

NAPLES RESERVE

COMMUNITY DEVELOPMENT

DISTRICT

March 14, 2024

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Naples Reserve Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

March 7, 2024

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Naples Reserve Community Development District

Dear Board Members:

The Board of Supervisors of the Naples Reserve Community Development District will hold a Regular Meeting on March 14, 2024 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Chair's Opening Remarks
4. Update: Leeward Drainage Mitigation
5. Consideration of Napier Sprinkler, Inc. Proposals
 - A. Proposal #e1327 [14398 Laguna Springs] Grading Slope Correction
 - B. Proposal #e1350 [14266 Galley Ct] Grading Slope Correction
 - C. Proposal #e1378 [14749 Leeward Dr] Drainage Correction
6. Discussion: Storm Drains
7. Acceptance of Unaudited Financial Statements as of January 31, 2024
8. Approval of February 1, 2024 Regular Meeting Minutes
9. Other Business
10. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - Draft Stormwater Management Rules and Policies
 - B. District Engineer: *Bowman Consulting Group LTD*
 - C. Operations Manager: *Wrathell, Hunt and Associates, LLC*

- Monthly Report
 - Proposal/Treatment Plan to Better Manage Lakes
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: May 9, 2024 at 10:00 AM
 - QUORUM CHECK

SEAT 1	LISA WILD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	THOMAS MARQUARDT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DEBORAH LEE GODFREY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	GREGORY INEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ANNA HARMON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Public Comments
12. Supervisors' Requests
13. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

5A

Napier Sprinkler, Inc.
 4001 Santa Barbara Blvd
 #237
 Naples, FL 34104

Proposal

Date	Proposal #
2/6/2024	e1327

Name / Address
Naples Reserve CDD

Project

Description	Qty	Cost	Total
14398 Laguna Springs and the 9 right homes next to this address			
Grading Slope Correction Elevation Inspection	9	2,400.00	21,600.00
Bahia Sod Delivered and Installed	36	200.00	7,200.00
Fill Dirt Truck Loads/ 24 Ton - 16 Yard Trucks	18	600.00	10,800.00
<p>The backyard of the homes slope that leads into the pond is extremely steep. The slope will be rectified by bringing in 2 truck loads of fill dirt to bring up the elevation and slope to the correct elevation for each lot. Dirt will be hauled to the rear of the property by machine through the common ground areas that are accessible. After inspection is done for the slope and elevations sodding will begin. There will be a total of 4 pallets per home.</p> <p>Dirt shall be compacted as it is dropped and set to a proper 4-1 slope. Once the proper slope is ensured and elevation is inspected & passed the sodding of the new slopes area will commence for erosion purposes.</p> <p>If more dirt or sod is required the price will reflect as listed above.</p> <p>No foreign objects/drainage lines/ power lines/fuel tanks etc have been brought up to the attention of Ian Witmer. Napier Sprinkler Inc. is not liable for any damages to unknown objects not staked or marked off.</p>			
		Total	\$39,600.00

Customer Signature _____

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

5B

Napier Sprinkler, Inc.
 4001 Santa Barbara Blvd
 #237
 Naples, FL 34104

Proposal

Date	Proposal #
2/19/2024	e1350

Name / Address
Naples Reserve CDD

			Project
Description	Qty	Cost	Total
14266 Galley Ct and the 12 homes next to this address by the lake			
Grading Slope Correction, Elevation Inspection	10	2,520.00	25,200.00
Bahia sod Delivered and Installed	36	180.00	6,480.00
Fill dirt Truck loads / 24 ton - 16 yard trucks	20	600.00	12,000.00
Grading Slope Correction, Elevation Inspection King lot	3	3,600.00	10,800.00
Bahia Sod delivered & installed King lot	24	180.00	4,320.00
Fill Dirt Truck loads/ 24 ton - 16 yard trucks	15	600.00	9,000.00
<p>Ian has been called out to Naples Reserve to take a look over 14266 Galley Ct and the 12 homes next to this address by the lake. The backyard of the homes, slope that leads into the pond is extremely steep. The slope will be rectified by bringing in 2 truck loads of fill dirt to bring up the elevation and slope to the correct elevation for each lot being a 4: 1. The dirt will be hauled to the rear of the property by machine through the common ground areas that are accessible. The access point on this project is very limited & in turn will cause more time & labor to be involved. After inspection is done for the Slope & elevations sodding will begin. There will be a total of 4 pallets per home.</p> <p>here are 10 homes/ lots that are all the same plot size, 3 of the lots are king/corner lots that are about double the size of the standard lots. These lots will require 5-6 loads of materials per home due to the steep grade/slope set on the lake edges. The amount of sodding will also double.</p> <p>Dirt shall be compacted as it is dropped and set to proper slope. Once the proper slope is ensured and elevation is inspected & passed the Sodding of the new slopes area will commence for erosion purposes.</p>			
		Total	

Customer Signature

Napier Sprinkler, Inc.
 4001 Santa Barbara Blvd
 #237
 Naples, FL 34104

Proposal

Date	Proposal #
2/19/2024	e1350

Name / Address
Naples Reserve CDD

Project

Description	Qty	Cost	Total
No foreign objects/drainage lines/ power lines/ fuel tanks etc have been brought up to the attention of Ian Witmer, Napier Sprinkler, Inc. is not liable for any damages to unknown objects not staked or marked off.			
		Total	\$67,800.00

Customer Signature _____

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

5C

Napier Sprinkler, Inc.
 4001 Santa Barbara Blvd
 #237
 Naples, FL 34104

Proposal

Date	Proposal #
3/8/2024	e1378

Name / Address
Naples Reserve CDD

			Project
Description	Qty	Cost	Total
14749 Leeward Dr			
Laser Grading Daily Rate	2	3,600.00	7,200.00
Driver/Groundsmen/Laborers	2	720.00	1,440.00
Hauling Trash Materials -Debris Dump Load	9	600.00	5,400.00
Floratam Sod Pallet Delivered & Installed	7	540.00	3,780.00
8" ADS Drainage Pipe installation per foot	128	43.20	5,529.60
Concrete Drilling - Tapping	1	360.00	360.00
<p>Adrian & Ian have met on site to go over the site plan & drainage plans. The project at hand is to rectify the elevations impeding the flow of water & drainage. Due to some pool work and other factors related the elevation behind lot 12-13-14 have some work that needs to be addressed. The elevations set on the sit plan need to be dropped from the current elevations to a 6.80-7.20 FFE (Finished floor Elevation). Once the elevation is achieved and the hill behind the properties is sloped gradually, the drainage portion will begin. For the drainage aspect Adrian and his crew will dig a 10 x 14" x 10 x 14" trench depending on the % of slope the drainage pipe needs to be set at. The 8" ADS pipe will be connected at the beginning with a 12" catch basin box that will work its way towards the concrete swell box. There will be one more 12" catch basin in between lot 12/14 that will be the last stop until the water drains into the concrete swell box. The pipe will be set at the required elevation & slope. Once the pipe is set and the truck is back filled, the final grade will take place the following day all sodding & rolling will take place.</p>			
		Total	\$23,709.60

Customer Signature _____

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2024**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2024**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 785,122	\$ -	\$ -	\$ 785,122
Investments				
Reserve	-	554,351	586,573	1,140,924
Revenue	-	517,100	284,219	801,319
Prepayment	-	114	1,183	1,297
Due from general fund	-	43,594	47,090	90,684
Due from debt service fund - series 2014	-	-	38,728	38,728
Due from other	320	-	-	320
Total assets	<u>\$ 785,442</u>	<u>\$ 1,115,159</u>	<u>\$ 957,793</u>	<u>\$ 2,858,394</u>
LIABILITIES				
Liabilities:				
Due to debt service fund - series 2014	43,594	-	-	43,594
Due to debt service fund - series 2018	47,090	38,728	-	85,818
Retainage Payable	10,701	-	-	10,701
Developer advance	1,500	-	-	1,500
Total liabilities	<u>102,885</u>	<u>38,728</u>	<u>-</u>	<u>141,613</u>
FUND BALANCES:				
Restricted for				
Debt service	-	1,076,431	957,793	2,034,224
Assigned				
3 months working capital	109,825	-	-	109,825
Lake bank remediation	243,013	-	-	243,013
Unassigned	329,720	-	-	329,720
Total fund balances	<u>682,558</u>	<u>1,076,431</u>	<u>957,793</u>	<u>2,716,782</u>
Total liabilities and fund balances	<u>\$ 785,443</u>	<u>\$ 1,115,159</u>	<u>\$ 957,793</u>	<u>\$ 2,858,395</u>

