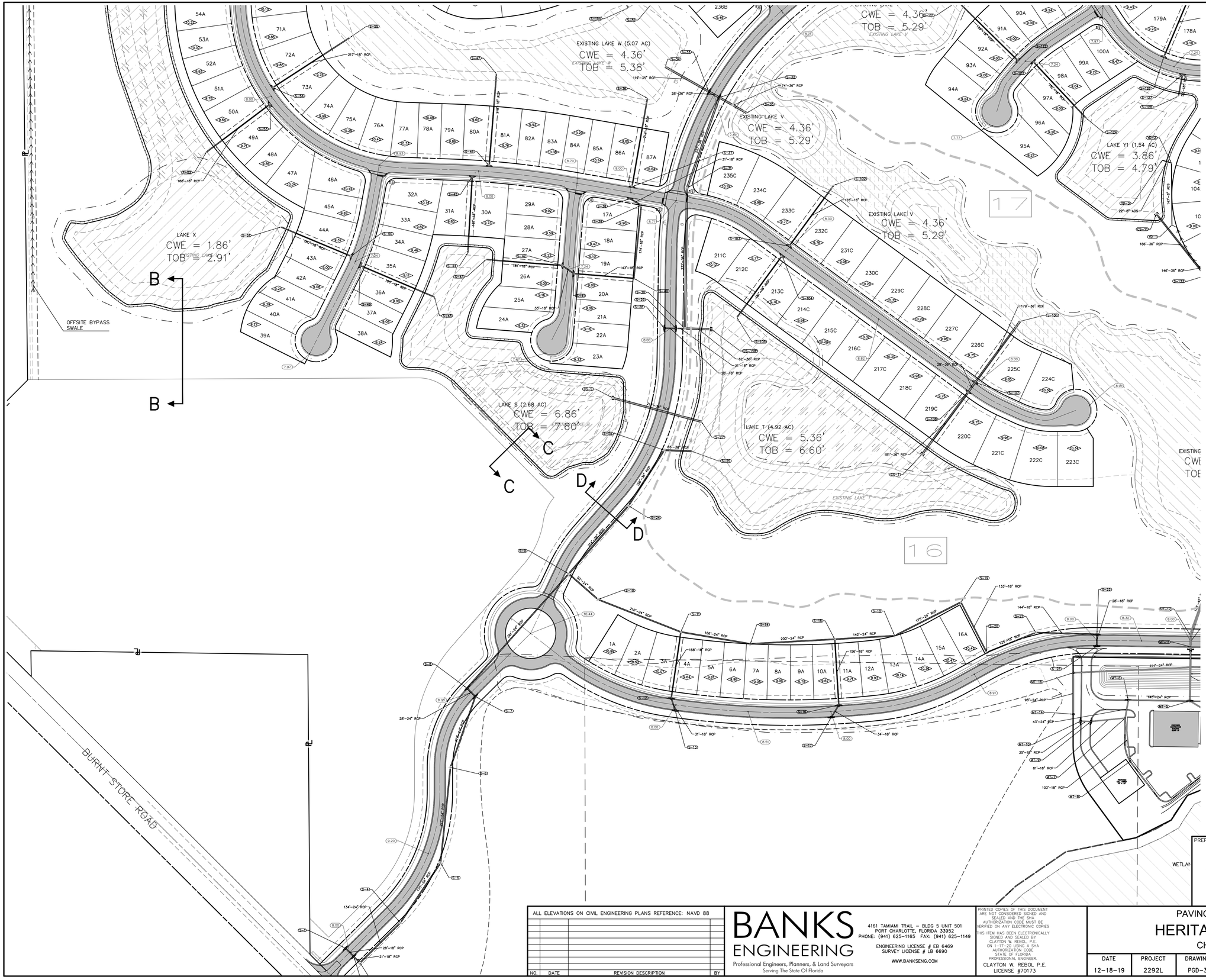
PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

PAVING, GRADING, & DRAINAGE PLAN - 2

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	PGD-2	RWP	DCT	CWR	1" = 100'	6B



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NO.	DATE	REVISION DESCRIPTION	BY

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PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

PREPARED FOR:

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10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

PAVING, GRADING, & DRAINAGE PLAN - 3

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	PGD-3	RWP	DCT	CWR	1" = 200'	6C

N

0 100' 200' 300'
GRAPHIC SCALE 1" = 100 FT

HERITAGE LANDING - PHASE 2

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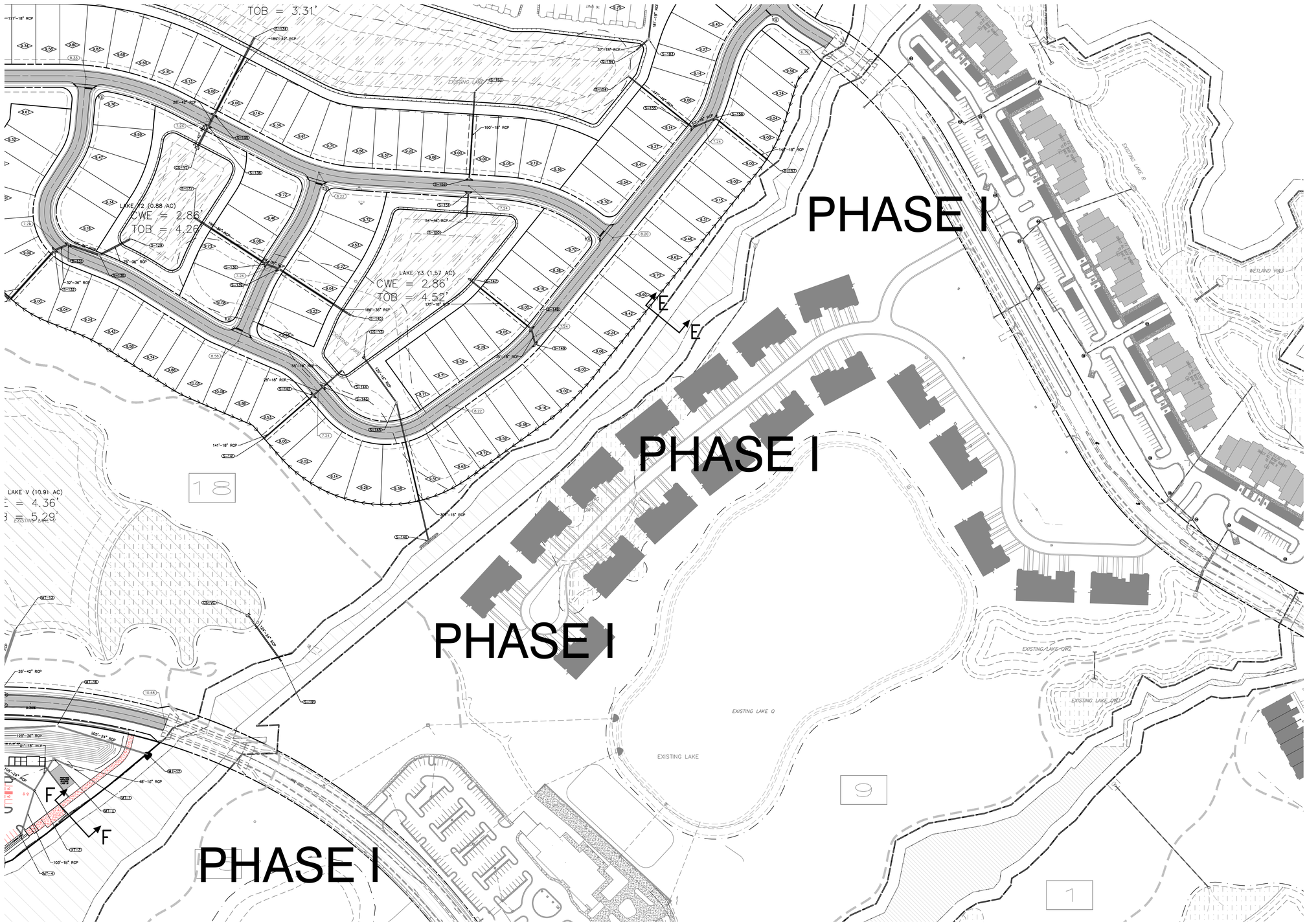

HERITAGE LANDING - PHASE 2

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

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STATE OF FLORIDA PROFESSIONAL ENGINEER.

CLAYTON W. REBOL P.E.
LICENSE #70173

PAVING, GRADING, & DRAINAGE PLAN - 4

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	PGD-4	RWP	DCT	CWR	1" = 100'	6D

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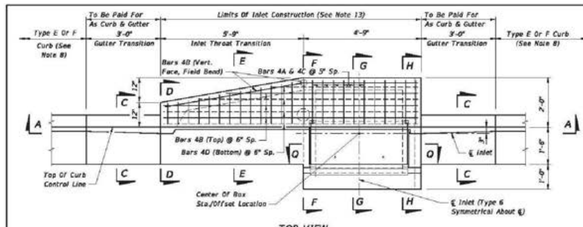
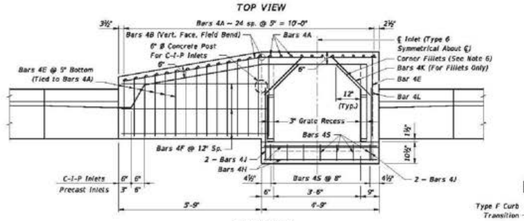
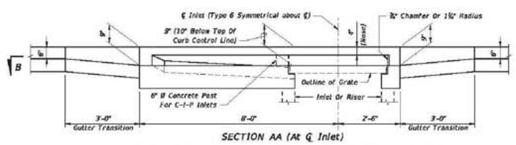


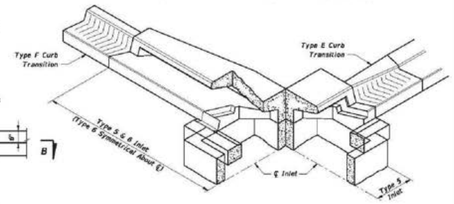
TOP VIEW



SECTION BB



SECTION AA (At ℄ Inlet)



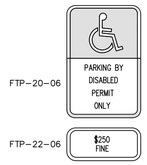
SKETCH SHOWING FRAME SEAT AND THROAT RECESS

INLET TYPE 5 (Curb Inlet Type 6 Symmetrical With Left Half)

GENERAL NOTES

1. The finished grade and slope of the inlet tops are to conform with the finished cross slope and grade of the proposed sidewalk and/or border.
2. For inlets constructed on a curve, refer to the plans to determine the radius, and modify the inlet details accordingly. Bend steel when necessary.
3. All reinforcing steel to be Grade 60 bars with 1½" minimum cover unless otherwise shown, see Sheet 4 for equivalent area Welded Wire Reinforcement details.
4. Inlet tops shall be either cast-in-place or precast concrete. Precast units shall conform to the dimensions shown or in accordance with approved shop drawings. Request for shop drawing approval shall be directed to the State Drainage Engineer.
5. Concrete meeting the requirements of ASTM C478 (4,000 psi) may be used in lieu of Class II concrete for precast units, manufactured in plants which meet the requirements of Section 449 of the Specifications.
6. Corner fillets are required at inlet opening for precast units or C-I-P units used in conjunction with circular inlet bottoms or skewed rectangular inlet bases. Finish top at fillets flush with drain throat bottom and match slope.
7. For inlet bottoms see Index No. 200. Inlet tops are to be used with Type P bottoms, or Type J bottoms with 3'-0" square (Type B), 3'-0" or 4' round (Type A) risers or top slab openings.
8. These inlet tops are designed for use with standard curb and gutter Type E and Type F. Locate inlet outside of pedestrian crosswalks. For Type E curb, transition the shape of the curb over the gutter transition length to match the face of the inlet (Type F).
9. See Index No. 201 for supplemental details.
10. All steel used for frame and grate shall meet the requirements of ASTM A36/A36M.
11. Either cast iron grates or steel grates may be used.
12. When Alternate "P" grate is specified in the plans either the cast iron grate and galvanized steel frame or the the galvanized steel grate and frame must be used. Grates are to be grouted in accordance with the grouting detail shown on Sheet 3, in lieu of tack welding.
13. Inlet to be paid for under the contract unit price for Inlets (Curb) (Type ___), Each.

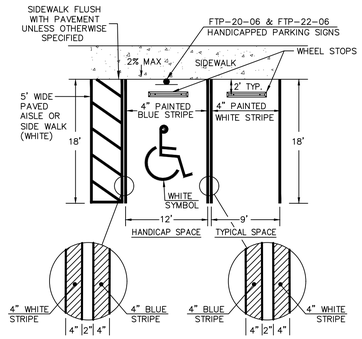
LAST REVISION	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	CURB INLET TOPS TYPES 5 AND 6	INDEX NO.	SHEET NO.
11/01/16	REVISED			211	1 of 5



NOTE: FTP-20-06 & FTP-22-06 HANDICAPPED PARKING SIGN SHALL BE INSTALLED 84" ABOVE GRADE MEASURED TO THE BOTTOM OF THE SIGN.

FTP-20-06 & FTP-22-06 HANDICAP PARKING SIGNS

N.T.S.



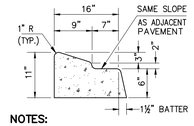
NOTE: 1. HANDICAP PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

2. ALL STRIPING TO BE HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.

3. PARKING SPACE AND ACCESS AISLE MEASUREMENTS ARE ESTABLISHED FROM THE CENTER OF THE MARKINGS AS SHOWN ABOVE.

PARKING SPACE DETAIL

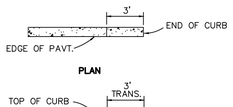
N.T.S.



NOTES:
1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 P.S.I. MINIMUM STRENGTH)
2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.

TYPE "A" CURB

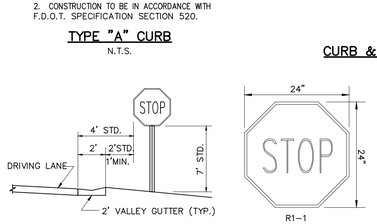
N.T.S.



STRAIGHT END

CURB & GUTTER ENDING DETAIL

N.T.S.



TYPICAL SIGN PLACEMENT — SIGN DETAIL

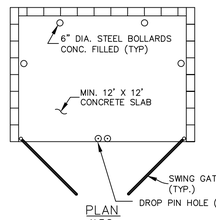
24" R1-1 STOP SIGN DETAIL (INTERNAL AREA)

N.T.S.

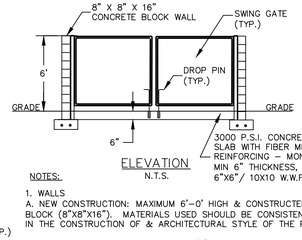
STOP BAR STRIPING DETAIL

N.T.S.

1. TRAFFIC STRIPE LOCATION TO BE IN ACCORDANCE WITH F.D.O.T. DETAIL 17346
2. TRAFFIC STRIPE MATERIAL TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 710.



PLAN
N.T.S.



ELEVATION
N.T.S.

NOTES:

1. WALLS
A. NEW CONSTRUCTION: MAXIMUM 6'-0" HIGH & CONSTRUCTED OF CONCRETE BLOCK (8"X8"X16"). MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF & ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING.

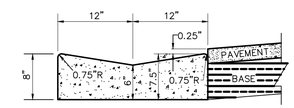
2. GATES CONSTRUCTED OF MIN. 1–1/2" DIAMETER GALVANIZED TUBULAR STEEL W/PRIVACY–TYPE SLATS INSERTED IN GALVANIZED STEEL MESH FABRIC, HINGE–MOUNTED ON MIN. 3" DIAMETER GALVANIZED STEEL POST. (GATES & POST CONSTRUCTED & INSTALLED PER APPLICABLE BUILDING CODE BY LICENSED FENCE CONTRACTOR).

3. DROP PIN 1/2" DIA. 18" LONG METAL ROD GATE LATCH. PROVIDE 3/4" DIA. HOLE 6" INTO CONCRETE FOR RODS. IN ASPHALT PROVIDE A 3/4" P.V.C. SLEEVE, 6" LONG, OR EQUAL.

4. GRADING
SEE PLANS FOR GRADING OF CONCRETE SLAB.

DUMPSTER ENCLOSURE DETAIL

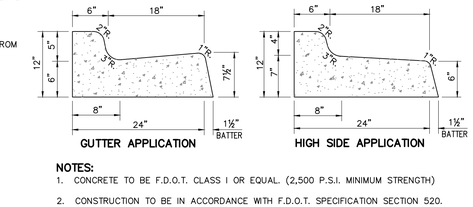
N.T.S.



NOTES:
1) CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL (2,500 PSI MINIMUM STRENGTH).
2) CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.

STANDARD 2' CONCRETE VALLEY GUTTER DETAIL

NOT TO SCALE



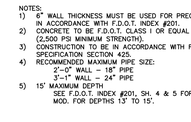
NOTES:
1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 P.S.I. MINIMUM STRENGTH)

2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.

3. WHEN USED ON HIGH SIDE OF PAVEMENTS, THE CROSS SLOPE OF THE GUTTER SHALL SPILL OUT WITH 1" FALL AS SHOWN.

TYPE "F" CURB

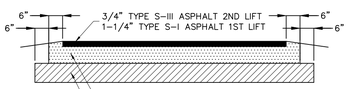
N.T.S.



CROSSWALK STRIPING DETAIL

N.T.S.

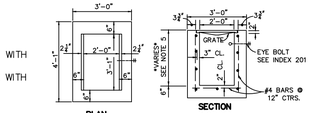
NOTES:
1) TRAFFIC STRIPE LOCATION TO BE IN ACCORDANCE WITH F.D.O.T. DETAIL 17346.
2) TRAFFIC STRIPE MATERIAL TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 710.



PARKING LOT ASPHALT SECTION

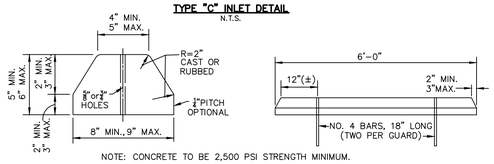
N.T.S.

NOTES:
1) 6" WALL THICKNESS MUST BE USED FOR PRECAST INLETS IN ACCORDANCE WITH F.D.O.T. INDEX #201.
2) CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL (2,500 PSI MINIMUM STRENGTH).
3) CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 425.
4) RECOMMENDED MAXIMUM PIPE SIZE:
2'–0" WALL – 18" PIPE
3'–1" WALL – 24" PIPE
4'–1" WALL – 36" PIPE
5) 15' MAXIMUM DEPTH
SEE F.D.O.T. INDEX #201, SH. 4 & 5 FOR REINF. MOD. FOR DEPTHS 13' TO 15'.



TYPE "C" INLET DETAIL

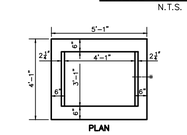
N.T.S.



NOTE: CONCRETE TO BE 2,500 PSI STRENGTH MINIMUM.

WHEEL STOP DETAIL

N.T.S.



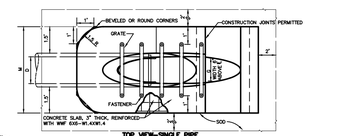
NOTES:
1) 6" WALL THICKNESS MUST BE USED FOR PRECAST INLETS IN ACCORDANCE WITH F.D.O.T. INDEX #201.
2) CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL (2,500 PSI MINIMUM STRENGTH).
3) CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 425.
4) RECOMMENDED MAXIMUM PIPE SIZE:
3'–1" WALL – 24" PIPE
4'–1" WALL – 36" PIPE
5) 15' MAXIMUM DEPTH
SEE F.D.O.T. INDEX #201, SH. 4 & 5 FOR REINF. MOD. FOR DEPTHS 13' TO 15'.

STRAIGHT BARS 2"X 4"
RETICULINE BARS 1¼"x⅜"
BANDS 2"x 1"
APPROX. WEIGHT 190 LBS.

TYPE "D" INLET DETAIL

N.T.S.

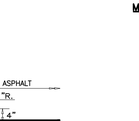
DITCH BOTTOM APPLICATIONS (NEEDS IRON GRATE FOR TRAFFIC)



DIMENSIONS & QUANTITIES												
								M				Grate Pipe Size
D	X	A	B	C	E	F	G	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	N	
18"	6'-7"	2'-3"	4'-9"	6'-3"	4'-5"	8"	1'-2"	4.5'	7.5'	9.75'	11.5'	1'-1"	None
24"	6'-10"	2'-10"	5'-4"	6'-10"	5'-0"	9"	1'-4"	5.0'	8.0'	10.50'	12.5'	1'-3"	None
30"	7'-1"	3'-5"	5'-10"	7'-5"	5'-7"	10"	1'-7"	5.5'	8.5'	11.25'	13.5'	1'-5"	None
36"	7'-4"	4'-0"	6'-3"	8'-0"	6'-2"	11"	1'-10"	6.0'	9.0'	11.75'	14.25'	1'-7"	24"
42"	7'-7"	4'-7"	6'-8"	8'-7"	6'-9"	12"	2'-1"	6.5'	9.5'	12.50'	15.00'	1'-9"	30"
48"	7'-10"	5'-2"	7'-1"	9'-2"	7'-4"	13"	2'-4"	7.0'	10.0'	13.00'	15.75'	1'-11"	36"
54"	8'-1"	5'-9"	7'-6"	9'-7"	7'-11"	14"	2'-7"	7.5'	10.5'	13.75'	16.50'	2'-1"	42"
60"	8'-4"	6'-4"	7'-11"	10'-0"	8'-6"	15"	2'-10"	8.0'	11.0'	14.50'	17.25'	2'-3"	48"

MITERED END SECTION

N.T.S.

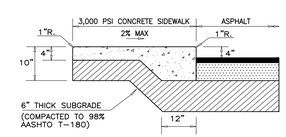


NOTES:
1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 PSI MINIMUM STRENGTH).

2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.

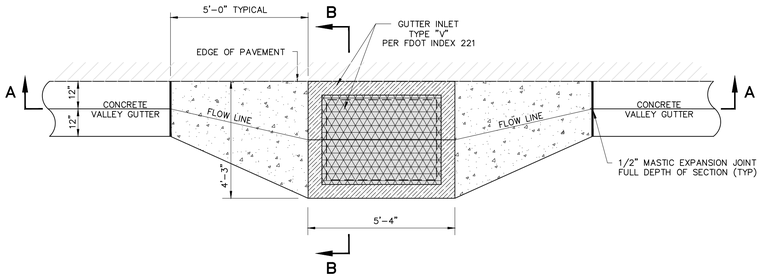
TYPE "D" CURB DETAIL

N.T.S.

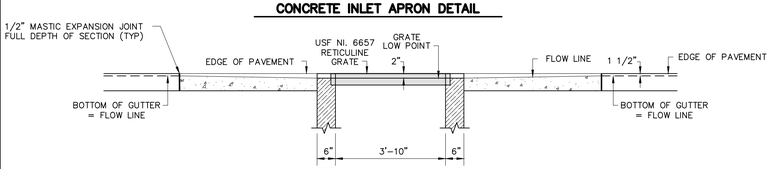


CONCRETE SIDEWALK TO ASPHALT SECTION

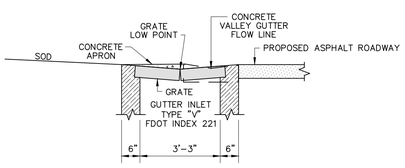
N.T.S.



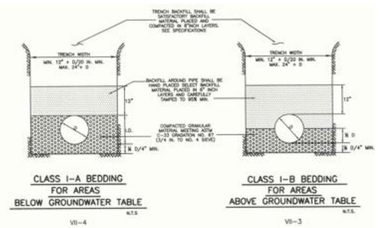
CONCRETE INLET APRON DETAIL

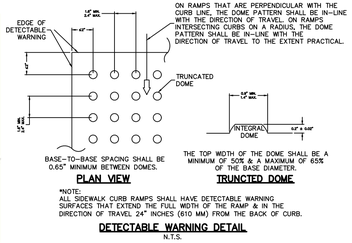


CONCRETE APRON SECTION A–A



CONCRETE APRON SECTION B–B





PLAN VIEW — TRUNCTED DOME

*NOTE:
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP & IN THE DIRECTION OF TRAVEL 24" INCHES (610 MM) FROM THE BACK OF CURB.

DETECTABLE WARNING DETAIL

N.T.S.

