FIDDLER’S CREEK
COMMUNITY DEVELOPMENT
DISTRICT #2
November 13, 2019
BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA
November 6, 2019

Board of Supervisors
Fiddler’s Creek Community Development District #2

Dear Board Members:

The Board of Supervisors of the Fiddler’s Creek Community Development District #2 will hold a Regular Meeting on November 13, 2019 at 10:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Non-Agenda Items
3. Consideration of Resolution Directing Use of Funds to Pay Off Matured 2003A and 2003B Bonds Pursuant to the Interpleader Case Settlement Agreement
   - Resolution 2020-04, Authorizing and Directing the Trustee of the Fiddler’s Creek Community Development District #2 Special Assessment Revenue Bonds to Transfer $384,175.75 from the Fiddler’s Creek Community Development District #2 Special Assessment Revenue Bonds Series 2004 Prepayment Account Into the Fiddler’s Creek Community Development District #2 Special Assessment Revenue Bonds Series 2003B Prepayment Account; Authorizing and Directing the Trustee of the Fiddler’s Creek Community Development District #2 Special Assessment Revenue Bonds, Series 2003B (“2003B Bonds”) to Make Payments to the Holders of the 2003B Bonds (“2003B Bondholders”) Pro Rata Among Said 2003B Bondholders; Identifying the Funds to be Used to Make Such Payments; Directing the Payment of the Amount of $3,215,341.10 from the “Fiddler’s Creek #2003B Disputed Fund” Account Held by the Trustee; the Payment of the Amount of $905,277.35 from the “Fiddler’s Creek #2003B Prepayment” Account Held by the Trustee (the $905,277.35 Consisting of the Current Amount of $522,457.27 Plus the $384,175.75 to be Transferred From the Series 2004 Prepayment Account); With Payment Being Made to the 2003B Bondholders Pro Rata Among Said 2003B Bondholders; All Pursuant to the Terms of That Certain Settlement Agreement Dated as of October 16, 2019, for the Purpose of Settling All Claims as Outlined in Said Settlement Agreement; Delegating to the Chair or Vice Chair of the Board of Supervisors of the District, Subject to Compliance with
the Applicable Provisions Hereof; Making Certain Findings; Providing Certain Other Details; and Providing an Effective Date (to be provided under separate cover)

4. Special Counsel Update

5. Health, Safety and Environment Report

6. Developer’s Report/Update

7. Presentation: Collier County’s Comprehensive Water Shed Improvement Plan (by Gary McAlpin, Manager – Coastal Zone Management)

8. Consideration of Resolution 2020-02, Accepting the Certification of the District Engineer Finding that the Phase 2 Project Funded by the 2004 Series Bond (the “2004 Series Project”) is Complete; Determining a Date of Completion; Declaring the 2004 Series Project Complete; and, Providing for Severability, Conflicts and an Effective Date

9. Consideration of Resolution 2020-03, Accepting the Updated Report of the District Engineer Dated November 2019 for the Phase 3 Project Funded by the 2005 Series Bond (the “2005 Series Project”); and, Providing for Severability, Conflicts and an Effective Date


11. Consideration of Oyster Harbor Village Plant Replacement Project

12. Staff Reports

   A. District Counsel: Woodward, Pires and Lombardo, P.A.

   B. District Manager: Wrathell, Hunt and Associates, LLC

       NEXT MEETING DATE: December 11, 2019 at 10:00 A.M.

       QUORUM CHECK

       Victoria DiNardo  YES  NO  PHONE
       Elliot Miller  YES  NO  PHONE
       Linda Viegas  YES  NO  PHONE
       John P. Nuzzo  YES  NO  PHONE
       Bill Klug  YES  NO  PHONE

   C. Operations Manager: Wrathell, Hunt and Associates, LLC
13. Supervisors’ Requests

14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,

Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810#
FIDDLER’S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

3
RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2 ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER FINDING THAT THE PHASE 2 PROJECT FUNDED BY THE 2004 SERIES BOND (THE “2004 SERIES PROJECT”) IS COMPLETE; DETERMINING A DATE OF COMPLETION; DECLARING THE 2004 SERIES PROJECT COMPLETE; AND, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, on December 2, 2002, the Board of Supervisors of the Fiddler’s Creek Community Development District #2 (the “District”) adopted Resolution 200-15, the District authorizing the issuance of not to exceed $120,000,000 of Fiddler’s Creek Community Development District #2 (Collier County, Florida) Special Assessment Revenue Bonds (the “Bonds”); and

WHEREAS, on November 3, 2004, the Board of Supervisors of the District adopted Resolution 2005-1, authorizing the issuance, sale and delivery of the District’s Fiddler’s Creek Community Development District #2 Special Assessment Revenue Bonds, Series 2004 (the “Series 2004 Bonds”), in the collective aggregate principal amount of $18,500,000 as a series of Bonds under the Master Trust Indenture dated as of December 2, 2002 (the “Master Indenture”) and authorized the execution and delivery of the Second Supplemental Indenture dated as of November 1, 2004 (the “Second Supplemental Indenture”) to secure the issuance of the Series 2004 Bonds (the Master Indenture and Second Supplemental Indenture collectively referred to as the “Trust Indenture”); and

WHEREAS, the Series 2004 Bonds were issued as of November 4, 2004, in part, to finance the costs of the construction, installation and acquisition of the District’s Phase 2 Project funded by the Series 2004 Bonds (the “2004 Series Project”), which 2004 Series Project is a part of the Project as described in the “Engineer’s Report dated September, 2004 amended from time to time (the “Engineer’s Report”); and

WHEREAS, the 2004 Series Project has been completed, and to establish the date of completion of the 2004 Series Project, the District Engineer (also described as the “Consulting Engineer”) has executed and delivered to the District and Wilmington Bank, National Association, as successor Trustee a certificate (the “Engineer’s Certificate”), a copy of which is attached hereto as Exhibit A, that the 2004 Series Project and all components have been acquired or constructed and are capable of performing the functions for which they are intended; and
WHEREAS, Section 170.09, Florida Statutes requires that upon completion of the 2004 Series Project, the District is required to adopt a resolution accepting the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2:

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

2. Authority for this Resolution. This Resolution is adopted pursuant to the Provisions of Florida law, including Chapters 170 and 190 Florida Statutes.

3. Acceptance and Certification of Completion of the 2004 Series Project. The Board of Supervisors hereby accepts the Engineer’s Certificate, and upon reliance thereon, certifies the 2004 Series Project complete as of the date stated in the Engineer’s Certificate (the “Date of Completion”) in accordance with the Trust Indenture and Chapter 170, Florida Statutes.

4. Severability. 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.

5. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

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SIGNATURE PAGE TO RESOLUTION 2020-02

PASSED AND ADOPTED THIS 13th day of November 2019.

ATTEST:

FIDDLER’S CREEK COMMUNITY
DEVELOPMENT DISTRICT #2

By: ____________________  By: ________________________
Name: _________________  Name: Elliot Miller___________
Title: Chairman__________
RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #2
ACCEPTING THE UPDATED REPORT OF THE DISTRICT ENGINEER
DATED NOVEMBER 2019 FOR THE PHASE 3 PROJECT FUNDED BY
THE 2005 SERIES BOND (THE “2005 SERIES PROJECT”); AND,
PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE
DATE.