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 19,662	\$ 562,112	\$ 591,583	95%
Miscellaneous income	3,033	10,056	-	N/A
Total revenues	<u>22,695</u>	<u>572,168</u>	<u>591,583</u>	97%
EXPENDITURES				
Administrative				
Engineering	-	2,589	40,000	6%
Audit	-	-	7,200	0%
Legal	289	1,603	20,000	8%
Management, accounting, recording	4,080	16,320	48,960	33%
Debt service fund accounting	458	1,832	5,500	33%
Postage	11	48	500	10%
Insurance	-	7,160	7,574	95%
Trustee	-	5,052	5,300	95%
Trustee - second bond series	-	-	5,300	0%
Arbitrage rebate calculation	-	500	1,500	33%
Dissemination agent	167	667	2,000	33%
Telephone	4	17	50	34%
Printing & binding	28	117	350	33%
Legal advertising	-	-	1,200	0%
Annual district filing fee	-	175	175	100%
Contingencies	-	-	500	0%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Property appraiser	-	2,206	9,243	24%
Tax collector	393	11,233	12,325	91%
Total administration expenses	<u>5,430</u>	<u>50,224</u>	<u>168,592</u>	30%
Field Operations				
Operations management	625	2,500	7,500	33%
GIS Solutions	2,000	2,000	12,000	17%
Drainage / catch basin maintenance	-	-	6,500	0%
Other repairs and maintenance	-	13,326	150,000	9%
Lake maintenance / water quality	-	13,783	71,987	19%
Total field operations expenses	<u>2,625</u>	<u>31,609</u>	<u>247,987</u>	13%
Total expenditures	<u>8,055</u>	<u>81,833</u>	<u>416,579</u>	20%
Excess (deficiency) of revenues over/(under) expenditures	14,640	490,335	175,004	
Fund balance - beginning	667,918	192,223	184,143	
Fund balance - ending				
Assigned				
3 months working capital	109,825	109,825	109,825	
Lake bank remediation	243,013	243,013	243,013	
Unassigned	329,720	329,720	6,309	
Fund balance - ending	<u>\$682,558</u>	<u>\$682,558</u>	<u>\$359,147</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2014
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ 17,848	\$ 510,247	\$ 537,000	95%
Interest	4	15	-	N/A
Total revenues	<u>17,852</u>	<u>510,262</u>	<u>537,000</u>	95%
EXPENDITURES				
Debt service				
Principal	-	155,000	155,000	100%
Interest	-	179,781	355,881	51%
Total debt service	<u>-</u>	<u>334,781</u>	<u>510,881</u>	66%
Other fees and charges				
Tax collector	357	10,196	11,188	91%
Property appraiser	-	2,003	8,391	24%
Total other fees and charges	<u>357</u>	<u>12,199</u>	<u>19,579</u>	62%
Total expenditures	<u>357</u>	<u>346,980</u>	<u>530,460</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	17,495	163,282	6,540	
Fund balances - beginning	<u>1,058,936</u>	<u>913,149</u>	<u>900,022</u>	
Fund balances - ending	<u><u>\$1,076,431</u></u>	<u><u>\$1,076,431</u></u>	<u><u>\$906,562</u></u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2018
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ 19,279	\$ 551,163	\$ 580,060	95%
Interest	2,260	9,755	-	N/A
Total revenues	<u>21,539</u>	<u>560,918</u>	<u>580,060</u>	97%
EXPENDITURES				
Debt service				
Principal	-	160,000	160,000	100%
Interest	-	198,647	394,094	50%
Total debt service	<u>-</u>	<u>358,647</u>	<u>554,094</u>	65%
Other fees and charges				
Property appraiser	-	2,149	9,063	24%
Tax collector	386	11,014	12,085	91%
Total other fees and charges	<u>386</u>	<u>13,163</u>	<u>21,148</u>	62%
Total expenditures	<u>386</u>	<u>371,810</u>	<u>575,242</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	21,153	189,108	4,818	
Fund balances - beginning	<u>936,640</u>	<u>768,685</u>	<u>735,618</u>	
Fund balances - ending	<u><u>\$957,793</u></u>	<u><u>\$ 957,793</u></u>	<u><u>\$740,436</u></u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Naples Reserve Community Development District held a Regular Meeting on February 1, 2024 at 10:30 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114.

Present were:

Thomas Marquardt	Chair
Deborah Lee Godfrey	Vice Chair
Anna Harmon	Assistant Secretary
Lisa Wild (via telephone)	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Shane Willis	Operations Manager
Meagan Magaldi	District Counsel
Terry Cole (via telephone)	District Engineer
Felipe Lemus	FL GIS Solutions, LLC
Andy Nott	Superior Waterways
Ken Dixon	Assistant General Manager, Naples Reserve HOA
Gregory Bayer	Resident
Sophia Gutierrez	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:33 a.m. Supervisors Marquardt, Harmon, and Godfrey were present. Supervisor Wild attended via telephone. Supervisor Inez was not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Gregory Bayer complained that littorals planted to the right of his home and in the eastern side of the lake have grown significantly, impeding his lake views and ability to fish from his property. He wants to know the CDD's plan for managing littorals as they continue to grow and encompass areas that were not originally part of the plantings.

Mr. Marquardt stated the Developer had to present a littoral plan, which was approved by the County. The plan required a certain amount of area to be planted. The expectation was

42 that plants would grow perhaps 10% to 13% initially and as much as 90%, over time with the
43 understanding that the plant life is helping the lakes. The CDD removes invasive weeds and has
44 discussed littoral management and resident requests many times but this is a difficult situation
45 to address because the littorals benefit the lake. The Board is hesitant due to the requirements
46 for littorals, the potential consequences of removing beneficial littorals, the possibility of being
47 inundated with requests and how to decide which, if any, requests to accommodate.

48 Mr. Willis expressed agreement with Mr. Marquardt's statements and noted that littoral
49 plantings hold the lake banks together; they very important for erosion control, nutrient
50 elimination and providing a habitat for fish and wildlife, such as fish and native frogs that
51 reduce the mosquito population. While whether to remove littorals is a Board decision, he
52 recommends that the littorals not be removed because it can create erosion problems. Other
53 communities have established a Fishing Club or consolidated fishing areas where littorals are
54 removed and fishing is allowed. While the lakes are beautiful, the lakes are part of the
55 stormwater system and the main purpose of the lakes is to collect runoff water and allow
56 sediment to settle in the lakes and the littorals filter the nutrients out of the runoff water.
57 While the lakes are a stormwater system and not an aesthetic feature, the CDD tries to manage
58 them to provide a more aesthetically pleasing appearance. In his opinion, if the CDD
59 accommodates a homeowner's fishing area, it will likely spur additional requests from other
60 homeowners who want accommodations made for them for fishing or aesthetic reasons.

61 Mr. Marquardt stated the Board has discussed this matter numerous times without
62 reaching any conclusion other than not to take action now.

63 Mr. Willis stated his understanding that the littoral bands are meant to be 12' to 15'
64 wide to prevent the motion of the water from causing erosion and to act as a filter.

65 Mr. Nott stated one of the CDD's challenges is the loss of water; when water levels are
66 low, the beneficiaries have an opportunity to establish farther and farther out. With Board
67 approval, technicians can spray certain areas, somewhat, but he does not recommend
68 removing littorals behind homes. Most communities have fishing areas of 20' to 30' wide, at the
69 most, in common areas on one end of a lake. The littoral plants are present for a reason and the
70 Developer was required to plant them; a certain amount is required and, once they are
71 removed from one house, more requests are likely. If the littoral plants spread too far, spray
72 treatments can be used to control growth but only with Board approval.

73 Mr. Willis noted that shrinking the littoral ribbon might be a good compromise.

74 Mr. Nott stated treatments could be applied occasionally; the challenge is that there are
75 exposed banks when water levels are low and littorals can spread. If certain areas are
76 designated, they can be treated at the shoreline according to a schedule, provided boats can
77 get into the water.

78 Mr. Willis asked about replacing spikerush with swamp lily. Mr. Nott stated that is
79 possible but spikerush is preferred because it is a hardy plant, it is the easiest to grow and it
80 spreads easily.

81 Mr. Marquardt stated the areas that suffered a lot of erosion had no littorals but, had
82 there been littorals, the erosion might have been prevented.

83 Mr. Nott stated spikerush is planted to prevent erosion. Asked if water rising will cause
84 spikerush to disappear, Mr. Nott stated some littorals might disappear but, once spikerush is
85 established, it can continue to grow in 7' of water.

86 Mr. Bayer stated the littoral shelf on the side of his home extends 40' into the lake.

87 Mr. Willis will research whether that is an area of dedicated littoral shelf marsh.

88 A Board Member noted that some residents do not like the littoral shelf while others
89 want more littorals; the bottom line is that the littoral shelf is not going away.

90 Mr. Ken Dixon, the new HOA Assistant Manager of the HOA voiced his opinion that a 30'
91 wide littoral shelf far exceeds the requirements. He stated that numerous homeowners
92 complain to him that low water levels lead to torpedo grass and undesirables and asked who is
93 the responsible party.

94 Mr. Marquardt stated the CDD is responsible; invasive weeds are treated by the
95 contractor, Superior Waterway. He noted that these questions should be referred to the CDD.

96 Mr. Willis stated the area between the high-water mark and the property line will be
97 discussed. He will assess the lake and make a proposal for managing these issues.

98 Mr. Nott will assist Mr. Willis in this regard.

99 Ms. Harmon stated she received complaints from homeowners and she promised to
100 pass on their addresses at the meeting. The homeowners at 14511 Stillwater Way and the
101 home next to it complained that they are on the right-of-way (ROW) and, in their opinion, the
102 appearance is very ugly.

103 Mr. Willis stated, despite warm weather in winter, Florida foliage goes through a brown
104 season; this is likely what they are observing. He will inspect the area and provide updates.

105 Ms. Godfrey stated the CDD permit requires vegetation to be maintained according to
106 guidelines in order to avoid fines. The Board and Staff will address the issues.

107 Resident Sophia Gutierrez voiced her opinion that landscapers do not trim adequately.

108 Mr. Marquardt stated that topic will be discussed later in the meeting.

109

110 THIRD ORDER OF BUSINESS

Chair's Opening Remarks

111

112 Mr. Marquardt stated the HOA is transitioning to BrightView Landscaping (BrightView)
113 as its landscaping vendor. In the past, the HOA and the CDD had an understanding whereby the
114 HOA vendor would mow and maintain certain areas in the CDD setback. This has been helpful,
115 as it is easier for the HOA vendor to maintain the areas rather than the CDD hiring a separate
116 contractor at greater expense. He noted that homeowners pay both the CDD and the HOA for
117 certain services and Heidi agreed that the goal is to get the job done as efficiently as possible.
118 He is unclear that this understanding is still clear due to the transition to BrightView. He
119 emailed Heidi to suggest that he meet with the new HOA contractor to discuss this. This lends
120 itself to upcoming discussions about GreenPointe, because the CDD does not expect the HOA to
121 weed whack weeds that the mower cannot reach. He and Ms. Sanchez have discussed whether
122 a Memorandum of Understanding is necessary; this will be discussed further.