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239–278–1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625–1165 FAX: (941) 625–1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

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THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CLAYTON W. REBOL, P.E. ON 1–17–20 USING A SHA AUTHORIZATION CODE
STATE OF FLORIDA PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

PAVING, GRADING, & DRAINANGE DETAILS

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12–18–19	2292L	_PGD–DT	RWP	DCT	CWR	N.T.S.	7

HERITAGE LANDING - PHASE 2

S:\JOBS\2292L\2292L\PHASE 2\ENGINEERING\DEV PLANS\2292L - 07 - PGD-DT.DWG 1/17/2020 11:11 AM DAVE TERPSTRA

HERITAGE LANDING - PHASE 2

Structure Table		
STRUCTURE #	STRUCTURE TYPE	STRUCTURE DETAILS
MT-13	42" PIPE END SUPPORT	42" E INV = -2.00'
MT-17	42" PIPE END SUPPORT	24" S INV = -6.00'
S-26	36" PIPE END SUPPORT	36" S INV = 0.00'
S-27	36" PIPE END SUPPORT	36" S INV = 1.50'
S-34	36" PIPE END SUPPORT	36" NE INV = -1.00'
S-35	36" PIPE END SUPPORT	36" SW INV = -1.00'
S-36	18" PIPE END SUPPORT	18" E INV = -0.61'
S-43	18" PIPE END SUPPORT	18" N INV = 3.11'
S-44	18" PIPE END SUPPORT	18" W INV = 3.11'
S-47	18" PIPE END SUPPORT	18" E INV = 0.61'
S-48	18" PIPE END SUPPORT	18" SW INV = -2.00'
S-51	18" PIPE END SUPPORT	18" NE INV = -2.00'
S-52	18" PIPE END SUPPORT	18" NW INV = -2.00'
S-55	18" PIPE END SUPPORT	18" SE INV = -2.00'
S-56	18" PIPE END SUPPORT	18" SW INV = -2.00'
S-59	18" PIPE END SUPPORT	18" NE INV = -2.00'
S-60	18" PIPE END SUPPORT	18" E INV = -2.00'
S-63	18" PIPE END SUPPORT	18" W INV = -2.00'
S-64	18" PIPE END SUPPORT	18" W INV = -2.00'
S-67	18" PIPE END SUPPORT	18" NE INV = -2.00'
S-74	18" PIPE END SUPPORT	18" SW INV = -2.00'
S-77	42" PIPE END SUPPORT	42" S INV = -4.01'
S-78	42" PIPE END SUPPORT	42" SE INV = -4.06'
S-81	42" PIPE END SUPPORT	42" NW INV = -1.39'
S-82	18" PIPE END SUPPORT	18" NE INV = -2.00'
S-85	18" PIPE END SUPPORT	18" SW INV = -2.00'
S-86	48" PIPE END SUPPORT	48" SE INV = -4.50'
S-87	48" PIPE END SUPPORT	48" SE INV = -4.50'
S-89	48" PIPE END SUPPORT	48" SW INV = -4.50'
S-90	36" PIPE END SUPPORT	36" SE INV = -3.50'
S-93	36" PIPE END SUPPORT	36" NW INV = -3.50'
S-94	36" PIPE END SUPPORT	36" S INV = -3.50'
S-97	36" PIPE END SUPPORT	36" N INV = -3.50'
S-98	36" PIPE END SUPPORT	36" E INV = -3.50'
S-101	36" PIPE END SUPPORT	36" W INV = -3.50'
S-102	18" PIPE END SUPPORT	18" SE INV = 0.61'
S-105	18" PIPE END SUPPORT	18" NW INV = 1.61'
S-106	36" PIPE END SUPPORT	36" SE INV = 0.00'
S-109	18" PIPE END SUPPORT	18" E INV = -3.89'
S-112	18" PIPE END SUPPORT	18" W INV = -1.89'
S-113	36" PIPE END SUPPORT	36" E INV = -3.50'
S-114	42" PIPE END SUPPORT	42" E INV = -4.00'
S-115	18" PIPE END SUPPORT	18" N INV = -2.00'
S-120	18" PIPE END SUPPORT	18" SW INV = -2.00'
S-121	18" PIPE END SUPPORT	18" NE INV = -2.00'
S-124	18" PIPE END SUPPORT	18" SW INV = -2.00'
S-125	18" PIPE END SUPPORT	18" SE INV = -2.00'
S-128	18" PIPE END SUPPORT	18" W INV = -2.00'
S-129	36" PIPE END SUPPORT	36" SE INV = -2.50'
S-134	42" PIPE END SUPPORT	42" SE INV = -4.00'
S-137	36" PIPE END SUPPORT	36" NE INV = -2.50'
S-140	36" PIPE END SUPPORT	36" SW INV = -2.50'
S-144	18" PIPE END SUPPORT	18" SE INV = -2.00'
S-147	18" PIPE END SUPPORT	18" NE INV = -2.00'
S-150	18" PIPE END SUPPORT	18" W INV = -2.00'
S-153	18" PIPE END SUPPORT	18" E INV = -2.00'
S-154	18" PIPE END SUPPORT	18" NE INV = -2.00'
S-160	18" PIPE END SUPPORT	18" W INV = -4.55'
S-163	18" PIPE END SUPPORT	18" W INV = -4.41'
S-170	36" PIPE END SUPPORT	36" NE INV = -3.50'
S-173	36" PIPE END SUPPORT	36" S INV = -3.50'
S-178	18" PIPE END SUPPORT	18" NW INV = -2.00'
S-184	18" PIPE END SUPPORT	18" NW INV = -2.00'
S-188	36" PIPE END SUPPORT	36" S INV = -3.50'
S-189	36" PIPE END SUPPORT	36" NE INV = -3.50'
S-190	36" PIPE END SUPPORT	36" NE INV = -3.50'
S-191	24" PIPE END SUPPORT	24" SW INV = 0.00'
S-192	18" PIPE END SUPPORT	18" NE INV = -2.00'
S-195	18" PIPE END SUPPORT	18" SW INV = -2.00'
S-196	36" MITERED END SECTION	36" W INV = -1.50'
S-197	36" MITERED END SECTION	36" E INV = -1.50'

Structure Table		
STRUCTURE #	STRUCTURE TYPE	STRUCTURE DETAILS
MT-2	JUNCTION BOX	RIM = 7.50' 18" SE INV = -2.00' 18" NE INV = -2.00'
MT-16	JUNCTION BOX	RIM = 8.50' 24" S INV = -6.00' 24" N INV = -6.00'
S-3	JUNCTION BOX	RIM = 7.25' 18" SW INV = 3.00' 24" NW INV = 3.00'
S-4	JUNCTION BOX	RIM = 8.25' 24" SE INV = 3.00' 24" NW INV = 3.00'
S-5	JUNCTION BOX	RIM = 9.00' 24" SE INV = 3.00' 24" W INV = 3.00'
S-6	JUNCTION BOX	RIM = 8.25' 24" E INV = 3.00' 24" W INV = 3.00'
S-9	JUNCTION BOX	RIM = 9.76' 24" SE INV = 3.00' 36" NW INV = 3.00' 24" NE INV = 3.00'
S-10	JUNCTION BOX	RIM = 9.50' 24" SW INV = 3.00' 24" N INV = 3.00'
S-14	JUNCTION BOX	RIM = 9.27' 24" S INV = 3.00' 24" N INV = 3.00'
S-18	JUNCTION BOX	RIM = 9.34' 24" S INV = 3.00' 24" NW INV = 3.00'
S-20	JUNCTION BOX	RIM = 9.00' 18" SW INV = 3.00' 18" N INV = 3.00'
S-21	JUNCTION BOX	RIM = 8.50' 18" S INV = 3.00' 18" N INV = 3.00'
S-24	JUNCTION BOX	RIM = 9.00' 36" SE INV = 3.00' 36" NW INV = 3.00'
S-25	JUNCTION BOX	RIM = 9.25' 36" SE INV = 3.00' 36" N INV = 3.00'
S-30	JUNCTION BOX	RIM = 7.29' 36" N INV = -1.00' 18" S INV = -1.00' 36" W INV = -1.00'
S-31	JUNCTION BOX	RIM = 8.98' 36" E INV = -1.00' 36" W INV = -1.00'
S-39	JUNCTION BOX	RIM = 8.16' 18" SW INV = 3.00' 18" E INV = 3.00'
S-65	JUNCTION BOX	RIM = 9.25' 18" W INV = -2.00' 18" E INV = -2.00'
S-68	JUNCTION BOX	RIM = 9.25' 18" E INV = -2.00' 18" SW INV = -2.00'
S-70	JUNCTION BOX	RIM = 7.62' 18" S INV = -2.00' 18" W INV = -2.00'
S-73	JUNCTION BOX	RIM = 9.00' 18" S INV = -2.00' 18" NE INV = -2.00'
S-88	JUNCTION BOX	RIM = 8.25' 48" S INV = -4.50' 48" NE INV = -4.50'
S-116	JUNCTION BOX	RIM = 8.75' 18" S INV = -2.00' 18" NW INV = -2.00'
S-119	JUNCTION BOX	RIM = 8.50' 18" SE INV = -2.00' 18" NE INV = -2.00'
S-130	JUNCTION BOX	RIM = 6.78' 36" S INV = -2.50' 36" NW INV = -2.50'
S-133	JUNCTION BOX	RIM = 8.00' 36" SW INV = -2.50' 36" NW INV = -2.50'
S-145	JUNCTION BOX	RIM = 8.75' 15" SW INV = -3.25' 15" E INV = -3.25'
S-171	JUNCTION BOX	RIM = 9.00' 36" SW INV = -3.50' 36" N INV = -3.50'
S-172	JUNCTION BOX	RIM = 9.00' 36" S INV = -3.50' 36" N INV = -3.50'
S-183	JUNCTION BOX	RIM = 9.20' 18" W INV = -2.00' 18" SE INV = -2.00'
S-185	JUNCTION BOX	RIM = 9.00' 36" SW INV = -3.50' 36" N INV = -3.50'
S-186	JUNCTION BOX	RIM = 9.00' 36" S INV = -3.50' 36" N INV = -3.50'
S-187	JUNCTION BOX	RIM = 9.00' 36" S INV = -3.50' 36" N INV = -3.50'

Structure Table		
STRUCTURE #	STRUCTURE TYPE	STRUCTURE DETAILS
CS-S	CONTROL STRUCTURE TYPE "E" INLET (SEE DETAILS)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 7.00' 36" N INV = 1.50'
CS-T	CONTROL STRUCTURE TYPE "E" INLET (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 5.58' 36" NW INV = 0.00'
CS-TVW	CONTROL STRUCTURE TYPE "H" INLET 2/3 GRATE (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 5.58' 36" S INV = 0.00'
CS-VA	CONTROL STRUCTURE TYPE "H" INLET 2/3 GRATE (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 4.50' 42" W INV = -1.50'
CS-VB	CONTROL STRUCTURE TYPE "H" INLET 2/3 GRATE (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 4.50' 36" W INV = -1.00'
CS-VC	CONTROL STRUCTURE TYPE "E" INLET (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 4.35' 24" NE INV = 0.00'
CS-W	CONTROL STRUCTURE TYPE "H" INLET 2/3 GRATE (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 4.50' 42" N INV = -1.50'
CS-Y1	CONTROL STRUCTURE TYPE "E" INLET (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 4.07' 36" NE INV = -1.50'
CS-Y2	CONTROL STRUCTURE TYPE "E" INLET (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 3.14' 42" NW INV = -3.00'
CS-Y3	CONTROL STRUCTURE TYPE "E" INLET (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 4.53' 15" NE INV = -1.00'
CS-Z1A	CONTROL STRUCTURE TYPE "H" INLET 2/3 GRATE (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 2.00' 48" NW INV = -4.50'
CS-Z1B	CONTROL STRUCTURE TYPE "H" INLET 2/3 GRATE (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 2.00' 48" NW INV = -4.50'
CS-Z3AZ3B	CONTROL STRUCTURE (2) TYPE "H" INLET 4 GRATE (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 2.00' 48" N INV = -4.50'
CS-Z4A	CONTROL STRUCTURE TYPE "E" INLET (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 2.00' 36" SW INV = -3.50'
CS-Z4B	CONTROL STRUCTURE TYPE "E" INLET (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 2.00' 36" SW INV = -3.50'
CS-Z5	CONTROL STRUCTURE TYPE "E" INLET (SEE DETAIL)	(SEE CONTROL STRUCTURE DETAILS FOR STRUCTURE INFORMATION) GRATE = 2.00' 36" NE INV = -3.50'

Structure Table		
STRUCTURE #	STRUCTURE TYPE	STRUCTURE DETAILS
MT-1	TYPE "C" INLET	GRATE/EOP = 7.00' 18" SW INV = -2.00'
MT-3	TYPE "C" INLET	GRATE/EOP = 7.00' 24" SW INV = -2.00' 18" E INV = -2.00' 18" NW INV = -2.00'
MT-4	TYPE "C" INLET	GRATE/EOP = 7.00' 18" W INV = -2.00'
MT-5	TYPE "6" INLET	GRATE/EOP = 7.00' 36" W INV = -2.00' 24" S INV = -2.00' 24" NE INV = -2.00'
MT-6	TYPE "6" INLET	GRATE/EOP = 7.00' 24" E INV = -2.00' 24" N INV = -2.00'
MT-7	TYPE "C" INLET	GRATE/EOP = 7.00' 24" W INV = -2.00' 18" E INV = -2.00' 18" S INV = -2.00'
MT-8	TYPE "C" INLET	GRATE/EOP = 7.00' 18" W INV = -2.00'
MT-9	TYPE "6" INLET	GRATE/EOP = 7.00' 18" N INV = -2.00' 18" S INV = -2.00'
MT-10	TYPE "6" INLET	GRATE/EOP = 7.00' 18" N INV = -2.00'
MT-11	TYPE "6" INLET W/ ALT BTM	GRATE/EOP = 7.76' 42" W INV = -2.00' 36" E INV = -2.00'
MT-12	TYPE "6" INLET W/ ALT BTM	GRATE/EOP = 7.76' 42" E INV = -2.00' 42" W INV = -2.00'
MT-14	TYPE "C" INLET	GRATE/EOP = 7.00' 24" W INV = 0.00'
MT-15	TYPE "C" INLET	GRATE/EOP = 7.00' 24" E INV = -6.00' 24" N INV = -6.00'
S-1	TYPE "6" INLET	GRATE/EOP = 7.76' 18" NE INV = 4.86'
S-2	TYPE "6" INLET	GRATE/EOP = 7.76' 18" SW INV = 4.86' 18" NE INV = 4.86'
S-7	TYPE "6" INLET	GRATE/EOP = 7.76' 24" E INV = 3.00' 24" SW INV = 3.00'
S-8	TYPE "6" INLET	GRATE/EOP = 7.76' 24" NE INV = 3.00' 24" NW INV = 3.00'
S-11	TYPE "C" INLET	GRATE/EOP = 8.50' 24" S INV = 3.00' 18" E INV = 3.00' 24" N INV = 3.00'
S-12	TYPE "6" INLET	GRATE/EOP = 7.76' 18" W INV = 4.86' 18" E INV = 4.86'
S-13	TYPE "6" INLET	GRATE/EOP = 7.76' 18" W INV = 4.86'
S-15	TYPE "C" INLET	GRATE/EOP = 8.50' 24" S INV = 3.00' 18" E INV = 3.00' 24" N INV = 3.00'
S-16	TYPE "6" INLET	GRATE/EOP = 7.76' 18" W INV = 4.86' 18" SE INV = 4.86'
S-17	TYPE "6" INLET	GRATE/EOP = 7.76' 18" NW INV = 4.86'
S-19	TYPE "C" INLET	GRATE/EOP = 8.50' 24" SE INV = 3.00' 18" NE INV = 3.00'
S-22	TYPE "6" INLET	GRATE/EOP = 7.76' 18" S INV = 4.86' 18" E INV = 4.86'
S-23	TYPE "6" INLET	GRATE/EOP = 7.76' 18" W INV = 4.86'
S-28	TYPE "6" INLET	GRATE/EOP = 7.78' 18" N INV = 4.86'
S-29	TYPE "6" INLET	GRATE/EOP = 7.76' 18" N INV = 4.86' 18" S INV = 4.86'
S-32	TYPE "6" INLET	GRATE/EOP = 7.63' 36" E INV = -1.00' 36" NE INV = -1.00' 36" SW INV = -1.00'
S-33	TYPE "6" INLET	GRATE/EOP = 7.63' 36" NE INV = -1.00' 36" SW INV = -1.00'
S-38	TYPE "V" INLET	GRATE/EOP = 7.76' 18" NE INV = 4.86'
S-40	TYPE "C" INLET	GRATE/EOP = 7.90' 18" W INV = 3.00' 18" S INV = 3.00'
S-41	TYPE "V" INLET	GRATE/EOP = 7.00' 18" N INV = 3.00' 18" SW INV = 3.00'
S-42	TYPE "V" INLET	GRATE/EOP = 7.00' 18" NE INV = 3.00' 18" S INV = 3.00'
S-45	TYPE "V" INLET	GRATE/EOP = 7.76' 18" E INV = 4.86'

Structure Table		
STRUCTURE #	STRUCTURE TYPE	STRUCTURE DETAILS
S-46	TYPE "V" INLET	GRATE/EOP = 7.76' 18" W INV = 4.86'
S-49	TYPE "V" INLET	GRATE/EOP = 7.00' 18" NE INV = -2.00'
S-50	TYPE "V" INLET	GRATE/EOP = 7.00' 18" SW INV = -2.00'
S-53	TYPE "V" INLET	GRATE/EOP = 7.76' 18" SE INV = -2.00'
S-54	TYPE "V" INLET	GRATE/EOP = 7.76' 18" NW INV = -2.00'
S-57	TYPE "V" INLET	GRATE/EOP = 7.00' 18" NE INV = -2.00'
S-58	TYPE "V" INLET	GRATE/EOP = 7.00' 18" SW INV = -2.00'
S-61	TYPE "V" INLET	GRATE/EOP = 7.00' 18" W INV = -2.00'
S-62	TYPE "V" INLET	GRATE/EOP = 7.00' 18" E INV = -2.00'
S-66	TYPE "V" INLET	GRATE/EOP = 7.00' 18" E INV = -2.00'
S-69	TYPE "V" INLET	GRATE/EOP = 7.00' 18" W INV = -2.00' 18" N INV = -2.00'
S-71	TYPE "V" INLET	GRATE/EOP = 7.20' 18" E INV = -2.00'
S-72	TYPE "V" INLET	GRATE/EOP = 7.00' 18" N INV = -2.00'
S-75	TYPE "V" INLET	GRATE/EOP = 7.10' 42" S INV = -1.94' 42" NW INV = -1.94'
S-76	TYPE "V" INLET	GRATE/EOP = 7.10' 42" SE INV = -2.06' 42" N INV = -2.06'
S-83	TYPE "V" INLET	GRATE/EOP = 7.74' 18" SW INV = -2.00'
S-84	TYPE "V" INLET	GRATE/EOP = 7.74' 18" NE INV = -2.00'
S-91	TYPE "V" INLET	GRATE/EOP = 7.82' 36" NW INV = -3.50' 36" E INV = -3.50'
S-92	TYPE "V" INLET	GRATE/EOP = 7.82' 36" W INV = -3.50' 36" SE INV = -3.50'
S-95	TYPE "V" INLET	GRATE/EOP = 7.74' 36" N INV = -3.50' 36" S INV = -3.50'
S-96	TYPE "V" INLET	GRATE/EOP = 7.74' 36" N INV = -3.50' 36" S INV = -3.50'
S-99	TYPE "V" INLET	GRATE/EOP = 7.26' 36" W INV = -3.50' 36" E INV = -3.50'
S-100	TYPE "V" INLET	GRATE/EOP = 7.26' 36" W INV = -4.53' 36" E INV = -4.53'
S-103	TYPE "V" INLET	GRATE/EOP = 7.76' 18" NW INV = 4.86'
S-104	TYPE "V" INLET	GRATE/EOP = 7.76' 18" SE INV = 4.86'
S-107	TYPE "V" INLET	GRATE/EOP = 7.76' 36" SE INV = 0.00' 36" NW INV = 0.00'
S-108	TYPE "V" INLET	GRATE/EOP = 7.76' 36" SE INV = 0.00' 36" NW INV = 0.00'
S-117	TYPE "V" INLET	GRATE/EOP = 7.00' 18" SE INV = -2.00'
S-118	TYPE "V" INLET	GRATE/EOP = 7.00' 18" NW INV = -2.00'
S-126	TYPE "V" INLET	GRATE/EOP = 7.00' 18" NW INV = -2.00'
S-127	TYPE "V" INLET	GRATE/EOP = 7.00' 18" E INV = -2.00'
S-131	TYPE "V" INLET	GRATE/EOP = 7.00' 36" SE INV = -2.50' 36" N INV = -2.50'
S-132	TYPE "V" INLET	GRATE/EOP = 7.00' 36" SE INV = -2.50' 36" NW INV = -2.50'
S-135	TYPE "V" INLET W/ ALT BTM	GRATE/EOP = 7.00' 42" SE INV = -3.50' 42" NW INV = -3.50'
S-136	TYPE "V" INLET W/ ALT BTM	GRATE/EOP = 7.00' 42" SE INV = -3.50' 42" NW INV = -3.50'

Structure Table		
STRUCTURE #	STRUCTURE TYPE	STRUCTURE DETAILS
S-138	TYPE "V" INLET	GRATE/EOP = 7.00' 36" SW INV = -2.50' 36" N INV = -2.50'
S-139	TYPE "V" INLET	GRATE/EOP = 7.00' 36" S INV = -2.50' 36" NE INV = -2.50'
S-141	TYPE "C" INLET	GRATE/EOP = 8.50' 18" NW INV = -2.00'
S-142	TYPE "V" INLET	GRATE/EOP = 7.00' 18" SE INV = -2.00' 18" NW INV = -2.00'
S-143	TYPE "V" INLET	GRATE/EOP = 7.00' 18" SE INV = -2.00' 18" NW INV = 0.69'
S-148	TYPE "V" INLET	GRATE/EOP = 7.00' 18" E INV = -2.00' 18" SW INV = -2.00'
S-149	TYPE "V" INLET	GRATE/EOP = 7.00' 18" W INV = -2.00'
S-151	TYPE "V" INLET	GRATE/EOP = 7.00' 18" E INV = -2.00'
S-152	TYPE "V" INLET	GRATE/EOP = 7.00' 18" W INV = -2.00'
S-155	TYPE "V" INLET	GRATE/EOP = 7.00' 18" SW INV = -2.00' 18" NW INV = -2.00'
S-156	TYPE "V" INLET	GRATE/EOP = 7.00' 18" SE INV = -2.00' 18" NE INV = -2.00'
S-157	TYPE "C" INLET	GRATE/EOP = 8.50' 18" SW INV = -2.00'
S-158	TYPE "V" INLET	GRATE/EOP = 7.01' 18" E INV = 1.26'
S-159	TYPE "V" INLET	GRATE/EOP = 7.01' 18" W INV = 1.14' 18" E INV = 1.14'
S-161	TYPE "V" INLET	GRATE/EOP = 7.12' 18" E INV = 1.37'
S-162	TYPE "V" INLET	GRATE/EOP = 7.02' 18" W INV = 1.25' 18" E INV = 1.25'
S-165	TYPE "V" INLET W/ ALT BTM	GRATE/EOP = 7.49' 60" W INV = -5.50' 60" SE INV = -5.50'
S-166	TYPE "6" INLET W/ ALT BTM	GRATE/EOP = 7.02' 60" NW INV = -5.50' 60" E INV = -5.50'
S-167	TYPE "6" INLET W/ ALT BTM	GRATE/EOP = 7.00' 60" W INV = -5.50' 60" E INV = -5.50'
S-168	TYPE "V" INLET W/ ALT BTM	GRATE/EOP = 7.05' 60" W INV = -5.50' 60" E INV = -5.50'
S-174	TYPE "V" INLET	GRATE/EOP = 7.32' 18" SE INV = -2.00'
S-175	TYPE "6" INLET	GRATE/EOP = 7.00' 18" NW INV = -2.00' 18" SE INV = -2.00'
S-176	TYPE "6" INLET	GRATE/EOP = 7.00' 18" NW INV = -2.00' 18" SE INV = -2.00'
S-177	TYPE "V" INLET	GRATE/EOP = 7.05' 18" NW INV = -2.00' 18" SE INV = -2.00'
S-179	TYPE "V" INLET	GRATE/EOP = 7.33' 18" E INV = -2.00'
S-180	TYPE "6" INLET	GRATE/EOP = 7.00' 18" W INV = -2.00' 18" E INV = -2.00'
S-181	TYPE "6" INLET	GRATE/EOP = 7.00' 18" W INV = -2.00' 18" E INV = -2.00'
S-182	TYPE "V" INLET	GRATE/EOP = 7.00' 18" W INV = -2.00' 18" E INV = -2.00'
S-193	TYPE "V" INLET	GRATE/EOP = 7.00' 18" SW INV = -2.00' 18" E INV = -2.00'
S-194	TYPE "V" INLET	GRATE/EOP = 7.00' 18" W INV = -2.00' 18" NE INV = -2.00'

Structure Table		
STRUCTURE #	STRUCTURE TYPE	STRUCTURE DETAILS
YD-1	8" YARD DRAIN	GRATE/EOP = 8.50' 8" W INV = -2.00'
YD-2	8" YARD DRAIN	GRATE/EOP = 8.00' 8" E INV = -2.00' 8" S INV = -2.00'

Structure Table		
STRUCTURE #	STRUCTURE TYPE	STRUCTURE DETAILS
YD-3	8" PIPE END SUPPORT	8" N INV = -2.00'