WHEREAS, on December 2, 2002, the Board of Supervisors of the Fiddler’s Creek Community Development District #2 (the “District”) adopted Resolution 2003-15, the District authorizing the issuance of not to exceed $120,000,000 of Fiddler’s Creek Community Development District #2 (Collier County, Florida) Special Assessment Revenue Bonds (the “Bonds”); and

WHEREAS, on November 30, 2005, the Board of Supervisors of the District adopted Resolution 2006-3, authorizing the issuance, sale and delivery of the District’s Fiddler’s Creek Community Development District #2 Special Assessment Revenue Bonds, Series 2005 (the “Series 2005 Bonds”), in the collective aggregate principal amount of $38,850,000 as a series of Bonds under the Master Trust Indenture dated as of June 1, 2003 (the “Master Indenture”) and authorized the execution and delivery of the Third Supplemental Indenture dated as December 1, 2005 (the “Third Supplemental Indenture”) to secure the issuance of the Series 2005 Bonds (the Master Indenture and Third Supplemental Indenture collectively referred to as the “Trust Indenture”); and

WHEREAS, the Series 2005 Bonds were issued as of December 13, 2005, in part, to finance the costs of the construction, installation and acquisition of the District’s Phase 3 Project funded by the Series 2005 Bonds (the “2005 Series Project”), which 2005 Series Project is a part of the Project as described in the “Engineer’s Report dated November, 2005 amended from time to time (the “Engineer’s Report”); and

WHEREAS, the District Engineer (also described as the “Consulting Engineer”) has prepared its Updated District Engineer’s Report for the 2005 Series Project dated November, 2019 (the “Report”), which in part describes the infrastructure and opinion of costs necessary to complete a revised scope for 2005 Series Project and has delivered same to the District, a copy of which is attached hereto as Exhibit “A”;

WHEREAS, the infrastructure and opinion of costs necessary to complete a revised scope for 2005 Series Project will benefit the residents and other landowners within the Phase 3 area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. **Acceptance of Report.** The District hereby accepts the Report of the Engineer setting forth the status of the revised scope of the 2005 Series Project and the recommendations described therein.

3. **Findings of Fact and Authorizations Relating to the Revised Scope.**
   
   (a) The District finds that the capital improvements in the revised scope of the 2005 Series Project as described in the Report will benefit the residents and other landowners within the Phase 3 area.
   
   (b) The revised scope of the improvements as more specifically described in the Report are hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further actions as may be necessary or desirable to cause the same to be constructed.

4. **Completion Date.** At such time as the improvements are completed in accordance with the Report, the Engineer shall certify such completion by certificate to the District in accordance with the terms of the Master Indenture.

5. **Authorization and Ratification of Subsequent Acts.** The members of the Board, the officers of the District, and the agents and employees of the District, are hereby authorized and directed to do all such acts and things and to execute all such documents, including, without limitation, the execution and delivery of any documents, certificates and notices, as may be necessary to carry out and comply with the provisions of this Resolution and the Indenture. All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

6. **Effective Date.** This Resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

7. **Severability.** 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.

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SIGNATURE PAGE TO RESOLUTION 2020-03

PASSED AND ADOPTED THIS 13th day of November 2019.

ATTEST:

FIDDLER’S CREEK COMMUNITY
DEVELOPMENT DISTRICT #2

By: ____________________  By: ________________________
Name:__________________  Name: Elliot Miller____________
Title: Chairman____________

3
UPDATED

DISTRICT ENGINEER'S REPORT

FOR

PHASE 3 OF THE

FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2

PREPARED FOR:

BOARD OF SUPERVISORS
FIDDLER’S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2

ENGINEER:

HOLE MONTES, INC.
950 ENCORE WAY
NAPLES, FLORIDA 34110

FINANCIAL ADVISOR:

FISHTHIND AND ASSOCIATES
11869 HIGH TECH AVENUE
ORLANDO, FLORIDA 32817

November 2019
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<th>PAGE NO.</th>
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1. INTRODUCTION

1.1 Description of the Fiddler’s Creek Community

The development within Fiddler’s Creek Community Development District #2 is an 849.73-acre master planned residential community within Collier County, Florida (See Location Map-Exhibit 1). Along with the existing Fiddler’s Creek Community Development District (sometimes referred herein as “Fiddler’s Creek Community Development District 1” or as an alternate District 1), the Fiddler’s Creek Community Development District #2 (sometimes referred herein as “District #2”) will be fully amenitized and, when combined with the overall development in District 1 will offer a maximum of 4,750 residential units within Districts 1 and #2. District #2 is anticipated to include single-family detached, patio and zero lot line, duplexes, single-family attached and townhouse, and multi-family dwellings; commercial areas; one 18-hole golf course; stormwater management systems; utility infrastructure; irrigation facilities; landscaped roadways; gated entries; and landscaped perimeter berms. A land use summary for the District is shown in Table 1. Fiddler’s Creek District #2 was established to construct, operate, and maintain the necessary infrastructure to service the Fiddler’s Creek District #2 community.

The District #2 community will be developed in phases in response to market demands. Four phases of major infrastructure construction are anticipated. Phases 1, 2 and 3 are presently under construction. The expected phasing is as follows:

<table>
<thead>
<tr>
<th>PHASE</th>
<th>EXPECTED YEAR OF COMPLETION</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>2013</td>
</tr>
<tr>
<td>2</td>
<td>2013</td>
</tr>
<tr>
<td>3</td>
<td>2020</td>
</tr>
<tr>
<td>4</td>
<td>Future</td>
</tr>
</tbody>
</table>
EXHIBIT “1”
TABLE 1

FIDDLER’S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2

LAND USE SUMMARY

<table>
<thead>
<tr>
<th>TYPE OF USE</th>
<th>ACRE</th>
<th>% OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>338.14</td>
<td>39.8</td>
</tr>
<tr>
<td>COMMERCIAL</td>
<td>66.16</td>
<td>7.8</td>
</tr>
<tr>
<td>PARKS</td>
<td>14.0</td>
<td>1.6</td>
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<tr>
<td>RIGHT-OF-WAY</td>
<td>111.15</td>
<td>13.1</td>
</tr>
<tr>
<td>LAKES</td>
<td>272.72</td>
<td>32.1</td>
</tr>
<tr>
<td>MISC. (Open/Buffer/Easements)</td>
<td>47.56</td>
<td>5.6</td>
</tr>
<tr>
<td>TOTAL</td>
<td>849.73</td>
<td>100.0</td>
</tr>
</tbody>
</table>
1.2 Purpose and Scope of the Report

The purpose of this revised report is to provide an updated description of the District #2, Phase 3 capital improvements to be constructed and financed by District #2 and to apportion the costs for the capital improvements and their operation and maintenance.

The Opinion of Probable Cost has been revised to represent the work completed through August 2019, and the estimated cost to complete work in progress, additional work to support construction of the permanent gatehouse on Sandpiper Drive at the U.S. 41 entrance, and infrastructure to support the commercial development planned at the southeast corner of the intersection. See Appendix “A” for additional details concerning the Phase 3 work.
2. DISTRICT BOUNDARIES AND PROPERTIES SERVED

2.1 District Boundaries

Exhibit 2 delineates the boundaries of District #2. District #2 is surrounded by residential, agricultural, public and undeveloped land uses including U.S. 41 and Imperial Wilderness Mobile Home Park to the north; agricultural uses to the east; District 1 to the south; a public school, and undeveloped lands and District 1 to the west.

2.2 Description of Properties Served

District #2 is located in Sections 11, 13, 14, and 18, Township 51 South, Range 26 & 27 East, Collier County, Florida.

The existing land within District #2 previously consisted of agricultural fields and forested open space. The terrain is flat with elevations ranging from 3 to 4 feet NGVD. Ground water is generally located at or above the surface to one foot below natural grade during the rainy season. During the dry season water table elevations may drop 2 to 3 feet.