123 ■ Discussion: Change to Fiscal Year 2023/2024 Meeting Schedule

124 This item was an addition to the agenda.

125 Mr. Marquardt stated Mr. Willis was promoted to District Manager of another CDD that
126 is well north of Naples Reserve CDD. As this creates a scheduling conflict, he proposed adjusting
127 the meeting time to ensure that Mr. Willis can continue attending Naples Reserve CDD
128 meetings in person.

129 The Board and Staff discussed rescheduling meetings to the second Thursday of the
130 originally scheduled months at 10:00 a.m.

131 Mr. Willis and Ms. Sanchez thanked the Board and Staff for accommodating the
132 schedule change.

133 The following changes were made to the Fiscal Year 2024 Meeting Schedule:

134 DATE: Change to March 14, May 9, June 13, August 8 and September 12, 2024

135 TIME: Change "10:30 AM" to "10:00 AM"

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On MOTION by Ms. Wild and seconded by Ms. Godfrey, with all in favor, the Fiscal Year 2024 Meeting Schedule, amended as discussed, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Sanchez presented Resolution 2024-01. Seats 1, 3 and 4, currently held by Supervisors Lisa Wild, Deborah Godfrey and Gregory Inez, respectively, will be up for election at the November 2024 General Election. Interested parties should contact the Supervisor of Elections. The candidate qualifying period is noon, June 10, 2024 to noon, June 14, 2024. Candidates must be a citizen of the United States, at least 18 years of age, a legal resident of Florida, reside within the CDD and be a registered voter in Collier County.

Mr. Marquardt noted that none of the current Supervisors chose to receive compensation. He asked for Page 1, Section 3 of the Resolution to be revised to indicate that Members of the Board “may” receive compensation.

Ms. Harmon asked if CDD Supervisors will be subject to the new Form 6 requirements. Ms. Magaldi stated they are not; the new disclosure rules apply to City Council members and other municipal officials.

The following change was made to Resolution 2024-01:

Section 3, First Line: Insert “may” before “receive”

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, Resolution 2024-01, in substantial form, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Florida GIS Activation

176 Mr. Felipe Lemus demonstrated the Florida GIS application and discussed the work done
177 in the last month. He noted the following:

- 178 ➤ The application is live and the link is posted on the CDD website.
- 179 ➤ The “Legend” tab breaks down parcel ownership.
- 180 ➤ All individual homeowners are broken down into end users.
- 181 ➤ Naples Reserve CDD, Naples Reserve HOA and Collier County are represented.
- 182 ➤ Information accessed is linked to the Property Appraiser’s website.
- 183 ➤ A legend to the right side includes pertinent information.
- 184 ➤ The easements layer is under construction; when published, lake maintenance and
185 utilities easements will be available.
- 186 ➤ Each drainage structure and pipe has its own unique ID.
- 187 ➤ CDD pipes and non-CDD pipes will be differentiated and color-coded.

188 Mr. Marquardt stated the application will be accessible to the CDD and the public.

189 Discussion ensued regarding drainage swales, berms and catch basins.

190 Mr. Marquardt expressed his opinion that the party responsible for drainage swales
191 depends. He noted that, in some instances, the property owner destroyed the flow and poorly
192 constructed pools have created problems. This issue will be discussed later in the meeting; each
193 property must be inspected to determine where the swale begins.

194 Mr. Willis stated, in some communities, the HOA or Design Review Committee (DRC) can
195 add features, such as fences, to the GIS provided the HOA pays for that layer.

196 Discussion ensued regarding building the system and additional information and assets
197 that can be added, such as pipe inspections, littoral shelves, fishing areas, etc.

198 Mr. Lemus demonstrated the Toolbox, Drainage Summary that includes pipe sizes and
199 the measurement tool.

- 200 ➤ Annual county-wide photos are uploaded to the GIS system; all photos are retained.

201 Mr. Willis stated the basic package was purchased and additional layers are available at
202 an extra charge. The CDD could identify repairs, docks, affinity pools, restructured lake banks,
203 etc., in a layer. The DRC and/or the HOA could pay for layers used for their purposes.

204 Asked if pipe sizes were officially verified, Mr. Lemus stated all data was collected via
205 Engineering processes but not independently verified. Mr. Willis stated he can gather
206 information from pipe inspection reports.

207 **Ms. Wild left the meeting at 11:21 a.m.**

208

209 **SIXTH ORDER OF BUSINESS****Discussion: District Landscaping Needs and
Laguna Springs Drainage Report**

210

211

212 Mr. Willis stated the options for the area between the high-water mark and where the
213 landscapers currently stop cutting include hiring a landscape company, asking the HOA to enter
214 into a Maintenance Agreement to provide the additional cutting or surveying the area to
215 determine responsibility. A similar situation exists at another CDD where, in the interest of
216 maintaining a uniform appearance throughout the community, the CDD entered into an
217 Agreement with the HOA for the CDD to use the HOA's landscaping company for maintenance.

218 Mr. Willis stated, if the CDD uses its own landscaping company, he does not suggest
219 maintenance more than once per month, due to the cost, which was quoted at approximately
220 \$4,700 per month or \$60,000 per year.

221 Discussion ensued regarding difficulty accessing the waterline with a lawnmower, areas
222 in question and efforts to obtain additional quotes.

223 Mr. Marquardt stated a long-term solution might be re-grading the property in a future
224 year, beginning with one-third or one-quarter of the project per year.

225 Steep lake banks, the desire to prevent grass from going into the water, lake
226 maintenance and the CDD's responsibility from the high-water mark to the water's edge were
227 discussed.

228 Mr. Willis stated that a ribbon is not addressed. Ms. Harmon noted that the area has not
229 been maintained. Mr. Marquardt suggested a one-time maintenance be performed in the short
230 term, while long-term solutions are explored.

231

232 **On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor,
233 a one-time lake bank maintenance contract in the specified two communities,
234 in an amount not to exceed \$5,000, was approved.**

235

236

237 Ms. Sanchez noted that the next meeting will be held on March 14, 2024 at 10:00 a.m.

238 Discussion ensued regarding exploring littoral options to replace spikerush.

239 Mr. Nott stated he will provide recommendations.

240 Mr. Cole stated Mr. Bob Ferguson will work with Mr. Willis to determine which lots will
241 be regraded at the back side of the lots; he stated a proposal will be needed.

242 Mr. Marquardt thinks it will be helpful to identify those properties. He wants to see the
243 proposal to advise property owners that their homes have been identified for re-grading.

244 Regarding the last two photographs included in the Sixth Order of Business, labeled
245 “Berm Preventing Runoff” and “Water Pools Here”, Mr. Cole stated, as he mentioned many
246 times before, that berm must remain in sight and any water along the back side of those lots
247 must drain into yard drains and/or catch basins and then flow internally into the property and
248 then be treated in the lakes and go through a water management control structure before it
249 discharges to the north. That berm is there for a purpose and it is supposed to block the runoff.
250 It could be that the swale along the back side of those lots is incorrectly graded or, during
251 construction of the homes, it might have been altered. The solution is that possibly to regrade
252 some of the drainage along the back side of the homes or the pool cage; however, that is not
253 something that the CDD caused.

254 Mr. Marquardt asked if that is something the CDD should supervise or approve. Mr. Cole
255 stated the CDD should have some oversight. Mr. Marquardt asked if Mr. Cole is suggesting the
256 response is to communicate to the property owner that the CDD has determined that this
257 problem was caused by pool construction and that the property owner is responsible for
258 repairing the damage, with CDD supervision. Mr. Cole replied affirmatively.

259 Mr. Cole will draft the letter stipulating that the CDD wants to review the plan before it
260 is executed; Ms. Magaldi will review the letter before it is sent.

261

SEVENTH ORDER OF BUSINESS

Discussion: Leeward Drainage Mitigation

262

263
264 Mr. Cole stated he and Mr. Bob Ferguson inspected the area; a recommended solution
265 and proposal will need to be developed. They believe the cause of the problem is that the first
266 lots to the left had homes on them and the third was built later and it looks like, when the pool
267 and/or the house was built, excavated material was piled up into the swale that presumably
268 existed before home construction. The rear drainage is supposed to drain from the back side of
269 the lots to the east to an existing catch basin between the third and fourth lots. There is now a
270 mounded area from the pool construction that must be reviewed to see how it can be re-
271 graded to drain so that the water from the first two lots does not pond up.

272 Mr. Marquardt believes the area was inspected before regrading and consideration of a
273 second drain. Mr. Cole will see if a yard drain is needed. A proposal will be presented at the
274 next meeting.

275 Ms. Sanchez stated she spoke with resident Bill Pokius for the first time two days ago
276 and he stated he is affected by the construction of this pool. She is unsure who he spoke to in
277 the past; he might have been communicating with the HOA, as she did not find any
278 communications with CDD Staff. After following up with Mr. Cole, she thinks Mr. Pokius is
279 affected. Mr. Willis will follow up with Mr. Pokius today.

280 Mr. Marquardt will forward another resident inquiry to Mr. Willis.

281

282 **EIGHTH ORDER OF BUSINESS**

Ratification of Boat Dock Encroachment Agreement [14342 Laguna Springs Lane]

283

284

285 Ms. Sanchez presented the Boat Dock Encroachment Agreement for 14342 Laguna
286 Springs Lane, previously executed by the Chair.