S:\DEV\2292L\2292L\PHASE 2\ENGINEERING\DEV PLANS\2292L - 07 - POD-07.DWG 1/17/2020 11:11 AM DAVE TEMPSTRA

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

NO.	DATE	REVISION DESCRIPTION	BY

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

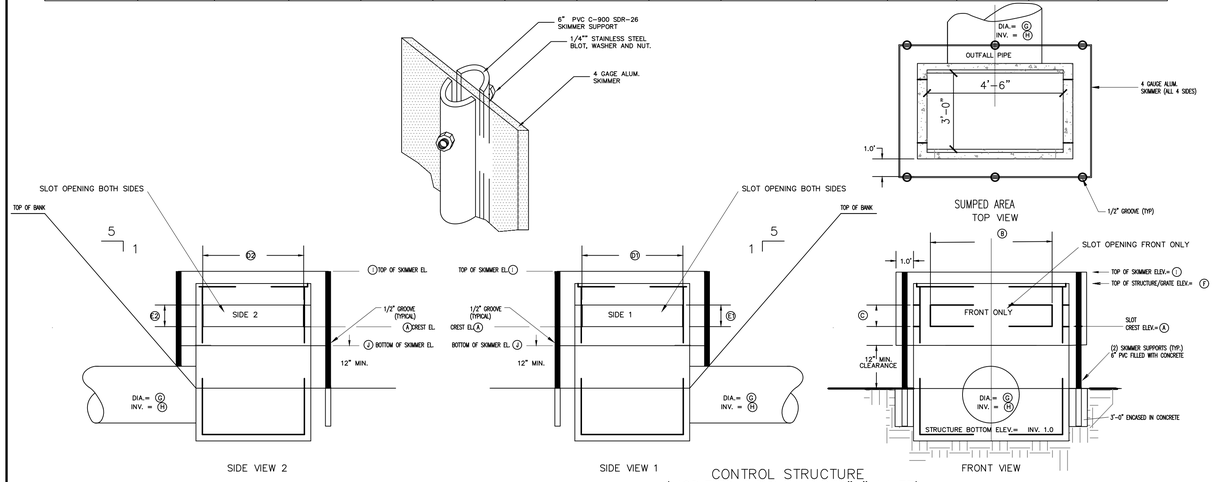
STORM STRUCTURE TABLE

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

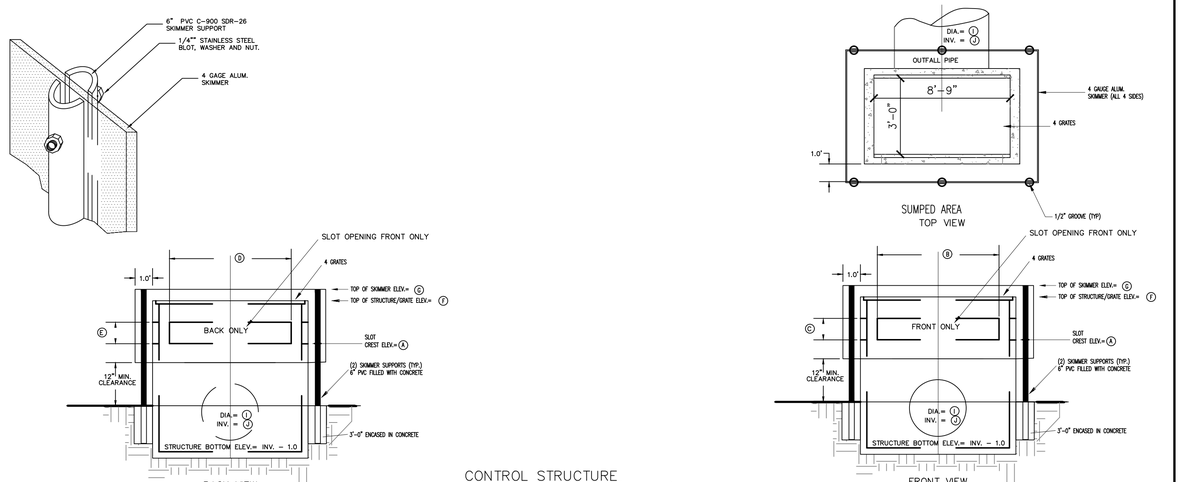
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	_STRUCTURE	RWP	DCT	CWR	N.T.S.	7A

CONTROL STRUCTURE NUMBER CS	SLOT CREST EL. (A)	FRONT SLOT WIDTH (FT) (B)	FRONT SLOT HEIGHT (FT) (C)	SIDE SLOT REQUIRED	SIDE SLOT WIDTH (FT) (D1)	SIDE SLOT WIDTH (FT) (D2)	SIDE SLOT HEIGHT (FT) (E1)	SIDE SLOT HEIGHT (FT) (E2)	GRATE EL. (F)	OUTFALL PIPE DIA (INCHES) (G)	OUTFALL PIPE INV. EL. (H)	SKIMMER REQUIRED	TOP OF SKIMMER EL. (I)	BOTTOM OF SKIMMER EL. (J)
CS-S	6.85'	–	–	YES	4'	–	0.15'	0.15'	7.0'	36"	1.5'	YES	7.25'	6.51'
CS-T	5.35'	–	–	YES	4'	4'	0.23'	0.23'	5.58'	36"	0.00'	YES	5.83'	5.02'
CS-VC	4.35'	3.5'	0.15'	YES	2.5'	2.5'	0.15'	0.15'	5.29'	24"	0.00'	YES	5.54'	4.02'
CS-Y1	3.85'	–	–	YES	4'	–	0.22'	0.22'	4.07'	36"	-1.5'	YES	4.32'	3.52'
CS-Y2	– •	–	–	–	–	–	–	–	3.14'	42"	-3.0'	NO	–	–
CS-Y3	2.85'	–	–	YES	4'	–	1.68'	1.68'	4.53'	15"	-1.0'	YES	4.78'	2.52'
CS-Z4A	–	–	–	–	–	–	–	–	2.00'	36"	3.5'	YES	2.25'	1.67'
CS-Z5	1.85'	–	–	YES	4'	–	0.15'	0.15'	2.00'	36"	3.5'	YES	2.25'	1.51'



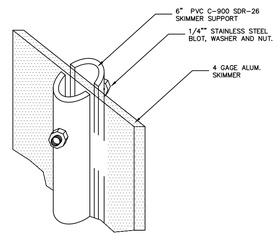
CONTROL STRUCTURE
(MODIFIED F.D.O.T. TYPE "E" INLET)
NOT TO SCALE
SEE TABLE

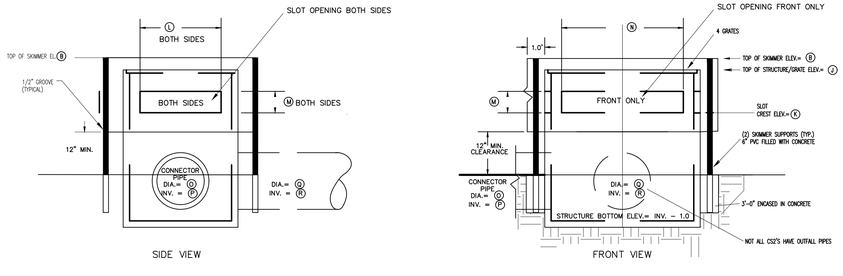
CONTROL STRUCTURE NUMBER CS	SLOT CREST EL. (A)	FRONT SLOT WIDTH (FT) (B)	FRONT SLOT HEIGHT (FT) (C)	BACK SLOT WIDTH (FT) (D)	BACK SLOT HEIGHT (FT) (E)	GRATE EL. (F)	SKIMMER REQUIRED	TOP OF SKIMMER EL. (G)	BOTTOM OF SKIMMER EL. (H)	OUTFALL PIPE DIA (INCHES) (I)	OUTFALL PIPE INV. EL. (J)
CS-TVW	–	–	–	–	–	5.58'	NO	–	–	36"	0.00'
CS-VA	–	4'	0.15'	4'	0.15'	4.5'	NO	–	–	42"	-1.5'
CS-VB	–	–	–	–	–	4.5'	NO	–	–	36"	-1.0
CS-W	–	4'	0.15'	4'	0.15'	4.5'	NO	–	–	42"	-1.5'
CS-Z1A	–	–	–	–	–	2.0'	YES	2.25'	1.67'	48"	-4.5'
CS-Z1B	1.85'	4'	0.15'	4'	0.15'	2.0'	YES	2.25'	1.51'	48"	-4.5'
CS-Z4B	1.85'	4'	0.15'	4'	0.15'	2.0'	YES	2.25'	1.51'	36"	-3.5'



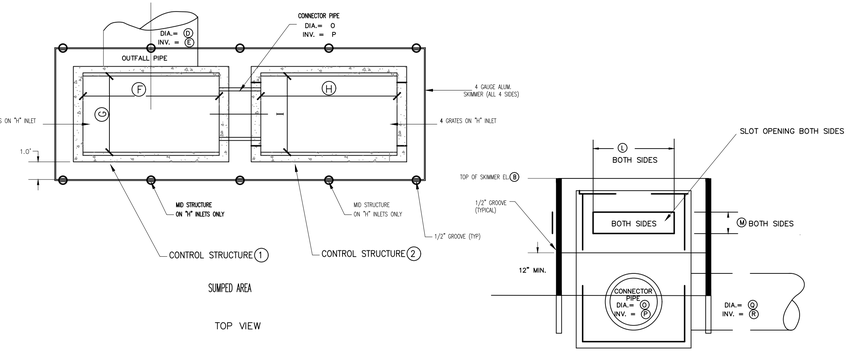
CONTROL STRUCTURE
(MODIFIED F.D.O.T. TYPE "H" INLET)
NOT TO SCALE
SEE TABLE

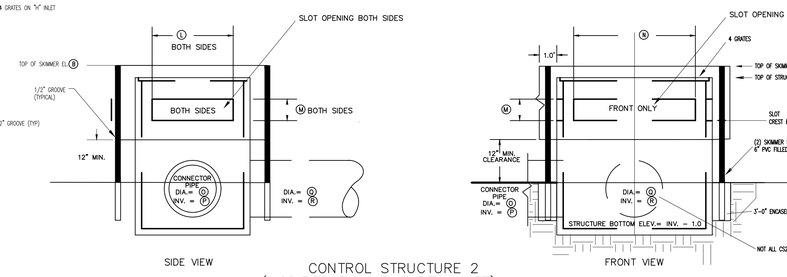
CONTROL STRUCTURE 1											CONTROL STRUCTURE 2											
CONTROL STRUCTURE NUMBER CS1	FDOT INLET TYPE	GRATE EL (A)	SKIMMER REQUIRED	TOP OF SKIMMER EL (B) (1&2)	BOTTOM OF SKIMMER EL (C) (1&2)	BOTH SIDE SLOTS WIDTH (FT) (L)	SLOT HEIGHT (FT) (M)	FRONT SLOT WIDTH (FT) (N)	STRUCTURE INSIDE LENGTH (FT) (F)	STRUCTURE INSIDE WIDTH (G)	CONTROL STRUCTURE NUMBER CS2	FDOT INLET TYPE	STRUCTURE INSIDE LENGTH (H)	STRUCTURE INSIDE WIDTH (I)	GRATE EL (J)	SLOTS REQUIRED	SLOT CREST EL (K)	BOTH SIDE SLOTS WIDTH (FT) (L)	SLOT HEIGHT (FT) (M)	FRONT SLOT WIDTH (FT) (N)	OUTFALL PIPE DIA (INCHES) (O)	OUTFALL PIPE INV. EL. (R)	CONNECTOR PIPE DIA (INCHES) (O)	CONNECTOR PIPE INV. EL. (P)
CS-Z3A	H	2.0'	YES	2.25'	1.51'	3	0.15'	2	8'-9"	3'-0"	CS-Z3B	H	8'-9"	3'-0"	2.0'	YES	1.85'	3	0.15'	2	48"	-4.5'	24"	





CONTROL STRUCTURE 1
(MODIFIED F.D.O.T. TYPE INLET)
NOT TO SCALE
(SEE TABLE)





CONTROL STRUCTURE 2
(MODIFIED F.D.O.T. TYPE INLET)
NOT TO SCALE
(SEE TABLE)

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

CONTROL STRUCTURE DETAIL

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	_CONTROL	RWP	DCT	CWR	N.T.S.	7B

HERITAGE LANDING - PHASE 2

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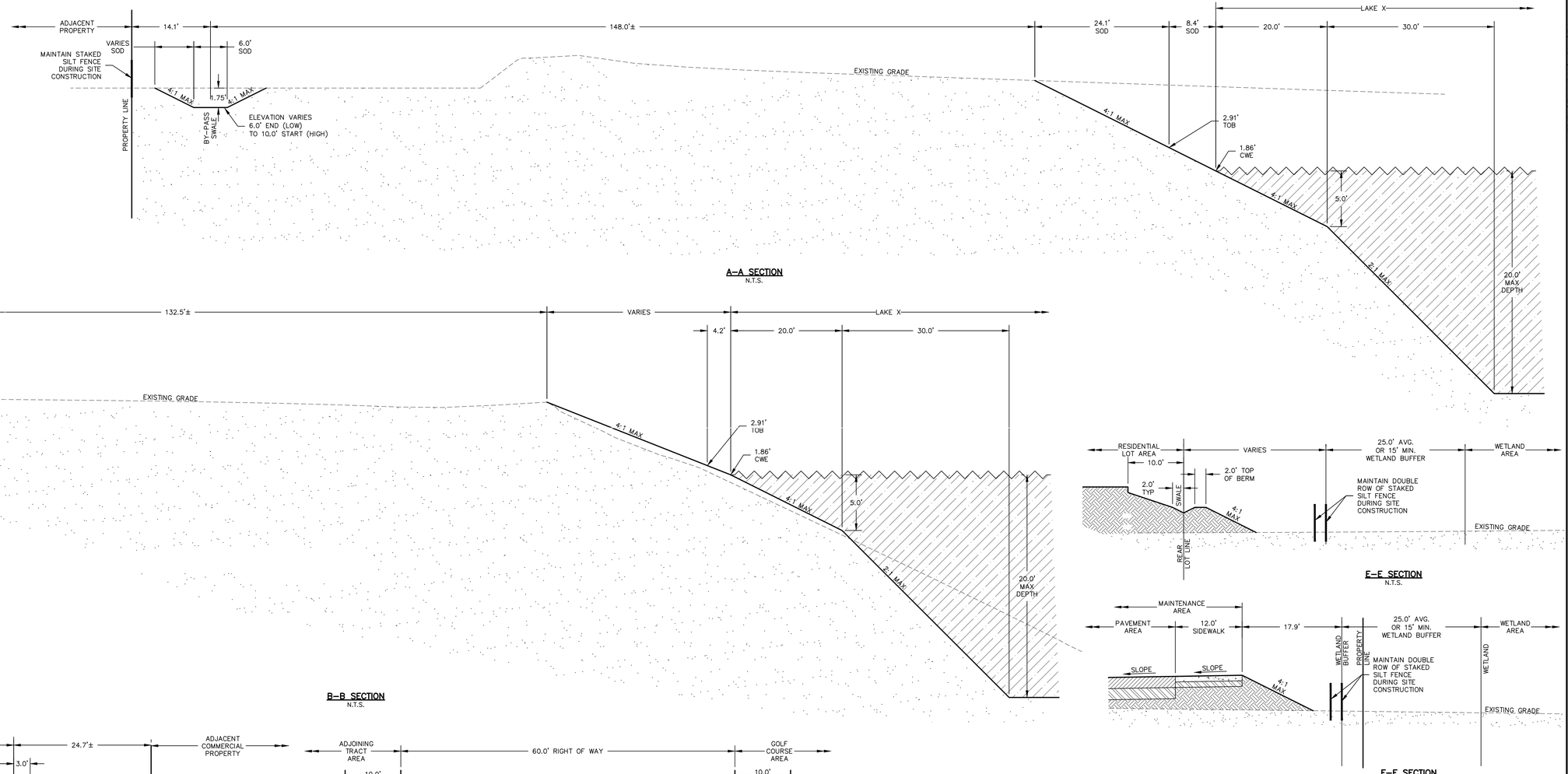
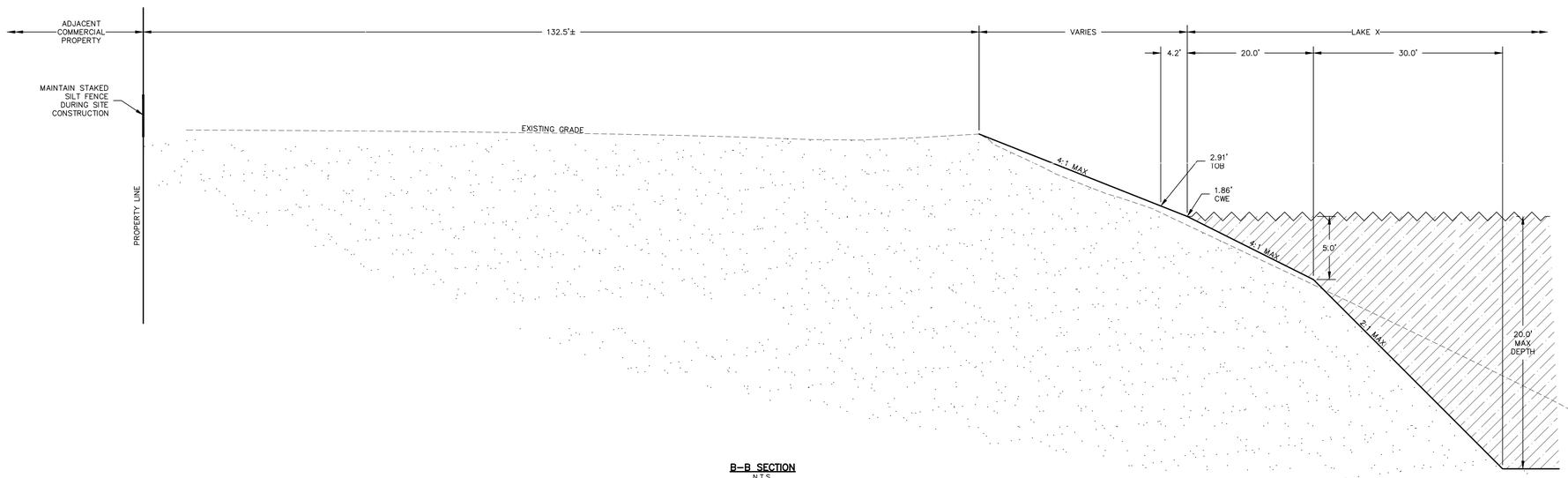


A–A SECTION
N.T.S.



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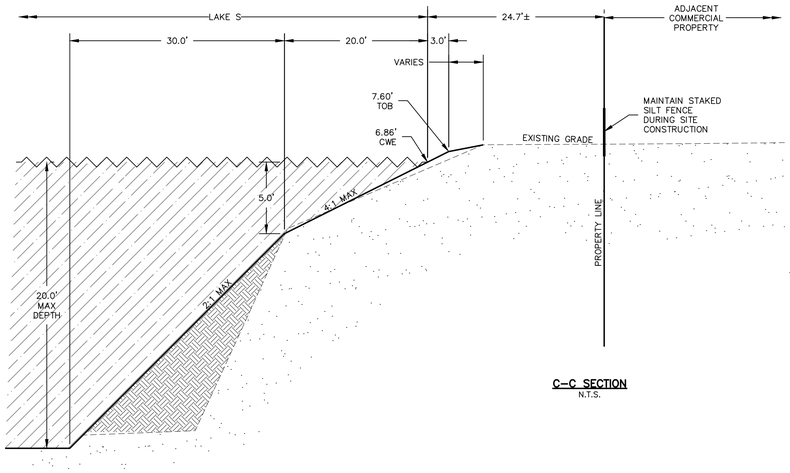

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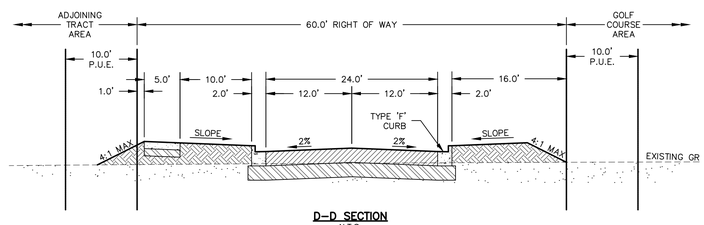

D–D SECTION
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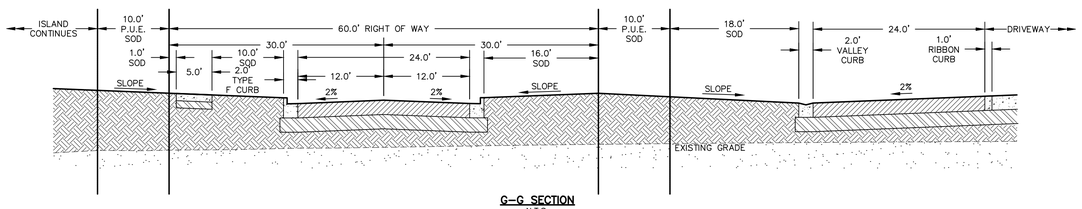

G–G SECTION
N.T.S.

E–E SECTION
N.T.S.

F–F SECTION
N.T.S.

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

TYPICAL CROSS SECTIONS - 1

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	X-SEC-1	RWP	DCT	CWR	N.T.S.	8

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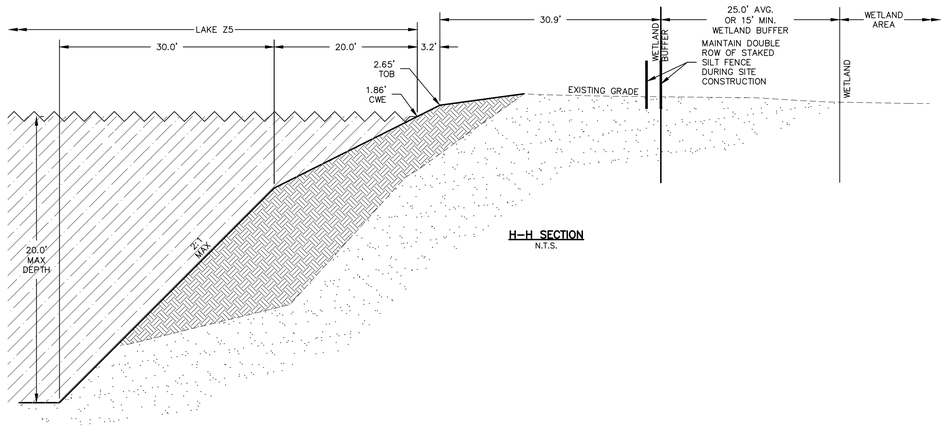

H-H SECTION
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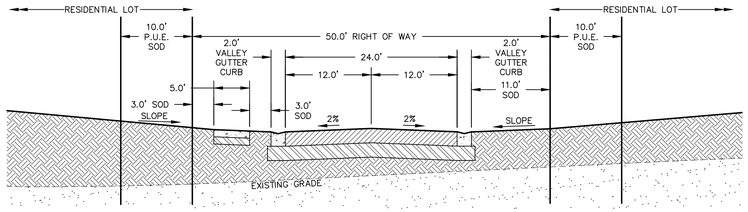

L-L SECTION
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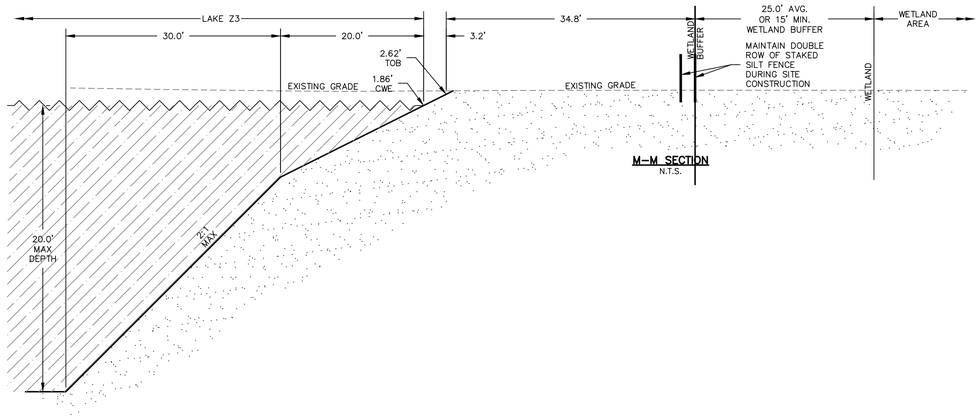

M-M SECTION
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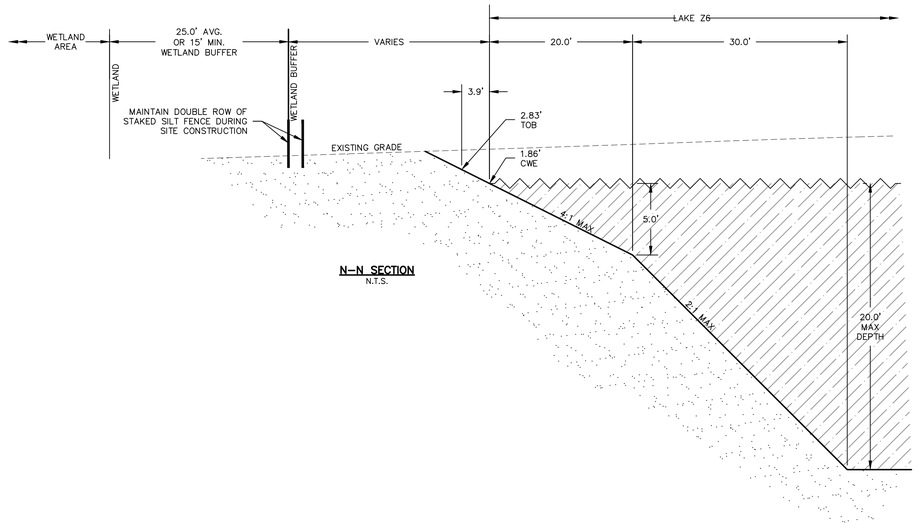

N-N SECTION
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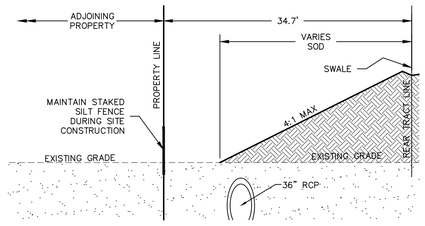

P-P SECTION
N.T.S.