The entire property within District #2 is zoned “Planned Unit Development” (PUD) and is depicted as such on Exhibit 3. In addition, Exhibit 3 delineates the phasing limits.
EXHIBIT “2”
EXHIBIT “3”
2.3 Existing Infrastructure

District #2 is located within the Collier County Water-Sewer District which provides water, wastewater and reclaimed water services to the project. The Collier County Board of County Commissioners serve as Ex-Officio governing board of the Collier County Water-Sewer District.

Potable water for the project is provided by connection to and extension of existing County Water-Sewer District water mains. There are existing 12” diameter water mains located along Fiddler’s Creek Parkway, Sandpiper Drive and Club Center Boulevard within District 1 areas. In addition, water connections have been made along U.S. 41. Potable water is provided by the Collier County Regional Water System.

Wastewater from the community is collected within the site and transported by force main to existing facilities within District 1 and along U.S. 41. The wastewater is ultimately pumped via force main to the South County Regional Wastewater Treatment Facility.

Reclaimed water service will be provided when it becomes available by the County Water-Sewer District from the South County Regional Wastewater Treatment Facility. Until the County Water-Sewer District is able to provide adequate reclaimed water from the South County Regional Wastewater Treatment Facility (and, if necessary, in the future, to supplement the service), on-site irrigation water storage and pumping facilities are provided by District #2.

District #2 is located within the McIlvane Bay watershed. Existing runoff from District #2 flows via lakes, storm drainage pipes and County drainage canals to State preserve lands to the south. The preserve lands discharge into McIlvane Bay which is a tidal system.

District #2 is adjacent to one major roadway arterial which is U.S. 41 to the north. District #2 will have one connection to U.S. 41.
The District is located within the franchise areas of Florida Power and Light. Telephone and cable services are available from various providers. These utilities provide electrical power, telephone service, and television cable to District #2.

In summary, all utilities are available to the property within District #2 or will be during the development of the infrastructure.
PROPOSED DISTRICT #2 INFRASTRUCTURE

The District #2 infrastructure will generally consist of the following:

3.1  Roadways
3.2  Utilities
3.3  Earthwork and Clearing for Stormwater Management
3.4  Stormwater Management Facilities
3.5  Roadway Lighting
3.6  Landscaping/Hardscape
3.7  Security
3.8  Wetland Mitigation and Monitoring
3.9  Off-Site Improvements

3.1  Roadways

The roadways within District #2 consist of 2-lane undivided and 4-lane divided sections and a temporary construction access road. The roadways serve the various land uses within District #2 and connect to existing roadways within District 1 and U.S. 41. The roadways are constructed within platted rights-of-way. Approximately 10.0 miles of roadways have been constructed within Phases 1, 2 and 3 of District #2. Future roadways may be constructed in Phase 4.

The roadways are constructed of stabilized subgrade, limerock base, asphalt paving, curbing, sidewalks, bike paths, signage, and striping. The roadways also include landscaping and street lighting which are described in subsequent sections. The roadways are designed and constructed in accordance with appropriate Collier County and PUD standards.

Bridges to cross existing County drainage canals are also included in the roadway component.
3.2 Utilities

The utilities within District #2 consist of potable water, wastewater and irrigation systems which are designed and constructed in accordance with appropriate Collier County Water-Sewer District and Florida Department of Environmental Protection standards. The water and wastewater facilities have been/will be conveyed by District #2 to the Collier County Water-Sewer District for ownership, operation, and maintenance after completion of construction.

The potable water facilities include distribution mains with required valving, fire hydrants and water services to individual lots and development tracts. Connections to the existing County system have been made at Fiddler’s Creek Parkway, Sandpiper Drive, Club Center Boulevard and U.S. 41 as well. It is currently estimated that 51,000 lineal feet of water main will be constructed.

The wastewater facilities include gravity collection mains with sewer services, collection system pump stations, and force mains which connect to the existing Collier County facilities within the District 1 areas and U.S. 41. It is currently estimated that 33,000 lineal feet of gravity collection system, 33,000 lineal feet of force main, and fifteen (15) pumping stations have been constructed.

The irrigation system includes water from lakes and/or reclaimed water, irrigation pumping facilities, and irrigation transmission/distribution mains with service conduits for lots, right-of-ways, common areas, open space and development parcels. The irrigation pumping facility delivers irrigation water to users within District #2 (A portion of the irrigation pumping facility is shared with District 1). It is estimated that 50,000 lineal feet of irrigation transmission/distribution mains have been constructed.
3.3 Earthwork and Clearing for Stormwater Management

Stormwater management lakes within the District have been excavated and the material has been used for fill of roadways, perimeter berms, golf course construction and development tracts. It was necessary to fill these components to provide minimum finished elevations for typical storm events and flood protection. Areas were cleared to facilitate earthwork operations.

The lakes were excavated in accordance with the size and depth requirements of Collier County, South Florida Water Management District and the Deltona Settlement Agreement. Approximately 193 acres of lakes were excavated resulting in approximately 4,200,000 cubic yards of fill which were used to complete roadways, berms, and development tracts. All excavated material remained on the site as required by Collier County requirements.

3.4 Stormwater Management Facilities

The District #2 stormwater management system consists of excavated stormwater management lakes, stabilized lake banks, drainage pipes, catch basins, swales, berms and water control structures. Stormwater runoff from the areas within District #2 is collected and transported to the stormwater management lakes for water quality treatment and water quantity storage. The stormwater discharges from water control structures to spreader swales which discharge into preserve areas to the south.

The stormwater management system is designed in accordance with South Florida Water Management District standards for water quality treatment, water quantity storage and flood protection.

3.5 Roadway Lighting
Street lighting has been constructed along the roadways within the District. Light poles are spaced approximately every 160 feet along the 4-lane sections and every 160 feet along the 2-lane sections. It is currently estimated that 345 poles have been installed. Single or double luminaries were installed as required.

3.6 **Landscaping/Hardscape**

Landscaping was provided for the roadways, perimeter berms, and the District #2 entrance. This includes landscaping at the main entrance on U.S. 41. The landscaping consists of sod, annual flowers, shrubs, ground cover, and trees. Existing native vegetation was worked into the landscape plan where practical.

3.7 **Security**

Security for the District is provided with gatehouses at the main entrances, perimeter berms, walls and fences, and electronic security. The manned gatehouses monitor access to and through the District but will not restrict public access. The community is further secured by a combination of perimeter berms, walls, and fences. These facilities are landscaped to blend into the environment.

3.8 **Wetland Mitigation and Monitoring**

The Wetland mitigation within the District consists of the construction and planting of aquatic littoral zones and the removal of exotic plant species.

3.9 **Off-Site Improvements**

Off-site improvements consist of present and future improvements to U.S. 41 including turn lanes and traffic signals as required by the Collier County Development Order and the Florida Department of Transportation.
4. **OPINION OF PROBABLE CONSTRUCTION COSTS**

Table 2 presents a summary of the totals of the probable costs for the individual infrastructure components for the District #2, Phase 3 infrastructure. In addition to District #2 infrastructure, a portion of the total infrastructure will be financed by the Developer for those items which are private. Cost contingencies are as noted in the table.

Table 3 provides opinions of probable costs for the individual components of the District #2 infrastructure for roadways, utilities (water, wastewater, and irrigation), earthwork and clearing, stormwater management, roadway lighting, landscaping, security, wetland mitigation and monitoring, and off-site improvements.

To the subtotals, prorated soft costs were added which include the planning, land surveying, engineering, environmental permitting, landscape architecture, and other consulting, administrative and management services necessary for the design, permitting, and services during construction for the District infrastructure. Costs for contingencies and inflation are included in Table 2.