287

288 **On MOTION by Ms. Godfrey and seconded by Ms. Harmon, with all in favor,**
289 **the Boat Dock Encroachment Agreement for 14342 Laguna Springs Lane, was**
290 **ratified.**

291

292

293 **NINTH ORDER OF BUSINESS**

Consideration of BrightView Landscape Services, Inc. Proposal for Extra Work [Clean Up Lake Banks Around Bimini and Crown Point]

294

295

296

297

298 This item was discussed during the Sixth Order of Business.

299

300 **TENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of December 31, 2023

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302

303 Ms. Sanchez stated budget discussions will begin at the next meeting; a proposed Fiscal
304 Year 2025 budget might be presented at the May meeting.

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306 **On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor,**
307 **the Unaudited Financial Statements as of December 31, 2023, were accepted.**

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ELEVENTH ORDER OF BUSINESS

Approval of October 5, 2023 Regular Meeting Minutes

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the October 5, 2023 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Other Business

There was no other business.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Coleman, Yovanovich & Koester, P.A.

- **Draft Stormwater Management Rules and Policies**
- **Required Ethics Training**

Ms. Magaldi discussed the new requirement for Supervisors to complete four hours of ethics continuing education every year. Free trainings are available on the Florida Commission on Ethics website. Completion will be reported by checking a box on Form 1 in 2025. Proof of completion need not be submitted but any certificates, dates of completion, notes and documentation related to completion should be retained. If a Supervisor whose seat is up for election does not plan to run again, it is not necessary to meet the requirement.

Ms. Sanchez stated she will email the link to coursework to Board Members.

Ms. Magaldi presented the new Draft Stormwater Management Rules and Policies.

Mr. Marquardt suggested the Board review the document and discuss it at the next meeting. Ms. Sanchez stated some comments received were notated. She asked the Board Members to email their questions to her in advance, to help with discussion at the next meeting.

This item will remain on the agenda.

B. District Engineer: Bowman Consulting Group LTD

There was nothing further report.

C. Operations Manager: Wrathell, Hunt and Associates, LLC

I. Monthly Report

Mr. Willis reported the following:

344 ➤ A large irrigation break occurred behind a home on Charthouse Circle. The contract was
345 executed, the repair was completed yesterday and the invoice was sent to the HOA. The
346 proposal is included in the report.

347 ➤ A resident on Laguna Springs called the offices numerous times and claims that his
348 phone calls and communications are not being returned. He was called at least four times and
349 messages were left asking the resident to call back. The resident is convinced that there is a fire
350 hazard behind his home and, each time he called, he was advised that the area is part of the
351 Picayune Strand so his inquiry should be directed to the State; was advised that it is not CDD
352 property and the CDD can do nothing.

353 Mr. Willis recalled that, at the last meeting, a question was asked about how lake
354 restoration is conducted. He offered to show a brief one-minute video. The Board Members
355 agreed to watch the video.

356 **D. District Manager: Wrathell, Hunt and Associates, LLC**

- 357 • **NEXT MEETING DATE: March 7, 2024 at 10:30 AM**

- 358 ○ **QUORUM CHECK**

359 The next meeting will be held on March 14, 2024, at 10:00 a.m., not on March 7, 2024.

360

361 **FOURTEENTH ORDER OF BUSINESS**

Public Comments

362

363 Mr. Dixon asked Mr. Willis to check the lake bank behind the house at 14748 Windward
364 Lane.

365

366 **FIFTEENTH ORDER OF BUSINESS**

Supervisors' Requests

367

368 There were no Supervisors' requests.

369 The Board and Staff viewed the brief informational lake bank restoration video.
370 Following the presentation, Mr. Willis stated the prices for lake bank restoration generally start
371 at \$49 per linear foot. The option shown costs \$100 per linear foot and comes with a lifetime
372 warranty, as opposed to a three-year warranty for the less expensive options.

373

374 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

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376 **On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor,**
377 **the meeting adjourned at 11:57 a.m.**

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382 _____
Secretary/Assistant Secretary

Chair/Vice Chair

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
A

**STORMWATER MANAGEMENT
RULES AND POLICIES
FOR
NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT**

Section 1. Short Title, Authority and Applicability

a. This document shall be known and may be cited as the “Stormwater Management Rules and Policies for Naples Reserve Community Development District”.

b. The Board of Supervisors (the “**Board**”) of Naples Reserve Community Development District (the “**District**”) has the authority to adopt rules and policies pursuant to Chapter 190 of the Florida Statutes, as amended.

c. These rules and policies shall be applicable to all those property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the master stormwater management system operated by the District.

d. It is intended that these Rules will be administered in conjunction with the Gutter, Downspout, and Drainage Standards (the “**Standards**”) published and enforced by the Design Review Committee of the Naples Reserve Homeowners Association, Inc., as may be amended from time to time. The Standards have been developed jointly by the Naples Reserve Homeowners Association, Inc. (the “**Association**”) and the District to meet both the aesthetic needs of the Association as well as the functional needs required by the District to significantly limit erosion and washout to lake banks which may affect the proper operation of the Master Stormwater System (defined herein). A copy of the Standards may be obtained on the District’s website at naplesreservecdd.net.

Section 2. Background, Intent, Findings and Purpose

a. The District was created pursuant to the provisions of Chapter 190, Florida Statutes (the “**Act**”) and was established to provide for ownership, operation, maintenance, and provision of various public improvements, facilities and services within its jurisdiction. The purpose of these rules and policies (individually, each a “**Rule**” and collectively, the “**Rules**”) is to describe the various policies of the District relating to stormwater management.

b. Definitions located within any section of the Rules shall be applicable within all other sections, unless specifically stated to the contrary.

c. A Rule of the District shall be effective upon adoption by affirmative vote of the Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely

Commented [MM1]: These stormwater rules contemplate that the District and the Association will work together to develop gutter, downspout and drainage standards. Will this be the case? Is it the District’s intent to work jointly with the Association? Or, does the Association have something existing? Where would these be posted?

cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

d. The District is the operating entity responsible for the long-term operation and maintenance of the master stormwater management system servicing the property located within the boundaries of the District (the "**Master Stormwater System**"). The District owns certain real property and other improvements which comprise the Master Stormwater System. Stormwater lakes, ponds, control structures, lake interconnect piping, littoral plantings and natural wetlands are all integral parts of the Master Stormwater System. The owners and residents of real property within the District play an integral part in keeping the Master Stormwater System functioning properly. The failure of all or a portion of the Master Stormwater System due to improper actions of third-parties could result in significant damage or harm to real property, personal property and/or homes with the District.

e. The Master Stormwater System is permitted through South Florida Water Management District ("**SFWMD**") and Collier County ("**County**"), and the regulations of such governmental bodies control the design, operation and use of the Master Stormwater System. Notwithstanding the same, consistent with the regulations of such entities there are certain practices and actions that can be controlled to enhance the effectiveness of the Master Stormwater System and improve the overall function and aesthetic value of the Master Stormwater System.

f. Runoff from normal rain events, tropical storms and hurricanes originating from impervious surfaces such as roofs, gutters and downspouts, may cause significant lake bank erosion and washouts throughout the District and may otherwise affect the proper operation of the Master Stormwater System. Based upon prior experiences of the District, undertaking corrective action for such events may result in the District expending significant sums of money to restore the Master Stormwater System (including lake banks) to maintain compliance with applicable permits and ensure public safety. These Rules are intended to establish rules and policies relating to the following installation and use of gutters and downspouts and other forms of drainage on privately owned property within the District ("**Lot Outfall Improvements**") that are discharging via overland flow or discharging directly into the District's lakes and wetlands. These Rules are intended to serve the following goals: (1) reduce and/or spread the volume of water flowing from an owner's property toward the lakes and wetlands within the District; (2) reduce the velocity of water flowing from an owner's property toward the lakes and wetlands; and (3) maintain compliance with applicable SFWMD and County permits and regulations.

Commented [MM2]: Does this encompass all of the improvements? Should dry wells be included?

Section 3. Gutters and Downspouts

a. **Installation or Modification of Gutters or Downspouts Generally.**

i. Drainage patterns for each property within the District shall be consistent with the approved SFWMD permit for the subject property. In the event the drainage pattern, direction or outfall from a particular property is proposed to be altered or is currently inconsistent with the approved SFWMD permit and all appurtenant permit modifications, then a modification to the applicable SFWMD permit would be required. All permitted cross sections and grade

elevations shall be maintained per the applicable SFWMD permit unless and until a modification is approved.

ii. The installation or modification of Lot Outfall Improvements on a home, condominium building or other structure (a “**Structure**”) within the District shall be subject to the Rules set forth herein and also subject to the Standards.

iii. In order to prevent erosion and washouts upon the banks and shorelines of the District’s stormwater retention ponds/lakes caused by stormwater runoff emanating from gutter and downspout discharge, or runoff from any impervious structure including, but not limited to, roof-tops, driveways, patios, or outbuildings, any Lot Outfall Improvements on property that is adjacent to a stormwater retention pond/lake that may potentially require a drainage connection system to collect and properly discharge storm water runoff to avoid erosion and washouts, as deemed necessary by the District, as set forth in more detail in subsection (iv) below, shall be designed such that all water runoff will be collected and routed to pipes, collection boxes and other drainage improvements located on District Property (“**District Outfall Improvements**,” and together with the Lot Outfall Improvements the “**Outfall Improvements**”) by a method consistent with the Standards and applicable permitting. Attached hereto and made a part hereof as “**Exhibit A**” are example concepts showing various methods within the District of collecting stormwater runoff and illustrating the intrusion of the Outfall Improvements into the adjacent lake to discharge the stormwater. As reflected in each of the attached examples, all outfalls from the Outfall Improvements into the lake shall be installed below the control elevation of the lake. All drainage design plans for Outfall Improvements are to be consistent and compliant with existing permits, rules and regulations. As the District is the owner of the adjacent lake property, no intrusion of Outfall Improvements into a lake shall be permitted without the prior review and approval of the District. Further, each example of Outfall Improvements has a defined connection point (the “**Connection Point**”) to delineate the separation of maintenance responsibility of the District and the owner. The District will be responsible for maintenance of improvements below the Connection Point and the owner will be responsible for maintenance of improvements above the Connection Point.