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

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PROFESSIONAL ENGINEER
CLAYTON W. REBOL P.E.
LICENSE #70173

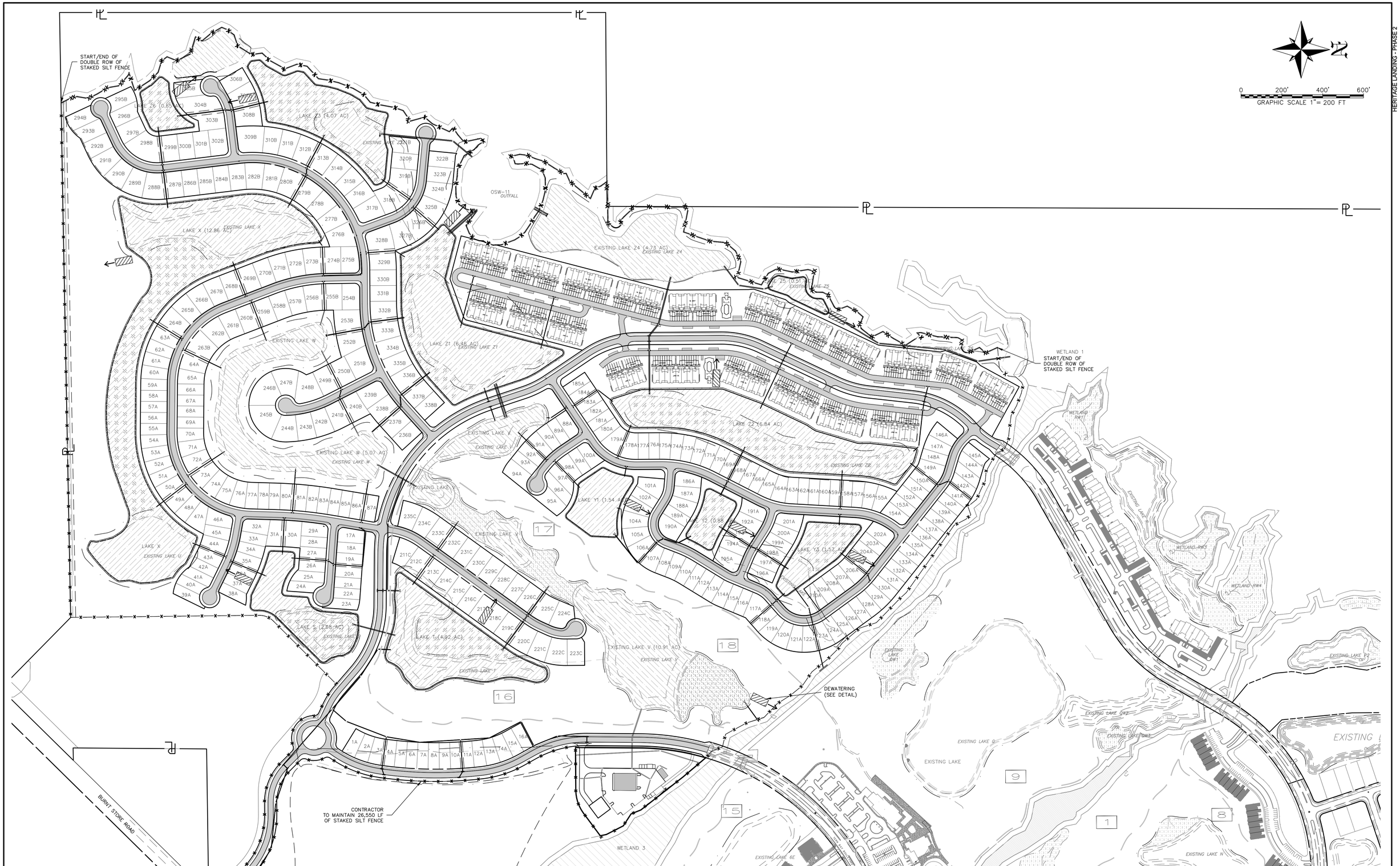
TYPICAL CROSS SECTIONS - 2

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	X-SEC-2	RWP	DCT	CWR	N.T.S.	8A

S:\2019\2292L\PHASE 2\ENGINEERING\KEY PLANS\2292L - 08 - XSECS.DWG 1/17/2020 11:13 AM DAVE TEMPSTRA



HERITAGE LANDING - PHASE 2

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PREPARED FOR:

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10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
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ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

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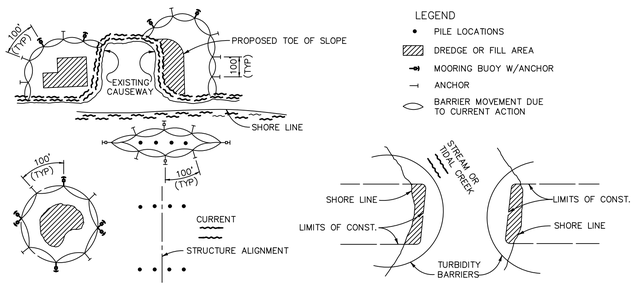
CLAYTON W. REBOL P.E.
LICENSE #70173

BEST MANAGEMENT PRACTICES PLAN

HERITAGE LANDING - PHASE 2

CHARLOTTE COUNTY, FLORIDA

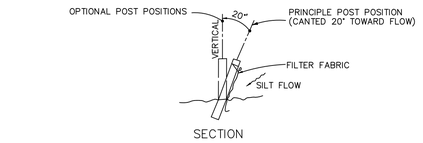
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	BMP	RWP	DCT	CWR	1" = 200'	9



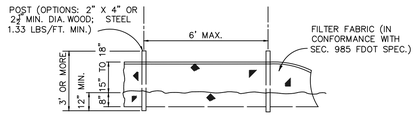
NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER & SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS.

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

TURBIDITY BARRIER APPLICATION DETAIL
N.T.S.



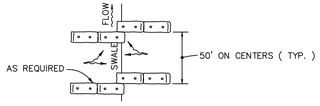
SECTION



ELEVATION

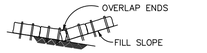
NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

TYPE 3 SILT FENCE DETAIL
N.T.S.



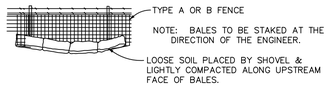
ANCHOR BALES WITH 2 – 2" X 2" X 4' STAKES PER BALE.

PLAN

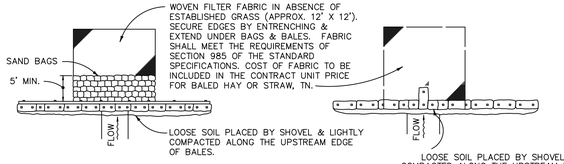


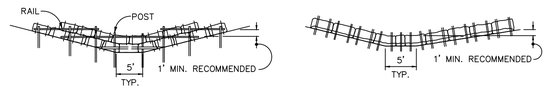
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

ELEVATION



BALES BACKED BY FENCE DETAIL
N.T.S.





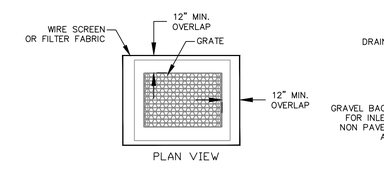
ANCHOR LOWER BALES WITH 2 – 2" X 2" X 4' STAKES PER BALE.
ANCHOR TOP BALES TO LOWER BALES WITH 2 – 2" X 2" X 4' STAKES PER BALE. ANCHOR BALES WITH 2 – 2" X 2" X 4' STAKES PER BALE

ELEVATION ELEVATION

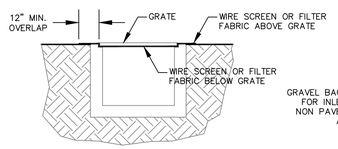
APPLICATION & SPACING: THE USE OF TYPES I & II BALE BARRIERS SHOULD BE LIMITED TO THE CONDITIONS OUTLINED IN CHART I, SHEET 1 OF 3, INDEX NO. 102

TYPE II TYPE I

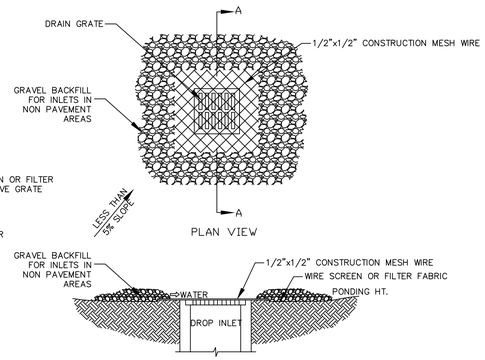
BARRIER FOR UNPAVED DITCHES DETAIL
N.T.S.



PLAN VIEW



SECTION VIEW

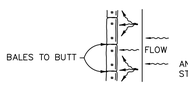


PLAN VIEW

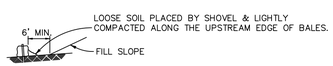
INLET PROTECTION ON PAVEMENT
N.T.S.

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL
2. DRAINAGE AREAS. (LESS THAN 5%) EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
4. MAINTAIN TOP OF PROTECTION ELEVATION AT 0.5' BELOW EDGE OF PAVEMENT.

INLET PROTECTION OR SIMILAR STRUCTURES
N.T.S.



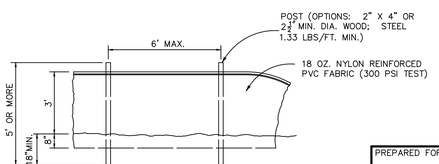
PLAN



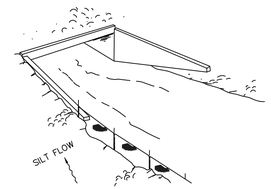
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

ELEVATION

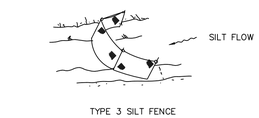
BARRIERS FOR FILL SLOPES DETAIL
N.T.S.



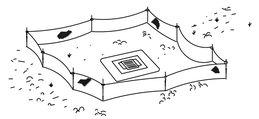
STAKED TURBIDITY BARRIER DETAIL
N.T.S.



TYPE 3 SILT FENCE



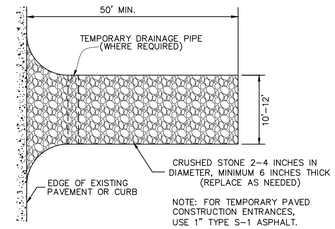
TYPE 3 SILT FENCE



TYPE 3 SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

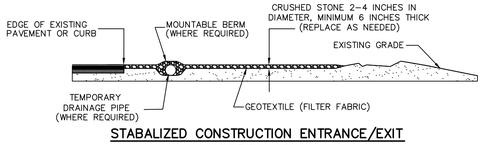
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS & TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS DETAIL
N.T.S.



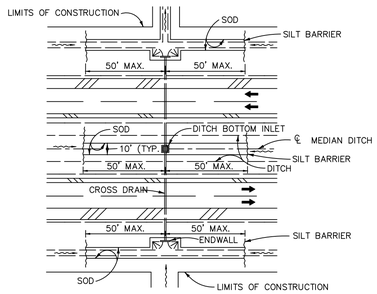
NOTE: FOR TEMPORARY PAVED CONSTRUCTION ENTRANCES, USE 1" TYPE S-1 ASPHALT.

STABILIZED CONSTRUCTION ENTRANCE/EXIT PLAN VIEW
N.T.S.



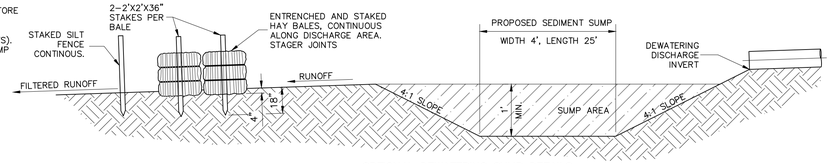
STABALIZED CONSTRUCTION ENTRANCE/EXIT SECTION VIEW
N.T.S.

GENERAL NOTES
1. EROSION CONTROL DETAILS ARE APPLICABLE TO NEW CONSTRUCTION, RECONSTRUCTION & RRR PROJECTS.
2. FOR SODDING ADJACENT TO DITCHES & AT HEADWALLS, SEE INDEX NO. 281.
3. ALL FRONT SLOPES STEEPER THAN 3:1 ARE TO BE SODDED.



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES DETAIL
N.T.S.

DEWATERING NOTES:
1. CONTRACTOR TO INSURE THAT DEWATERING ACTIVITIES DO NOT CAUSE EROSION AND THAT SUMP IS UTILIZED TO ALLOW FOR PARTICLE SEDIMENTATION.
2. SEDIMENT SUMPS AND DISCHARGE EROSION CONTROL ARE TO BE IMPLEMENTED BEFORE ANY DEWATERING ACTIVITIES OR EARTHWORK CONSTRUCTION.
3. SUMP SIZE BASED UPON AN ASSUMED DEWATERING DISCHARGE OF 900 GPM (2 CFS). CONTRACTOR IS TO NOTIFY ENGINEER IF GREATER DISCHARGE IS PROPOSED SO SUMP SIZE CAN BE RECALCULATED.
4. DEWATERING WITHDRAWALS ARE TO BE FROM THE TOP OF THE WATER AREAS TO ALLOW FOR THE ADEQUATE SETTLING OF PARTICLES AND INSURE WATER QUALITY.
5. CONTRACTOR TO NOTIFY S.W.F.W.M.D. OF ANY MODIFICATIONS PROPOSED BY THE CONTRACTOR TO THE DEWATERING PLAN. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF ANY REQUIRED PLANS AND PROCESSING OF THE SAME.
6. DISCHARGE FROM SUMPS SHOULD MAXIMIZE OVERLAND FLOW PRIOR TO ENTERING OUTFALL. STAKED HAY BALES WILL BE USED TO MINIMIZE SILTATION RUNOFF. CONTRACTOR IS RESPONSIBLE FOR UTILIZING ADEQUATE HAY BALES AT DISCHARGE LOCATIONS TO PREVENT SCOURING.
7. DEWATERING PERIOD MUST BE LESS THAN 120 DAYS.
8. LOCATION OF DEWATERING SUMPS AND DISCHARGE POINTS AS SHOWN ON BMP PLAN.



OPTIONAL DEWATERING SUMP DETAILS
N.T.S.

Sediment Sump Sizing				
Note: For a 0.01 cm particle size only.				
Vd = flow through velocity	=	0.53	ft./sec.	
V_s = settling velocity	=	0.023	ft./sec.	
Qp = peak discharge	=	2.0	cfs	
h = depth	=	1.0	feet	Equations and Values Taken from the
				Management and Storage of Surface Waters
l = length	=	23.0	feet	l = (h Vd)/V_s Permit Information Manual - Volume 1 - October 1989
w = width	=	3.8	feet	w = Qp/(h Vd) Part D - Surface Water Management Projects Design Examples

PREPARED FOR:

LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL. 33966
239-278-1177

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 88

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BEST MANAGEMENT PRACTICES DETAILS
HERITAGE LANDING - PHASE 2
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12-18-19	2292L	BMP-DT	RWP	DCT	CWR	N.T.S.	10

S:\JOBS\2292L\ENGINEERING\DWG PLANS\2292L - 10 - BMP-DT.DWG 1/17/2020 11:14 AM DAVE TOPSTRA

RESOLUTION 2026-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE AGREEMENTS WITH PFM MANAGEMENT SERVICES LLC, AND PFM FINANCIAL ADVISORS LLC; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE AGREEMENTS; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Tern Bay Community Development District ("**District**") is a local unit of special-purpose government creating and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Charlotte County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") has previously entered into that certain District Management Services Agreement, effective as of October 7, 2010 ("Agreement") between the District and J P Ward and Associates LLC, attached hereto as **Exhibit A,** for District Management Services; and

WHEREAS, effective as of May 1, 2026, JP Ward and Associates LLC, has been acquired by PFM Management Services LLC; and

WHEREAS, the District desires to approve the District Management Agreement with PFM Management Services LLC, attached hereto as **Exhibit B**, and the Financial Advisory Contract with PFM Financial Advisors LLC, attached hereto as **Exhibit C**; and

WHEREAS, the District desires to authorize the Chairperson, in connection with the recommendation of District Staff, to finalize, and execute the District Management Agreement and the Financial Advisory Contract on the District's behalf.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. FINDINGS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. EXECUTION OF AGREEMENT AND CONTRACT. The Chairperson is authorized to execute the District Management Agreement and the Financial Advisory Contract at a time to be determined by the Chairperson.

SECTION 3. CONFLICTS. If any provision of this Resolution is held to be in conflict with another resolution of the District, the resolutions shall be read to harmony to the extent possible, and, otherwise, the terms of this Resolution shall control with respect to the subject matter addressed herein.

SECTION 4. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the District Name Community Development District, Charlotte County, Florida, this 2nd day of June 2026.

ATTEST:

_____
James P. Ward, Secretary

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

_____
Tara Brady, Chairperson

Exhibit A: J P Ward and Associates LLC District Management Services Agreement
Exhibit B: PFM Management Services LLC District Management Agreement
Exhibit C: PFM Financial Advisors LLC Financial Advisory Contract

Exhibit A:

J P Ward and Associates LLC District Management Services Agreement

4. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.

5. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.

6. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.

7. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the MANAGER may undertake and request an opinion of the DISTRICT as to whether the association, interest or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose taxing DISTRICT, and such assignment shall not constitute a conflict of interest under this Agreement.

8. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.

9. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.

10. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in the accumulation of

information necessary for use in documents required by the DISTRICT in order to finalize any particular matters, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

11. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Charlotte County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.

12. All notices required in this Agreement shall be sent by U.S. Mail, Overnight Service, such as Federal Express or such other service as may be available for overnight delivery or by electronic mail (e-mail), and if sent to the DISTRICT shall be sent to:

Tern Bay Community Development District
Attention: Mathew Morris
Chairman, Board of Supervisor's
15608 29th Street East
Parrish, Florida 34219

with a copy to:
District's Counsel
Mr. Scott D. Clark
Clark & Albaugh, LLP
655 W. Morse Boulevard
Suite 212
Winter Park, Florida 32789

And if sent to the MANAGER:
JPWard and Associates LLC
Attention: Mr. James P. Ward
513 Northeast 13th Avenue
Fort Lauderdale, Florida 33301

Either party may change the address for notice purposes pursuant to this Agreement by sending notice to the address noted herein or such other address if the parties address has been changed subsequent to the date of this Agreement.

13. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.

14. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties. This agreement shall be automatically renewable each Fiscal Year of the DISTRICT, unless otherwise terminated by either party. The DISTRICT may consider price adjustments each twelve (12) month period to compensate for market conditions and the anticipated type and amount of work to be performed during the next twelve (12) month period. Such evidence of price adjustments will be approved by the DISTRICT in its adopted Fiscal Year Budget.

IN WITNESS WHEREOF, the Board of Supervisors of the Tern Bay Community Development District has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

Signed and Sealed
in the presence of:

_____, Assistant Secretary

_____
Witness

BOARD OF SUPERVISORS
TERN BAY COMMUNITY DEVELOPMENT DISTRICT

_____, Vice Chairman

JPWARD and Associates, LLC

_____
James P. Ward, Chief Operating Officer

AGREEMENT FOR SERVICES Between Tern Bay Community Development District and JPWARD and Associates, LLC

EXHIBIT A – SCOPE OF SERVICES

Management and Administrative Services

JPWARD and Associates, LLC will perform all required Management and Administrative functions of the District, which will include but not be limited to the following:

- Attend all meetings of the Board of Supervisors and provide the Board with meaningful dialogue of the issues before the Board for action.
- Identification of significant policies, including analysis of policy implementation with administrative and financial impact statement and effect on the District.
- Develop and train members of the Board of Supervisor's in the requirements of Florida Law's, including, but not limited to, public officers and employees, and the conduct of District business.
- Implementation of Budget directives.
- Coordination for the following services:
    - Insurance, General Liability along with Director's and Officer's Liability
    - Independent Auditor Services
    - Such other services as may be identified from time to time
- Provide required annual disclosure information:
    - Designation of Registered Office and Registered Agent
    - Public Meeting Schedule
- Assist in the Preparation of the Audited Financial Statements
- Provide Oath of Office and notary public for all newly elected members of the Board of Supervisors.

AGREEMENT FOR SERVICES Between Tern Bay Community Development District and JPWARD and Associates, LLC

Administrative Services

JPWARD and Associates, LLC will perform all required Recording Secretary functions of the District, which will include but not be limited to the following:

- Preparation of all Board Agendas and coordination of receipt of sufficient material for Board of Supervisors to make informed policy decisions.
- Prepare and advertise all notices of meetings in an authorized newspaper of circulation in the County in which the District is located.
- Record and transcribe all meetings of the Board of Supervisors including regular meetings, special meetings, workshops and public hearing(s). The recording and verbatim transcription (edited for grammar) of meetings of the Board provide an essential link to maintaining a highly accurate public record. These minutes are maintained by ***JPWARD and Associates, LLC*** in perpetuity for the District and sent to the appropriate governmental agencies in accordance with Florida Law.
- Maintain all other District Public Records, including Agreements, Contracts, Resolutions in perpetuity for the District.
- Our firm utilizes a completely computerized system for Record Storage, Maintenance and Retrieval, and your records are available electronically once they have been scanned into our systems.
- Satisfy Public Records Requests in a timely, professional and efficient manner.

Financial Accounting Services

JPWARD and Associates, LLC will perform all required financial accounting functions of the District, which will include but not be limited to the following:

- Prepare a Proposed Budget that achieves maximum cost-to-benefit equity for approval.
- Submit a Proposed Budget to Board of Supervisors in accordance with Chapter 190, Florida Statutes.

- Modify Proposed Budget for consideration by the Board of Supervisors at the District's advertised Public Hearing.
- Prepare Budget and Assessment Resolutions as required by Chapter 190, Florida Statutes.
- Establish Budget Public Hearing(s) and dates.
- Establish Board of Supervisors workshop dates (if required).
- Coordinate Budget preparation with District Board, Engineer, Attorney and Collection Agent.
- Prepare Budget Resolution approving the District Manager's Budget and authorization to set public hearing.
- Prepare Budget Resolution adopting the District Manager's Budget, as modified by the Board of Supervisors.
- Prepare Agendas for Budget Hearings and attend all Board of Supervisor meetings.
- Attend all workshop(s) and public hearing(s) and be available to answer questions by the Board and the Public.
- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).
- Prepare Required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
- Preparation of Annual Financial Report
- Preparation of Public Depositor's Report
- Administer purchase order system, periodic payment of invoices.
- Coordination of tax collection and miscellaneous receivables.
- Preparation of all required schedules for year end audit:
    - Prepare schedule of Bank Reconciliations

- Prepare cash and Investment Confirmations for distribution to Authorized Public Depositories and Trustee of District Bond Issues
- Prepare analysis of Accounts Receivable
- Prepare schedule of Interfund Accounts
- Prepare schedule of Payables from the Governments
- Prepare schedule of all Prepaid Expenses
- Prepare debt Confirmation Schedules
- Prepare schedule of Accounts Payable
- Prepare schedule of Assessment Revenue compared to Budget
- Prepare schedule of Investments and Accrued Interest
- Prepare analysis of All Other Revenue
- Prepare schedule of Operating Transfers
- Prepare schedule of Cash Receipts and Cash Disbursements
- Prepare analysis of Cost of Development and Construction in Progress
- Prepare analysis of Reserves for Encumbrances
- Prepare Amortization and Depreciation Schedules
- Prepare General Fixed Asset and General Long-Term Debt Account Groups
- General Fixed Asset Accounting
- Assets constructed by or donated to the District for maintenance
- Inventories of District property in accordance with the Rules of the Auditor General

Special Assessment Services

Our Special Assessment Services include two primary functions, the first is the on-going work once the District has issued Special Assessment Bonds and includes the Maintenance of the District's Assessment Roll and Lien Book and the second is for the Financial Advisory Services necessary if the District desires to issue or to re-finance Special Assessment Bonds at any time in the future.

AGREEMENT FOR SERVICES Between
Tern Bay Community Development District
and JPWARD and Associates, LLC

JPWARD and Associates, LLC will perform all required Financial Advisory and on-going Special Assessment functions of the District, which will include but not be limited to the following:

Special Assessment Services – On-going Yearly Maintenance of the District's Assessment Roll and Lien Book.

- Prepare Assessment Resolution levying the Assessments on the property in the District and preparation of Assessment Roll.
- Prepare and maintain a property database by using information obtained by local Property Appraisers secured roll.
- Review and compare information received from the Property Appraiser to prior years' rolls, to insure that the District rolls are in compliance with the law and that ***JPWard and Associates, LLC*** has obtained all the pertinent information to prepare accurate assessments.
- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide pay off information upon request to property owner.
- Upon adoption of the Budget and assessments, coordinate with the Office of the Property Appraiser and Tax Collector to insure correct application of assessments and receipt of District funds.
- Act as primary contact to answer property owners' questions regarding the capital assessment.

Financial Advisory Services

JPWard and Associates will be the District's Financial Advisor and shall provide all advice and financial services as necessary to assist the District in formulating its financial goals and implementing the financial strategies required in order to meet those goals, including but not limited to the following:

- Formulate the District's assessment methodology or similar security for the issuance of any proposed Debt financings.
- Assistance to the District in developing the financing plan for the District's funding of any infrastructure requirements.
- Recommendation(s) as to the appropriate financial structure's for the proposed financings.
- Advice on terms and feature of bonds, the timing of marketing of bond issues and the analysis of market conditions as they relate to bond sales.
- Providing assistance to the District with the preparation of cash flow forecasts for the proposed debt issues addressing debt service requirements and sources of funding.
- Providing assistance to the District and it's consultant team in the preparation of financing schedules, bond documents and official statements.
- Assistance in negotiations with the underwriter regarding the underwriter's gross spread (bond discount)
- Assistance with regard to any interim financing, if necessary or desirable.
- Providing advise to the District, if requested, on the selection of a trustee, paying agent and other financial intermediaries.
- Assistance in the proceeding for the validation of the District's bonds, the preparation of materials in support of validation and the determination of the validation amount.
- Assistance to the District with respect to the sale of it's bonds by the underwriter.
- Assistance with the District's bond closing, including the printing, signing and delivery of the District' bonds and the transfers of monies to the District by the underwriter.
- Calculation of the preliminary and final assessment rolls or their equivalent.

AGREEMENT FOR SERVICES Between Tern Bay Community Development District and JPWARD and Associates, LLC

EXHIBIT A – FEE STRUCTURE

District Management and Administrative Services

Management $34,500 Yearly

- Twelve (12) Meetings are included

- Additional meetings

i. $175.00 per hour plus travel time.

ii. Travel is billed at actual cost for Air travel and/or the approved Florida Statute rate for automobile reimbursement.

- Scanning of Documents before the Contract Period.

i. We have noted that some companies have maintained the District's records in paper format and stored at various locations. We would recommend that we remove those records from storage and scan them into our computerized system for easy retrieval. Many of these documents are permanent records of the District and required to be maintained in perpetuity. Records that have met their records retention requirements of Florida Law can be disposed of accordingly. Our fee includes the scanning of up to fifteen (15) standard size storage boxes, and our fee is $30.00 per hour for any boxes after fifteen (15).