The Phase 4 costs are shown in 2005 dollars. The costs for Phase 4 contain a contingency of 10% and an annual inflation factor of 3% per year to year of completion as shown on Table 2. The amounts for Phases 1, 2 and 3 have been updated from the original report. Phase 4 has not been updated. See Appendix “A” for additional details concerning the Phase 3 work.
### TABLE 2

**FINAL PHASE 2 COSTS OF CONSTRUCTION**

**FIDDLER'S CREEK DISTRICT # 2 CDD INFRASTRUCTURE**

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<tr>
<th>Bond Establishment Date</th>
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<th>2005</th>
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<td>Phase 3</td>
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<td>$0</td>
<td>$36,906,171</td>
<td>$6,710,000</td>
<td>$18,489,958</td>
</tr>
<tr>
<td>Security</td>
<td>$0</td>
<td>$0</td>
<td>$126,520</td>
<td>$1,725,000</td>
<td>$1,851,520</td>
</tr>
<tr>
<td>Wetland Mitigation &amp; Monitoring</td>
<td>$374,407</td>
<td>$169,219</td>
<td>$419,126</td>
<td>$585,000</td>
<td>$1,643,743</td>
</tr>
<tr>
<td>Off-Site Improvements</td>
<td>$0</td>
<td>$0</td>
<td>$1,386,962</td>
<td>$604,000</td>
<td>$1,992,962</td>
</tr>
<tr>
<td>Contingencies &amp; Technical Services</td>
<td>$0</td>
<td>$0</td>
<td>$122,506</td>
<td>$2,200,000</td>
<td>$2,322,506</td>
</tr>
<tr>
<td>Non-Construction Outflows</td>
<td>$0</td>
<td>$15,742</td>
<td>$1,041,777</td>
<td>$0</td>
<td>$1,057,519</td>
</tr>
<tr>
<td>Unfunded Work</td>
<td>$327,579</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$327,579</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$27,111,556</td>
<td>$10,264,373</td>
<td>$35,270,747</td>
<td>$25,218,000</td>
<td>$97,844,676</td>
</tr>
<tr>
<td>Inflation Factor (3% per year to year of completion)</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$3,307,000</td>
<td>$3,307,000</td>
</tr>
<tr>
<td><strong>GRAND TOTALS with inflation</strong></td>
<td>$27,111,556</td>
<td>$10,264,373</td>
<td>$35,270,747</td>
<td>$28,525,000</td>
<td>$100,241,676</td>
</tr>
</tbody>
</table>

Estimated costs of construction are for those special powers permitted under section 190.012(1), Florida Statutes (1999 and hereafter) only except for security in Section 190.012(3)(d), F.S. No estimates are provided for other powers available under Section 190.012(2), since consent to exercise such powers is by the local general purpose government within whose jurisdiction such powers are to be exercised, in this instance, Collier County. Until such consents or may be made upon petition of the Board of Supervisors of the District, no estimate of such costs will be prepared.

The estimated costs and proposed timetable herein do not include anticipated capital carrying cost interest reserves or other applicable CDD expenditures including, without limitation, costs associated with bond financing, that may be incurred.

The amounts for Phases 1, 2 and 3 have been updated from the original report.
**TABLE 2A**

**SUMMARY OF OPINION OF PROBABLE COSTS FOR THE ROADWAY RELATED AND NON ROADWAY RELATED ITEMS**

**FIDDLER'S CREEK DISTRICT #2 CDD INFRASTRUCTURE**

<table>
<thead>
<tr>
<th>Work Item</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Roadway related items</td>
<td>$14,351,907</td>
</tr>
<tr>
<td>Non Roadway related items</td>
<td>$85,850,069</td>
</tr>
<tr>
<td><strong>GRAND TOTALS including Inflation</strong></td>
<td><strong>$100,201,876</strong></td>
</tr>
</tbody>
</table>

Note: Roadway related items consists of the Roadway and Roadway Lighting totals from Table 2.
### TABLE 3

**PROPOSED TIMETABLE AND PROBABLE COSTS OF CONSTRUCTION**

**FIDDLER’S CREEK DISTRICT #2 CDD INFRASTRUCTURE**

#### ROADWAY COMPONENT

<table>
<thead>
<tr>
<th>Work Item</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>Future</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bond Establishment Date</td>
<td>Phase 1</td>
<td>Phase 2</td>
<td>Phase 3</td>
<td>Phase 4</td>
<td>TOTALS</td>
</tr>
<tr>
<td>2-Lane</td>
<td>$1,595,456</td>
<td>$438,743</td>
<td>$1,417,557</td>
<td>$245,000</td>
<td>$3,696,756</td>
</tr>
<tr>
<td>4-Lane</td>
<td>$1,155,331</td>
<td>0</td>
<td>$3,178,670</td>
<td>$1,376,000</td>
<td>$5,708,401</td>
</tr>
<tr>
<td>Bike Path</td>
<td>$235,827</td>
<td>0</td>
<td>$118,622</td>
<td>$744,000</td>
<td>$1,098,449</td>
</tr>
<tr>
<td>Bridges</td>
<td>$503,406</td>
<td>0</td>
<td>$36,345</td>
<td>0</td>
<td>$539,651</td>
</tr>
<tr>
<td>Tunnels</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>SubTotal</strong></td>
<td>$3,490,020</td>
<td>$438,743</td>
<td>$4,748,494</td>
<td>$2,385,000</td>
<td>$11,042,257</td>
</tr>
<tr>
<td>Pre-rated Soft Cost</td>
<td>$558,171</td>
<td>$54,139</td>
<td>$1,024,211</td>
<td>$355,000</td>
<td>$1,991,521</td>
</tr>
<tr>
<td><strong>TOTALS-ROADWAY</strong></td>
<td>$4,048,191</td>
<td>$492,882</td>
<td>$5,772,705</td>
<td>$2,740,000</td>
<td>$13,033,778</td>
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</tbody>
</table>
# TABLE 3

PROPOSED TIMETABLE AND PROBABLE COSTS OF CONSTRUCTION
FIDDLER’S CREEK DISTRICT # 2 CDD INFRASTRUCTURE

<table>
<thead>
<tr>
<th>UTILITIES COMPONENT</th>
<th>Bond Establishment Date</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>Future</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Work Item</td>
<td>Phase 1</td>
<td>Phase 2</td>
<td>Phase 3</td>
<td>Phase 4</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>$1,124,888</td>
<td>$522,303</td>
<td>$989,370</td>
<td>$384,000</td>
<td>$3,020,361</td>
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<tr>
<td></td>
<td>Potable Water</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sanitary Sewer</td>
<td>$1,559,096</td>
<td>$893,765</td>
<td>$1,947,119</td>
<td>$880,000</td>
<td>$4,779,980</td>
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<tr>
<td></td>
<td>Irrigation Water (Mains)</td>
<td>$1,058,598</td>
<td>$162,134</td>
<td>$712,024</td>
<td>$271,000</td>
<td>$2,203,756</td>
</tr>
<tr>
<td></td>
<td>Irrigation Pump Station</td>
<td>$4,279</td>
<td>$0</td>
<td>$1,008,832</td>
<td>$500,000</td>
<td>$1,513,111</td>
</tr>
<tr>
<td></td>
<td>Effluent Mains/Storage</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td>SubTotal</td>
<td>$3,746,661</td>
<td>$1,578,202</td>
<td>$4,357,345</td>
<td>$1,835,000</td>
<td>$11,517,208</td>
</tr>
<tr>
<td></td>
<td>Pro-rated Soft Cost</td>
<td>$599,216</td>
<td>$194,744</td>
<td>$947,768</td>
<td>$278,000</td>
<td>$2,017,728</td>
</tr>
<tr>
<td></td>
<td>TOTALS-UTILITIES</td>
<td>$4,345,877</td>
<td>$1,772,946</td>
<td>$5,305,113</td>
<td>$2,113,000</td>
<td>$13,534,936</td>
</tr>
</tbody>
</table>
### TABLE 3