Commented [MM3]: Engineer will need to prepare illustrations for Exhibit “A”.

Commented [MM4]: Confirm with Engineer that this is an accurate delegation of maintenance responsibility.

iv. The District may periodically identify properties within its boundary (each a “**Drainage Property**” and collectively, the “**Drainage Properties**”) on which the installation and/or modification of Lot Outfall Improvements or connections to District Outfall Improvements are determined to be necessary in order to significantly limit washouts and erosion to lake banks which may affect the proper operation of the Master Stormwater System. The Association has agreed to use all due diligence and enforcement mechanisms at its disposal in order to facilitate the District’s installation and or modification of Lot Outfall Improvements on the Drainage Properties. The District shall pay for the costs to install and/or modify the Lot Outfall Improvements on the Drainage Properties, however, the owners of the Drainage Properties will be responsible for maintenance of the Lot Outfall Improvements above the Connection Point.

Commented [MM5]: District to review and determine whether this section should be included.

Commented [MM6]: GENERAL NOTE: As drafted, much of the burden and cost of the installation and connection of the outfall improvements is placed upon the District (i.e. those properties identified as “Drainage Properties” for which the installation/modification is deemed necessary in order to limit erosion and washouts). However, you could attempt to shift this cost and burden to the individual homeowners. It is a financial and policy decision. For the particularly problematic areas, however, it may be worth considering that the District may need to pay for the improvements if the work is to be done. Otherwise, homeowners may not elect to perform the work themselves.

b. **Homes and Buildings Identified as Drainage Properties.**

i. **Compliant Existing Lot Outfall Improvements.** If a Structure on a Drainage Property has existing Lot Outfall Improvements that meet the Standards and if District Outfall

Improvements have already been permitted and installed adjacent to the Drainage Property, the District shall coordinate with the Association to ensure that the existing Lot Outfall Improvements are connected to the District Outfall Improvements. The District will review whether any additional permitting through SFWMD and/or the County is required to connect the existing Lot Outfall Improvements to the District Outfall Improvements. If additional permitting is required, then the District shall be responsible for the cost and expense of any additional planning, design, engineering and permitting required for the connection. The District shall be responsible for all costs and expenses relating to the connection to the existing Lot Outfall Improvements. The District shall enter into a temporary license agreement in substantially the form attached hereto as “Exhibit B” (the “License Agreement”) with the owners of the Drainage Properties to allow for access to the property in order to connect the existing Lot Outfall Improvements to the District Outfall Improvements. Once the connection is made, the District shall be responsible for maintenance of only improvements below the Connection Point and the Property Owner (or the property owner’s successor in title) will be responsible for maintenance of improvements above the Connection Point. The Property Owner is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

Commented [MM7]: Will this work?

Commented [MM8]: Confirm allocation and responsibility potential procedure

Commented [MM9]: District to review and determine whether the requirement for homeowners to enter into a License Agreement should be included.

ii. No Compliant Lot Outfall Improvements or No Existing Lot Outfall Improvements. If a Structure on a Drainage Property has Lot Outfall Improvements that do not meet the Standards or if there are no existing Lot Outfall Improvements on the property, the District shall coordinate with the Association to install all necessary Lot Outfall Improvements (including District Outfall Improvements draining directly into a lake) which meet the Standards. The District will review whether any additional permitting through SFWMD and/or the County is required for the installation of all improvements. If additional permitting is required, then the District shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the installation of the improvements. The District shall be solely responsible for all costs and expenses relating to the installation of any Outfall Improvements. All work shall be performed and completed consistent with applicable permits and approvals. The District shall enter into a License Agreement with the owners of the Drainage Property to allow for access to the property in order to install the Lot Outfall Improvements. Once the installation of the Lot Outfall Improvements is complete, the District shall be responsible for maintenance of only improvements below the Connection Point and the Property Owner (or the Property Owner’s successor in title) will be responsible for maintenance of improvements above the Connection Point. The Property Owner is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Property Owner’s property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

Commented [MM10]: Review and discuss

Commented [MM11]: GENERAL NOTE: As drafted, for those properties not identified as Drainage Properties (i.e. properties for which the installation/modification is deemed necessary in order to limit erosion and washouts), the cost of the installation/modification of the improvements is shifted to the individual homeowners. This should be discussed in connection with the above note regarding cost distribution, policy goals, and CDD finances.

c. Homes and Buildings Not Identified as Drainage Properties

i. Homes and Buildings Desiring Lot Outfall Improvements Not Identified as Drainage Properties. The District shall not be responsible for the costs and expenses associated with any Lot Outfall Improvements made on properties that have not been designated as Drainage Properties. If a Property Owner is required by the Association to install any improvements necessary to bring the Structure in compliance with the Standards, or if a Property Owner wishes to install said improvements on their own accord, the Property Owner shall be responsible for any costs associated with the improvements. This includes any cost and expense of any additional planning, design, engineering and permitting required for the installation. If the Lot Outfall Improvements include a direct connection to a previously installed District Outfall Improvement, the District will be responsible for maintenance of only improvements below the Connection Point and the Property Owner (or the Property Owner's successor in title) will be responsible for maintenance of improvements above the Connection Point. The Property Owner is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Property Owner's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

Section 4. Compliance with Laws

All property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the Master Stormwater System shall, in addition to these Rules, be obligated to comply with all applicable federal, state, and local laws and regulations including, without limitation, all permits issued by SFWMD for the operation and use of the Master Stormwater System.

Section 5. Enforcement

The District shall have any and all rights available under the Act and Florida law to enforce the provisions of these Rules. The District's staff including, without limitation, the District Manager shall have the authority to act on behalf of the District with respect to the enforcement of these Rules including, without limitation, taking any actions necessary to the enforcement and/or prosecution of violations of these Rules consistent with Florida law. In addition to, and not as a limitation on the District, the District shall have the right to notify SFWMD, Collier County or any other appropriate regulatory body of a violation of these Rules or any existing permits issued by any such regulatory body.

Section 6. Effective Date

These Rules shall be effective upon their adoption.

Exhibit A – Stormwater Collection Illustrations

Exhibit B – License Agreement

Exhibit "A"

Commented [MM12]: Engineer to prepare Stormwater Collection Illustrations.

Exhibit "B"

LICENSE FOR ACCESS

THIS LICENSE FOR ACCESS (this "**License**") is made as of the _____ day of _____
202____, by and between _____ ("**Licensor**")
and NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose
government established pursuant to Chapter 190, Florida Statutes ("**Licensee**").

RECITALS

WHEREAS, Licensor is the owner of certain real property located at _____ and shown on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "**Property**"); and

WHEREAS, Licensee is undertaking a project to prevent erosion and other damage to the stormwater ponds/lakes it owns located throughout the Naples Reserve residential community from surface water runoff from residential properties (the "**Project**"); and

WHEREAS, as the Project necessitates that the Licensee, in coordination with the Naples Reserve Homeowners Association, Inc. ("**Association**"), install drainage improvements including, but not limited to, gutters, downspouts and drains ("**Drainage Improvements**") in a manner which meets Association Design Review Committee and Licensee standards on certain properties; and

WHEREAS, Licensee has identified the Property as one on which Drainage Improvements are necessary in order to meet the goals of the Project; and

WHEREAS, the plans for the Drainage Improvements to be installed on the Property are attached hereto as **Exhibit "B"**; and

WHEREAS, pursuant to Article XIV, Section 2 of that certain *Amended and Restated Declaration of Covenants, Conditions and Restrictions for Naples Reserve*, recorded in the Official Records of Collier County, Florida at Official Records Book 5155, Page 661, as amended from time to time, Licensee has an easement over the property for the purpose of "ingress, egress, and access to properties and facilities of the Districts which may be created, and for the installation, maintenance, repair and replacement thereof" provided Licensee's exercise of the easement does "not include a right to enter any enclosed structure on a Unit or to unreasonably interfere with the use of any Unit" (the "**Easement**"); and

WHEREAS, notwithstanding the existence of the Easement and without intending to impact Licensee's rights under the Easement, Licensee has requested that Licensor grant Licensee the right to temporarily access the portion of the Property identified on Exhibit A as the "**License Area**" in connection with the completion of the Project; and

WHEREAS, in furtherance thereof, Licensee has also requested that Licensor allow Licensee's agents, contractors and consultants, access onto the License Area for purposes of installing the Drainage Improvements in accordance with Exhibit B, and Licensor is willing to grant such access; and

WHEREAS, subsequent to the installation of the Drainage Improvements, Licensor agrees to be responsible for the maintenance of the Drainage Improvements located above the connection point to Licensee's master stormwater system.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged by Licensor, Licensor and Licensee hereby agree as follows:

- 1. Recitals.** The above recitals are incorporated herein and made a part hereof.
- 2. Grant of Access.** Licensor hereby grants to Licensee, for itself, its agents, contractors and consultants, a license to enter onto the License Area for the purpose of Installing the Drainage Improvements ("**License Purpose**"), subject to the further terms and provisions hereof. Licensor represents and warrants to Licensee that it has full power and authority to grant Licensee the rights described herein.
- 3. License.** The rights granted herein to Licensee shall be deemed a license in favor of Licensee for the purposes as set forth herein. Notwithstanding anything to the contrary herein contained, this License shall automatically expire on the date upon which the Drainage Improvements are fully installed or, 202___, whichever occurs sooner.
- 4. No Disruption.** Licensee agrees by acceptance hereof to undertake the License Purpose in a commercially reasonable manner customary and typical of similar projects so as not to unreasonably interfere with Licensor's use of the Property.
- 5. Restoration.** Licensee shall repair any damage resulting from the License Purpose and restore the Property to the condition it was in prior to Licensee's use of the License Area.
- 6. Maintenance.** Subsequent to the installation of the Drainage Improvements, Licensor agrees to be responsible for the maintenance of the Drainage Improvements located above the connection point to Licensee's master stormwater system
- 7. Entire Agreement.** This License contains the entire understanding between the parties and shall not be amended or modified except in a writing signed by the party to be charged.
- 8. Counterparts; Electronic Signatures.** This License may be executed in multiple counterparts, each of which shall be deemed an original and all of which collectively shall constitute one instrument. Further, Licensor and Licensee agree that this License may be executed and delivered by electronic signature and transmission.