- Fax Services

i. With the use of our electronic systems we do not utilize fax machines for any of our documents. All documents are electronic and sent electronically to requesting parties. For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.

- Cassette Tape Conversion

i. We utilize a digital recorder for all Board Meetings, which recordings are available on our Systems. We have noted that some Companies utilize cassette tapes, and these recordings are required to be maintained in perpetuity by the District. The technologies available today lend itself to the conversion of these tapes to a digital format which will protect the District and preserve the public record. As such, we will coordinate the conversion of those tapes to a digital format, with a company who specializes in tape to digital conversions and bill the District only the actual cost of conversion, without any fee or markup. Once these tapes have been converted to a digital format, we will maintain these digital records on our Systems for the District.

- Cassette Tape and/or Digital Recording Transcriptions

I. Our proposal includes the preparation of minutes as noted, and for Tern Bay for those minutes which either have not been transcribed or a more detailed transcription be performed, we would propose a fee of $45.00 per hour to handle those transcriptions. If required, we would identify those minutes, provide a list and hours to tape to transcribe and an estimate of the hours of transcription required for those recordings.

Financial Accounting

General Fund, Debt Service and Capital Projects Fund One General Fund and One Series of Bonds Additional Funds are billed separately when required	$ 12,000
Computer Services	Included

Special Assessment Services (Financial Consulting in provided Scope)

On-going Yearly maintenance of District's Assessment Roll and Lien Book for each Fund **(there are two funds for Tern Bay)**	$4,000
i. Estoppel Letters for Assessment Liens ▪ Billed to the Requesting Party	$50

Basis of Fee Determination in Future Years

- Fee modifications for the following Fiscal Year are provided by June 15th of each year in the Proposed Budget of the District and subject to approval by the Board of Supervisor's with the adoption of the District's Budget.

Financial Advisory Services (New or Re-issuance of Bonds only)

The following Services and Fees are due only upon the successful Issuance of Bonds by the District.

Preparation of Special Assessment Methodology	$15,000
Financial Advisory Services for Issuance of Bonds	$25,000

- Financial Advisory Service Fess are fixed for the term of the Agreement.

Expense Reimbursement Policy

The following is **JPWard and Associates, LLC** standard expense reimbursement policy for Community Development District representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client.

All expenses are billed monthly.
Telephone: All telephone charges are billed at an amount approximating actual cost.

Photocopying and Printing: In-house photocopying and printing is charged at $.25 per page (black and white) and $.50 per page (color). Outside copying, printing and binding will be billed as a pass-through of the direct vendor's charges.

Facsimile Services: With the use of our electronic systems we do not utilize fax machines for any of our documents. All documents are electronic and sent electronically to requesting parties. For parties requesting Fax Documents the actual cost of faxing documents will be billed to the District and we will bill the requesting party for those services.

Postage: Postage is billed at actual cost.

Overnight Deliver: Overnight delivery is billed at actual cost.

Travel: Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost not to exceed the charges permitted pursuant to Section 112.061 Florida Statutes, as amended.

Exhibit B

PFM Management Services LLC District Management Agreement

DISTRICT MANAGEMENT

This District Management Agreement (this "Agreement"), made and entered into as of the 1st day of May 2026, (the "Effective Date") by and between **Tern Bay Community Development District** ("DISTRICT") and **PFM Management Services LLC**, a Delaware limited liability company ("MANAGER") sets forth the terms and conditions under which MANAGER shall provide services.

WHEREAS, the DISTRICT desires to obtain the services of a MANAGER to provide District Management Services; and

WHEREAS, MANAGER is capable of providing the necessary services.

NOW, THEREFORE, in consideration of the above-mentioned premises and intending to be legally bound hereby, the DISTRICT and MANAGER agree as follows:

I. SCOPE OF SERVICES

MANAGER shall provide District Management Services as set forth in Exhibit A to this Agreement. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement. Services provided by MANAGER which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the DISTRICT and MANAGER. Upon request of DISTRICT, MANAGER or an affiliate of MANAGER may agree to additional services to be provided by MANAGER or an affiliate of MANAGER, by a separate agreement between the DISTRICT and MANAGER or its respective affiliate.

II. WORK SCHEDULE

The services of MANAGER are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. COMPENSATION

For the services provided under this Agreement, MANAGER's professional fees shall be paid as provided in Exhibit B to this Agreement and DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

1. Reimbursable Expenses

In addition to fees for services, MANAGER will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by MANAGER only as authorized by the DISTRICT's approved budget. Documentation of such expenses will be provided to the DISTRICT upon request. Notwithstanding, Manager shall not be reimbursed for out-of-pocket expenses incurred, including but not limited to, travel, meals and lodging,

arising out of Manager's attendance and participation in public meetings of the District (up to 12 public meetings per year). Further, the Manager shall use best efforts to conduct all site work for the District in connection with the Manager's attendance at public meetings of the District to minimize costs and expenses incurred by the District associated with travel by the Manager.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

IV. TERM AND TERMINATION

This Agreement shall be effective from the Effective Date and shall continue until terminated by either party as provided herein. The DISTRICT has the right to terminate this Agreement for "good cause" which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the MANAGER which, in each case, the MANAGER fails to cure within 10 days of notice thereof. Termination for "good cause" shall be effected immediately by provision of written notice to MANAGER. Either party hereto shall have the right to terminate this Agreement, at any time and for any reason whatsoever, upon (i) the DISTRICT providing to the MANAGER a minimum of thirty (30) days advance written notice of its intention to terminate or (ii) the MANAGER providing to the DISTRICT a minimum of sixty (60) days advance written notice of its intention to terminate. All notices shall be provided in accordance with Section VII hereof. Should the relationship be terminated, MANAGER will be paid for all services performed and costs and expenses incurred up to the termination date.

V. ASSIGNMENT

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other. The MANAGER may not delegate performance of any of its obligations under this Agreement or subcontract any material portion of the services to be performed hereunder, without the prior written consent of the DISTRICT. Any permitted assignee shall assume in writing all obligations of the assigning party under this Agreement. No assignment shall relieve the assigning party of its obligations hereunder unless the non-assigning party expressly releases the assigning party in a written instrument. Any attempted assignment or delegation in violation of this Section V shall be null and void and of no force or effect. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective permitted successors and assigns.

VI. OWNERSHIP OF INFORMATION, REPORTS, AND DATA

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to MANAGER. DISTRICT may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy or completeness of such Data.

VII. NOTICES

All notices given under this Agreement shall be in writing and shall be deemed given (i) if delivered by hand delivery, when delivered to the recipient; (ii) if sent by nationally recognized overnight courier, when delivered as shown by the courier's delivery confirmation; (iii) if sent by regular U.S. mail (postage prepaid), three (3) business days after deposit in the U.S. mail; or (iv) if sent by email, when transmitted to the email address set forth below (or such other email address as a party may designate by notice), provided that no "bounce back" or other error message indicating non-delivery is received by the sending party. Notices shall be addressed to the party for whom it is intended, at the designated addresses below. The parties designate the following as the respective places for giving notice, to-wit:

DISTRICT:
Tern Bay Community Development District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: District Manager
Email:wardj@pfm.com

AND (for any notice to the DISTRICT): Chair of the Board of Supervisors, at the Chair's address within the DISTRICT and/or the Chair's official email address (as designated by the DISTRICT from time to time)

With A Copy To:

Coleman, Yovanovich & Koester, P.A.
The Northern Trust Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
Attn: Gregory L. Urbancic, Esq.
Email: gurbancic@cyklawfirm.com

MANAGER:
PFM Management Services LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: Jennifer Walden
Email: waldenj@pfm.com

VIII. TITLE TRANSFER

All materials, except functioning or dynamic financial models, prepared by MANAGER pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the foregoing exception, upon expiration or termination of this Agreement, MANAGER shall, at no additional cost and upon the DISTRICT's request, promptly deliver to the DISTRICT copies of any and all materials or documents prepared, kept or maintained in accordance with this Agreement that are in MANAGER's possession or control, but in any event no later than thirty (30) days following the effective date of such expiration or termination, unless a longer period is agreed to in writing by the DISTRICT. MANAGER may retain an archival copy of such

materials for recordkeeping and legal/compliance purposes; provided that any retention of public records shall comply with Section 119.0701, Florida Statutes and the Public Records Disclosure provision of this Agreement, and MANAGER shall not use or disclose such materials except as permitted under this Agreement or required by law.

IX. MANAGER'S REPRESENTATIVES

1. Assignment of Named Individuals

The services set forth in this Agreement shall be provided by professional employees of MANAGER or affiliates of MANAGER in its sole discretion. The MANAGER may, from time to time, supplement or otherwise amend the team members.

2. Changes in Staff Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, MANAGER to replace any member of the MANAGER staff. Should the DISTRICT make such a request, MANAGER shall promptly suggest a substitute for approval by the DISTRICT.

X. INSURANCE

MANAGER shall maintain insurance coverage with coverages and policy limits not less than as stated in Exhibit C. Upon execution of this Agreement and thereafter upon each renewal, replacement, modification, or material change of such coverage, MANAGER shall deliver to the DISTRICT certificates of insurance evidencing the required coverages.

XI. GENERAL PROVISIONS

1. MANAGER Not to Participate as Underwriter

The MANAGER is precluded from being an underwriter of any debt obligations issued by the DISTRICT and shall not participate, in any manner, in the initial offering for the issuance of any of the DISTRICT's debt obligations.

2. Limitation of Liability; Indemnification

MANAGER shall not be responsible for the acts or omissions of any contractor, subcontractor, supplier, or other individual or entity that is not engaged by or under the direct control or supervision of MANAGER in connection with this Agreement. For the avoidance of doubt, MANAGER shall remain fully responsible for the acts and omissions of MANAGER and its officers, directors, employees, agents, and any subcontractors or consultants directly engaged by MANAGER in connection with the performance of services under this Agreement.

DISTRICT INDEMNIFICATION. Subject in all respects to the limitations of liability set forth in Section 768.28, Florida Statutes, and only to the extent permitted by applicable law, the DISTRICT agrees to indemnify and hold harmless the MANAGER and its officers, directors, employees, and agents from and against any and all liability, claims, actions, suits, demands, assessments, or judgments, and any and all losses, liabilities, damages, costs, court costs, and

expenses, including reasonable attorney's fees and costs, that arise solely and directly out of the negligent or intentionally wrongful acts or omissions of the DISTRICT. For the avoidance of doubt, the DISTRICT shall have no obligation to indemnify or hold harmless the MANAGER to the extent that any claim, loss, or liability arises out of or is contributed to by the negligence, recklessness, willful misconduct, breach of this Agreement, or violation of applicable law by the MANAGER or any person or entity for whose acts the MANAGER is responsible. The indemnification obligations of the DISTRICT set forth herein are expressly limited by and subject to Section 768.28, Florida Statutes, and nothing herein shall be construed as a waiver of the DISTRICT's sovereign immunity beyond the limits established therein.

MANAGER INDEMNIFICATION. To the fullest extent permitted by law, the MANAGER agrees to indemnify, defend and hold harmless the DISTRICT and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments, or judgments, and any and all losses, liabilities, damages, costs, court costs, and expenses, including reasonable attorney's fees and costs (including fees and costs incurred in enforcing this indemnification obligation), arising out of or relating to: (i) the negligent, reckless, and/or intentionally wrongful acts or omissions of MANAGER, its officers, directors, employees, agents, subcontractors, or consultants; (ii) MANAGER's material breach of this Agreement; or (iii) MANAGER's violation of applicable law in connection with the performance of services under this Agreement. MANAGER's duty to defend the DISTRICT shall be subject to and consistent with applicable Florida law governing private entities. The indemnification provided for herein shall not be deemed exclusive of any other rights or remedies to which the DISTRICT may be entitled and shall survive the expiration or termination of this Agreement.

SOVEREIGN IMMUNITY; **INDEMNIFICATION OBLIGATIONS**. Nothing herein shall be construed to waive or limit the DISTRICT'S sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Any obligations of the DISTRICT under this Agreement are subject to and limited by Section 768.28, Florida Statutes, and other applicable law.

3. Disclaimer of MANAGER

The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in accumulating information necessary for documents required by the DISTRICT to finalize any particular financing, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

4. Attorney Fees and Governing Law

MANAGER and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action. This Agreement shall be construed, enforced, and administered in accordance with the laws of the State of Florida. Venue for any litigation arising out of or relating to this Agreement shall lie exclusively in Collier County, Florida, and the parties irrevocably submit to the jurisdiction of the state courts located in Collier County, Florida (or, if jurisdiction exists, the federal courts whose district includes Collier County, Florida). In the event either party is required to take any action to enforce this

Agreement, the substantially prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

5. Time of the Essence

The DISTRICT and the MANAGER agree that time is of the essence and that the services of the MANAGER shall be performed expeditiously.

6. Entire Agreement

This Agreement represents the entire agreement between DISTRICT and MANAGER for District Management Services contemplated hereby and supersedes all prior agreements, contracts, arrangements, or communications between the parties with respect to the subject matter addressed herein, whether oral or written. This Agreement may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and MANAGER or any affiliate of MANAGER shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

7. Authority to Execute and Counterparts

Each party to this Agreement represents, warrants, and covenants to the other that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, that such party has the lawful authority to enter into this relationship, and that the governing or managing body of each party has approved this relationship and has similarly authorized the execution of this Agreement. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

8. Public Records Disclosure

MANAGER understands and agrees that all documents of any kind provided to the DISTRICT in connection with this Agreement may be public records, and, accordingly, MANAGER agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. MANAGER acknowledges that the designated public records custodian for the DISTRICT is PFM Management Services LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the MANAGER shall 1) keep and maintain public records required by the DISTRICT to perform the service; 2) upon request by the Public Records Custodian, provide the DISTRICT with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the MANAGER does not transfer the records to the Public Records Custodian of the DISTRICT; and 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in MANAGER's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the MANAGER, the MANAGER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must

be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.

9. E-Verify Requirements.

The Manager shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Manager shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Manager has knowingly violated Section 448.091, Florida Statutes. If the Manager anticipates entering into agreements with a subcontractor for the Services, Manager will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Manager shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Manager has otherwise complied with its obligations hereunder, the District shall promptly notify the Manager.

The Manager agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Manager or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Manager represents that no public employer has terminated a contract with the Manager under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

10. Anti-Human Trafficking Compliance.

In accordance with the requirements of Section 787.06(13), Florida Statutes, Manager shall be required to execute an Affidavit of Compliance at the time of execution of this Agreement and any renewal hereof.

11. Independent Contractor

MANAGER, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will MANAGER be liable for any act or omission of any third party or for any circumstances beyond MANAGER's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

{Remainder of page intentionally left blank. Signatures appear on following page.}

In witness whereof, the parties hereto have executed this Agreement, in duplicate, as of the Effective Date above written.

Tern Bay Community Development District

Sign: _____
Print Name: Tara Brady
Title: Chairperson

Sign: _____
Print Name: James P. Ward
Title: Secretary

PFM Management Services LLC

_____
Jennifer Walden, Senior District Manager

EXHIBIT A

SCOPE OF SERVICES

I. General Management Services

General Consultation, Meetings, and DISTRICT Representation

The Manager shall organize the DISTRICT meetings. This includes, but is not limited to, providing the agenda and Board packages, scheduling, notification, publication and related matters. The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control, coordination, and administration of various professional service elements.

The manager shall prepare and submit to the DISTRICT's Board of Supervisors a proposed annual budget and administer the adopted budget of the DISTRICT.

As the DISTRICT's Manager, we will consult with the DISTRICT Board of Supervisors and its designated representatives, and when necessary, participate in such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services with regard to the projects and general interest of the DISTRICT.

The Manager shall consult with and advise the DISTRICT on matters related to the operation and maintenance of the DISTRICT and assist the DISTRICT to ensure compliance with all statutes and applicable law affecting the DISTRICT. The Manager will facilitate contracting with a third party website provider and assist the website provider with the maintenance of the DISTRICT's website in compliance with applicable law. The Manager will also coordinate with the website provider to ensure an e-mail system is in place which provides a separate "CDD e-mail address" for all Board members with an archiving system which will allow the Manager to respond to public records requests and maintain e-mails in compliance with applicable records retention law.

II. Accounting Services

The Manager shall define and implement an integrated management reporting system which will allow the DISTRICT to represent fairly and with full disclosure the financial position of the DISTRICT. Monthly financial statements will be provided in addition to a year-end audited financial statement to be prepared by a certified public accounting firm selected by the DISTRICT. These services will be coordinated with the DISTRICT's auditors to assure a smooth and efficient audit of the DISTRICT's books.

III. Minutes and Records

The Manager shall define and implement a system of record management for the DISTRICT, including a concise and accurate record of the official actions of the Board of

Supervisors and any appointed boards or committees, and shall oversee the maintenance and disclosure of DISTRICT's records pursuant to Florida law.

IV. Annual Assessments, Lien Book Maintenance and Disclosure

The Manager will maintain the tax roll for the DISTRICT and coordinate and report to the Tax Assessor and Tax Collector for the jurisdiction in which the DISTRICT exists.

The Manager will administer the DISTRICT's assessment methodology during platting and maintain the DISTRICT's lien book and release of liens at closings.

The Manager will provide continuing disclosure filing coordination and assistance for DISTRICT debt issues on EMMA as required by the MSRB and other regulatory agencies.

V. Other Services

Other applicable services requested or required by the DISTRICT, including but not limited to, testifying in litigation, as requested by the DISTRICT (subject to review and approval), may be provided at the option of the Manager. If provided, such services shall be billed on a time and materials basis in accordance with Exhibit B or other arrangement mutually agreed upon by the DISTRICT and the Manager.

EXHIBIT B

COMPENSATION FOR SERVICES

MANAGER shall be compensated for the provision of the services described in Exhibit A based on the fee schedule below. The fees do not include *reimbursable expenses* (as described in Section III.1. herein) related to regularly scheduled DISTRICT Board meetings. Fees will be reviewed and may be adjusted annually as reflected in the DISTRICT's approved budget.

District Management*	***Annual Fee***
Management/Administrative Services	$59,850
Accounting Services	$21,000
General Fund Assessment Administration	$6,562.50

Debt Issue Services	***Annual Fee***
Assessment Administration	$6,562.50 per Series
Continuing Disclosure Services	$2,500 per Series

Additional Services*	***Cost of Issuance (per series of bonds)***
District Management Services Cost of Issuance	$5,000
Disclosure Services Cost of Issuance	$1,500

* Maximum of 12 District public meetings per year. Fee billed monthly in advance.

**Additional Services – District Management Services Cost of Issuance. These fees are applicable for any bond or debt issued by the District and payable at closing as part of the Cost of Issuance. These fees are not related to the Operating & Maintenance Budget for the District.

The fees outlined above may be increased or otherwise amended annually as reflected in the adopted Budget for the District. New fees will become effective on October 1 of the applicable budget year.

Any services provided by the MANAGER that has not been outlined in "Exhibit B" above or via separate agreement, will be billed on a time and material basis pursuant to the MANAGER's hourly fee schedule set forth below.

The MANAGER's prevailing hourly rates are as follows:

Title	Hourly Rate
Managing Director	$ 325
Director / Senior District Manager/ Senior District Accountant	$ 275
Senior Analyst / District Manager/ District Accountant	$ 150
Assistant District Manager	$ 100
Administrative Assistant / Bookkeeper	$ 50

EXHIBIT C

INSURANCE

The following insurance requirements apply to MANAGER and any permitted subcontractors engaged by the MANAGER to perform services under the Agreement. The MANAGER shall procure and maintain, at its sole cost and expense, the minimum coverages and limits set forth below with insurers licensed (or otherwise authorized) to do business in the State of Florida and having an A.M. Best rating of not less than A- VII, unless otherwise approved in writing by the DISTRICT.

Minimum Required Coverages and Limits (Schedule):

A. Commercial General Liability Insurance (occurrence form), including premises/operations, products/completed operations, contractual liability, broad form property damage, and personal and advertising injury, with limits of not less than $1,000,000 each occurrence and $2,000,000 general aggregate.

B. Automobile Liability Insurance (occurrence form) covering owned, hired, and non-owned vehicles used in connection with the services, with limits of not less than $1,000,000 combined single limit per accident for bodily injury and property damage.

C. Workers' Compensation Insurance as required by Florida law and Employers' Liability Insurance with limits of not less than $1,000,000 each accident, $1,000,000 disease each employee, and $1,000,000 disease policy limit.

D. Professional Liability / Errors and Omissions Insurance (claims-made) covering MANAGER's professional services under the Agreement, with limits of not less than $2,000,000 each claim and $2,000,000 aggregate. The retroactive date shall be no later than the Effective Date of the Agreement. Coverage shall be maintained continuously during the term and for not less than three (3) years after expiration or termination of the Agreement, either through renewal of the claims-made policy with the required retroactive date or by purchase of an extended reporting period ("tail") coverage. Any deductible or self-insured retention shall be the sole responsibility of MANAGER. Cyber Liability may be included in Professional Liability.

E. Cyber Liability / Network Security and Privacy Liability Insurance (claims-made) with limits of not less than $2,000,000 each claim and $2,000,000 aggregate, including coverage for (i) privacy liability, (ii) security liability, (iii) breach response costs (including notification, credit monitoring, forensic services, and crisis management), (iv) regulatory defense and penalties (to the extent insurable), and (v) cyber extortion and business interruption (if available). Coverage shall be maintained continuously during the term and for not less than three (3) years after expiration or termination of the Agreement (by renewal or tail coverage). Any deductible or self-insured retention shall be the sole responsibility of MANAGER.

F. Crime / Employee Dishonesty (Fidelity) Insurance with limits of not less than $2,000,000 per occurrence, covering dishonest acts of MANAGER's employees and any third parties to whom MANAGER delegates financial responsibilities in connection with the Agreement (if applicable). The DISTRICT shall be named as a loss payee under this policy with respect to any losses arising from MANAGER's services under this Agreement. Any deductible or self-insured retention shall be the sole responsibility of MANAGER.

G. Commercial Umbrella / Excess Liability Insurance on a follow-form basis over Commercial General Liability, Automobile Liability, and Employers' Liability, with limits of not less than $5,000,000 each occurrence and aggregate.

MANAGER represents and warrants that the insurance required by this Exhibit C shall be in full force and effect prior to commencement of services and shall be maintained without interruption throughout the term of the Agreement and any required post-termination period.

Commercial General Liability and Automobile Liability shall be written on an occurrence basis. Professional Liability and Cyber Liability may be written on a claims-made basis only if maintained in accordance with this Exhibit C (including retroactive date and tail/continuity requirements).

Additional Insured; Primary and Noncontributory. The DISTRICT, its Board of Supervisors, officers, employees, agents, and consultants shall be named as Additional Insureds on the MANAGER's Commercial General Liability and Automobile Liability policies for ongoing and completed operations using endorsements at least as broad as ISO CG 20 10 and ISO CG 20 37 (or their equivalent) for General Liability and ISO CA 20 48 (or their equivalent) for Automobile Liability. Such insurance shall be primary and noncontributory with respect to any insurance or self-insurance maintained by the DISTRICT.

Waiver of Subrogation. To the extent permitted by law and available by endorsement, the MANAGER shall cause its Workers' Compensation and General Liability policies (and any other policy where waiver is customarily available) to be endorsed to waive subrogation against the DISTRICT, its Board of Supervisors, officers, employees, and agents. The waiver of subrogation would not apply to Professional/Cyber Liability.

Deductibles / Self-Insured Retentions. The MANAGER shall be solely responsible for payment of any deductibles and self-insured retentions. No policy shall include a deductible or self-insured retention that, in the DISTRICT's reasonable judgment, materially impairs coverage, unless approved in writing by the DISTRICT.

Evidence of Insurance; Endorsements. Prior to commencement of services, and upon each renewal, replacement, or material change, MANAGER shall provide the DISTRICT with (i) certificates of insurance and (ii) copies of the required Additional Insured and primary and noncontributory endorsements and waiver of subrogation endorsements (as applicable). Certificates of insurance shall not be accepted as a substitute for required endorsements.

Notice of Cancellation / Nonrenewal / Material Change. MANAGER shall provide the DISTRICT with written notice of cancellation, nonrenewal, or material change in coverage (including

material reduction of limits) as soon as practicable, but in no event later than (i) thirty (30) days prior to the effective date of any cancellation (other than for non-payment of premium), nonrenewal, or material adverse change, and (ii) ten (10) days prior to the effective date of any cancellation for non-payment of premium. Any certificate provision purporting to confer notice shall not be construed to limit MANAGER's notice obligations under this Exhibit C.

Limits; Umbrella / Excess. The required limits may be satisfied through a combination of primary and umbrella/excess policies, provided the umbrella/excess policies are follow-form (or broader) for the coverages required herein. The carrying of insurance in the amounts set forth herein shall not be deemed to limit MANAGER's liability under the Agreement.

Subcontractors. MANAGER shall require any subcontractor performing any portion of the services to maintain insurance meeting the requirements of this Exhibit C, as applicable to the subcontractor's work, and shall provide evidence of such coverage to the DISTRICT upon request. MANAGER shall remain responsible for its subcontractors' compliance with this Exhibit C.

Insurer Acceptability. All insurers shall be acceptable to the DISTRICT. If, at any time, an insurer's A.M. Best rating falls below the minimum required rating, MANAGER shall promptly replace the insurer or otherwise cure the deficiency to the DISTRICT's satisfaction.

Exhibit C:

PFM Services LLC Financial Advisory Contract

PFM FINANCIAL ADVISORS LLC
AGREEMENT FOR FINANCIAL ADVISORY SERVICES

This agreement ("Agreement"), made and entered into this 2nd day of June, 2026, by and between **Tern Bay Community Development District** ("DISTRICT") and **PFM Financial Advisors LLC**, a Delaware limited liability company (hereinafter called "PFM"), sets forth the terms and conditions under which PFM shall provide services.