**PROPOSED TIMETABLE AND PROBABLE COSTS OF CONSTRUCTION**

**FIDDLER'S CREEK DISTRICT # 2 CDD INFRASTRUCTURE**

#### EARTHWORK & CLEARING COMPONENT

<table>
<thead>
<tr>
<th>Bond Establishment Date</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>Future</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work Item</td>
<td>Phase 1</td>
<td>Phase 2</td>
<td>Phase 3</td>
<td>Phase 4</td>
<td></td>
</tr>
<tr>
<td>Clearing</td>
<td>$537,586</td>
<td>$418,655</td>
<td>$158,787</td>
<td>$843,000</td>
<td>$1,958,028</td>
</tr>
<tr>
<td>Earthwork</td>
<td>$10,011,686</td>
<td>$5,765,074</td>
<td>$6,537,499</td>
<td>$5,542,000</td>
<td></td>
</tr>
<tr>
<td>SubTotal</td>
<td>$10,549,262</td>
<td>$6,183,729</td>
<td>$6,696,287</td>
<td>$6,385,000</td>
<td>$33,004,498</td>
</tr>
<tr>
<td>Pre-rated Soft Cost</td>
<td>$1,717,004</td>
<td>$783,002</td>
<td>$2,120,213</td>
<td>$956,000</td>
<td>$5,567,869</td>
</tr>
<tr>
<td>TOTAL EARTHWORK &amp; CLEARING</td>
<td>$12,266,266</td>
<td>$6,966,731</td>
<td>$8,816,499</td>
<td>$7,341,000</td>
<td>$38,572,367</td>
</tr>
</tbody>
</table>
### TABLE 3

**PROPOSED TIMETABLE AND PROBABLE COSTS OF CONSTRUCTION**  
**FIDDLER'S CREEK DISTRICT # 2 CDD INFRASTRUCTURE**

#### STORM WATER MANAGEMENT COMPONENT

<table>
<thead>
<tr>
<th>Bond Establishment Date</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>Future</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Phase 1</td>
<td>Phase 2</td>
<td>Phase 3</td>
<td>Phase 4</td>
<td></td>
</tr>
<tr>
<td>Master System</td>
<td>$312,355</td>
<td>$0</td>
<td>$470,973</td>
<td>$216,000</td>
<td>$999,328</td>
</tr>
<tr>
<td>Roadway Drainage</td>
<td>$183,448</td>
<td>$791,582</td>
<td>$376,604</td>
<td>$262,000</td>
<td>$1,613,642</td>
</tr>
<tr>
<td><strong>SubTotal</strong></td>
<td>$495,803</td>
<td>$791,582</td>
<td>$847,576</td>
<td>$478,000</td>
<td>$2,812,969</td>
</tr>
<tr>
<td>Pro-rated Soft Cost</td>
<td>$79,295</td>
<td>$97,680</td>
<td>$180,034</td>
<td>$72,000</td>
<td>$429,009</td>
</tr>
<tr>
<td><strong>TOTALS-DRAINAGE</strong></td>
<td>$575,098</td>
<td>$889,262</td>
<td>$1,027,610</td>
<td>$550,000</td>
<td>$3,041,978</td>
</tr>
</tbody>
</table>
## TABLE 3

### PROPOSED TIMETABLE AND PROBABLE COSTS OF CONSTRUCTION

**FIDDLER'S CREEK DISTRICT # 2 CDD INFRASTRUCTURE**

#### ROADWAY LIGHTING COMPONENT

<table>
<thead>
<tr>
<th>Bond Establishment Date</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>Future</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work Item</td>
<td>Phase 1</td>
<td>Phase 2</td>
<td>Phase 3</td>
<td>Phase 4</td>
<td></td>
</tr>
<tr>
<td>2-Lane</td>
<td>$215,604</td>
<td>$10,267</td>
<td>$157,383</td>
<td>$80,000</td>
<td>$443,254</td>
</tr>
<tr>
<td>4-Lane</td>
<td>$124,530</td>
<td>0</td>
<td>$200,497</td>
<td>$344,000</td>
<td>$668,027</td>
</tr>
<tr>
<td>Arterial Lighting</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$10,000</td>
<td>$10,000</td>
</tr>
<tr>
<td>SubTotal</td>
<td>$340,134</td>
<td>$10,267</td>
<td>$357,880</td>
<td>$414,000</td>
<td>$1,112,281</td>
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<td>Pro-rated Soft Cost</td>
<td>$54,289</td>
<td>$1,267</td>
<td>$76,892</td>
<td>$63,000</td>
<td>$195,548</td>
</tr>
<tr>
<td>TOTALS:ROADWAY LIGHTING</td>
<td>$394,533</td>
<td>$11,534</td>
<td>$434,762</td>
<td>$477,000</td>
<td>$1,371,829</td>
</tr>
</tbody>
</table>
### TABLE 3

**PROPOSED TIMETABLE AND PROBABLE COSTS OF CONSTRUCTION**

**FIDDLER’S CREEK DISTRICT #2 CDD INFRASTRUCTURE**

<table>
<thead>
<tr>
<th>Bond Establishment Date</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>Future</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Work Items</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roadway</td>
<td>$2,419,530</td>
<td>$0</td>
<td>$3,675,595</td>
<td>$2,291,000</td>
<td>$8,386,225</td>
</tr>
<tr>
<td>Perimeter/Fountains</td>
<td>$1,139,747</td>
<td>$0</td>
<td>$1,240,823</td>
<td>$200,000</td>
<td>$2,580,589</td>
</tr>
<tr>
<td>Hardscape-Entry Signs</td>
<td>$556,660</td>
<td>$0</td>
<td>$1,075,750</td>
<td>$1,000,000</td>
<td>$2,638,410</td>
</tr>
<tr>
<td>Walls &amp; Fences</td>
<td>$595,338</td>
<td>$0</td>
<td>$721,476</td>
<td>$843,000</td>
<td>$2,159,812</td>
</tr>
<tr>
<td>Main Entries</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$1,500,000</td>
<td>$1,500,000</td>
</tr>
<tr>
<td><strong>SubTotal</strong></td>
<td>$4,210,403</td>
<td>$0</td>
<td>$5,666,392</td>
<td>$5,834,000</td>
<td>$15,712,795</td>
</tr>
<tr>
<td>Pro-rated Soft Cost</td>
<td>$673,284</td>
<td>$0</td>
<td>$1,247,781</td>
<td>$876,000</td>
<td>$2,807,155</td>
</tr>
<tr>
<td><strong>TOTALS LANDSCAPING</strong></td>
<td>$4,883,787</td>
<td>$0</td>
<td>$6,914,171</td>
<td>$6,710,000</td>
<td>$18,514,958</td>
</tr>
</tbody>
</table>
## TABLE 3