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

IN WITNESS WHEREOF, the parties have executed this License as of the day and year first above written.

LICENSOR:

Print Name: _____

LICENSEE:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Print Name: _____
Title: Chairman / Vice Chairman

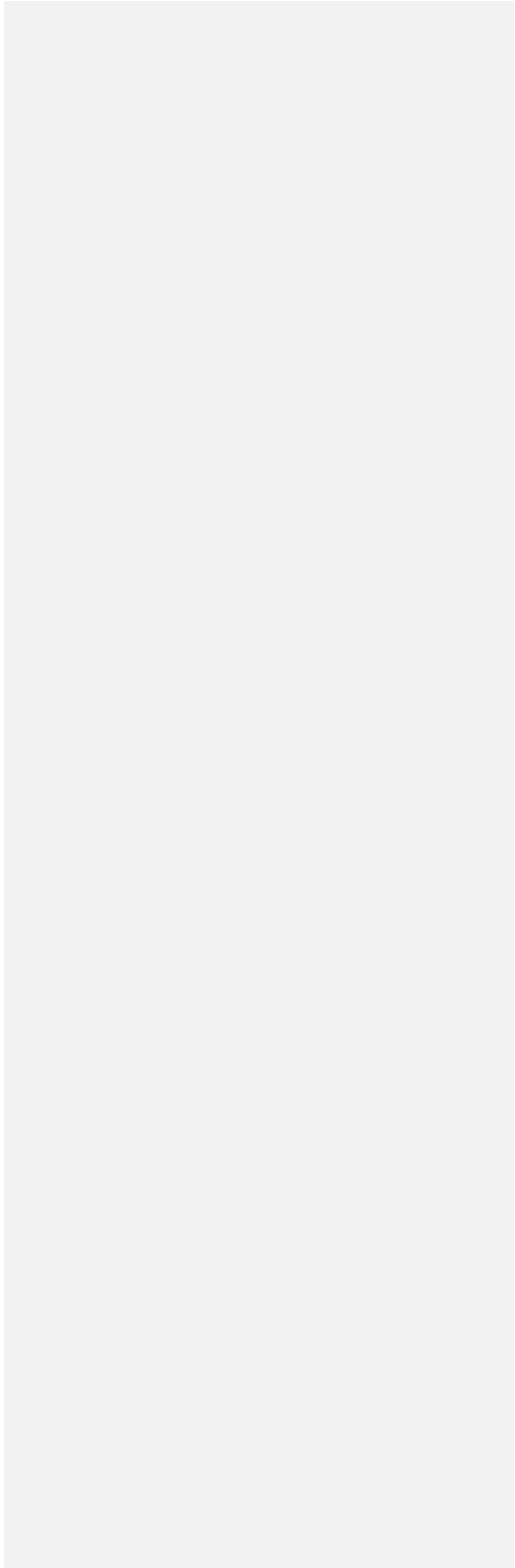


EXHIBIT "A"

Depiction of the Property and License Area

(See Attached)

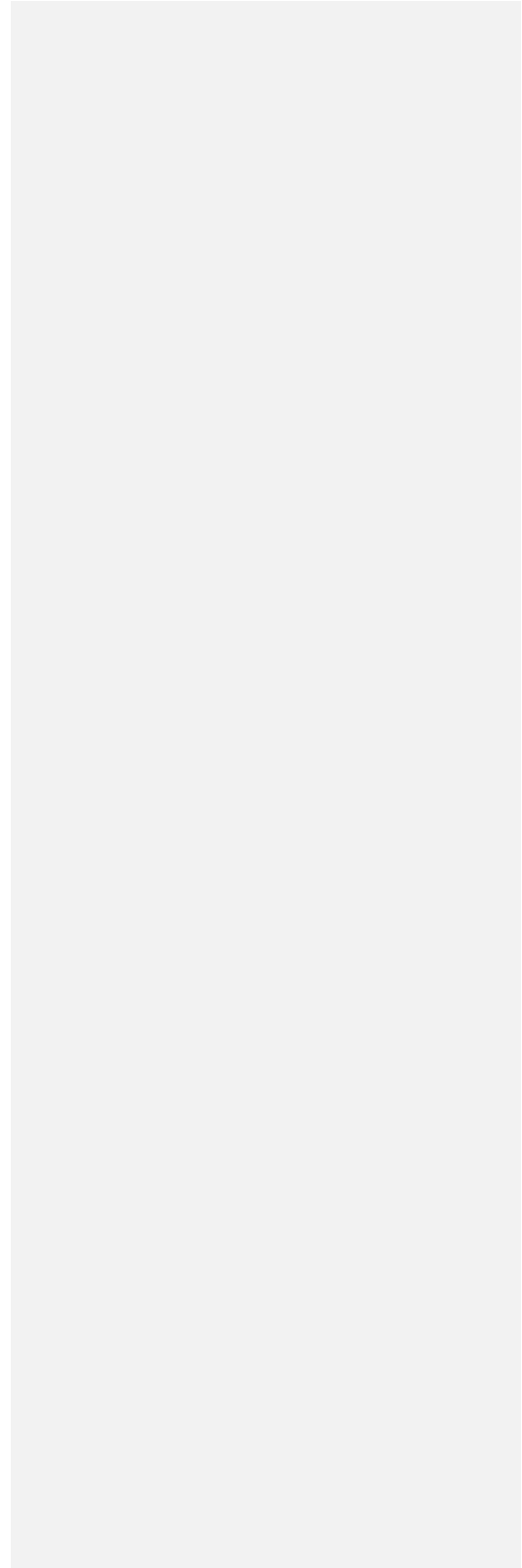
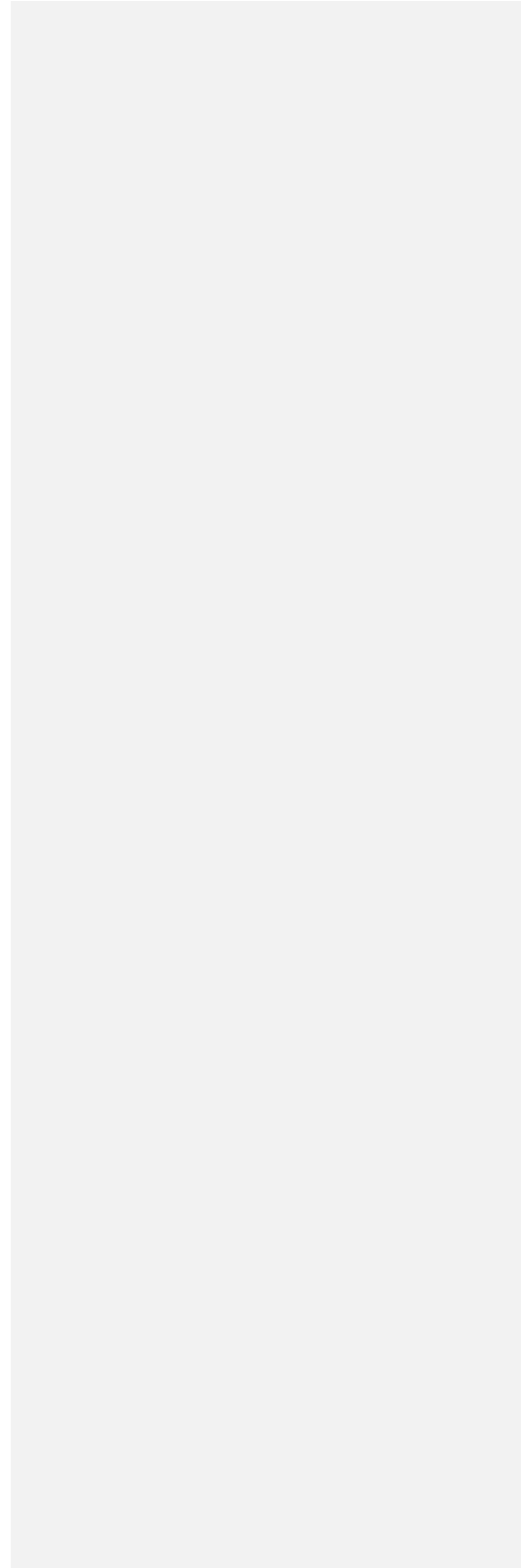


EXHIBIT "B"
Plan for Drainage Improvements
(See Attached)



**AGREEMENT BETWEEN NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT AND NAPLES RESERVE HOMEOWNERS
ASSOCIATION, INC. REGARDING THE DIVISION OF RESPONSIBILITIES
FOR SURFACE WATER DRAINAGE IMPROVEMENTS**

Commented [MM13]: This Agreement provided for review. District to discuss whether they desire to negotiate and enter into such an Agreement.