WHEREAS, DISTRICT desires to obtain the services of a financial advisor to develop and assist in implementing DISTRICT's strategies to meet its current and long-term operations, financial obligations, capital financing needs and render assistance in respect to debt transactions; and

WHEREAS, PFM is capable of providing the necessary financial advisory services.

NOW, THEREFORE, in consideration of the above-mentioned premises and intending to be legally bound hereby, DISTRICT and PFM agree as follows:

I. SCOPE OF SERVICES

PFM shall provide, upon request of the DISTRICT, services related to financial planning, budget and strategic advice and planning, policy development and services related to debt issuance, as applicable and set forth in Exhibit A to this Agreement. In addition, upon the DISTRICT's request, PFM may, under separate writing, including separate scope and fees, provide services related to Structured Products transactions (e.g. services related to the investment of bond proceeds, including, but not limited to, the design and competitive procurement of structured investments and fixed-income portfolios), and Investor Relations Advisory services (e.g. services related to assisting the DISTRICT with optimizing their investor outreach efforts, including, but not limited to, support with investor communications, transaction information evaluation using proprietary analytics and maintaining investor database). The DISTRICT acknowledges and agrees that PFM does not provide legal, tax, or accounting advice in connection with the services. The DISTRICT is solely responsible for obtaining its own legal, tax, or accounting advice with respect to the Services and any related matter(s).

The DISTRICT acknowledges and agrees that most tasks requested by The DISTRICT will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement, or applicable separate agreement with the DISTRICT for Structured Products or Investor Relations Advisory services. Upon the request of The DISTRICT, an affiliate of PFM or a third party referred or otherwise introduced by PFM and/or designated by the DISTRICT may provide additional services to The DISTRICT under a separate writing, including separate scope and compensation, between the DISTRICT and such affiliate or third party. The DISTRICT acknowledges that, in certain circumstances, the same individual may provide services to the DISTRICT on behalf of both PFM and one or more of its affiliates. For example, The DISTRICT may elect to engage

PFM for municipal advisory services and separately engage an affiliate of PFM for consulting or other non-municipal advisory services, where the same individual will serve under both engagements. In such cases, the services shall be provided strictly in accordance with the terms of the respective agreements between The DISTRICT and PFM and/or the applicable Affiliate. The provision of services by an individual in such dual roles shall not alter or affect the separate legal responsibilities, obligations, or liabilities of PFM and its affiliates under their respective agreements with DISTRICT.

II. WORK SCHEDULE

The services of PFM are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. REGISTERED MUNICIPAL ADVISOR; REQUIRED DISCLOSURES

1. PFM is a registered municipal advisor with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. If DISTRICT has designated PFM as its independent registered municipal advisor ("IRMA") for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the "IRMA exemption"), then services provided pursuant to such designation shall be the services described in Exhibit A hereto, subject to any agreed upon limitations. Verification of independence (as is required under the IRMA exemption) shall be the responsibility of such third party seeking to rely on such IRMA exemption. PFM shall have the right to review and approve in advance any representation of PFM's role as IRMA to The DISTRICT.

2. MSRB Rules require that municipal advisors make written disclosures to their clients of all material conflicts of interest, certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in PFM's Disclosure Statement delivered to The DISTRICT prior to or together with this Agreement.

IV. FINANCIAL ADVISORY COMPENSATION; REIMBURSEMENT OF EXPENSES

For the services provided under this Agreement, PFM's professional fees shall be paid as provided in Exhibit B to this Agreement and The DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

All fees shall be due to PFM within forty-five (45) days of the date of invoice.

1. Reimbursable Expenses

In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and out-of-pocket expenses incurred, including, but not limited to, travel, meals, lodging, telephone, mail, and other ordinary or extraordinary costs such as for graphics, printing, document production (including as required by a subpoena or other legal document or order), data processing and computer time which are incurred by PFM. PFM shall maintain adequate records of all reimbursable expenses and, upon request of the DISTRICT, documentation of such expenses will be provided. Notwithstanding, PFM shall not be reimbursed for out-of-pocket expenses incurred, including but not limited to, travel, meals and lodging, arising out

of PFM's attendance and participation in public meetings of the District (up to 12 public meetings per year).

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

V. TERMS AND TERMINATION

This Agreement shall be effective from May 1, 2026 until May 1, 2031 (the "Initial Term") and shall automatically renew for additional one (1) year periods (each a "Renewal Term" and together with the Initial Term, the "Term"). Notwithstanding, either party hereto shall have the right to terminate this Agreement, at any time and for any reason whatsoever, upon (i) the DISTRICT providing to PFM a minimum of thirty (30) days advance written notice of its intention to terminate or (ii) PFM providing to the DISTRICT a minimum of sixty (60) days advance written notice of its intention to terminate. All notices shall be provided in accordance with Section VIII hereof. Should the relationship be terminated, PFM will be paid for all services performed and costs and expenses incurred up to the termination date. Upon termination, PFM shall promptly deliver to the DISTRICT all work product, financial models, reports, analyses, and other materials prepared for the DISTRICT in connection with this Agreement, and shall provide reasonable cooperation in transitioning services to the DISTRICT or its successor financial advisor.

VI. ASSIGNMENT

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other. PFM may not delegate performance of any of its obligations under this Agreement or subcontract any material portion of the services to be performed hereunder, without the prior written consent of the DISTRICT. Any permitted assignee shall assume in writing all obligations of the assigning party under this Agreement. No assignment shall relieve the assigning party of its obligations hereunder unless the non-assigning party expressly releases the assigning party in a written instrument. Any attempted assignment or delegation in violation of this Section VI shall be null and void and of no force or effect. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective permitted successors and assigns.

VII. INFORMATION TO BE FURNISHED TO PFM

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to PFM. PFM may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy and completeness of such Data. DISTRICT acknowledges that from time-to-time PFM may utilize third-party data in the provision of services to DISTRICT, including, without limitation, CUSIPs, ratings information, pricing information and other market or reference data, for which data fees or charges may be payable by DISTRICT; provided, however, that PFM shall obtain the DISTRICT's prior written approval before incurring any such third-party data fees or charges on behalf of the DISTRICT.

VIII. NOTICES

All notices given under this Agreement shall be in writing and shall be deemed given (i) if delivered by hand delivery, when delivered to the recipient; (ii) if sent by nationally recognized overnight courier, when delivered as shown by the courier's delivery confirmation; (iii) if sent by regular U.S. mail (postage prepaid), three (3) business days after deposit in the U.S. mail; or (iv) if sent by email, when transmitted to the email address set forth below (or such other email address as a party may designate by notice), provided that no "bounce back" or other error message indicating non-delivery is received by the sending party. Notices shall be addressed to the party for whom it is intended, at the designated addresses below. The parties designate the following as the respective places for giving notice, to-wit:

DISTRICT:
Tern Bay Community Development District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: District Manager
Email:wardj@pfm.com

AND (for any notice to the DISTRICT): Chair of the Board of Supervisors, at the Chair's address within the DISTRICT and/or the Chair's official email address (as designated by the DISTRICT from time to time)

With A Copy To:

Coleman, Yovanovich & Koester, P.A.
The Northern Trust Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
Attn: Gregory L. Urbancic, Esq.
Email: gurbancic@cyklawfirm.com

PFM FINANCIAL ADVISORS LLC
200 South Orange Avenue, Suite 760
Orlando, FL 32801
Attention: D. Brent Wilder, Managing Director
Email: wilderb@pfm.com

IX. PUBLIC RECORDS DISCLOSURE

PFM understands and agrees that all documents of any kind provided to the DISTRICT in connection with this Agreement may be public records, and, accordingly, PFM agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. PFM acknowledges that the designated public records custodian for the DISTRICT is PFM Management Services LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, PFM shall 1) keep and maintain public records required by the DISTRICT to perform the service; 2) upon request by the Public Records Custodian, provide the DISTRICT with the requested public records or

allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if PFM does not transfer the records to the Public Records Custodian of the DISTRICT; and 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in PFM's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by PFM, PFM shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF PFM HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO PFM'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.

X. PFM'S REPRESENTATIVES

1. Advisory Team

The employees of PFM set forth below will provide the services set forth in this Agreement; provided that PFM may, from time to time, supplement or otherwise amend the advisory team members set forth below.

A. Professional Staff

- D. Brent Wilder, Managing Director
- Kevin Plenzler, Director
- Michael Dennis, Senior Managing Consultant

B. Administrative and Support Staff

- Cynthia Silva
- Dorrena Davis

2. Changes in Advisory Team Requested by the DISTRICT

The DISTRICT has the right to request, for any or no reason, that PFM replace any member of the advisory team. Should the DISTRICT make such a request, PFM shall promptly suggest a substitute for approval by the DISTRICT.

XI. INSURANCE

PFM shall maintain insurance coverage with coverages and policy limits not less than as stated in Exhibit C. Upon execution of this Agreement and thereafter upon each renewal, replacement, modification, or material change of such coverage, PFM shall deliver to the DISTRICT certificates of insurance evidencing the required coverages.

XII. INDEMNIFICATION

To the fullest extent permitted by law, PFM agrees to indemnify, defend and hold harmless the DISTRICT and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments, or judgments, and any and all losses, liabilities, damages, costs, court costs, and expenses, including reasonable attorney's fees and costs (including fees and costs incurred in enforcing this indemnification obligation), arising out of or relating to: (i) the negligent, reckless, and/or intentionally wrongful acts or omissions of PFM, its officers, directors, employees, agents, subcontractors, or consultants; (ii) PFM's material breach of this Agreement; or (iii) PFM's violation of applicable law in connection with the performance of services under this Agreement. PFM's duty to defend the DISTRICT shall be subject to and consistent with applicable Florida law governing private entities. The indemnification provided for herein shall not be deemed exclusive of any other rights or remedies to which the DISTRICT may be entitled and shall survive the expiration or termination of this Agreement.

XIII. INDEPENDENT CONTRACTOR; NO THIRD-PARTY BENEFICIARY

PFM, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will PFM be liable for any circumstances beyond PFM's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services; provided, however, that PFM shall remain liable for the acts and omissions of its subcontractors, agents, and any third parties engaged by or on behalf of PFM in connection with the services.

XIV. APPLICABLE LAW

PFM and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action. This Agreement shall be construed, enforced, and administered in accordance with the laws of the State of Florida. Venue for any litigation arising out of or relating to this Agreement shall lie exclusively in Collier County, Florida, and the parties irrevocably submit to the jurisdiction of the state courts located in Collier County, Florida (or, if jurisdiction exists, the federal courts whose district includes Collier County, Florida). In the event either party is required to take any action to enforce this

Agreement, the substantially prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

XV. ENTIRE AGREEMENT; SEVERABILITY

This Agreement represents the entire agreement between DISTRICT and PFM and may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and an affiliate of PFM or any third party referred or introduced by PFM and/or designated by DISTRICT shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

XVI. EXECUTION; COUNTERPARTS

Each party to this Agreement represents and warrants that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, and that the execution and delivery of this Agreement has been duly authorized by all necessary governance, corporate, or other entity actions including, where applicable, approval by its applicable governing board. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

XVII. E-VERIFY REQUIREMENTS

PFM shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, PFM shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that PFM has knowingly violated Section 448.091, Florida Statutes. If PFM anticipates entering into agreements with a subcontractor for the Services, PFM will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PFM shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but PFM has otherwise complied with its obligations hereunder, the District shall promptly notify PFM.

PFM agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, PFM or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, PFM represents that no public employer has terminated a contract with PFM under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

XVIII. ANTI-HUMAN TRAFFICKING COMPLIANCE

In accordance with the requirements of Section 787.06(13), Florida Statutes, PFM shall be required to execute an Affidavit of Compliance at the time of execution of this Agreement and any renewal hereof.

{Remainder of page intentionally left blank. Signatures appear on following page.}

IN WITNESS WHEREOF, DISTRICT and PFM have executed this Agreement as of the day and year herein above written.

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: Tara Brady

Title: Chairperson

By: _____

Name: James P. Ward

Title: Secretary

PFM FINANCIAL ADVISORS LLC

By: _____

Name: D. Brent Wilder

Title: Managing Director

EXHIBIT A
SCOPE OF SERVICES

1. Services related to the Financial Planning and Policy Development upon request of the DISTRICT:

- Assist with the formulation of the DISTRICT's special assessment methodology or similar security for debt issuance in consultation with the DISTRICT's counsel, consulting engineer, bond counsel, and other consultants and professionals.

- Assist the DISTRICT in the formulation of Financial and Debt Policies and Administrative Procedures.

- Review current debt structure, identifying strengths and weaknesses of structure so that future debt issues can be designed to maximize ability to finance future capital needs. This will include, but not be limited to, reviewing existing debt for the possibility of refunding that debt to provide the DISTRICT with savings.

- Analyze future debt capacity to determine the DISTRICT's ability to raise future debt capital.

- Assist the DISTRICT in the development of the DISTRICT's Capital Improvement Program by identifying sources of capital funding.

- Assist the DISTRICT with the development of the DISTRICT's financial planning efforts and process by assessing capital needs, identifying potential revenue sources, analyze financing alternatives such as pay-as-you-go, lease/purchasing, short-term vs. long-term financings, assessments, user fees, impact fees, developer contributions, public/private projects, and grants and provide analysis of each alternative as required as to the budgetary and financial impact.

- Review the reports of accountants, independent engineers and other project feasibility consultants to ensure that such studies adequately address technical, economic, and financial risk factors affecting the marketability of any proposed revenue debt issues; provide bond market assumptions necessary for financial projections included in these studies; attend all relevant working sessions regarding the preparations, review and completion of such independent studies; and provide written comments and recommendations regarding assumptions, analytic methods, and conclusions contained therein.

- Develop, manage and maintain computer models for long-term capital planning which provide for inputs regarding levels of ad valorem and non-ad valorem taxation, growth rates by operating revenue and expenditure item, timing, magnitude and cost of debt issuance, and project operating and capital balances, selected operating and debt ratios and other financial performance measures as may be determined by the DISTRICT.

- Conduct strategic modeling and planning and related consulting.

- Attend meetings with DISTRICT's staff, consultants and other professionals and the DISTRICT.

- Undertake financial planning and policy development assignments made by the DISTRICT regarding financings, and financial policy including budget, tax, cash management issues and related fiscal policy and programs.

- Assist the DISTRICT in preparing financial presentations for public hearings and/ or referendums.

- Provide special financial services as requested by the DISTRICT.

2. Services Related to Debt Transactions (Includes short term financings, notes, loans, letters of credit, line of credit and bonds); provided that if the transaction is competitive, the services of the financial advisor will be modified in advance in writing to reflect that process. Upon the request of the DISTRICT:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.

- Develop a financing plan in concert with DISTRICT's staff which would include recommendations as to the timing and number of series of bonds to be issued.

- Assist the DISTRICT by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.

- Advise as to the various financing alternatives available to the DISTRICT.

- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cash flow requirements.

- Evaluate benefits of bond insurance and/or security insurance for debt reserve fund.

- If appropriate, develop credit rating presentation and coordinate with the DISTRICT the overall presentation to rating agencies.

- Review underwriter's proposals and submit a written analysis of same to the DISTRICT.

- Assist the DISTRICT in the procurement of other services relating to debt issuance such as printing, paying agent, registrar, etc.

- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond indentures, resolutions or other governing

documents regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond governing documents.

- Review the requirements and submit analysis to bond insurers, rating agencies and other professionals as they pertain to the DISTRICT's obligation.

- Review the terms, conditions and structure of any proposed debt offering undertaken by the DISTRICT and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.

- Coordinate with DISTRICT's staff and other advisors as respects the furnishing of data for offering documents, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents.

- As applicable, advise the DISTRICT on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.

- Assist and advise the DISTRICT in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.

- Arrange for the closing of the transaction including, but not limited, to bond printing, signing and final delivery of the bonds.

- Assist and advise the DISTRICT with investment of proceeds of debt offerings.

3. <u>Special Services.</u> Upon request of the DISTRICT:

PFM may provide other services which shall include, but not be limited to, the following:

1. Impact fee financial analysis
2. Rate analysis
3. Management analysis
4. Referendum assistance
5. Legislative initiatives
6. Project assessment analysis
7. Implementation of revenue enhancement programs
8. Investment of bond proceeds
9. Financial analysis of projects being developed by engineer/architect studies
10. Negotiate on behalf of the DISTRICT for proposed projects
11. Preparation of amortization schedules
12. Preparation of Statement of Estimated Regulatory Costs
13. Development of operation and maintenance assessment methodologies

EXHIBIT B
COMPENSATION FOR SERVICES (NEGOTIABLE)

Description	**Unit Price**

TRANSACTIONAL FEE SCHEDULE

The flat fee for Financial Advisory Services (which includes Assessment Methodology services associated with debt issuance) shall be $45,000 per transaction. This includes public bond issuances (competitive or negotiated) and bank loans.

1. Hourly Project Fees (Non-Transaction Related)

PFM will not charge for general advice between financings. In the event the DISTRICT requests that PFM perform significant special projects (capital planning, creation of new financing programs like the installment sale concept, etc.), fees will be negotiated in advance of the project generally based upon the following hourly rates for the indicated levels of experience or their equivalents will apply. Additionally, in the event a financing is started, but cancelled at the DISTRICT's request, accrued time will be billed as follows:

Experience Level	**Hourly Rate**
Managing Director	$325.00
Director/ Senior Managing Consultant	$275.00
Senior Analyst (Analyst)	$150.00
Administrative Support	$0.00

2. Expenses

Not Exceed	$2,000.00 per Issue*
Travel	At Cost
Lodging	At Cost
Meals	At Cost
Postage	At Cost
Telephone	At Cost
Copies	0.10 Black & White; 0.50 for Color
Printing	0.10 Black & White; 0.50 for Color

*PFM also offers a flat "overhead" fee of $2,000 per financing. Note that the $2,000 flat "overhead" fee of $2,000 per financing excludes expenses for out of state travel. In addition to the out-of-pocket expenses listed above, PFM may charge data recovery expenses of $0.05 per par amount of bonds issued. The data recovery expense will be capped at a maximum of $5,000.00 per transaction. On bank loan transactions, the data recovery expense will be charged at 50%, capped at a maximum of $2,500.00 per transaction.

NON-TRANSACTIONAL FEE SCHEDULE

A. Assessment Methodology Services

Assessment methodology services associated with debt issuances are included under the Financial Advisory Services fee and subject to negotiation with the District on a deal-by-deal basis. A flat fee for assessment consultant expenses of $500 will be included as part of each transaction.

As requested, Assessment methodology services not associated with the issuance of District debt will have a minimum fee of $25,000 and subject to negotiation with the District on a deal-by-deal basis. A flat fee for assessment consultant expenses of $500 will be included as part of the methodology preparation.

The fee for the preparation of an O&M assessment methodology is $7,500.

The fee for the preparation of a Statement of Estimated Regulatory Costs (SERC) is $2,500.

B. Re-amortization Schedules

Reamortization schedules for debt issues are included under Exhibit A, Section 3. Special Services and are subject to the following fee schedule.

Bond Size Call Amount	**Fee per Amortization Schedule**
$25,000 or less	$250
$25,001 - $100,000	$350
$100,001 or greater	$500

Other Services

In addition to advising on bond transactions, PFM is often called upon to perform many additional duties. These may include structuring and implementation of the refunding escrow, debt service reserve and debt service payment fund investment structuring, interest rate swap pricing and implementation, and other related services. These services may be provided through a PFM affiliate or third party referred by PFM via separate agreement between DISTRICT and such affiliate or third party.

EXHIBIT C
INSURANCE

The following insurance requirements apply to PFM and any permitted subcontractors engaged by PFM to perform services under the Agreement. PFM shall procure and maintain, at its sole cost and expense, the minimum coverages and limits set forth below with insurers licensed (or otherwise authorized) to do business in the State of Florida and having an A.M. Best rating of not less than A- VII, unless otherwise approved in writing by the DISTRICT.

Minimum Required Coverages and Limits (Schedule):

A. Commercial General Liability Insurance (occurrence form), including premises/operations, products/completed operations, contractual liability, broad form property damage, and personal and advertising injury, with limits of not less than $1,000,000 each occurrence and $2,000,000 general aggregate.

B. Automobile Liability Insurance (occurrence form) covering owned, hired, and non-owned vehicles used in connection with the services, with limits of not less than $1,000,000 combined single limit per accident for bodily injury and property damage.

C. Workers' Compensation Insurance as required by Florida law and Employers' Liability Insurance with limits of not less than $1,000,000 each accident, $1,000,000 disease each employee, and $1,000,000 disease policy limit.

D. Professional Liability / Errors and Omissions Insurance (claims-made) covering PFM's professional services under the Agreement, with limits of not less than $2,000,000 each claim and $2,000,000 aggregate. The retroactive date shall be no later than the Effective Date of the Agreement. Coverage shall be maintained continuously during the term and for not less than three (3) years after expiration or termination of the Agreement, either through renewal of the claims-made policy with the required retroactive date or by purchase of an extended reporting period ("tail") coverage. Any deductible or self-insured retention shall be the sole responsibility of PFM. Cyber Liability may be included in Professional Liability.

E. Cyber Liability / Network Security and Privacy Liability Insurance (claims-made) with limits of not less than $2,000,000 each claim and $2,000,000 aggregate, including coverage for (i) privacy liability, (ii) security liability, (iii) breach response costs (including notification, credit monitoring, forensic services, and crisis management), (iv) regulatory defense and penalties (to the extent insurable), and (v) cyber extortion and business interruption (if available). Coverage shall be maintained continuously during the term and for not less than three (3) years after expiration or termination of the Agreement (by renewal or tail coverage). Any deductible or self-insured retention shall be the sole responsibility of PFM.

F. Crime / Employee Dishonesty (Fidelity) Insurance with limits of not less than $2,000,000 per occurrence, covering dishonest acts of PFM's employees and any third parties to whom PFM delegates financial responsibilities in connection with the Agreement (if applicable). The

DISTRICT shall be named as a loss payee under this policy with respect to any losses arising from PFM's services under this Agreement. Any deductible or self-insured retention shall be the sole responsibility of PFM.

G. Commercial Umbrella / Excess Liability Insurance on a follow-form basis over Commercial General Liability, Automobile Liability, and Employers' Liability, with limits of not less than $5,000,000 each occurrence and aggregate.

PFM represents and warrants that the insurance required by this Exhibit C shall be in full force and effect prior to commencement of services and shall be maintained without interruption throughout the term of the Agreement and any required post-termination period.

Commercial General Liability and Automobile Liability shall be written on an occurrence basis. Professional Liability and Cyber Liability may be written on a claims-made basis only if maintained in accordance with this Exhibit C (including retroactive date and tail/continuity requirements).

Additional Insured; Primary and Noncontributory. The DISTRICT, its Board of Supervisors, officers, employees, agents, and consultants shall be named as Additional Insureds on PFM's Commercial General Liability and Automobile Liability policies for ongoing and completed operations using endorsements at least as broad as ISO CG 20 10 and ISO CG 20 37 (or their equivalent) for General Liability and ISO CA 20 48 (or their equivalent) for Automobile Liability. Such insurance shall be primary and noncontributory with respect to any insurance or self-insurance maintained by the DISTRICT.

Waiver of Subrogation. To the extent permitted by law and available by endorsement, PFM shall cause its Workers' Compensation and General Liability policies (and any other policy where waiver is customarily available) to be endorsed to waive subrogation against the DISTRICT, its Board of Supervisors, officers, employees, and agents. The waiver of subrogation would not apply to Professional/Cyber Liability.

Deductibles / Self-Insured Retentions. PFM shall be solely responsible for payment of any deductibles and self-insured retentions. No policy shall include a deductible or self-insured retention that, in the DISTRICT's reasonable judgment, materially impairs coverage, unless approved in writing by the DISTRICT.

Evidence of Insurance; Endorsements. Prior to commencement of services, and upon each renewal, replacement, or material change, PFM shall provide the DISTRICT with (i) certificates of insurance and (ii) copies of the required Additional Insured and primary and noncontributory endorsements and waiver of subrogation endorsements (as applicable). Certificates of insurance shall not be accepted as a substitute for required endorsements.

Notice of Cancellation / Nonrenewal / Material Change. PFM shall provide the DISTRICT with written notice of cancellation, nonrenewal, or material change in coverage (including material reduction of limits) as soon as practicable, but in no event later than (i) thirty (30) days prior to

the effective date of any cancellation (other than for non-payment of premium), nonrenewal, or material adverse change, and (ii) ten (10) days prior to the effective date of any cancellation for non-payment of premium. Any certificate provision purporting to confer notice shall not be construed to limit PFM's notice obligations under this Exhibit C.

Limits; Umbrella / Excess. The required limits may be satisfied through a combination of primary and umbrella/excess policies, provided the umbrella/excess policies are follow-form (or broader) for the coverages required herein. The carrying of insurance in the amounts set forth herein shall not be deemed to limit PFM's liability under the Agreement.

Subcontractors. PFM shall require any subcontractor performing any portion of the services to maintain insurance meeting the requirements of this Exhibit C, as applicable to the subcontractor's work, and shall provide evidence of such coverage to the DISTRICT upon request. PFM shall remain responsible for its subcontractors' compliance with this Exhibit C.

Insurer Acceptability. All insurers shall be acceptable to the DISTRICT. If, at any time, an insurer's A.M. Best rating falls below the minimum required rating, PFM shall promptly replace the insurer or otherwise cure the deficiency to the DISTRICT's satisfaction.

DISCLOSURE OF CONFLICTS OF INTEREST AND OTHER IMPORTANT MUNICIPAL ADVISORY INFORMATION
PFM Financial Advisors LLC

I. Introduction

PFM Financial Advisors LLC and PFM Swap Advisors LLC (hereinafter, referred to as "We," "Us," or "Our") are registered municipal advisors with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. In accordance with MSRB rules, this disclosure statement is provided by Us to each client prior to the execution of its advisory agreement with written disclosures of all material conflicts of interests and legal or disciplinary events that are required to be disclosed with respect to providing financial advisory services pursuant to MSRB Rule G-42(b) and (c) (ii). We employ a number of resources to identify and subsequently manage actual or potential conflicts of interest in addition to disclosing actual and potential conflicts of interest provided herein. We do not provide legal, tax, or accounting advice.