PROPOSED TIMETABLE AND PROBABLE COSTS OF CONSTRUCTION
FIDDLER’S CREEK DISTRICT # 2 CDD INFRASTRUCTURE

<table>
<thead>
<tr>
<th>SECURITY COMPONENT</th>
<th>Bond Establishment Date</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>Future</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Work Item</td>
<td>Phase 1</td>
<td>Phase 2</td>
<td>Phase 3</td>
<td>Phase 4</td>
<td></td>
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<tr>
<td></td>
<td>Security</td>
<td>$0</td>
<td>$0</td>
<td>$103,647</td>
<td>$1,500,000</td>
<td>$1,603,647</td>
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<tr>
<td></td>
<td>SubTotal</td>
<td>$0</td>
<td>$0</td>
<td>$103,647</td>
<td>$1,500,000</td>
<td>$1,603,647</td>
</tr>
<tr>
<td></td>
<td>Pro-rated Soft Cost</td>
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<td>$0</td>
<td>$225,000</td>
<td>$225,000</td>
<td>$247,881</td>
</tr>
<tr>
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<td>TOTALS- SECURITY</td>
<td>$0</td>
<td>$0</td>
<td>$128,526</td>
<td>$1,725,000</td>
<td>$1,853,526</td>
</tr>
</tbody>
</table>
### TABLE 3

**PROPOSED TIMETABLE AND PROBABLE COSTS OF CONSTRUCTION**  
**FIDDLER'S CREEK DISTRICT #2 CDD INFRASTRUCTURE**

**WETLAND MITIGATION & MONITORING COMPONENT**

<table>
<thead>
<tr>
<th>Work Item</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>Future</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bond Establishment Date</td>
<td>Phase 1</td>
<td>Phase 2</td>
<td>Phase 3</td>
<td>Phase 4</td>
<td>TOTALS</td>
</tr>
<tr>
<td>Mitigation, Exotic Removal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$44,903</td>
</tr>
<tr>
<td>Litoral Plantings, Wildlife Enhancements, and Monitoring</td>
<td>$322,783</td>
<td>$147,068</td>
<td>$298,424</td>
<td>$595,000</td>
<td>1,863,278</td>
</tr>
<tr>
<td>SubTotal</td>
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<td>$147,068</td>
<td>$343,327</td>
<td>$595,000</td>
<td>1,408,178</td>
</tr>
<tr>
<td>Pro-rated Soft Cost</td>
<td>$51,624</td>
<td>$18,148</td>
<td>$75,702</td>
<td>$90,000</td>
<td>235,564</td>
</tr>
<tr>
<td>TOTALS-WETLAND MITIGATION/MONITORING</td>
<td>$374,407</td>
<td>$165,216</td>
<td>$419,120</td>
<td>$685,000</td>
<td>1,643,742</td>
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</tbody>
</table>
TABLE 3

PROPOSED TIMETABLE AND PROBABLE COSTS OF CONSTRUCTION
FIDDLER'S CREEK DISTRICT # 2 CDD INFRASTRUCTURE

OFF-SITE IMPROVEMENTS COMPONENT

<table>
<thead>
<tr>
<th>Bond Establishment Date</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>Future</th>
<th>TOTALS</th>
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</thead>
<tbody>
<tr>
<td>Work Item</td>
<td>Phase 1</td>
<td>Phase 2</td>
<td>Phase 3</td>
<td>Phase 4</td>
<td></td>
</tr>
<tr>
<td>West US 41 Entrance</td>
<td>$0</td>
<td></td>
<td>$0</td>
<td>$525,000</td>
<td>$525,000</td>
</tr>
<tr>
<td>East US 41 Entrance</td>
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<td></td>
<td>$1,168,029</td>
<td>$0</td>
<td>$1,168,029</td>
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<tr>
<td>SubTotal</td>
<td>$0</td>
<td></td>
<td>$1,168,029</td>
<td>$525,000</td>
<td>$1,693,029</td>
</tr>
<tr>
<td>Pre-rated Soft Cost</td>
<td>$0</td>
<td></td>
<td>$220,933</td>
<td>$79,000</td>
<td>$299,933</td>
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<td></td>
<td>$1,388,962</td>
<td>$604,000</td>
<td>$1,992,962</td>
</tr>
</tbody>
</table>
PERMITS

The following permits were/are required prior to the start of infrastructure construction:

- State of Florida Department of Community Affairs Development of Regional Impact approval (in place).
- Collier County zoning approval (in place).
- Dredge and Fill by the United States Army Corps of Engineers.
- Florida Department of Environmental Protection (FDEP) Water and Wastewater.
- South Florida Water Management District Surface Water Management and Water Use.
- Florida Department of Environmental Protection (FDEP) NPDES.
- Local development orders (Collier County).
- Florida Department of Transportation (FDOT) permit for entrances on U.S. 41.

The District Engineer hereby certifies that all permits necessary to complete the project have either been obtained or, in its expert opinion, will be obtained and that there is no reason to believe that the necessary permits cannot be obtained for the entire development.

It is our opinion that the Opinion of Estimated Construction Cost presented herein is reasonable and adequate for the District’s purposes to acquire and/or construct the proposed infrastructure systems. Further, that the proposed infrastructure systems will provide benefit to all lands within the District and these benefits will exceed in value the costs set forth herein. All the proposed District infrastructure systems identified in this report are consistent with and authorized pursuant to Chapter 190.012, Florida Statutes.
APPENDIX “A”
UPDATED
DISTRICT ENGINEER’S REPORT
FOR
PHASE 3 OF THE
FIDDLER’S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2

PREPARED FOR:

BOARD OF SUPERVISORS
FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2

ENGINEERS:

HOLE MONTES, INC.
950 ENCORE WAY
NAPLES, FLORIDA 34110

FINANCIAL ADVISOR:

FISHKIND AND ASSOCIATES
11869 HIGH TECH AVENUE
ORLANDO, FLORIDA 32817

NOVEMBER 2019
1. INTRODUCTION

This report supplements the updated District Engineer’s Report for the Fiddler’s Creek Community Development District #2 providing a description of the Phase 3 improvements. The revised Engineer’s Report dated November 2019 includes a description and opinion of costs for the infrastructure necessary to complete the Phase 3 project. The following supplemental report describes the infrastructure and opinion of costs necessary to complete the revised scope for Phase 3 of the project.

2. THE PHASE 3 PROJECT

2.1 Project Description - the location of Phase 3 is shown on Exhibit 3.

The infrastructure construction within Phase 3 began in 2006. The work was funded by the District through the issuance of Special Assessment Revenue Bonds.

Phase 3 will generally consist of the following:

- Roadways
- Utilities
- Earthwork and Clearing for Stormwater Management
- Stormwater Management Facilities
- Roadway Lighting
- Landscaping/Hardscape
- Security
- Wetland Mitigation and Monitoring
- Off-site Improvements

A detailed description of each infrastructure category is provided below.

Roadways

The roadways within Phase 3 consist of 2-lane divided, 2-lane undivided, 4-lane divided sections and a temporary construction access road. The roadways serve the various land uses within Phase 3 and connect to existing roadways within District #2, Phase 2; District 1, Phase 3 and also to U.S. 41. The roadways are constructed within platted rights-of-way. Approximately 2.8 miles of roadway are included in Phase 3.
The roadways are constructed of stabilized subgrade, limerock base, asphalt paving, curbing, sidewalks, bike paths, signage, and striping. The roadways include landscaping and street lighting which are described in subsequent sections. The roadways are designed and constructed in accordance with appropriate Collier County and PUD standards.

Utilities

The utilities within Phase 3 consist of potable water, wastewater and irrigation systems which will be designed and constructed in accordance with appropriate Collier County Water-Sewer District and Florida Department of Environmental Protection standards. The water and wastewater facilities have been/will be conveyed by the District to the Collier County Water-Sewer District for ownership, operation, and maintenance after completion of construction.