THIS AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of _____, 2024 by and between **NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Collier County, Florida (the “**District**”) and **NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “**Association**”). (The Association and the District are sometimes individually referred to herein as a “**Party**” and collectively as the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate and maintain systems, facilities and infrastructure in conjunction with the development of the lands within its boundaries; and

WHEREAS, the District has constructed and/or acquired, certain stormwater management facilities, including stormwater lakes, ponds (including seawall & rip-rap shoreline protection), storm inlets, drains, pipes, water quality swales, weirs, and other water control structures, lake interconnect piping, littoral plantings and natural wetlands (collectively the “**Master Stormwater System**”); and

WHEREAS, the District is obligated to operate and maintain these assets for the purpose of satisfying South Florida Water Management District (“**SFWMD**”) permitting requirements, and satisfying obligations under the District’s bond indentures to reasonably maintain assets funded with tax-exempt bond proceeds; and

WHEREAS, runoff from normal rain events, tropical storms and hurricanes originating from impervious surfaces such as roofs, gutters, and downspouts as well as drainage from other sources such as pools and dry-wells may cause significant lake bank erosion and washouts throughout the District and may otherwise affect the proper operation of the Master Stormwater System; and

WHEREAS, the owners and residents of real property within the District play an integral part in keeping the Master Stormwater System functioning properly and the failure of all or a portion of the Master Stormwater System due to improper actions of third-parties could result in significant damage or harm to real property, personal property and/or homes within the District; and

WHEREAS, the Association is a Florida not-for-profit corporation which sets standards for improvements including, but not limited to, gutters, downspouts and drainage on properties within the District through the Association's Design Review Committee; and

WHEREAS, the District seeks to coordinate with the Association to ensure that gutters, downspouts, and/or other forms of drainage on properties within the District ("**Lot Outfall Improvements**") are installed in a manner which meets all permitting requirements and also meets both District and Association standards to help prevent erosion, washouts, or other damage to the Master Stormwater System lake banks within the district; and

WHEREAS, the District and the Association desire to define their respective obligations relative to this issue; and

NOW, THEREFORE, in consideration of the recitals, agreements and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DISTRICT OBLIGATIONS. The District shall identify properties within its boundary ("**Drainage Properties**") on which the installation of Lot Outfall Improvements are necessary in order to significantly limit washouts and erosion to lake banks which may affect the proper operation of the Master Stormwater System. The District shall pay for the materials and installation for Lot Outfall Improvements on Drainage Properties. The District shall enter into a temporary license agreement with the owners of the Drainage Properties to allow for access to the property in order to install the Lot Outfall Improvements. The District shall be responsible for only the installation of the Lot Outfall Improvements and shall not be responsible for the maintenance of the Lot Outfall Improvements after installation. Specifically, for Lot Outfall Improvements which drain directly into the Master Stormwater System through a District constructed connection point, owners of Drainage Properties shall be responsible for maintenance of the Lot Improvement above the connection point.

The District shall additionally be responsible for ensuring that alterations to the drainage patterns for Drainage Properties caused by the installation of Lot Outfall Improvements are consistent with the approved South Florida Water Management District permit for the subject property. In the event the drainage pattern, direction or outfall from a particular Drainage Property is proposed to be altered by the District in a way which requires a SFWMD permit modification, the District shall coordinate with the SFWMD to obtain the necessary permit modifications.

SECTION 3. ASSOCIATION OBLIGATIONS.

A. Development of Gutter, Downspout, and Drainage Standards. The Association shall work with the District in developing a set of standards, to be titled "Gutter, Downspout,

and Drainage Standards,” for Lot Outfall Improvements which meet both the aesthetic needs of the Association as well as the functional needs required by the District to significantly limit erosion and washout to lake banks which may affect the proper operation of the Master Stormwater System. The Association agrees to adopt these standards once developed and employ them through its Design Review Committee.

- B. *Facilitation of Installation of Lot Outfall Improvements on Drainage Properties.*** The Association shall use all due diligence and enforcement mechanisms at its disposal in order to facilitate the District’s installation of the Lot Outfall Improvements on the Drainage Properties.
- C. *Installation of Lot Outfall Improvements on Properties Not Identified as Necessary by the District.*** For any lot that has not been identified as a Drainage Property where a property owner desires to install Lot Outfall Improvements, the Association shall require such property owners to install the Lot Outfall Improvements in accordance with the standards developed by the District and the Association. The property owner shall be responsible for the installation and maintenance of improvements made in accordance with this subsection.
- D. *Maintenance of Lot Improvements.*** The Association shall use all due diligence and enforcement mechanisms at its disposal to obligate property owners to maintain Lot Outfall Improvements installed on their property, provided however, that the District shall be responsible for the maintenance of improvements located below the connection point to the Master Stormwater System.

SECTION 4. COMPENSATION. The District shall pay the Association the sum of Ten Dollars (\$10.00) per year for the provision of the services to be performed by the Association pursuant to the terms of this Agreement.

SECTION 5. TERM. The term of this Agreement is for a period of twenty (20) years commencing on the Effective Date (the “**Initial Term**”) and shall be automatically renewed for additional ten (10) year periods, unless either party provides at least ninety (90) days written notice of its intent not to renew. The District shall have the right to terminate this Agreement effective immediately at any time due to the Association’s failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days written notice without a showing of cause. The Association shall have the right, after the expiration of the Initial Term to terminate this Agreement upon thirty (30) days written notice without a showing of cause provided such notice shall be provided prior to May 1 of any calendar year after the expiration of the Initial Term.

SECTION 6. PRE-SUIT MEDIATION; RECOVERY OF COSTS AND FEES. Prior to filing any action to enforce this Agreement, the Parties shall mediate the dispute with a Florida licensed mediator unless the Parties agree to waive mediation. Each Party shall be responsible for half of the mediator’s fee. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including

reasonable attorney's fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 8. ASSIGNMENT. Neither the District nor the Association may assign this Agreement without the prior written approval of the other.

SECTION 9. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 10. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Association relating to the subject matter of this Agreement.

SECTION 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to District: Naples Reserve Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

With copy to: Coleman, Yovanovich & Koester, P.A.
Attn: Gregory L. Urbancic, Esq.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

If to Association: Naples Reserve Homeowners Association, Inc.
Attn: General Manager
14885 Naples Reserve Circle
Naples, FL 34114

With copy to: Varnum, LLP
Attn: S. Kyla Thompson, Esq.
999 Vanderbilt Beach Road, Suite 300
Naples, FL 34108

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 14. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Association and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Association any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Association and their respective representatives, successors, and assigns.

SECTION 15. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Sole and exclusive venue for any litigation shall be a court of competent jurisdiction in Collier County, Florida.

SECTION 16. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

SECTION 17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 18. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all such counterparts shall constitute one agreement. The delivery of counterpart signatures by e-mail or facsimile transmission shall have the same force and effect as the delivery of a signed hard copy.

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

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

ATTEST:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

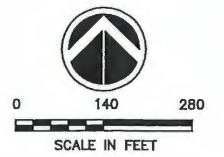
By: _____
Chairman

**NAPLES RESERVE
HOMEOWNERS
ASSOCIATION, INC.**

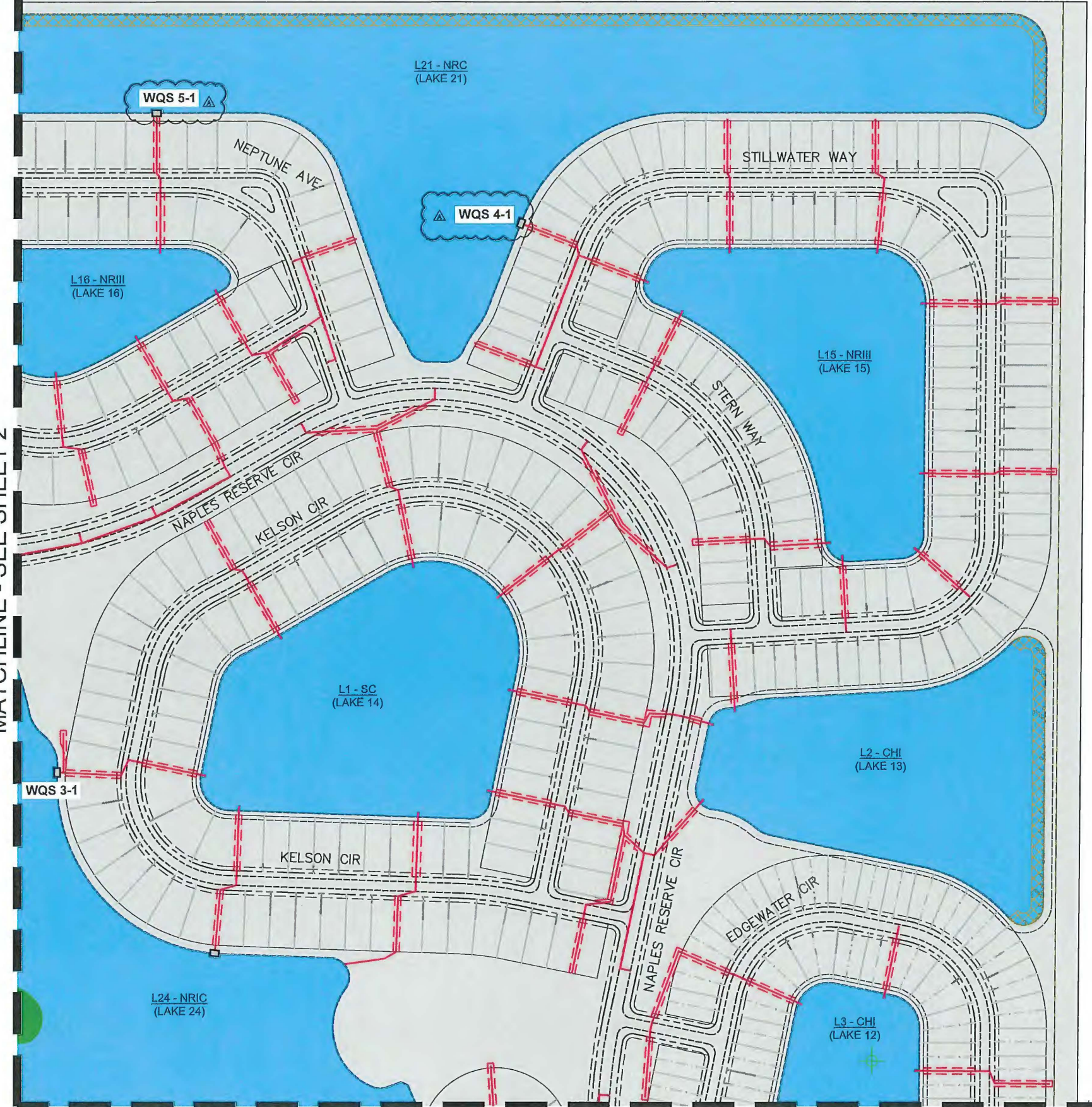
By: _____
Print Name: _____
Title: _____