How We Identify and Manage Conflicts of Interest

Code of Ethics. The Code requires that all employees conduct all aspects of Our business with the highest standards of integrity, honesty and fair dealing. All employees are required to avoid even the appearance of misconduct or impropriety and avoid actual or apparent conflicts of interest between personal and professional relationships that would or could interfere with an employee's independent exercise of judgment in performing the obligations and responsibilities owed to a municipal advisor and Our clients.

Policies and Procedures. We have adopted policies and procedures that include specific rules and standards for conduct. Some of these policies and procedures provide guidance and reporting requirements about matters that allows Us to monitor behavior that might give rise to a conflict of interest. These include policies concerning the making of gifts and charitable contributions, entertaining clients, and engaging in outside activities, all of which may involve relationships with clients and others that are important to Our analysis of potential conflicts of interest.

Supervisory Structure. We have both a compliance and supervisory structure in place that enables Us to identify and monitor employees' activities, both on a transaction and Firm-wide basis, to ensure compliance with appropriate standards. Prior to undertaking any engagement with a new client or an additional engagement with an existing client, appropriate municipal advisory personnel will review the possible intersection of the client's interests, the proposed engagement, Our engagement personnel, experience and existing obligations to other clients and related parties. This review, together with employing the resources described above, allows Us to evaluate any situations that may be an actual or potential conflict of interest.

Disclosures. We will disclose to clients those situations that We believe would create a material conflict of interest, such as: 1) any advice, service or product that any affiliate may provide to a client that is directly related to the municipal advisory work We perform for such client; 2) any payment made to obtain or retain a municipal advisory engagement with a client; 3) any fee-splitting arrangement with any provider of an investment or services to a client; 4) any conflict that may arise from the type of compensation arrangement We may have with a client; and 5) any other actual or potential situation that We are or become aware of that might constitute a material conflict of interest that could reasonably expect to impair Our ability to provide advice to or on behalf of clients consistent with regulatory requirements. If We identify such situations or circumstances, We will prepare meaningful disclosure that will describe the implications of the situation and how We intend to manage the situation. We will also disclose any legal or disciplinary events that are material to a client's evaluation or the integrity of Our management or advisory personnel. We will provide this disclosure (or a means to access this information) in writing prior to starting Our proposed engagement, and will provide such additional information or clarification as the client may request. We will also advise Our clients in writing of any subsequent material conflict of interest that may arise, as well as the related implications, Our plan to manage that situation, and any additional information such client may require.

II. General Conflict of Interest Disclosures

Disclosure of Conflicts Concerning the Firm's Affiliates

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. The affiliate's business with the client could create an incentive for Us to recommend a course of

action designed to increase the level of the client's business activities with the affiliate or to recommend against a course of action that would reduce the client's business activities with the affiliate. In either instance, We may be perceived as recommending services for a client that are not in the best interests of Our clients, but rather are in Our interests or the interests of Our affiliates. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. Further, We receive no compensation from Our affiliates with respect to a client introduction or referral. If a client chooses to work with an affiliate, We require that the client consult and enter into a separate agreement for services, so that the client can make an independent, informed, evaluation of the services offered.

Disclosure of Conflicts Related to the Firm's Compensation

From time to time, We may be compensated by a municipal advisory fee that is or will be set forth in an agreement with the client to be, or that has been, negotiated and entered into in connection with a municipal advisory service. Payment of such fee may be contingent on the closing of the transaction and the amount of the fee may be based, in whole or in part, on a percentage of the principal or par amount of municipal securities or municipal financial product or the complexity of the municipal securities transaction or municipal financial product. While this form of compensation is customary in the municipal securities market, it may be deemed to present a conflict of interest since We may appear to have an incentive to recommend to the client a transaction that is larger in size or more complex than is necessary. Further, We may also receive compensation in the form of a fixed fee arrangement. While this form of compensation is customary, it may also present a potential conflict of interest, if the transaction requires more work than contemplated and We are perceived as recommending a less time consuming alternative contrary to the client's best interest so as not to sustain a loss. Finally, We may contract with clients on an hourly fee basis. If We do not agree on a maximum amount of hours at the outset of the engagement, this arrangement may pose a conflict of interest as We would not have a financial incentive to recommend an alternative that would result in fewer hours. We manage and mitigate all of these types of conflicts by disclosing the fee structure to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure of Conflicts Related to the Firm's Compensation Structure for Our Registered Advisors.

Pursuant to various employee compensation structures, from time to time We offer certain of Our registered municipal advisors ("Registered Advisors") financial benefits based on his or her business plan, client base, performance, and/or transactions closed. This provides an incentive for such Registered Advisors to seek to retain additional clients and/or transactions or services from clients. While this form of compensation may be customary in some segments of the municipal advisory market, provision of such financial benefits may be deemed to present a conflict of interest. We manage and mitigate these types of conflicts by Registered Advisor's adherence to Our Code of Ethics and Policies and Procedures, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure Concerning Provision of Services to State and Local Government, and Non-Profit Clients

We regularly provide financial advisory services to state and local governments, their agencies, and instrumentalities, and non-profit clients. While Our clients have expressed that this experience in providing services to a wide variety of clients generally provides great benefit for all of Our clients, there may be or may have been clients with interests that are different from (and adverse to) other clients. If for some reason any client sees Our engagement with any other particular client as a conflict, We will mitigate this conflict by engaging in a broad range of conduct, if and as applicable. Such conduct may include one or any combination of the following: 1) disclosing the conflict to the client; 2) requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, including the client's needs, objectives and financial circumstances; 3) implementing procedures that establishes an "Informational Bubble" that creates physical, technological and procedural barriers and/or separations to ensure that non-public information is isolated to particular area such that certain governmental transaction team members and supporting functions operate separately during the course of work performed; and 4) in the rare event that a conflict cannot be resolved, We will withdraw from the engagement.

Disclosure Concerning Provision of Services by Our Registered Advisors Dually through the Firm and the Firm's Affiliates.

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. From time to time, We may have registered municipal advisors ("Registered Advisors") that may provide services to a Municipal Entity client on behalf of, and under a separate written client agreement with, both Us and one or more of Our affiliates. In such cases, the individual will act solely on behalf of Us or the applicable Affiliate, respectively,

that is a party to the specific agreement governing the respective services. For example, if a Municipal Entity client engages Us for municipal advisory services and separately engages an affiliate of Ours for consulting or other non-municipal advisory services, the same individual may serve under both engagements – as a Registered Advisor under the client agreement with Us and as an individual service provider under the client agreement with Our affiliate. Such circumstance could be perceived as a conflict of interest considering the individual's dual service role and involvement, as well as differing duties owed to the client. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. If a client chooses to obtain services of an affiliate, even if the affiliate's services are provided by a Registered Advisor, not in their municipal advisory representative capacity but as an individual service provider acting solely on behalf of the applicable affiliate, We require that the client consult and enter into a separate agreement for such services, so that the client can make an independent, informed, evaluation of the services offered.

Disclosure of Conflicts Related to the Firm's Affiliate's Channel Partner Arrangement

Our affiliate, PFM Solutions LLC d/b/a Synario ("Synario"), a Software-as-a-Service ("SaaS") company has entered into a channel partner arrangement with Fifth Asset, Inc. d/b/a DebtBook ("DebtBook"), a SaaS company that delivers an integrated, purpose-built financial management, treasury, and liquidity software platform for government and nonprofit organizations. As part of the arrangement, We have agreed to introduce clients to Synario for the purpose of Synario referring the client to utilize DebtBook products (the "Purpose"). A percentage of fees received from successful referrals that become clients of DebtBook will be paid by DebtBook to Synario in consideration for the referral. Additionally, individual members of Ours, solely in their personal capacity and independent of Us or any of Our affiliates, hold passive, minority, investment interests in DebtBook, that, in the aggregate, represent less than one percent (1%) of DebtBook's fully diluted shares, which shares are not publicly traded. The referral and corresponding referral fee compensation together with these de minimis personal ownership interests create a material conflict of interest as they provide Us with an incentive introduce clients to Our affiliate for the Purpose. Accordingly, We mitigate conflicts of interest arising in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. The channel partner arrangement does not cause an increase in the municipal advisory fees charged to you. If you choose to obtain services of DebtBook, you must make an independent, informed, evaluation of the services offered and enter into a separate agreement for such services directly with DebtBook.

Disclosure Related to Legal and Disciplinary Events

As registered municipal advisors with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2, Our legal, disciplinary and judicial events are required to be disclosed on Our forms MA and MA-I filed with the SEC, in '**Item 9 Disclosure Information**' of form MA, '**Item 6 Disclosure Information'** of form MA-I, and if applicable, the corresponding disclosure reporting page(s) ("DRP"). To review the foregoing disclosure items and material change(s) or amendment(s), if any, clients may electronically access PFM Financial Advisors LLC filed forms MA and MA-I on the SEC's Electronic Data Gathering, Analysis, and Retrieval system, listed by date of filing starting with the most recently filed, at:

PFM Financial Advisors LLC –
https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0001669517&owner=include&count=40

III. Specific Conflicts of Interest Disclosures – TERN BAY COMMUNITY DEVELOPMENT DISTRICT 2026 CONTRACT

To Our knowledge, following reasonable inquiry, we are not aware of any other actual or potential conflict of interest that could reasonably be anticipated to impair Our ability to provide advice to or on behalf of the client in accordance with applicable standards of conduct of MSRB Rule G-42.

IV. Municipal Advisory Complaint and Client Education Disclosure

The MSRB protects state and local governments and other municipal entities and the public interest by promoting fair and efficient municipal securities markets. To that end, MSRB rules are designed to govern the professional conduct of brokers, dealers, municipal securities dealers and municipal advisors. Accordingly, if you as municipal advisory customer have a complaint about any of these financial professionals, please contact the MSRB's website at www.msrb.org, and consult the MSRB's Municipal Advisory Client brochure. The MSRB's Municipal Advisory Client brochure describes the protections available to municipal advisory clients under MSRB rules, and describes the process for filing a complaint with the appropriate regulatory authority.

PFM's Financial Advisory services are provided by PFM Financial Advisors LLC. PFM's Swap Advisory services are provided by PFM Swap Advisors LLC. Both entities are registered municipal advisors with the MSRB and SEC under the Dodd Frank Act of 2010.

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOLF CART POLICIES FOR DISTRICT ROADWAYS WITHIN THE BOUNDARIES OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT, CONSISTENT WITH APPLICABLE FLORIDA LAW AND CHARLOTTE COUNTY ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Tern Bay Community Development District (the "District") is a local unit of special purpose government created and established by the Board of the Florida Land and Water Adjudicatory Commission in Charlotte County, Florida, Chapter 42VV-1; and

WHEREAS, Section 316.212, Florida Statutes, governs the operation of golf carts on certain roadways in the State of Florida; and

WHEREAS, the Board of County Commissioners of Charlotte County ("BOCC") adopted Section 2-4-10 of the Charlotte County Code of Ordinances, entitled "Operation of Golf Carts on Designated Roadways," to regulate the operation of golf carts on designated roadways in unincorporated Charlotte County, consistent with applicable Florida law; and

WHEREAS, on February 25, 2026, the BOCC adopted Ordinance No. 2026-006 amending Section 2-4-10 of the Charlotte County Code to update local golf cart regulations for consistency with current Florida law and to provide an alternative process for designation of roadways for golf cart use through the platting or re-platting of a subdivision; and

WHEREAS, the Board of Supervisors of the District (the "Board") desires to adopt golf cart policies attached hereto as **Exhibit A**; and

WHEREAS, the Board finds that adoption of such policies is in the best interests of the District and is intended to promote the safe operation of golf carts on District roadways, to the extent permitted by law, and in a manner consistent with applicable Florida law and Charlotte County ordinances.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board hereby adopts the Golf Cart Policies attached hereto as Exhibit A for use and application with respect to District roadways within the boundaries of the District. The policies attached hereto as Exhibit A supersede and replace in their entirety any prior District policy regarding the same subject matter.

SECTION 2. Exhibit A shall remain in full force and effect unless amended or rescinded by the Board and shall be interpreted and applied in a manner consistent with applicable Florida law and Charlotte County ordinances, as the same may be amended from time to time.

SECTION 3. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional. To the extent applicable laws, statutory provisions, and Charlotte County ordinances are amended in the future, Exhibit A shall be construed, to the maximum extent permitted, in a manner consistent with such amendments without further action of the Board.

SECTION 4. This Resolution shall take effect upon the passage and adoption of this Resolution.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District this 2nd day of June 2026.

ATTEST:

_____
James P. Ward, Secretary

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

_____
Tara Brady, Chairperson

Exhibit A: Golf Cart Policies dated June 2, 2026

Exhibit A

Tern Bay Community Development District ("District")

Golf Cart Policies and Recommendations

1. A golf cart is a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and is not capable of exceeding speeds of 20 miles per hour.
2. Pursuant to Florida law and Charlotte County ordinances, as they may be amended and supplemented from time to time, golf carts can be operated only on designated public roads and streets within the District with the following speed limits:
    a. Paved roads with a width of 15 feet or more: 25 miles per hour
    b. Paved roads with a width of less than 15 feet: 20 miles per hour
    c. Unpaved roads, regardless of width: 20 miles per hour.
3. A golf cart may not be operated on public roads or streets by a person:
    a. who is under 18 years of age unless he or she possesses a valid learner's driver license or valid driver license; and
    b. who is 18 years of age or older unless he or she possesses a valid form of government-issued photographic identification.
4. Golf carts may only be operated on designated roads and streets within the District.
5. Individuals may not operate golf carts on sidewalks, bike lanes or unpaved trails.
6. All golf carts must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear.
7. Any golf cart that is operated on District roads or streets between sunset and sunrise must be equipped with functioning headlights, brake lights, turn signals, and a windshield.
8. Persons driving golf carts within the District shall comply with all applicable provisions of Chapter 316, Florida Statutes, including, but not limited to, compliance with all traffic control devices.
9. A violation of the Charlotte County ordinance is a noncriminal traffic infraction, punishable pursuant to Chapter 318, Florida Statutes.
10. The District recommends that golf cart owners register golf carts with the District and recommends that operators obtain liability insurance.
    a. Registration:
        i. The District requests that owners register golf carts by submitting the attached registration form.
    b. Insurance:
        i. Operators should obtain liability insurance covering personal injury and property damage with limits of at least $300,000 and should provide a certificate of insurance, renewed annually, naming the Tern Bay Community Development District and Heritage Landing Master Homeowners Association, Inc., as additional insureds.
        ii. Operators should provide such certificate of insurance to the District at the time of registration and refile updated certificates annually.

11. Safety Recommendations:
    a. Passengers and drivers should keep all body parts inside the golf cart while it is in motion.
    b. Passengers should have both feet planted firmly on the floor while the golf cart is moving.
    c. Passengers should sit with their right hip against the right arm of the seat.
    d. Passengers should be aware of traffic conditions. A sharp, unexpected turn can throw a rider from the golf cart. On turns and fast straightaways, passengers should use right hand to grasp the right arm of the seat.
    e. Regularly check for safe operation of brakes, lights, steering, turn signals, and tires. Make sure the batteries are charged to good operating levels.
12. Parking:
    a. Golf carts may only park in designated parking spaces.
    b. Golf carts may not park on sidewalks.
    c. Golf carts may not block entrances to any building.
    d. Be considerate, two (2) golf carts can fit in one parking space.
13. Inspections:
    a. Periodic golf cart safety inspections are held by the District.

TERN BAY COMMUNITY DEVELOPMENT DISTRICT
Golf Cart Registration Form

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

GOLF CART MANUFACTURER: _____

MODEL: _____ MODEL YEAR: _____

INSURANCE CARRIER: _____ POLICY NUMBER: _____

POLICY EXPIRATION DATE: _____ INSURANCE CONTACT PHONE NUMBER: _____

ACCEPTANCE:
I acknowledge receipt of golf cart registration decal and that the above information is true and correct and agree to assume full responsibility for the operation of my personal golf cart and also agree to accept full responsibility for liability that may arise from ownership and operation by both myself and others that I have authorized to operate the golf cart.

I have liability insurance covering personal injury and property damage with limits of at least $300,000 and have provided a certificate of insurance, to be renewed annually, naming the Tern Bay Community Development District and Heritage Landing Master Homeowners Association, Inc., as additional insureds.

I agree to hold Tern Bay Community Development District, Heritage Landing Master Homeowners Association, Inc., and any other associations, corporations, or partnerships involved in the development or operation of the Heritage Landing Community harmless from liability arising out of the operation of my golf cart.

I agree to fully comply with the Florida Statutes regarding the operation of golf carts and Charlotte County Code of Ordinances Section 2-4-10, as may be amended and supplemented from time to time, regarding the use of my golf cart on designated roadways.

I agree to maintain the golf cart in safe operating condition with the following minimum equipment:

1. Brakes
2. Brake lights
3. Headlights
4. Steering apparatus
5. Safe tires
6. Rearview mirror
7. Front and rear red reflectorized warning devices
8. Turn signals
9. Windshield

I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** Nothing herein shall be considered as a waiver of the Tern Bay Community Development District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability that may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other applicable statute.

Signature of Owner (Legal Guardian if Minor) Date

PLEASE RETURN THIS FORM AND INSURANCE CERTIFICATE TO:
Tern Bay Community Development District| Attn: District Manager
2301 NE 37th Street, Fort Lauderdale, Florida 33308 | 954.658.4900

TERN BAY

COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
May 2026

Prepared For:

James Ward
District Manager
Community Development District Manager

Prepared By*:*

Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

Project Number: 25-8498

April 1, 2026

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Entrance & Roadway Maintenance
2. Tree Trimming & Landscaping Maintenance
3. Aquatic Maintenance
4. Feral Hog Trapping Update
5. Cane Toad & Tadpole Update

1. Entrance & Roadway Maintenance

- District staff continues to monitor and manage the security gate system, including the cameras, gate equipment, and guard system. At this time, the system appears to be operating efficiently.
- Bridge Number One continues to move forward. All composite decking has been installed on the pedestrian crossings. The vendor's goal is to have all remaining decking installed no later than Tuesday, May 26.
- The lighting on the right-hand side of the bridge has been installed. Lighting on the left-hand side is scheduled to be installed on Tuesday, May 26 and Wednesday, May 27.
- The vendor will then begin transitioning to Bridge Number Two. Work has already been completed on the left-hand pedestrian crossing at Bridge Number Two, including installation of the composite decking.
- A few outstanding items remain on Bridge Number One. The caps for the vehicular guardrail posts were the wrong size. New caps have been ordered and are expected to be installed around the middle of June.
- There is also an approximate one-inch height difference between the asphalt and the vehicular decking transition. District staff and the bridge vendor are currently working on a solution to improve this transition.
- Several punch list items remain and are being coordinated between District staff, the electrical vendor, and the bridge vendor. Once these items are addressed, the vendor plans to relocate the dumpster and trailer to Bridge Number Two and begin removing the vehicular decking on Bridge Number Two. This work is expected to begin around the middle of next week.
- At that time, the MOT will be adjusted, and Bridge Number One will reopen to traffic. While Bridge Number One may not be 100 percent complete at reopening, the remaining items will continue to be addressed and completed as scheduling and materials allow.
- A missing stop sign near Building 17 has been ordered and is expected to be replaced during the month of June.

Bridge progress – To be completed by 5/26

Bridge progress – To be completed by 5/26

2. ***Tree Trimming & Landscaping Maintenance***

Irrigation timer inspections were completed as follows:

- Timer 1: May 11, 2026
- Timers 2 and 3: May 12, 2026
- Timer 4: May 13, 2026

Mowing Dates:

- Zones 1 and 2 were mowed on May 4, May 11, May 18, and May 26.
- Zones 3 and 4 were mowed on May 6, May 13, May 20, and May 28.
- Zones 23 and 24 were mowed on May 7, May 14, May 21, and May 29.
- Trim Work
- Trim work was scheduled for the week of May 26, 2026.
- Bed Weeding
- Zones 1 and 2 were weeded on May 18, 2026.
- Zones 3 and 4 were weeded on May 19, 2026.
- Fertilization and Turf Weed Control
- Fertilization and turf weed control inspections were scheduled to begin on May 29, 2026.
- The landscape vendor also removed four oak trees from Heritage Landing Boulevard. These trees had continued to blow over during normal storm events and were removed to reduce future safety and maintenance concerns.

3. ***Aquatic Maintenance***

- Aquatic maintenance during May was generally routine. The aquatic vendor continued inspections and treatments throughout the lake system, with the primary focus on shoreline weeds, algae, and submerged vegetation.
- Several lakes require repeat applications due to active growth conditions and moving water. The vendor is using a lower-rate, repeated-treatment approach in areas with water movement to improve effectiveness and reduce impacts. A few lakes are expected to receive one or two additional applications before full control is achieved.
- Lake dye was applied throughout the lake system on May 6, 2026, as part of the regular monthly management program.

Treatment Summary

- During the month, lakes received a combination of treatment and inspection services. Most treatments focused on shoreline weeds, algae, and submerged vegetation. Lakes 2, 24, 27, and 37 received treatments for submerged vegetation. Lakes 5, 9, 15, 16, 21, 29, and 33 received algae-related treatments. Several lakes

were inspection-only and did not require active treatment during this reporting period.

- Midge control was also performed on Lakes 2 and 17.
- District staff, the aquatic vendor, the Environmental and Community Resiliency Coordinator, and a board member met on-site on May 20, 2026, to perform a lake tour and review overall lake conditions and littoral planting opportunities throughout the community.
- Discussions included the benefits of littoral plantings, including erosion control, shoreline stabilization, improved lake health, and enhanced aesthetics. The group also discussed recently planted areas, lakes that may benefit from additional littoral plantings, ideal planting times, and possible creation of a committee to help identify future tour locations and areas that may benefit from additional review.
- Areas with existing erosion were also discussed as part of the lake tour.
- Quarterly preserve maintenance was completed during April and carried into this monthly reporting period. Crews were on-site for four days targeting exotic, invasive, and nuisance vegetation throughout the preserve areas.
- The north creek area was treated for cattails, Brazilian pepper, cogon grass, ragweed, caesarweed, rosary pea, bischofia, and various native and exotic nuisance vines.
- The south creek area was treated for cogon grass, cattails, Brazilian pepper, lygodium, earleaf acacia, dayflower, caesarweed, nuisance vines, and other undesirable species.
- The eastern preserve areas were treated for melaleuca, Brazilian pepper, downy rose myrtle, lygodium, cogon grass, cattails, caesarweed, native and exotic nuisance vines, and other nuisance species.

4. Feral Hog Trapping Update

- Feral swine activity remained inactive during May. No hogs were removed during the month.

Trap Location #1

- Coordinates: 26.82339, -82.03476
- Total hogs removed from this location: 27
- There is currently no remaining damage at this location, and no hogs are showing on camera. The location will continue to be baited and monitored to prevent future activity from moving toward the golf course.

Trap Location #2

- Coordinates: 26.80918, -82.04065
- Total hogs removed from this location: 23

- No new damage has occurred since the removal of the 23 hogs. Damage has subsided, and all hogs previously observed on camera have been removed. Monitoring will continue.

Trap Location #3

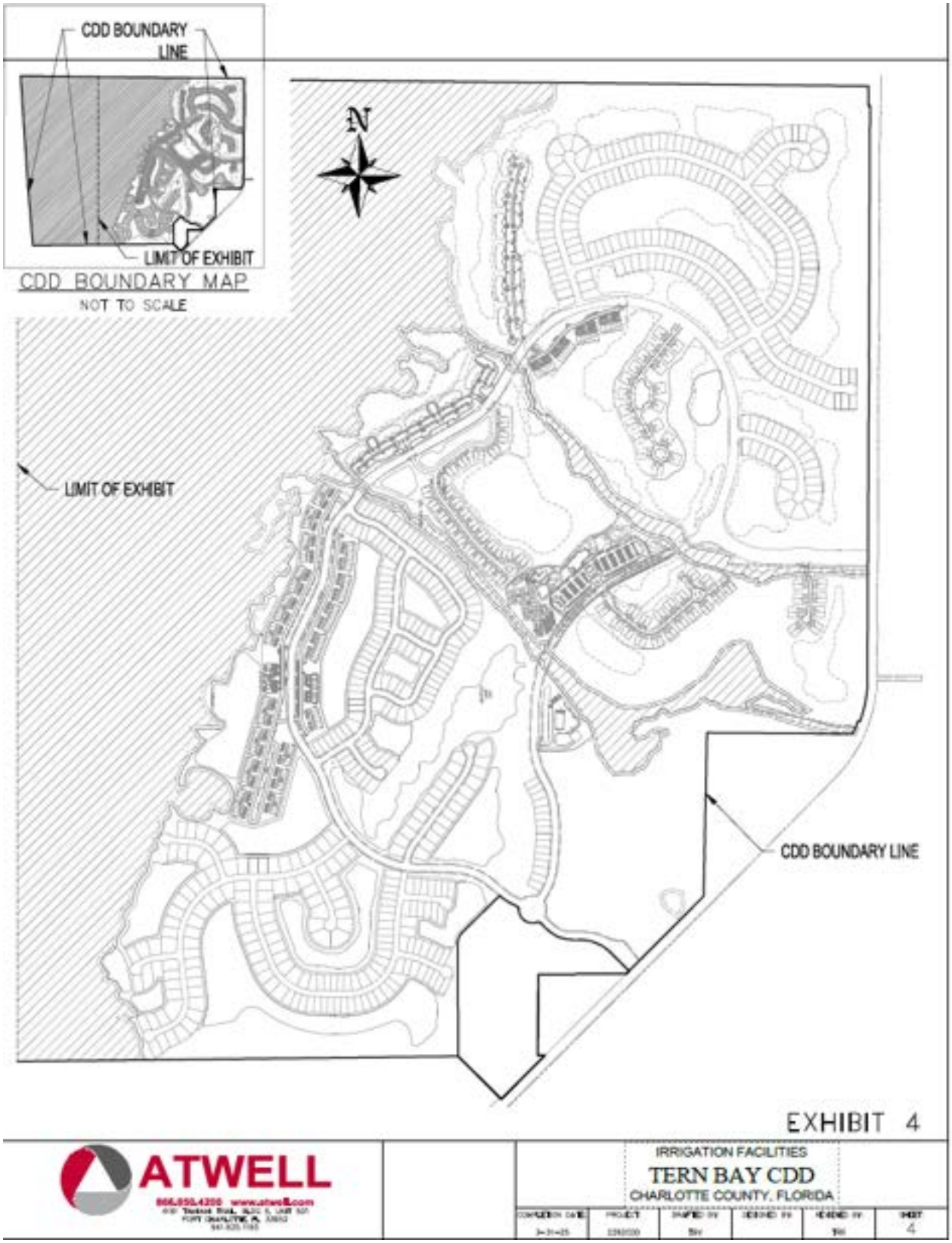
- Coordinates: 26.81734, -82.03705
- Total hogs removed from this location: 5
- This location appears to function primarily as a travel corridor. No current damage or new hog activity has been observed.
- May Update
- Zero hogs were removed in May. There are currently no hogs on camera at any bait site. Monitoring will continue, and removal efforts will resume if new activity is detected.