The potable water facilities include distribution mains with required valving, fire hydrants and water services to individual lots and development tracts. Connections to the existing County system have been made at Sandpiper Drive, U.S. 41, and Club Center Drive. It is currently estimated that approximately 14,000 lineal feet of water main have been constructed.

The wastewater facilities will include gravity collection mains with sewer services, collection system pump stations, and force mains to connect to the existing Collier County facilities within District #2, Phase 2; District 1, Phase 3, and U.S. 41 areas. It is currently estimated that approximately 7,000 lineal feet of gravity collection system, 7,000 lineal feet of force main, and four (4) pumping stations will be constructed.

The irrigation system includes irrigation transmission/distribution mains with services for lots, right-of-ways, common areas, open space and development parcels, and an irrigation
pump station. It is estimated that approximately 12,500 lineal feet of irrigation transmission/distribution main have been constructed.

**Earthwork and Clearing for Stormwater Management**

Stormwater management lakes within Phase 3 have been excavated and the material has been used for fill of roadways, perimeter berms, and development tracts. It was necessary to fill these components to provide minimum finished elevations for typical storm events and flood protection. Areas were cleared to facilitate earthwork operations.

The lakes were excavated in accordance with the size and depth requirements of Collier County, South Florida Water Management District and the Deltona Settlement Agreement. Approximately 80 acres of lakes were excavated resulting in approximately 1,700,000 cubic yards of fill which will be used to complete roadways, berms, and development tracts. All excavated material remained on the site as required by Collier County requirements.

**Stormwater Management Facilities**

The District stormwater management system consists of excavated stormwater management lakes, stabilized lake banks, drainage pipes, catch basins, swales, berms and water control structures. Stormwater runoff from the areas within the District is collected and transported to the stormwater management lakes for water quality treatment and water quantity storage. The stormwater discharges from water control structures to spreader swales which discharge into preserve areas to the south.

The stormwater management system is designed in accordance with South Florida Water Management District standards for water quality treatment, water quantity storage and flood protection.

**Roadway Lighting**
Street lighting has been constructed along the roadways within the District. Light poles are spaced approximately every 160 feet along the 2-lane and 4-lane sections. Approximately 70 poles were installed. Single or double luminaries were installed as required.

**Landscaping/Hardscape**

Landscaping was provided for along the roadways and perimeter berms. The landscaping will consist of sod, annual flowers, shrubs, ground cover, and trees. Existing native vegetation was worked into the landscape plan where practical. A fountain was constructed within District #2 right-of-way entering the Aviamar project in Section 13.

**Security**

Security for Phase 3 is provided with a temporary gatehouse at the eastern U.S. 41 entrance. Infrastructure for a permanent gatehouse will be constructed as part of future work within Phase 3. The manned gatehouse will monitor access to and through the District but will not restrict public access. The gatehouse building itself will be funded by the Master Association.

**Wetland Mitigation and Monitoring**

The Wetland mitigation within the District consists of the construction and planting of aquatic littoral zones and the removal of exotic plant species.

**Off-site Improvements**

A traffic signal will be designed, permitted and constructed at the U.S. 41/Sandpiper Drive intersection.

**Remaining and Future Work**

Remaining work within the Phase 3 project area will include modifications to Sandpiper Drive at the U.S. 41 entrance to construct the permanent gatehouse. Previously
constructed water, wastewater, storm drainage and related infrastructure items will be modified to support the commercial development planned at the southeast corner of the intersection.

In addition, infrastructure items will be completed in order to obtain final acceptance in Lagomar (Phase 4, Unit 2 & 3) and Aviamar 5U2.

2.2 Opinion of Costs

Table 2 presents a summary of the totals of the updated costs for the individual infrastructure components for the District 2, Phase 3 infrastructure. In addition to District #2 infrastructure, a portion of the total infrastructure will be financed by the Developer for those items which are private.

Table 3 provides a summary of costs for the individual components of the District #2 infrastructure for roadways, utilities (water, wastewater, and irrigation), earthwork and clearing, stormwater management facilities, roadway lighting; landscaping/hardscape, security, wetland mitigation and monitoring, and off-site improvements. Fees for Technical Services were prorated based on actual/planned costs which include the planning, land surveying, engineering, environmental permitting, landscape architecture, and other consulting services necessary for the design, permitting, and services during construction for the Phase 3 infrastructure. The technical services expenses also included construction bond funding, developer management fees and other related “soft costs”.

The estimated cost of the remaining work is $1,700,000. The remaining work consists primarily of completion of final acceptance items within the Phase 4, Units 2 & 3 and Phase 5 Unit 2 project areas, and proposed work including: infrastructure items to support the permanent gatehouse on Sandpiper Drive at U.S. 41. This will include a traffic signal on U.S. 41. Half of the estimated cost of $600,000 for a signal will be funded by District #1. The developer will fund any expenses not covered by the CDD construction costs. The costs do not include
the legal, administrative, financing, operation, or maintenance services necessary to finance, construct, and operate the District infrastructure.

In addition, non-construction outflows from the capital construction fund in the amount of $1,941,777 were drawn from the construction fund as shown. Note that a portion of the work was funded by the District #2 General Fund. The work items included unpaid construction draws. The total monies for these items currently equals $34,282.37. These monies shall be reimbursed by the construction fund when funds are available.

The total includes approximately $4,600,000 of Phase 2 work after the Phase 2, 2004 series bond was incorporated into the Phase 3, 2005 series bond.

2.3 Permits

The following permits were/are required prior to the start of infrastructure construction:

- State of Florida Department of Community Affairs Development of Regional Impact approval (in place).
- Collier County Zoning approval (in place).
- Dredge and Fill by the United States Corps of Engineers
- Florida Department of Environmental Protection (FDEP) Water and Wastewater
- South Florida Water Management District Surface Water Management and Water Use
- Florida Department of Environmental Protection (FDEP) NPDES
- Local Development Orders (Collier County)
- Florida Department of Transportation (FDOT) permit for entrance on U.S. 41.
The District Engineer hereby certifies that all permits necessary to complete Phase 3 have either been obtained or, in its expert opinion, will be obtained and that there is no reason to believe that the necessary permits cannot be obtained for the entire development.

It is our opinion that the Opinion of Estimated Construction Cost presented herein is reasonable and adequate for the District’s purposes to acquire and/or construct the proposed infrastructure systems. Further, that the proposed infrastructure systems will provide benefit to all lands within the District and these benefits will exceed in value the costs set forth herein. All the proposed District infrastructure systems identified in this report are consistent with and authorized pursuant to Chapter 190.012, Florida Statutes.
FIDDLER’S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

11
The Board of Directors
Oyster Harbor Village at Fiddler’s Creek Association
c/o Cardinal Management Group of Florida, Inc.
4670 Cardinal Way, Suite 302
Naples, FL 34112

Re: Reference No. D001128; Request for Alterations, Repairs, or Reconstruction ("Request"); Oyster Harbor Village at Fiddler’s Creek Association, Fiddler’s Creek (the “Village Association”)

Dear Board Members:

The Fiddler’s Creek Design Review Committee (“FCDRC”) has received your Request to remove and install landscaping, as specified in the Request.

The FCDRC has approved your Request, subject to the following conditions:

1. You may remove and install landscaping in the locations and with the types and varieties as described in the Request and in the Review and Recommendations from Landscaping Consultant Cathleen Feser (copy enclosed).