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
B



MATCHLINE - SEE SHEET 2



MATCHLINE - SEE SHEET 5

LEGEND

- L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)
- COMMUNITY DEVELOPMENT DISTRICT LANDS
- LAKE TRACTS CONVEYED TO CDD
- PRESERVE TRACTS MAINTAINED BY HOA
- DRAINAGE EASEMENTS AND PIPES MAINTAINED BY CDD
- LAKE LITTORAL AREA

PLAT	REFERENCE
C.H.I	CORAL HARBOR PHASE I
C.P.& B.I.	CRANE POINT & BIMINI ISLE
N.R.C.	NAPLES RESERVE CIRCLE
N.R.I.C.	NAPLES RESERVE ISLAND CLUB
N.R.I	NAPLES RESERVE PHASE I
N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

NOTES:

1. ALL LAKES, STORMWATER MANAGEMENT PIPING AND PRESERVE SHALL BE MAINTAINED BY THE NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.
2. THE DEVELOPMENT IS ZONED 'RPUD'.

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LETTER	REVISIONS	DATE
△	ADDED WCS's & WQS's	5/22

NAPLES RESERVE

DESIGNED BY	W.W.B.	DATE	2/21
DRAWN BY	W.W.B.	DATE	2/21
CHECKED BY	W.T.C.	DATE	2/21
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1"=140'

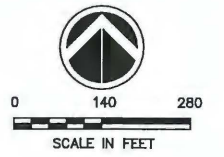


950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

**CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO.	DRAWING NO.
DATE: _____	SEE PLOTSTAMP	5008-3
	PROJECT NO.	SHEET NO.
	2013.030	3 OF 5

MATCHLINE - SEE SHEET 2



MATCHLINE - SEE SHEET 5

LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)

- COMMUNITY DEVELOPMENT DISTRICT LANDS
- LAKE TRACTS CONVEYED TO CDD
- PRESERVE TRACTS MAINTAINED BY HOA
- DRAINAGE EASEMENTS AND PIPES MAINTAINED BY CDD
- LAKE LITTORAL AREA

PLAT	REFERENCE
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N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

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2. THE DEVELOPMENT IS ZONED 'RPUD'.

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LETTER	REVISIONS	DATE
△	ADDED WCS's & WQS's	5/22

NAPLES RESERVE

DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=140'

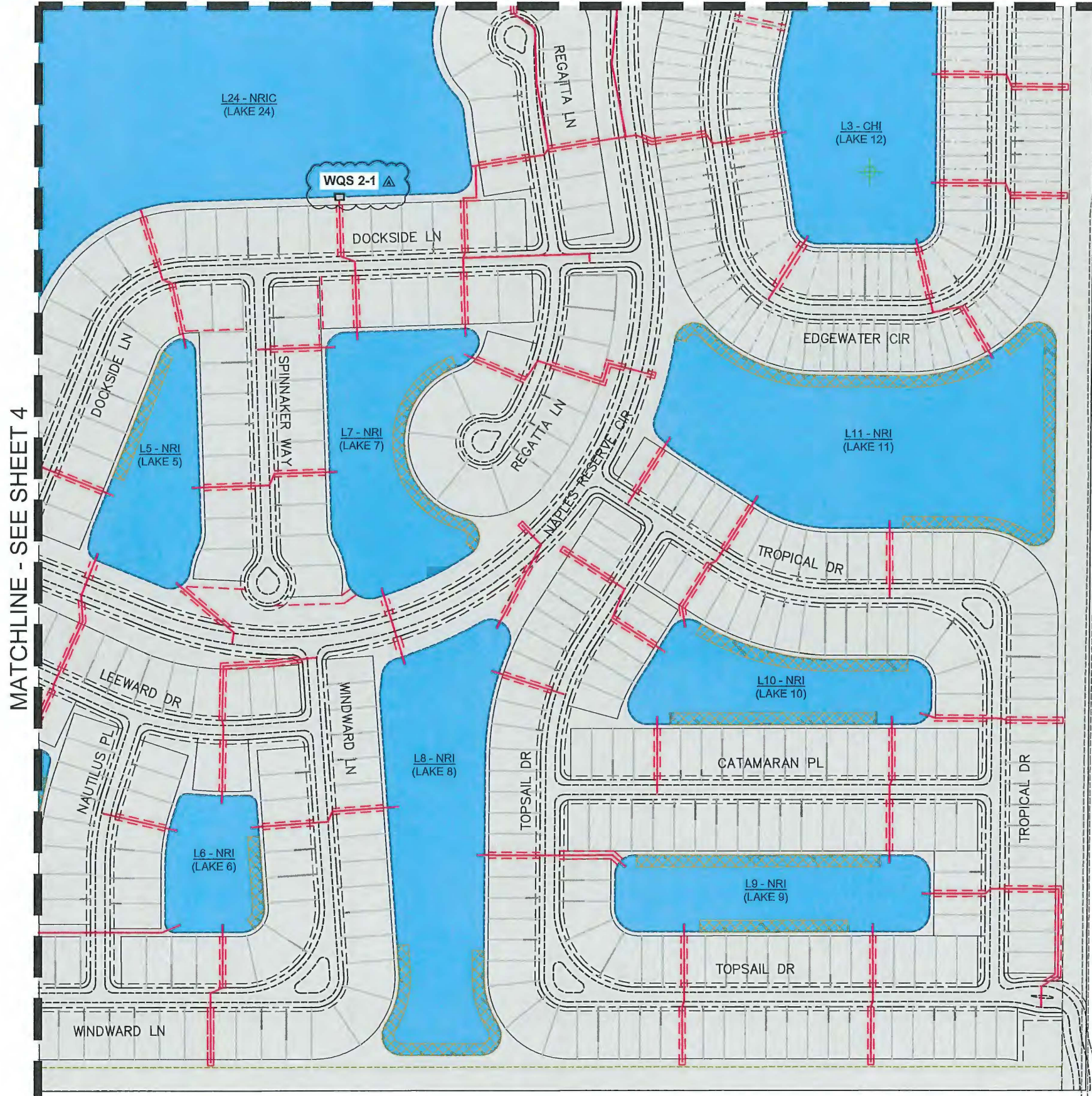
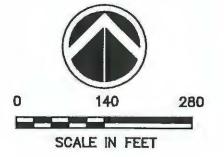


950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

**CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO. SEE PLOTSTAMP	DRAWING NO. 5008-04
DATE	PROJECT NO. 2013.030	SHEET NO. 4 OF 5

MATCHLINE - SEE SHEET 3



MATCHLINE - SEE SHEET 4

LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)

- COMMUNITY DEVELOPMENT DISTRICT LANDS
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S.C.	SUTTON CAY

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2. THE DEVELOPMENT IS ZONED 'RPUD'.

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LETTER	REVISIONS	DATE
△	ADDED WCS's & WQS's	5/22

NAPLES RESERVE

DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=140'



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

**CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO. SEE PLOTSTAMP	DRAWING NO. 5008-5
DATE _____	PROJECT NO. 2013.030	SHEET NO. 5 OF 5

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114

¹The Outrigger, 14891 Naples Reserve Drive, Naples, Florida 34114

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2023	Regular Meeting	10:30 AM
December 7, 2023¹ CANCELED NO QUORUM	Regular Meeting	10:30 AM
February 1, 2024	Regular Meeting	10:30 AM
March 7, 2024 <i>rescheduled to March 14, 2024</i>	Regular Meeting	10:30 AM
March 14, 2024	Regular Meeting	10:00 AM
May 2, 2024 <i>rescheduled to May 9, 2024</i>	Regular Meeting	10:30 AM
May 9, 2024	Regular Meeting	10:00 AM
June 6, 2024 <i>rescheduled to June 13, 2024</i>	Regular Meeting	10:30 AM
June 13, 2024	Regular Meeting	10:00 AM
August 1, 2024 <i>rescheduled to August 8, 2024</i>	Regular Meeting	10:30 AM
August 8, 2024	Regular Meeting	10:00 AM
September 5, 2024 <i>rescheduled to September 12, 2024</i>	Regular Meeting	10:30 AM
September 12, 2024	Regular Meeting	10:00 AM