5. Cane Toad & Tadpole Update

- Cane toad activity remained steady throughout May, with continued breeding activity observed across multiple areas of the property. Tadpoles and larvae continued to develop along shoreline areas, with moderate concentrations noted during inspections.
- Adult male calling was regularly detected during the month, which helped identify active breeding locations and prioritize removal efforts. Larvae strands were removed as they were encountered during routine inspections.
- Juvenile cane toads were present at multiple locations and were addressed before widespread dispersal could occur. Removal efforts remained focused on active breeding zones and areas where juveniles were observed.
- Adult cane toad movement remained stable during the month. Activity is expected to shift as seasonal rainfall patterns return and standing water conditions change.
- May Cane Toad Totals
    - Larvae strands removed: 16
    - Tadpoles removed: Mid-thousands, estimated
    - Baby toads managed: A few hundred
    - Adult toads removed: Approximately 340 to 370

- At the last Board meeting, the Board requested a proposal to properly determine the cost associated with cane toad trapping/skimming services with the scope of service reduced. With the hours reduced down to 10 hours skimming and 5 hours trapping the approximate cost would be $1100 a month or $13,200 a year.

III. LOCATION MAP



Work Order

DATE	05/09/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415642

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER	SERVICE LOCATION
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lake 2 for submerged vegetation and algae. I also treated lakes 9, 15, 5, 21, and 29 for algae.

Work Order

DATE	04/23/2026 -
TECH(S)	Lawrence O'Day
JOB #	1087771616

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Midge Fly Treatments - Lake 17

JOB CATEGORY	Work Order - Lakes

COMPLETION NOTES	Third application completed today.

Work Order

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	04/23/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415640

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lakes 1, 2, 3, 4, 5, 6, 7, 21, and 17 for shoreline weeds. I also completed the third midge treatment on lake 17, and the rst treatment on lake 2.

Work Order

DATE	04/30/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415641

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lakes 10, 11, 8, 13, 12, 7, and 24 for shore line weeds. I also treated lake 27 and 24 for submerged vegetation.

Work Order

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	05/12/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415643

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lakes 9, 22, 23, 34, 39, 38, 29, 15, and 16 for shoreline weeds.

Work Order

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	05/06/2026 -
TECH(S)	Lawrence O'Day
JOB #	1076925486

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Dye Application

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I put dye in all lakes, I also completed midge treatment number two on lake two.

Work Order

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	04/25/2026 -
TECH(S)	Rene Acevedo, Wetland Crew
JOB #	1089281504

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Peserve Maintenance

JOB CATEGORY	Annual Wetland/Preserve Maintenance

COMPLETION NOTES	ayak Maintenance 4/7/2026 Preserve Maintenance on 04/07/2026, 04/08/2026, 04/09/2026 and 04/25/2026 Preserve completion notes The north creek we treated cattails, Bra ilian pepper, cogon grass, ragweed, caesarweed, rosary pea, bischo a, numerous e otic and native nuisance vines. The south creek we treated cogon grass, cattails, Bra ilian pepper, lygodium, earleaf acacia, day ower, caesarweed, native and e otic nuisance vines, and other nuisance species. The eastern preserves we treated melaleuca, Bra ilian pepper, Downey rose Myrtle, lygodium, cogon grass, cattails, Caesar weed, native and e otic nuisance vines, and other nuisance species.

Work Order

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	05/14/2026 -
TECH(S)	Lawrence O'Day
JOB #	1089281859

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lakes 8, 27, and 28 for shoreline weeds. I also treated lakes 9, 15, 16, 21, 33, 24 and 29 for algae.

Work Order

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	04/23/2026 -
TECH(S)	Rene Acevedo, Wetland Crew
JOB #	1087771799

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	eranda 14 Trimming

JOB CATEGORY	Work Order - Wetland Crew

COMPLETION NOTES	Trimmed back 5 feet behind eranda 14. trimming of palms, Bra ilian Pepper, and other vegetation back ve feet from the current edge of growth

Work Order

DATE	04/23/2026 -
TECH(S)	Lawrence O'Day
JOB #	1087771616

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Midge Fly Treatments - Lake 17

JOB CATEGORY	Work Order - Lakes

COMPLETION NOTES	Third application completed today.

Work Order

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(844) 525-3735,
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DATE	05/14/2026 -
TECH(S)	Lawrence O'Day
JOB #	1089281859

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lakes 8, 27, and 28 for shoreline weeds. I also treated lakes 9, 15, 16, 21, 33, 24 and 29 for algae.

Work Order

DATE	05/09/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415642

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER	SERVICE LOCATION
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lake 2 for submerged vegetation and algae. I also treated lakes 9, 15, 5, 21, and 29 for algae.

Work Order

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	04/23/2026 -
TECH(S)	Rene Acevedo, Wetland Crew
JOB #	1087771799

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	eranda 14 Trimming

JOB CATEGORY	Work Order - Wetland Crew

COMPLETION NOTES	Trimmed back 5 feet behind eranda 14. trimming of palms, Bra ilian Pepper, and other vegetation back ve feet from the current edge of growth

Work Order

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(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	05/12/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415643

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lakes 9, 22, 23, 34, 39, 38, 29, 15, and 16 for shoreline weeds.

Work Order

1936 Bruce B Downs Blvd Suite 308
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(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	04/25/2026 -
TECH(S)	Rene Acevedo, Wetland Crew
JOB #	1089281504

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Peserve Maintenance

JOB CATEGORY	Annual Wetland/Preserve Maintenance

COMPLETION NOTES	ayak Maintenance 4/7/2026 Preserve Maintenance on 04/07/2026, 04/08/2026, 04/09/2026 and 04/25/2026 Preserve completion notes The north creek we treated cattails, Bra ilian pepper, cogon grass, ragweed, caesarweed, rosary pea, bischo a, numerous e otic and native nuisance vines. The south creek we treated cogon grass, cattails, Bra ilian pepper, lygodium, earleaf acacia, day ower, caesarweed, native and e otic nuisance vines, and other nuisance species. The eastern preserves we treated melaleuca, Bra ilian pepper, Downey rose Myrtle, lygodium, cogon grass, cattails, Caesar weed, native and e otic nuisance vines, and other nuisance species.

Work Order

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(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	05/06/2026 -
TECH(S)	Lawrence O'Day
JOB #	1076925486

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Dye Application

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I put dye in all lakes, I also completed midge treatment number two on lake two.

Work Order

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	04/23/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415640

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lakes 1, 2, 3, 4, 5, 6, 7, 21, and 17 for shoreline weeds. I also completed the third midge treatment on lake 17, and the rst treatment on lake 2.

Work Order

DATE	04/30/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415641

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lakes 10, 11, 8, 13, 12, 7, and 24 for shore line weeds. I also treated lake 27 and 24 for submerged vegetation.

Tern Bay CDD Aquatic System

5/2026

Lake 1

Lake 2

Lake 3

Lake 4

Lake 5

Lake 6

Lake 7

Lake 8

Lake 9

Lake 10

Lake 11

Lake 12

Lake 13

Lake 14

Lake 15

Lake 16

Lake 17

Lake 18

Lake 19

Lake 20

Lake 21

Lake 22

Lake 23

Lake 24

Lake 25

Lake 26

Lake 27

Lake 28

Lake 29

Lake 30

Lake 31

Lake 32

Lake 33

Lake 34

Lake 35

Lake 36

Lake 37

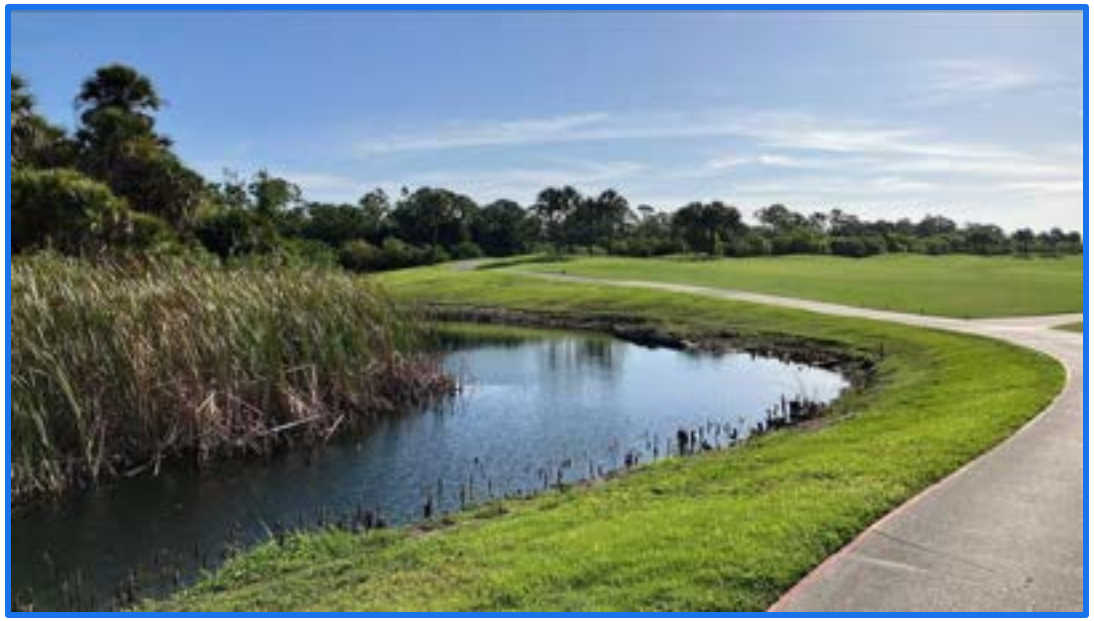
Lake 38

Lake 39

Lake 40

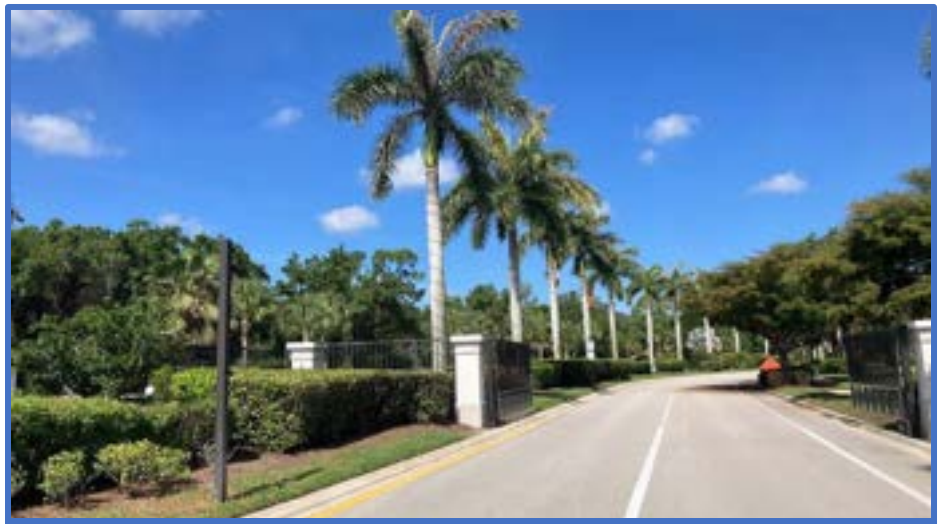
Lake 41

Lake 42



Tern Bay Landscaping

Front Entrance



Resident Entrance

Medians

Right Of Way

Supervisor of Elections
Leah Valenti
Charlotte County

226 Taylor Street, Unit 120
Punta Gorda, FL 33950
941.833.5400
SOECharlotteCountyFL.gov

May 26, 2026

Dear Katherine Selchan,

Per your request, the number of registered voters as of 04-15-2026, within the following Community Development Districts is as follows.

Tern Bay – 876
Island Lake Estates – 277

Should you have any questions or require further assistance, please do not hesitate to reach out to us at 941-833-5400 or via email at records@SOECharlotteCountyFL.gov.

Sincerely,

Records Department
Supervisor of Elections
Charlotte County, Florida

Tern Bay

Community Development District

Financial Statements
As of April 30, 2026

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900

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Tern Bay Community Development District
Balance Sheet
As of April 30, 2026

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets	
		Series 2005	Series 2022	Series 2022			
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	$ 81,835	$ -	$ -	$ -	$ -	$ -	$ 81,835
FMIT - Investment Account	470,596	-	-	-	-	-	470,596
Debt Service Fund							
Reserve Account A	-	50,144	886,013	-	-	-	936,156
Revenue	-	153,216	1,890,620	-	-	-	2,043,836
Prepayment Account	-	1,924	-	-	-	-	1,924
Capital Project Fund							
Construction Account	-	-	-	2,797,616	-	-	2,797,616
Prepaid Expenditures	-	-	-	-	-	-	-
Due from Other Funds							
General Fund	-	3,382	59,749	-	-	-	63,131
Debt Service Fund	-	-	-	-	-	-	-
Capital Project Fund	334,737	-	-	-	-	-	334,737
Amount Available in Debt Service Funds	-	-	-	-	3,045,048	-	3,045,048
Amount to be Provided by Debt Service Funds	-	-	-	-	27,124,952	-	27,124,952
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	26,516,908	26,516,908
Total Assets	**$ 887,168**	**$ 208,666**	**$ 2,836,382**	**$ 2,797,616**	**$ 30,170,000**	**$ 26,516,908**	**$ 63,416,740**

Tern Bay Community Development District
Balance Sheet
As of April 30, 2026

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets	
		Series 2005	Series 2022	Series 2022			
Liabilities							
Accounts Payable	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Due to Other Funds							
General Fund	-	-	-	334,737	-	-	334,737
Debt Service Fund	63,131	-	-	-	-	-	63,131
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2005A	-	-	-	-	55,000	-	55,000
Series 2022	-	-	-	-	640,000	-	640,000
Long Term							
Series 2005A	-	-	-	-	800,000	-	800,000
Series 2022	-	-	-	-	28,675,000	-	28,675,000
Total Liabilities	**$ 63,131**	**$ -**	**$ -**	**$ 334,737**	**$ 30,170,000**	**$ -**	**$ 30,567,868**
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	26,516,908	26,516,908
Fund Balance							
Restricted							
Beginning: October 1, 2025 (Unaudited)	-	126,610	1,593,549	4,422,150	-	-	6,142,310
Results from Current Operations	-	82,056	1,242,833	(1,959,271)	-	-	(634,383)
Unrestricted							
Beginning: October 1, 2025 (Unaudited)	945,673	-	-	-	-	-	945,673
Results from Current Operations	(121,637)	-	-	-	-	-	(121,637)
Total Fund Equity and Other Credits	**$ 824,037**	**$ 208,666**	**$ 2,836,382**	**$ 2,462,879**	**$ -**	**$ 26,516,908**	**$ 32,848,872**
Total Liabilities, Fund Equity and Other Credits	**$ 887,168**	**$ 208,666**	**$ 2,836,382**	**$ 2,797,616**	**$ 30,170,000**	**$ 26,516,908**	**$ 63,416,740**

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
As of April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Reserve Distributions	$ -	$ -	$ 678,899	0%
Interest				
Interest - FMIT	2,263	14,018	30,000	47%
Special Assessment Revenue				
Special Assessments - On-Roll	38,431	1,149,483	1,249,598	92%
Misc. Revenue				
Gate Damanage - Resident Reimbursement	-	1,841	-	0%
Other Fees and Charges				
Discounts and Tax Collector Fees	-	-	(87,472)	0%
Total Revenue and Other Sources:	**$ 40,694**	**$ 1,165,342**	**$ 1,871,024**	**62%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	1,000	8,000	12,000	67%
Executive				
Professional Management	4,167	29,167	50,000	58%
Financial and Administrative				
Audit Services	-	4,400	6,600	67%
Accounting Services	2,275	15,925	27,300	58%
Assessment Roll Services	2,275	15,925	27,300	58%
Arbitrage Rebate Services	-	500	1,000	50%
Other Contractual Services				
Legal Advertising	-	1,431	1,500	95%
Property Appraiser & Tax Collector Fees	-	66	50	133%
Trustee Services	-	4,246	8,009	53%
Dissemination Agent Services	-	1,750	6,000	29%
Bond Amortization Schedules	-	-	500	0%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	14	14	900	2%
Web Site Development	-	1,200	2,400	50%
Insurance	17,406	53,072	40,242	132%
Meeting Room Rental	-	-	250	0%
Printing & Binding	-	2,249	300	750%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	5,971	22,256	6,500	342%
Legal - Series 2022 Bonds	-	732	-	0%
Other General Government Services				
Engineering Services - General Fund	-	10,836	15,000	72%
Canoe Path Improv (Permit Analysis)	-	-	2,500	0%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
As of April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Other Public Safety				
Guardhouse Operations				
Professional - Gate Attendant	16,555	129,572	228,271	57%
Professional - Resident Liaison	4,803	19,190	48,177	40%
Resident Access Control System	2,653	22,352	31,541	71%
Contingencies	-	6,429	-	0%
Guardhouse Utilities				
Electric	248	1,425	2,400	59%
Water & Wastewater	-	-	1,200	0%
Internet, IP & Data	865	3,903	2,700	145%
Repairs & Maintenance				
Guardhouse Janitorial	420	3,101	3,340	93%
Gate	-	22,266	9,000	247%
Gate Damange - Resident Reimbursed	-	1,841	-	0%
Miscellaneous Repairs	3,359	12,516	15,000	83%
Capital Outlay				
Guardhouse/Security	-	134,968	80,000	169%
Stormwater Management System				
Lake, Lake Bank, Littoral Shelf Maintenance				
Professional Services				
Asset Management	3,773	13,592	20,000	68%
Repairs & Maintenance				
Aquatic Weed Control	9,325	64,325	72,000	89%
Lake Vegetation Removal	5,400	28,950	22,000	132%
Littoral Shelf Maintenance	-	-	15,000	0%
Aerations System	842	842	500	168%
Ctrl Structures, Catch Basins, Outfalls	-	-	40,000	0%
Contingencies	1,890	8,296	-	0%
Preserve Area Maintenance				
Professional Services				
Asset Management	584	2,255	20,000	11%
Repairs & Maintenance				
Wetland Maintenance	3,600	18,000	28,800	63%
Preserve Path Maintenance	675	4,725	15,000	32%
Installation - No Trespassing Signs	-	-	5,000	0%
Wild Hog Removal	8,419	14,566	34,000	43%
Cane Toad Removal	4,500	21,540	38,000	57%
Capital Outlay				
Littoral Shelf Planting	-	44,738	44,000	102%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
As of April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Road & Street Facilities				
Professional Management				
Asset Management	3,700	35,050	30,000	117%
Street Lights				
Electric Service				
Electric Service	8,909	61,260	106,000	58%
Repairs & Maintenance				
Sidewalk & Pavement Repairs	-	10,457	25,000	42%
Bridge	-	-	12,000	0%
Striping & Pavement Marking	-	3,995	15,000	27%
Street Lights/Directional Signs	-	3,351	15,000	22%
Street Sweeping	5,700	14,250	35,000	41%
Pressure Washing - Streets	-	-	33,000	0%
Miscellaneous Repairs	-	17,901	10,000	179%
Contingencies	-	1,475	-	0%
Landscaping Services				
Professional Management				
Asset Management	2,447	24,325	25,000	97%
Repairs & Maintenance				
Common Area Maintenance	30,009	198,055	320,819	62%
Tree Trimming	57,240	57,240	70,000	82%
Landscape Replacements	1,699	25,906	25,000	104%
Mulch Installation	-	28,840	50,000	58%
Annuals	813	12,352	35,000	35%
Landscape Lighting	315	13,541	25,000	54%
Annual Holiday Decorations	-	19,398	14,500	134%
Irrigation System				
Pumps & Wells & Line Distribution System				
Routine Maintenance	-	-	10,000	0%
Well Testing/Meter Reading	1,750	8,250	20,000	41%
Line Distribution System				
Routine Maintenance	-	-	10,000	0%
Reserves				
Extraordinary Capital/Operations	-	-	-	0%
Total Expenditures and Other Uses:	**$ 213,598**	**$ 1,286,979**	**$ 1,871,024**	**69%**
Net Increase/ (Decrease) in Fund Balance	**(172,903)**	**(121,637)**	**0**	
Fund Balance - Beginning	996,940	945,673	945,673	
Fund - Additions/Expenditures	-	-	(678,899)	
Fund Balance - Ending	**$ 824,037**	**$ 824,037**	**$ 266,775**	

Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
As of April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	144	1,069	-	0%
Prepayment Account	6	41	-	0%
Revenue Account	1,042	2,767	6,532	42%
Special Assessment Revenue				
Special Assessments - On-Roll	3,382	101,157	109,006	93%
Other Fees and Charges				
Discounts and Other Fees	-	-	(7,131)	0%
Operating Transfers In (From Other Funds)	-	139	-	0%
Total Revenue and Other Sources:	**$ 4,573**	**$ 105,173**	**$ 108,407**	**97%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 Bonds	-	-	55,000	0%
Interest Expense				
Series 2005A Bonds	-	22,978	46,494	49%
Series 2005B Bonds	-	-	-	0%
Trustee Services	-	-		
Operating Transfers Out (To Other Funds)	-	139	-	0%
Total Expenditures and Other Uses:	**$ -**	**$23,117**	**$ 101,494**	**23%**
Net Increase/ (Decrease) in Fund Balance	**4,573**	**82,056**	**6,913**	
Fund Balance - Beginning	204,093	126,610	126,610	
Fund Balance - Ending	**$ 208,666**	**$ 208,666**	**$ 133,523**	

Tern Bay Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
As of April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	2,631	19,047	-	0%
Revenue Account	5,540	25,374	81,466	31%
Special Assessment Revenue				
Special Assessments - On-Roll	59,749	1,787,106	1,930,204	93%
Other Fees and Charges				
Discounts and Other Fees	-	-	(124,042)	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	**$ 67,920**	**1,831,527**	**$ 1,887,628**	**97%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	640,000	0%
Interest Expense				
Series 2022 Bonds	-	569,648	1,139,295	50%
Operating Transfers Out (To Other Funds)	2,631	19,047	-	0%
Total Expenditures and Other Uses:	**$ 2,631**	**$588,694**	**$ 1,779,295**	**33%**
Net Increase/ (Decrease) in Fund Balance	**65,289**	**1,242,833**	**108,333**	
Fund Balance - Beginning	2,771,093	1,593,549	1,593,549	
Fund Balance - Ending	**$ 2,836,382**	**$ 2,836,382**	**$ 1,701,882**	

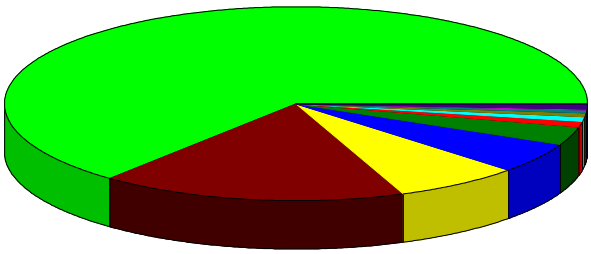
Tern Bay Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
As of April 30, 2026

Description	April	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	$ -	$ -	0%
Interest Income				
Construction Account	8,273	67,336	-	0%
Operating Transfers In (From Other Funds)	2,631	19,047	-	0%
Total Revenue and Other Sources:	**$ 10,904**	**$ 86,383**	**$ -**	**0%**
Expenditures and Other Uses				
Capital Outlay				
Water-Sewer Combination	-	424,032	-	0%
Stormwater Management	-	122,966	-	0%
Roadway Improvement	-	1,163,920	-	0%
Bridge Refurbishment	334,737	334,737	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	**$ 334,737**	**$ 2,045,654**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	**(323,832)**	**(1,959,271)**	**-**	
Fund Balance - Beginning	2,786,712	4,422,150	-	
Fund Balance - Ending	**$ 2,462,879**	**$ 2,462,879**	**$ -**	

Tern Bay Community Development District

Income and Expense by Month
April 2026

Expense Summary
April 2026



5410000 · Road & Street Facil	64.08%
5790000 · Landscaping Services	17.11
5380000 · Stormwater Manageme	7.08
5290000 · Other Public Safety	5.25
5134500 · Insurance	3.16
5140000 · Legal Services	1.08
5130000 · Financial and Administ	0.83
5120000 · Executive	0.76
5810000 · Inter-Fund Group Trans	0.48
5110000 · Legislative	0.18
5134100 · Communications & Fre	0.01
Total	$550,965.11

By Account