2. Obtaining all necessary approvals and permits from relevant governmental agencies.

3. During construction, complying with all construction regulations and keeping the Village common areas clean.

4. Upon completion of construction, notifying the FCDRC so that it can make a final inspection.

5. No other exceptions to the Request as submitted are approved.

Approval from the FCDRC is valid for construction completed within one year from the date of the approval letter. Any work performed outside the expiration of said timeframe will require a FCDRC application to be resubmitted for review/extension. Upon completion of construction, you must promptly notify the FCDRC in writing so that a final inspection may be conducted.
The approval of the modifications described in the Request is to assure satisfaction of the FCDRC’s aesthetic design purposes and compliance with the Foundation governing documents. The FCDRC, its successors and assigns, and its officers, members, directors, employees, agents, contractors, consultants and attorneys, shall not be liable in damages to you or any other person for any reason arising out of or in connection with the approval or disapproval, or failure to approve, any plans or other specifications or materials, or failure to enforce any requirements of the FCDRC. Without limiting the generality of the foregoing, the FCDRC shall not be responsible for reviewing, nor shall its approval of any plans, specifications or materials be deemed approval of, the structural safety, soundness, workmanship, materials, usefulness, conformance with building or other codes or industry standards, or compliance with any other governmental requirements.

Notwithstanding any of the provisions of the design review process, any change or modification to the Request, or any future exterior modifications of any kind, must be re-submitted to the FCDRC for review and approval before construction. Accordingly, the completed modification must be in conformity with the Request as approved by the FCDRC, and any condition for approval required by the Village Association.

Sincerely,
Fiddler’s Creek Design Review Committee

[Signature]
Valerie L. Lord
On behalf of the Committee

cc: Cardinal Management Group of Florida

Enclosure
Oyster Harbor Plant Replacement

Received: via email from Jason Olson 10/8/2019

All plant material reviewed is consistent with the criteria and standards of Fiddler’s Creek.

Approval of this request is recommended, pending approval of the DRC.

Cathleen Feser, M.A., M.S.

October 9 2019
Proposal

ADDRESS
Fiddler's Creek CDD II
c/o Wrathell, Hunt, Hart & Associates
9220 Bonita Beach Rd., #214
Bonita Springs, FL 34135

PROPOSAL # 1264
DATE 09/17/2019

<table>
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<tr>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
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<tr>
<td>Provide labor and materials to complete the following</td>
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<tr>
<td>Install 484 -3-gallon Gold Mound in areas where the Dwarf Mexican Petunia have struggled to establish throughout Oyster Harbor</td>
<td>5,808.00</td>
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<tr>
<td>Install 80 -1 gallon Lantana in areas of Fanny Bay and Well Fleet entrances where the Dwarf Mexican Petunia have struggled to establish themselves</td>
<td>480.00</td>
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<tr>
<td>Install 60 Bags of mulch in areas of new plants</td>
<td>360.00</td>
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<tr>
<td>Warranty Install 4-7 gallon Birds of Paradise</td>
<td>0.00</td>
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TOTAL $6,648.00
## Proposal

**ADDRESS**  
Fiddler's Creek CDD II  
c/o Wrathell, Hunt, Hart & Associates  
9220 Bonita Beach Rd., #214  
Bonita Springs, FL 34135

**PROPOSAL # 1269**  
**DATE** 09/18/2019

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<tr>
<td>Provide labor and materials to complete the following</td>
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<tr>
<td>Remove areas of Variegated Ginger in areas of Oyster Harbor that have struggled to establish with 160 3 gallon Gold Mound</td>
<td>1,920.00</td>
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<tr>
<td>Install 45 bags of mulch around new plants</td>
<td>270.00</td>
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**TOTAL**  
$2,190.00

Accepted By

Accepted Date
FIDDLER’S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

12B
# Fiddler’s Creek Community Development District #2

## Board of Supervisors Fiscal Year 2019/2020 Meeting Schedule

### Location

*Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114*

<table>
<thead>
<tr>
<th>Date</th>
<th>Potential Discussion/Focus</th>
<th>Time</th>
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<tbody>
<tr>
<td>October 23, 2019</td>
<td>Regular Meeting</td>
<td>10:00 AM</td>
</tr>
<tr>
<td>November 13, 2019*</td>
<td>Regular Meeting</td>
<td>10:00 AM</td>
</tr>
<tr>
<td>December 11, 2019*</td>
<td>Regular Meeting</td>
<td>10:00 AM</td>
</tr>
<tr>
<td>January 22, 2020</td>
<td>Regular Meeting</td>
<td>10:00 AM</td>
</tr>
<tr>
<td>February 26, 2020</td>
<td>Regular Meeting</td>
<td>10:00 AM</td>
</tr>
<tr>
<td>March 25, 2020</td>
<td>Regular Meeting</td>
<td>10:00 AM</td>
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<tr>
<td>April 22, 2020</td>
<td>Regular Meeting</td>
<td>10:00 AM</td>
</tr>
<tr>
<td>May 27, 2020</td>
<td>Regular Meeting</td>
<td>10:00 AM</td>
</tr>
<tr>
<td>June 24, 2020</td>
<td>Regular Meeting</td>
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<tr>
<td>July 22, 2020</td>
<td>Regular Meeting</td>
<td>10:00 AM</td>
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<tr>
<td>August 26, 2020</td>
<td>Public Hearing &amp; Regular Meeting</td>
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<tr>
<td>September 23, 2020</td>
<td>Regular Meeting</td>
<td>10:00 AM</td>
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*Exceptions*

1. *November meeting date is two weeks earlier to accommodate Thanksgiving Holiday*
2. *December meeting date is two weeks earlier to accommodate Christmas Holiday*
FIDDLER’S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

12C
TO: Fiddlers Creek CDD #2 Board of Supervisors  
FROM: Jason Olson – Assistant Regional Manager  
DATE: November 13, 2019  
SUBJECT: Monthly Status Report – Field Operations

**Landscape:** Staff continues to tour/review the property to ensure project completions as well as day to day activities are being met. I continue to tour with Landcare and Gulfscapes twice a month, during our tour on Thursday, October 17th observations included: Clean up around the lift station and an irrigation check for new sod on Museo Circle, lifting of Poinciana trees, debris removal in the Cocoplum hedge and vine removal at the lift station on Campanile Circle, an irrigation check in the median just past the bridge, treating of Bougainvillea and weed removal in the arboricola in the median on Sandpiper, Oleander fill-in at the Fanny Bay roundabout, mowing of the Aviamar buffer, weed removal along the wall on 4l, sod replacement at the Aviamar roundabout at Amaranda and continuing weed removal from planter beds throughout. Next landscape review is scheduled for November 6th.

**Lake Maintenance:** Management continues to review to ensure compliance.

**Sandpiper Drive:** Warranty replacements of Cocoplum and Awabuki along the buffer hedges are currently being installed by Juniper with completion currently scheduled for November 15th.

**Street Signs:** A work order has been placed for replacement of a broken street sign paddle located at Campanile Circle and Chiasso Court. All other previously placed work orders have been completed and no additional work orders have been placed at the time of this report.

**Oyster Harbor Fountain:** Carissa, Dwarf Oleander and sod with chlorine damage have been replaced.

**Oyster Harbor Boulevard:** Proposals for replacement of Dwarf Mexican Petunia and Variegated Ginger that have struggled to establish with Gold Mound Duranta and Lantana have been approved by the DRC and are included in the agenda packet for Board consideration.

**Aviamar Entry:** Bougainvillea and Duranta at the Aviamar entry and fountain roundabouts requiring replacement are in progress by Juniper with completion anticipated by November 15th.

**Aviamar Fountain:** A relay replacement and wiring repairs affecting the proper function of the fountain as well as a broken pipe causing some of the nozzles in the fountain not to function have been completed.
**Veneta Fountain:** Bougainvillea and Gold Mound Duranta damaged by chlorine have been replaced.